



SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects

May 20, 2019

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

RE: PERGOLA PARK, 4TH PLAT PL 2019152

Dear Jennifer:

This letter is regarding comments received May 7, 2019 for the above referenced project to which we have the following responses:

Analysis of Final Plat:

| | | | |
|--------------------|----------------|-----------------------|-------------|
| Fire Review | Jim Eden | Assistant Chief | No Comments |
| | (816) 969-1303 | Jim.Eden@cityofls.net | |

| | | | |
|------------------------|-------------------|--------------------------------|-------------|
| Planning Review | Jennifer Thompson | Planner | Corrections |
| | (816) 969-1239 | Jennifer.Thompson@cityofls.net | |

1. The ROW width SW Pergola Park Drive shall be increased to 48 feet to match the previously platted ROW for this street.

Response: Width has been widened to 48 feet.

Additional discussion needed for ROW width for SW Redbuck Cir.

Response: No revisions are being proposed.

2. See comment from GIS reviewers regarding the missing plat coordinates.

Response: Plat coordinates have been added.

3. Please submit completed single-family compatibility form, this form can be found online as part of the final plat application.

4. Response: Completed form is included.

5. The ownership affidavit is missing from the submittal, please provide this document.

6. Response: Developer is submitting this affidavit.

7. Revise the Mayor's signature block to: William A. Baird, Mayor

8. Response: Revised.

9. A final plat shall be approved and recorded prior to any building permits being issued.

No final plat shall be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 4.280 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing on the property owners' association required by Section 4.280 of the UDO. In addition, the approved Declaration of Covenants, Conditions, and Restrictions shall be recorded prior to the recording of the final plat.

Response: Understood.

10. Notes/data tables were provided on all the former Pergola and Madison Park Plats that addressed the following (please reference previous plats):

- Sight Distance Note
- Bldg. Line/ Encroachment summary table Bldg. Type Matrix
- Street width note.

Response: Information has been added.

11. For reference label the ROW width for SW Redbuck Circle, SW Mary St., SW Arena, and SW Grandstand Circle as shown "off the plat".

Response: A note has been added under the "Street Widths" note indicating the right of way widths.

12. Include a note for "Limited Access", no driveways will be allowed to access SW Redbuck Circle.

Response: A note has been added under the "Restrictions" section.

13. Revise the front front build line to a 20 foot build line. All other plats associated with this plat reference a 20 foot build line, as does the approved preliminary development plan.

Response: Completed.

14. Provide a note that all sidewalks adjacent to a tract shall be built by the developer during such time the streets are built, etc.

Response: A note has been added under the "Restrictions" section.

15. Label the dimension of the U/E within the tracts/alleys.

Response: A "20' U/E" note has been added.

16. Should the 10' UE extend through Lot 113? Label the U/E dimension as shown on Lot 113.

Response: U/E has been extended.

Lots 104 and 105 show a 16' U/E on the rear of the lots, however no other lots within this block call this out?

Response: The U/E along the rear of the lots has been adjusted to more closely follow the sanitary sewer alignment.

17. Label the side yard B/L for Lot 98.

Response: Completed.

18. Revise the build line for Lot 113 to reflect a 20 foot build line.

Response: Completed. With the revision to the building line, a lot along this row had to be

removed to allow adequate building width.

19. Make a note in the Legend, calling out the sidewalk as 5' in width.

Response: Legend revised.

20. The U/E label on Tract O is hidden behind the dimension label.

Response: Addressed.

Label the U/E on Tract P.

Response: Addressed.

21. Revise plat title to reflect Lots 81-118.

Response: 81 – 117 is now correct due to the elimination of one lot.

Revise the word Replat in the Plat title.

Response: Typo corrected.

22. In the dedication paragraph section, the 5th paragraph should be removed. This language is already listed in the easement dedication paragraph.

Response: Paragraph removed.

23. Addressing will be forthcoming.

Response: Understood.

| | | | |
|--------------------|-----------------------------|---|-------------|
| Engineering | Sue Pyles (816) 969-1245 | Senior Staff Engineer Sue.Pyles@cityofls.net | Corrections |
|--------------------|-----------------------------|---|-------------|

1. Extend the U/E through Lot 113 along SW Pergola Park Drive.

Response: Completed.

2. Verify that all easements on the plat match the easements and utility locations shown in the construction plans. Revise as needed.

3. Response: Easements are currently coordinated however additional adjustments may be needed as additional public improvement comments are addressed.

| | | | |
|-----------------------|--------------------------------|--|-------------|
| Traffic Review | Michael Park (816) 969-1820 | City Traffic Engineer Michael.Park@cityofls.net | Corrections |
|-----------------------|--------------------------------|--|-------------|

1. Review sight distance triangles for Pergola Park Dr. and Redbuck in consideration of horizontal curves that are less than design criteria (25 mph) and propose necessary easements to ensure no encroachments obstruct sight distance for roadway safety. Example, portions on Tract N, Lots 113/114, etc. may be limited by easement or setback build lines.

Response: An analysis has been submitted to Traffic.

2. No Parking will be necessary along some portions of these roads and addressed at engineering plans (as well as by staff initiated ordinances for No Parking).

Response: Understood and this is currently being coordinated with Traffic staff.

| | | | |
|-------------------|---------------------------------|--|-------------|
| GIS Review | Kathy Kraemer (816) 969-1277 | GIS Technician Kathy.Kraemer@cityofls.net | Corrections |
|-------------------|---------------------------------|--|-------------|

1. Please list ownership on plat.

Response: M-III LONGVIEW LLC has been added.

2. Please list distances for all street centerline segments, as it isn't clear where the centerline should be drawn. For example: Redbuck Circle on the western part of the plat, the northeastern part of Redbuck Circle, and the eastern part of Pergola Park Drive (the plat edge distance is 48 feet, and yet to the west part of Pergola Park it states 46 feet ROW).

Response: Additional dimensions have been added for clarity.

Plat is missing plat coordinates.

Response: Coordinates have been added.

If you have any further comments or questions regarding this survey, please do not hesitate to contact me.
Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

A handwritten signature in blue ink, appearing to read "David A. Rinne".

David A. Rinne, PS
President
Direct 913-322-7144
dr@schlagelassociates.com

/mdr
Enclosures

c: NLVC, LLC