

DEVELOPMENT SERVICES

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

Date: Wednesday, October 02, 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

Lawyer / Law Firm: LAND3 STUDIO, LLC

Email: LAND3STUDIO@LAND3STUDIO.COM

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019306

Application Type: Commercial Final Development Plan

Application Name: PARAGON STAR VILLAGE 2-STORY OFFICE/RETAIL & PARKING LOT

Location:

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:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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3. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Indicate areas to be posted.

2. What is the phasing plan for roads and water into the site?

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 2018 International Fire Code.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the waterline improvements, the location and construction of pedestrian trails, and the road improvements recommended in the Transportation Impact Analysis dated April 18, 2019. No building permits 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 Recorder of Deeds Office.

2. The final plat for this property has not been completed at this time. A final plat shall be approved and recorded with Jackson County prior to the issuance of a building permit.

3. Addressing will be forthcoming.

12. The parking lot pole heights are conflicting among plan sheets.

11. Provide the manufacturer's specifications for the exterior building lighting.

10. It is noted on Sheet C007 a vehicle drop off is provided. Please describe this function.

9. Provide pavement details, please reference the UDO for specific requirements.

8. Provide a detail of the Roof Top Unit screening, to include material and color.

7. There are many references on Sheet A1.02 that the color is to be determined. Provide the determined color at this time.

6. Provide color elevations and a material palette. Once received and reviewed staff may have additional comments for the elevations.

5. What are the squares/rectangles adjacent to the parking lot? Are they landscape planters?

4. Please reference Engineering comments regarding the location of the trash enclosure. In addition reference the UDO regarding the requirement of a 30-foot concrete apron adjacent to the enclosure.

On Sheet A1.02 the reference to ST-3 is not identified.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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12. Sheets C010 & C011: A complete storm sewer review will be done when complete information has been submitted. However, Line 4500 does not meet City requirements. It exceeds a 90 degree angle of flow thru the structure.

13. Sheets C014 & C015:

- Provide erosion protection at outlet structures.
- Label ESC items with reference numbers in Plan view.
- Show all items called for in the staging chart.
- Remove ESC symbols where not needed, as many inlet sediment traps are shown nowhere near inlets.

14. L-500: Show all easements on the landscape plan.

11. Sheet C009: Clearly label all utilities public or private.

10. Sheets C007 & C008:

- The dark lines, perhaps plat or lot lines of some sort, are confusing. Label or remove.
- Label the multiple existing grade lines in Profile view.

9. Sheet C005:

- Dimension Note 2 references removal of existing pavement. Where is this work located? Nothing has been constructed yet.
- The plans show a trash enclosure to the west of the proposed parking lot, approximately 200 feet south of Paragon Parkway. This is not a feasible location. There is no access to it as it is located adjacent to parking spaces and the landscape plans show the area with trees.

8. Sheets C002 & C003: Review proposed contour tie-ins with existing contours. Ensure they make sense and are smooth so that they can actually be graded as shown. It isn't realistic to show abrupt or even 90 degree tie-ins.

7. Sheet C001: Include the hatching shown on Paragon Parkway in the Legend.

6. Sheet 25: Remove extraneous information not a part of this project.

5. Sheet 5:

- The dark lines, perhaps plat or lot lines of some sort, are confusing. Label or remove.
- The Profile view Match Line covers the street slope label. Move label for clarity.

4. Sheet 4:

- The typical section shown does not match the roadway section in the plans.
- Label the base and subgrade and dimension the distance it extends back of curb in the typical section.
- The typical section specifies the use of AB-3. Does that meet the City's requirements for Compacted Aggregate Base?

3. Sheet 2: Either complete the "Total Disturbed Area" note or remove from sheet.

2. General:

- The combined set should include storm sewer Plan & Profile information for all of the storm sewer. Only a portion of the storm sewer submitted includes that information. No storm sewer review will be done until all of the information has been submitted.
- Submit an Engineer's Estimate of Probable Construction Costs and the MDNR Land Disturbance permit.
- A permit for the work shown in these plans will not be issued until the CLOMR has been approved by FEMA.
- Include an Existing Conditions sheet that shows the existing conditions of the site and delineates the existing floodway and floodplain. Throughout the rest of the plan set, only show proposed floodway and floodplain. Also show stream buffer throughout the plan set.
- There is a lot of information shown on the plan sheets. Please carefully review for clarity.
- It is unclear where the sidewalk and ADA-accessible ramps are located throughout the project. Please clarify.
- Additional comments are likely given the scope of information to be included in the resubmittal. The next review will be a 2 week review rather than the normal 1 week resubmittal review time.

1. NOTE:

- Please combine the 2 sets of plans submitted, "Paragon Star Village Final Development Plan – Phase 1" and "Public Street, Storm Sewer and Street Lighting Plans for Paragon Star Development Paragon Parkway" into one complete set. The bridges shall continue to be in one set on their own, as submitted.
- Comments will be made on each set of plans submitted, differentiated by the different numbering systems used.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. The trash enclosure on the west side of the development does not appear accessible.

2. Sidewalks (and Ramps) are needed crossing the south side of the driveway intersection located at the southwest corner of Lot 10. This sidewalk and crossing will directly connect the proposed sidewalk along the south side of the right-in/right-out driveway (at View High Drive) to the sidewalk adjacent to the buildings and parking areas.

3. Plans lack sufficient detail, pavement information, dimensions, controls, etc. for review of Paragon Parkway and associated adjacent parking areas, sidewalks, ramps, etc.

1. Specify water pipe materials.
2. Specify location and size of water meter(s).
3. Specify size/location/material of non-grease laden waste.