

January 12, 2022

City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

**RE: PERGOLA PARK 6TH PLAT AND LUMBERMAN'S ROW AT NEW LONGVIVEW
PL2021436 PRELIMINARY DEVELOPMENT PLAN
RESPONSE TO COMMENTS DATED DECEMBER 28, 2021**

This letter is regarding the staff comments as referenced above to which we have the following responses:

Electronic Plans for Resubmittal, Excise Tax, Planning Commission and City Council Presentations, Notice Requirements

Response: Acknowledged

Analysis of Residential Preliminary Development Plan:

Traffic Review

1. Based on input from the city's Legal Department, the note you added to the plan based on my previous review needs replaced. In addition, please tie the note to the specified lots individually rather than just labeling the sidewalk.

Please replace Note 1 on Sheets C1.1 & C1.2 with the following: "Sidewalks as shown on the Pergola 5th Plat shall either be installed with the construction of the public street infrastructure as shown on the Pergola 5th Plat, or developer shall deposit a cash escrow the City prior to the issuance of any building permits for structures on this plat, in the amount required by the Unified Development Ordinance."

Response: Note added to the preliminary plat.

2. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.

Response: The developer is aware of this.

3. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.

Response: A MDP that shows lot level drainage detail and meets the City standards .

4. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).

Response: The developer is aware of this.

5. all subdivision – related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outline in Article 3, Division V, Section s3.540 and 3,550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.

Response: The developer is aware of this.

6. The as-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.

Response: The developer is aware of this.

7. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

Response: The developer is aware of this.

8. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.

Response: The developer is aware of this.

9. A restriction note shall be included on the final plat stating: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the city Engineer."

Response: The note will be added to the plat.

10. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and /or horizontally to meet the specifications contained within the City's Design and Construction Manual.

Response: The developer is aware of this.

11. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.

Response: The developer is aware of this.

12. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.

Response: The developer is aware of this.

Fire Review

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

12/22/2021 – the corner is sloped back with brick pavers. Still need turning movements illustrated.

Response: A detail showing the design and turning movements approved by staff for the 5th plat is included on sheet C1.2.

2. Show turning movements of a 44' fire apparatus with a 21' wheel base from southbound Pergola Park Drive to Lumberman's Row.

Response: A detail showing the design and turning movements approved by staff for the 5th plat is included on sheet C1.2.

Thank you for your review; should you have further comments please contact me.

Sincerely,

SCHLAGEL & ASSOCIATES, PA



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Attachments