

April 6, 2023

City of Lee's Summit  
Attn: Scott Ready  
220 SE Green Street  
Lee's Summit, MO 64068

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

Dear Scott:

This letter is regarding staff comments dated March 21, 2023 to which we respond with the following:

### **Planning Review**

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.  
**Response: The plat title has been revised.**
2. **EASEMENTS.** The labeled 10' U/E along the SW Corinthian Ln street frontage actually scales at 15'. Revise.  
**Response: The U/E is now labeled as a 15' U/E.**
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.  
**Response: CC&Rs are still being finalized and will be provided by Owner prior to plat approval, but will include the exact same common area language as was previously approved for the 5<sup>th</sup> Plat.**
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 5<sup>th</sup> Plat ROW.  
**Response: Sidewalks are now shown to the extents of Lots 1 and 18.**

### **Engineering Review**

1. Sidewalk Note: Please revise the "Lumberman's Row Plat" to "Pergola Park 5<sup>th</sup> Plat" throughout the note. The intent of the note is to address the sidewalk that is within the Pergola Park 5<sup>th</sup> plat boundary but fronts lots within the Lumberman's Row plat boundary.

**Response: Sidewalk Note has been revised per comment.**

### **Fire Review, Traffic Review & GIS Review**

No Comments

Thank you for your review of this plat. Should you have additional comments or questions, please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



David A. Rinne, PS

President

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