

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, March 21, 2023

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, April 11 2023. 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 TITLE.

- Revise the plat title to reflect the updated lot numbers and tracts. The plat title should read, "Lumberman's Row, Lots 1 thru 18 and Tracts A thru C".
- Revise all references to the plat title throughout the drawing as necessary to reflect the title change, for example in the approval certification paragraph above the City signature block and the plat dedication paragraph.

2. EASEMENTS. The labeled 10' U/E along the SW Corinthian Ln street frontage actually scales at 15'. Revise.

3. CC&Rs. Provide a copy of the CC&Rs for staff to review that said document includes the required common property maintenance language from UDO Section 4.290. Staff can provide a template with the required language for inclusion in the CC&Rs.

4. SIDEWALKS. To provide clarity as to the requirement for sidewalks along the entire frontage of the proposed Lumberman's Row Lots 1 and 18, please ghost in the continuation of the sidewalk symbology across the entire lot frontage ROW even though it spills over into the previously platted Pergola Park 5th Plat ROW.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. Sidewalk Note: Please revise "the Lumberman's Row Plat" to "Pergola Park 5th Plat" throughout the note. The intent of the note is to address the sidewalk that is within the Pergola Park 5th plat boundary but fronts lots within the Lumberman's Row plat boundary.

Fire Review	Jim Eden	Assistant Chief	No Comments
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(816) 969-1303

Jim.Eden@cityofls.net

Traffic Review

Brad Cooley, P.E., RSPI

Brad.Cooley@cityofls.net

No Comments

GIS Review

Kathy Kraemer
(816) 969-1277

GIS Technician
Kathy.Kraemer@cityofls.net
