

March 13, 2023

Scott Ready
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64038

**RE: PL2022160 LUMBERMAN'S ROW
FINAL PLAT**

Dear Scott:

This letter is regarding the above-referenced final plat comments dated May 27, 2022 to which we have the following responses:

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).

Response: Understood.

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.

Response: Acknowledged.

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 website at www.cityofls.net. (for more information please contact the Board of Education at 986-2400).

Response: Acknowledged.

Analysis of Final Plat

1. Plat Boundary. The plat proposed 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 replated as a new lot.
Response: Lot 118C South of Longview Mansion, Lots 1-2 has been included within this plat. The Remainder of Lot 118C will be replated with Pergola Park, 6th Plat.
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.
Response: Street has been renamed to SW Corinthian Lane.
3. Addresses. Addresses for the proposed lot will be provided under separate cover.
Response: Addresses have been provided and are now shown on plat.

Engineering Review

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."
Response: Sidewalk Note replaced with the above, referring to Lumberman's Row.

Traffic Review

No comments.

GIS Review

1. Second call in legal does not match the drawing.
Response: The legal has been revised.
2. Blue Ribbon is already a name in a different subdivision. Please rename.
Response: Street has been renamed to SW Corinthian Lane.

Thank you for your review. Should you have additional comments/questions, please do not hesitate to contact me.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



David A. Rinne, PS

President

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Attachments