

DEVELOPMENT SERVICES

**Commercial Final Development Plan
Applicant's Letter**

Date: Monday, May 06, 2019

To:

Applicant: PARAGON STAR LLC

Email: PARAGONSTARLS.COM

Fax #: <NO FAX NUMBER>

Engineer: GEORGE BUTLER ASSOCIATES INC

Email: GBACT@GBATEAM.COM

Fax #: (913) 577-8306

Property Owner: CITY OF LEES SUMMIT

Email:

Fax #: <NO FAX NUMBER>

Property Owner: HAPPY VALLEY PROPERTIES LLC

Email:

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019023

Application Type: Commercial Final Development Plan

Application Name: Paragon Star

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

1195 NW VIEW HIGH DR, LEES SUMMIT, MO 64081

1401 NW VIEW HIGH DR, LEES SUMMIT, MO 64081

Electronic Plans for Resubmittal

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 multipage 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.

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.

Review Status:

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. A final plat shall be reviewed, approved, and recorded prior to the issuance of a building permit.
2. It was noted there will be future buildings (concessions, restrooms, amenity building). To be considered as part of this final development plan approval, please provide an elevation for the building(s).
3. No building permit shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recordors' Office.
4. Sign permits shall be obtained through the Development Services Department, prior to installation of any signs.
5. Use of the fields shall not be allowed until all required infrastructure has been constructed.
6. Please provide the parking counts for the proposed parking located in KC, MO.

Provide the method used to determine parking needs. All required parking on site and off site shall be required to be built prior to the opening of the fields.

7. To better understand the landscaping requirements for this site, please complete the landscape worksheet as provided. Please account for all street frontages and open yard requirements, parking lot screening, etc. For purposes of a building footprint, the soccer fields could be considered a footprint.
8. The main lighting of the facility shall be turned off no more than 60 minutes after the end of an activity or event. A low level lighting system shall be installed to facilitate patrons leaving the facility, cleanup, nighttime maintenance, etc.

Please note how this requirement will be met.

9. A sound amplification system or any other noise caused by the operations shall not exceed sixty-five decibels as measured at the property lines.
10. Clarification is needed for the pole height of the field lighting. What is the overall height of the fixtures (above grade)? The maximum height for parking lot lighting is 28', including the base.
11. The minimum drive aisle widths have not been met at the island bump-outs. A minimum of 24' is required, measured from the face of the curb. The drive aisle width cannot include any portion of the curb.

1. General:

- Since only storm sewer comments from the last review were used revising this resubmittal, all comments from the previous review not related to the storm sewer still apply.
- Pipe profiles are required for all storm sewer pipe greater than 6" in diameter. It appears that all pipe sizes shown in the plan set are greater than 6" so will need to be included in profiles.

2. Sheet C-100: Revise General Note 11 to include the source.

3. Sheets C-401 – C-408:

- Since water and sanitary sewer are included in other plan sets, label all water and sanitary sewer construction notes as "Information Only."
- Label Structure 2202 on Sheet C-403 and Structure 1701 on Sheet C-408.

4. Sheet C-504: Replace the APWA structure details with the City's standard details.

5. Sheet C-505: Include a standard detail for each type of lid to be used with the Nyloplast Drain Basins, a detail for only one lid type is included.

6. Sheets C-600 – C-602:

- Show and label Proposed Grade and Existing Ground in all profiles. Show and label Mass Grading in profiles where appropriate.
- Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation."
- Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
- Include Flowline (In) elevations at Structures 802, 1301, and 2001 for the underdrains connecting to the structures.
- Include a leader from Structure 1401 to the F/L information below.

7. Sheet C-700:

- All of the storm sewer shown in the plans should be included in the Drainage Map. The ability for each structure to capture all drainage or have bypass and where that bypass will flow to must be designed, analyzed and reviewed.
- Verify that each drainage area is shown flowing to a structure with an opening.

8. Sheet C-800:

- Revise the structure numbers for Line 1700, they are incorrect.
- Expand the calculations to include the storm sewer added to the drainage map and profile sheets.
- Verify that all structure types are correct and consistent throughout the plan set. For example, Structure 2204 is shown as a Junction Box in both Plan and Profile views, but is shown to have drainage to it in the drainage map and is shown as an Area Inlet on this sheet. Revise plans as needed for consistency.
 - Are all structure types represented by the three structure types in the calculation table?
 - Submit grate inlet calculations to show how much flow will be captured.

- Please submit design information for each Nyoplast Drain Basin non-solid lid type that shows drainage captured. Inlet Capacity Charts from the manufacturer showing the specific design point for each inlet is acceptable.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code. The 2018 International Fire Code will be in effect after April 1, 2019.
2. All hydrants located inside of the City of Lee's Summit shall be of an approved type and color to meet City of Lee's Summit requirements.
3. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required:

- A. Show the locatiion of hydrants along View High Parkway.

4. IFC 503.1.1 - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where: 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

Action required:

1. How is access being provided to the building located north of Field 4? If access is to be provided from the lot in KCMO, the lot and hydrant coverage shall be provided prior to the issuing of a building permit for the structure. Provide plans for the KCMO side.
2. Provide entry points to the emergency vehicle/ fire lane from the south parking lot and from the parking lot between Fields 1 and 5.

5. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Action required: Knox locks shall be provided on any gate(s) that would prevent fire department access.

6. A second emergency access shall be provided from the northeast (E 98th St/Norfleet), for the entire Paragon project.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Not Required
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections

1. Inadequate information to complete review.

Provide the following:

- Retaining wall designs
- Water meter sizes
- Complete water service design to all locations served.
- Specify materials, slopes, etc. of all sewer piping.
- Light pole base details

4/22/19 - no comments addressed in resubmittal.