

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Revisions described in red
below shall serve as the
response to this letter, that
comments have been
addressed.
08-23-2021

Date: Monday, June 07, 2021

To:

Applicant: PARAGON STAR LLC

Email:

Property Owner: I-470 & VIEW HIGH
COMMUNITY IMPROVRMENT DISTRICT

Email:

Engineer: GEORGE BUTLER ASSOCIATES INC

Email: GBACT@GBATEAM.COM

Lawyer / Law Firm: BUSHYHEAD LLC

Email: CHRISTINE@BUSHYHEADLAW.COM

From: Jennifer Thompson, Planner

Re:

Application Number: PL2021183

Application Type: Final Plat

Application Name: Paragon Star 4th Plat

Location: 3200 NW PARAGON PKWY, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by 4pm on Monday, June 21, 2021. Revised documents shall be uploaded to the application through the online portal.

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. Please submit an electronic copy of the legal description. Microsoft Word document or selectable text PDF are the preferred file formats. The legal description can be emailed to the planner's email address above.

Description will be provided in second submittal, as requested.

2. Revise the JACO department name to read:
Jackson County Assessor Office. Revised as requested.

3. The Lot numbering is still a bit confusing. Can you explain where Lots 5, 11, and 12 will be accounted for?
Lot numbering is in accordance with the approved preliminary plat. Lot 5 will be excess area of Lot 2, First Plat; and Lots 11 and 12 will be replatted in the future as parts of Lot 13, Fifth Plat.
Also, is there a Lot 7? This plat starts with 7A?

Lot 7 of the preliminary plat has been broken down into Lot 7A, 7B, & 7C. There is no Lot 7.
I will refer to legal and the county for further clarification.

4. Since this plat is carving 5 lots out of the former Lot 2. The remaining portion of Lot 2 should be part of this plat and renamed Lot 2A. The remainder of Lot 2 will be shown on the second submittal of the plat.

Revise the title accordingly and other dedication/certification areas.

5. Addresses will be forthcoming. Addresses added to the area table.

6. Label the square footages and acreage for each Lot. These will be added to the labels, as requested.

7. Revise the Planning Commission secretary's name to Cynda Rader. Revised as requested.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please coordinate the plat boundary with the adjacent plats. **The boundaries of this plat are contiguous, with matching bearings and distances, to all common lines with surrounding plats.**

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. Small correction: the County would like the signature line to read "JACKSON COUNTY ASSESSOR OFFICE" and remove any reference to the GIS Department. **Revised as requested.**
This is a permanent change.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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