

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Tuesday, February 09, 2021

**To:**

**Property Owner:** NLV PERGOLA PARK LLC    Email: russell@nai-heartland.com

**Applicant:** ENGINEERING SOLUTIONS    Email: MSCHLICHT@ES-KC.COM

**City Staff:** Scott Ready    Email: Scott.Ready@cityofls.net

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2021028

**Application Type:** Minor Plat

**Application Name:** Pergola Park Lot 112A & Lot 2A - 4th Plat

**Location:** 3219 SW PERGOLA PARK DR, LEES SUMMIT, MO 64081

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**Electronic Plans for Resubmittal**

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All Planning applicaiton 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 mulit-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 stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

**Review Status:**

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**DEVELOPMENT SERVICES**

Corrections required: Resubmit one (1) digital copy following the electronic plan submittal guides as stated above with the following corrections. Revised plans will be reviewed within five (5) business days of the date received.

**Required Corrections:**

<b>Planning Review</b>	Jennifer Thompson	Planner	Corrections
	(816) 969-1239	Jennifer.Thompson@cityofls.net	

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1. The affidavit (as part of the application) was not completed. This needs to be signed and notarized by the owner.
2. Revise the address, it appears they are transposed with the adjacent lot to the east.  
  
Label the address for Lot 2A.
3. Provide more detail in the vicinity map and provide a north arrow for the map.
4. In the ownership certification it states Dave Gale is the managing owner. Is that correct?
5. Remove the John Lovell signature block, as this is a minor plat.
6. Note the tic mark for the front lot dimensions as it curves.
7. Provide the building line and utility easements as shown on previous plat.
8. Provide State Plane coordinates.

<b>Engineering Review</b>	Loic Nguinguiri, E.I.	Staff Engineer	Corrections
		Loic.Nguinguiri@cityofls.net	

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1. Please provide a 10-foot general utility easement along the street frontage. Make sure to also include the 20-foot building line, as shown on the original plat for the subdivision.
2. Please revise the FEMA panel number.
3. Please reference Pergola Park 4th Plat in the drainage note.
4. Please revise the address shown on the plat.

**DEVELOPMENT SERVICES**

**GIS Review**

Kathy Kraemer  
(816) 969-1277

GIS Technician  
Kathy.Kraemer@cityofls.net

Corrections

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1. Plat lacks state plane coordinates.
2. Lot 2A needs an address, 3221; and the address on 112A is incorrect.
3. Please provide ITB's on all non-tangent curves.
4. The exact part of lot 2 (NLV Mansion) must be described exactly in the plat description.