

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Thursday, February 25, 2021

To:

Applicant: PARAGON STAR LLC

Email: PARAGONSTARLS.COM

Property Owner: CITY OF LEE'S SUMMIT
MISSOURI

Email:

Engineer: GEORGE BUTLER ASSOCIATES INC

Email: GBACT@GBATEAM.COM

Other: BUSHYHEAD LLC

Email: CHRISTINE@BUSHYHEADLAW.COM

Property Owner: HAPPY VALLEY PROPERTIES LLC Email:

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019072

Application Type: Final Plat

Application Name: PARAGON STAR FIRST PLAT

Location: 1201 NW VIEW HIGH DR, LEES SUMMIT, MO 64081

Tentative Schedule

City Council date will be set after all subdivision related public improvements have been completed and a Certificate of Final Acceptance has been issued. In lieu of completion of public improvements, an escrow secured with cash or an irrevocable letter of credit shall be deposited with the City to secure the completion of all public improvements prior to scheduling a City Council date.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Electronic Plans for Re-submittal

All Planning application 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 multi-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 storm and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at 816-969-1200.

Voluntary Residential Development Surcharge

In a combined effort with both the R-4 and the R-7 School Districts the City of Lee's Summit is working together to educate the development community on a new program, the "Lee's Summit Voluntary Residential Development Surcharge." This is a program which will help raise capital to build new schools for our community. Brochures are available at the front counter of both the Development Services Department. You can also find more information on the City of Lee's Summit web site at www.cityofls.net. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The City signature lines are required to be on both sheets. Please align them in the same general location on sheet for ease of completing the signatures

Signature block added to both sheets.

2. Revise the Planning Commission Secretary to John Lovell.

Revised as requested.

3. Does the gas/oil well note describe the entire boundaries within this plat? Please revise to simplify the description.

To simplify, the note was revised to say that none were found within the plat boundaries.

4. A D/E is noted within the plat, however a definition is not provided, please include a definition.

All D/E are to be dedicated to I-470 and View High CID as stated on page 2. The label for the D/E in question has been revised.

5. Label the width of the sidewalks (5').

Labeled the width of all sidewalks.

Provide a label for the sidewalks along the north side of Tract A.

There are no proposed sidewalks along the North side of Tract A.

6. How many tracts are proposed for this plat? The plat title indicates A and B, but there are labels for A-G.

Tracts A,B,C,D,E,F,G are being dedicated. The title has been revised to include all: "Tracts A-G"

Tracts A-D are defined on Sheet 2. Please define the others.

Tracts E,F,G have been defined.

Provide a note referencing and designating the entity responsible for maintenance and ownership of all Tracts.

A note has been added to designate the ownership and maintainer for all tracts.

7. The final plat shall not be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the Easements, Covenants, and Restrictions Agreement referenced on the plat. In addition, the approved Easements, Covenants and Restrictions Agreement shall be recorded at the time of the recording of the final plat.

Acknowledged

8. Provide the coordinate table. **Added to plat.**

9. What are the lines that seem like contours? Can these be removed?

These are the limits of 1% annual chance flood. Labels have been added and Note 1 has been revised accordingly.

10. Can the line weight for the surrounding property owners be even lighter? It makes the plat very busy.

Faded these labels to a lighter color.

11. Please provide a review sheet without all the bearings and distances.

To be provided with next submittal.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please show and label all stream buffer boundaries within the plat boundary.

Stream buffer boundaries are already shown and labeled on plat.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Tract G is not described; similar to Tract A, B, and C; except that Tract G is assumed future dedication as ROW to View High Drive as a portion of the roundabout matching ROW lines/Tract lines depicted on the infrastructure engineering plans. Tract G defined as requested.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. There are 2 distances coming from the point of beginning on Lot 1: 10046.92 and 1049.86. Which is correct?

1046.92' is correct distance for Lot 1, the other dimension has been removed.

2. On the east side of the southern cul-de-sac, does the curve go left or right on the dimension 2.46?

Looking North, this is a curve to the right. (This is a continuation of the 113.00' radius curve shown on Tract D.)

3. On the northern end of tract B (where it meets tract A) there seems to be some missing curve data after the dimension 13.59 bearing N14-7-45W.

The missing curve data has been added to the label.

4. On the curve with the radius of 198, there are 2 lengths: 103.03 and 259.56. Which is correct?

The curve labels were incorrect, and have been revised.