

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Thursday, February 25, 2021

To:

Applicant: PARAGON STAR LLC

Email: PARAGONSTARLS.COM

Engineer: GBA ARCHITECTS ENGINEERS

Email: BBURTON@GBATEAM.COM

Property Owner: HAPPY VALLEY PROPERTIES LLC Email:

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019320

Application Type: Final Plat

Application Name: PARAGON STAR 2ND PLAT

Location:

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 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**

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. The lot numbering is very confusing. Although the PDP did perhaps show lot numbering similar to this, it can be revised to make sense for this plat. **Lot numbering will remain the same.**

5. 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.

6. 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.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please provide an exhibit, for review purposes only, showing the how the Lot 20 lot lines and sanitary sewer easement near Lot 20 match the most recent submittals for the Lot 20 FDP and Sanitary Sewer Extension (revised to match the revised Lot 20 FDP). **The lot 20 FDP has been reconfigured to reflect the lot lines on the current Final Plat. A resubmittal of the lot 20 FDP will be forthcoming in the next few weeks.**

2. Please relocate all line labels to point to lines within the plat boundry.

Stream buffer labels were moved to point to lines within the plat boundary.

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	No Comments
GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections

1. Small observation: the dimensions from POC align with Paragon Star First Plat. Shouldn't the dimension 18.44 have S02-17-50W instead of S02-17-51W?

S02°17'51"W is correct. The bearing has been changed on the First Plat.