

DEVELOPMENT SERVICES

**Minor Plat
Applicant's Letter**

Date: Monday, February 22, 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

Electronic Plans for Resubmittal

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 multit-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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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:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Provide more detail in the vicinity map and provide a north arrow for the map.
2. Lot 2A is not labeled as 2A. Provide the address for lot 2A.

Engineering Review	Loic Nguinguri, E.I.	Staff Engineer Loic.Nguinguri@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Not Required
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
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1. There are several non-tangent curves that have no ITB or chord bearing. When I compare the bearings to the adjacent plats, it appears that the ITBs are simply copied, reversed, and pasted into this plat. But because they are curves instead of straight segments, the ITBs can't be simply reversed. For example, the ITB of S86-25-04E on the northeastern part of the plat produces a curve very much off the adjacent plat way too far to the SE; furthermore, the direction visually actually suggests a curve

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that actually has a NE ITB.

Please double check all ITBs and/or chord bearings, and provide them on all non-tangent curves.