
DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, May 27, 2022

To:

Applicant: RUSSELL PEARSON

Email: RPEARSON@BOXDEVCO.COM

City Staff: Scott Ready

Email: Scott.Ready@cityofls.net

Engineer: DAVID RINNE

Email: DR@SCHLAGELASSOCIATES.COM

From: Scott Ready, Project Manager

Re:

Application Number: PL2022160

Application Type: Final Plat

Application Name: Lumberman's Row

Location: 3221 SW PERGOLA PARK DR, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by 4pm on Tuesday, June 14, 2022. Revised documents shall be uploaded to the application through the online portal.

City Council date will be set after all subdivision related public improvements have been completed and a Certificate of Final Acceptance has been issued. In lieu of completion of public improvements, an escrow secured with cash or an irrevocable letter of credit shall be deposited with the City to secure the completion of all public improvements prior to scheduling a City Council date.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Electronic Plans for Re-submittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).

- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at 816-969-1200.

Voluntary Residential Development Surcharge

In a combined effort with both the R-4 and the R-7 School Districts the City of Lee's Summit is working together to educate the development community on a new program, the "Lee's Summit Voluntary Residential Development Surcharge." This is a program which will help raise capital to build new schools for our community. Brochures are available at the front counter of both the Development Services Department. You can also find more information on the City of Lee's Summit web site at www.cityofls.net. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. PLAT BOUNDARY. The plat proposes to plat only a portion of the existing Lot 118C, Pergola Park. The remaining portion of Lot 118C, Pergola Park shall be included in the subject plat to be replatted as a new lot.
2. STREET NAME. It has come to our attention that the name Blue Ribbon has recently been used by a new phase in an existing subdivision, so a new street name will need to be selected.
3. ADDRESSES. Addresses for the proposed lot will be provided under separate cover.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please replace the Sidewalk Note 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 with the City prior to the issuance of any building permits for structures on this plat, in the amount required by the Unified Development Ordinance."

Traffic Review	Brad Cooley, P.E., RSPI	Brad.Cooley@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Second call in legal does not match the drawing.

2. Blue Ribbon is already a name in a different subdivision. Please rename.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

No Comments
