

DEVELOPMENT SERVICES

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

Date: Friday, November 01, 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: Sue Pyles, Review Engineer

Re:

Application Number: PL2019023

Application Type: Commercial Final Development Plan

Application Name: Paragon Star Soccer Complex - Field Storm Sewer

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:

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Cover sheets and title blocks: Please include the project name, Paragon Star Soccer Complex – Field Storm Sewer, on the cover sheet as well as in the title block on each sheet.
2. Review the plans to ensure information in Plan views, Profile views, and calculations all match. There are many instances where the information differs.
3. Profiles:
 - Revise the compacted fill hatching locations to fill all areas between the existing grade and 18" above top of pipe.
 - Show and label the design HGL, and revise as needed to maintain the HGL within the pipe.
 - Verify all grade label leaders point to their respective grade lines and that all structure tops match proposed grade lines.
 - Relocate overlapping text downstream of Structure 704 on Line 700 Profile for clarity.
 - Relocate Line 800 line label for clarity.
 - Label Line 1900 Profile.
 - Show end sections and rip-rap in Profile view.
 - Include end section size in the Line 1900 Profile structure label.
 - Clarify the Structure 2200 label in the Line 2200 Profile, it isn't how end sections are typically labeled.
 - Are the 2 flowlines entering Structure 1301 in the Line 1300 Profile "Future Field"? If so, label accordingly.
 - Structures 1601, 1701, and 1901 appear to have drops thru the structures of less than the 0.5' minimum requirement. Revise as needed.
 - The Future Field FL entering Structure 1702 is lower than the exiting flowline. Please revise.
4. Drainage Map:
 - Please clarify how the drainage areas shown on the drainage map coordinate with and/or match the drainage calculations. In particular, how is drainage shown on the soccer fields being accounted for in the proposed system as well as ultimately when the field storm sewer is constructed?
5. Sheet 19: Revise the Non-Setback Curb Inlet detail to remove references to Overland Park requirements, standards, and departments.
6. Provide calculations to verify end section outlet protection is adequate for the proposed conditions.
7. Submit the Engineer's Estimate of Probable Construction Costs.

8. Due to the number and nature of the review comments, resubmittal will be assigned a 10 business day review period.