

September 29, 2021

Scott Ready  
City of Lee's Summit  
220 SE Green St  
Lee's Summit, MO 64063

**RE: PERGOLA PARK TRACTS AA, BB, AND CC  
PL2021349 MINOR PLAT  
3221 SW PERGOLA PARK DR, LEE'S SUMMIT, MO 64081**

Dear Scott:

This letter is regarding our response to staff comments dated September 23, 2021:

Electronic Plans for Resubmittal

Plats, Engineered Civil Plans, Architectural and other plan drawings, Studies – shall be provide din multi-page Portable Document Format (PDF).

**Response: Understood**

Required Corrections: Planning Review

- 1 Dedication of common area tracts requires a final plat approval rather than a minor plat approval. We will need to change the application type in our permitting system and adjust the fees accordingly. Also, the final plat process is required to go through Planning Commission and City Council.

Revise the title to state Final Plat

**Response: Per email correspondences with the city we have renamed the Tracts to Lots and removed dedication for them, to meet the requirements for a Minor Plat.**

2. Addresses will be forthcoming.

**Response: Noted**

3. Provide a copy of the Declaration of Covenants and Restrictions.

**Response: To be provided by developer.**

4. Revise the Planning commission Secretary to Cynda Rader.

**Response: Revised**

5. It appears the call out for coordinate #36 is missing the bearing and distance information on the Tract boundary.

**Response: The bearing and distance is shown for #35 - #36 (S26°23'14"W, 266.90 with crow's feet). We do show additional bars found at lot corners on the adjacent plat. They are dimensioned on the interior of the boundary (48.11' NW of #36).**

6. Are there any easements needed?

**Response: There is no proposed development/easements for this phase. We have added a 10' U/E along North line of Lot 118B adjacent to road future and existing street frontage per Engineering Review.**

#### Engineering Review

1. Please include a 10' Utility easement along the future street frontage of Tract BB.

**Response: We have added a 10' U/E along North line of Lot 118B adjacent to future and existing street frontage. Dedication verbiage for the U/E has been added.**

We appreciate your review of this plat, please contact us if you have additional comments.

Sincerely,

SCHLAGEL & ASSOCIATES, PA

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/mr  
Enclosures