

**DEVELOPMENT SERVICES**

**Minor Plat  
Applicant's Letter**

**Date:** Friday, July 14, 2023

**To:**

**Property Owner:** DUNN KEVIN W & ERIN E Email:

**Other:** RUSSELL PEARSON

Email: RPEARSON@BOXDEVCO.COM

**Engineer/Surveyor:** Aaron Reuter

Email: ar@schagelassociates.com

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2023161

**Application Type:** Minor Plat

**Application Name:** Pergola Park, Lots 118B1, 112A1 and 109A

**Location:** 3207 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**

**Required Corrections:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. GENERAL. What is the purpose of maintaining a 1' wide strip between Lot 112A1 and Lot 118A to the south and west? It serves no practical purpose to keep this narrow of a strip. No mowing or other maintenance equipment can be used within the confines of a 1' strip without having to encroach on adjacent private property. As such, this 1' strip should be absorbed into the proposed Lot 112A1 or the adjacent Lot 118A as part of a final plat.
2. STREETS. Label the right-of-way width for SW Pergola Park Dr.
3. SIDEWALKS. Show and label the required 5' sidewalks along the frontage of the subject lots.
4. ACCESS EASEMENT. The access easement dedication paragraph shall be updated to reflect the new lot number label.
5. CITY SIGNATURE BLOCK. Update the name of the Director of Development Services with that of Joshua Johnson, AICP.
6. PROPERTY BOUNDARY DIMENSIONS.
  - Label the property line curve length for the segment between (State Plane Coordinate) Point #11 and the western property line for Lot 112A1.
  - Label the property line curve length for the segment between (State Plane Coordinate) Point #17 and the eastern property line for Lot 109A.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Development Engineering Manager Sue.Pyles@cityofls.net	Corrections
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1. Include the following Drainage Note: Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots included in the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

<b>GIS Review</b>	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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**DEVELOPMENT SERVICES**

1. There are several previous plats that list curve data like ITBs. Are these standard curves or tangent curves? Please label all ITBs on standard curves and in traverse order, especially near coordinates 17-20.
2. It looks like there is a lot line separating lot 118B1 into 2 lots; near coordinate 13 (19 ft). Either make one a new lot number, or remove the line for clarity.
3. It is possible that there will be more comments after plat resubmittal (removing the 1ft strip).