



City of Lee's Summit, MO  
220 SE Green Street  
Lee's Summit, MO 64063

RE: PL2019306 – Paragon Star Village Commercial Final Development Plan

We have received your comments dated October 2, 2019 for the above referenced project. Our responses follow each comment. The comment responses have been organized by the review section they pertain to.

### **Fire Review**

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.

**Response:** Applicant will work directly with fire officials to designate markings and signage as required.

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

**Response:** All work illustrated in the FDP shall be constructed in a single phase.

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.

**Response:** Acknowledged

### **Planning Review**

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.

**Response:** Acknowledged.

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.

**Response:** Acknowledged.

3. Addressing will be forthcoming.

**Response:** Acknowledged.

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



**Response:** Parking lot light poles for light fixtures 'S1' and 'S2' are specified as a 25 foot aluminum pole on a 3 foot pole base. The light pole and base height is consistent across the project as specified on the 'LIGHT FIXTURE SCHEDULE' shown on sheet 'E200 – PHOTOMETRIC PLAN'. Detail 2 'POLE BASE DETAIL' on sheet 'E100 – LIGHTING PLAN' is for pole base construction only and references 'LIGHT FIXTURE SCHEDULE' for the light pole specification.

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

**Response:** Cutsheet(s) for exterior building lighting is attached

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

**Response:** Curb and islands have been designed to accommodate a covered drop-off /pick-up area as part of a future medical office building.

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

**Response:** Pavement details added to sheet C017.

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

**Response:** Detail for screen has been added to A1.02

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

**Response:** Sheet A1.02 material legend has been revised with all color selections.

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

**Response:** Elevations on A1.02 have been revised with color. A physical material palette is forthcoming.

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

**Response:** These are landscape planters and in some cases tree grates. The plans will be labeled to show these elements for clearly in the resubmittal.

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.

**Response:** Trash enclosure locations and configurations have been revised.

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

**Response:** Reference to ST-3 has been removed from material legend and elevations.

### **Engineering Review**

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.

**Response:** Line 4500 revised; refer to updated utility plans, sheets C015-C015.

13. Sheets C014 & C015:

- Provide erosion protection at outlet structures.

**Response:** Erosion protection provided and shown on sheets C033 and C034



- Label ESC items with reference numbers in Plan view.  
**Response:** ESC labeled (Sheets C033 and C044)
  - Show all items called for in the staging chart.  
**Response:** Items labeled and added (Sheets C033 and C044)
  - Remove ESC symbols where not needed, as many inlet sediment traps are shown nowhere near inlets.  
**Response:** Sediment traps revised (Sheets C033 and C044)
14. L-500: Show all easements on the landscape plan  
**Response:** Landscape Plan will be revised to show all easements.
11. Sheet C009: Clearly label all utilities public or private.  
**Response:** Utilities labeled.
10. Sheets C007 & C008:
- The dark lines, perhaps plat or lot lines of some sort, are confusing. Label or remove.  
**Response:** Boundary removed (Sheets C011 and C012)
  - Label the multiple existing grade lines in Profile view.  
**Response:** Grade lines labeled (Sheets C011 and C012)
9. Sheet C005:
- Dimension Note 2 references removal of existing pavement. Where is this work located? Nothing has been constructed yet.  
**Response:** Note removed (Sheets C009 and C010).
  - 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.  
**Response:** Trash enclosure area revised. Sidewalk and Ramps will be added to this location to provide continuous pedestrian access (Sheets C009 and C010)
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.  
**Response:** No grading shown cannot be constructed.
7. Sheet C001: Include the hatching shown on Paragon Parkway in the Legend.  
**Response:** Concrete hatch added.
6. Sheet 25: Remove extraneous information not a part of this project.  
**Response:** Removed
5. Sheet 5:



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

#### 4. Sheet 4:

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

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

**Response:** Note removed.

#### 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.  
**Response:** Acknowledged. See storm sewer profiles and detail sheets added.
- Submit an Engineer's Estimate of Probable Construction Costs and the MDNR Land Disturbance permit.  
**Response:** See attached estimate.
- A permit for the work shown in these plans will not be issued until the CLOMR has been approved by FEMA.  
**Response:** Acknowledged.
- 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.  
**Response:** Existing conditions sheet added. Existing stream buffer, proposed floodplain, and proposed floodway shown in rest of plans.
- There is a lot of information shown on the plan sheets. Please carefully review for clarity.  
**Response:** Acknowledged.
- It is unclear where the sidewalk and ADA-accessible ramps are located throughout the project. Please clarify.  
**Response:** ADA walks and ramps labeled on sheets C006 and C007.



- 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.  
**Response:** Acknowledged.

#### 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.  
**Response:** Plan sets combined.
- Comments will be made on each set of plans submitted, differentiated by the different numbering systems used.  
**Response:** Acknowledged.

#### **Traffic Review**

1. The trash enclosure on the west side of the development does not appear accessible.  
**Response:** Trash enclosure area revised. Trash enclosure and surrounding pavements will be updated and coordinated with landscape to show truck access.

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.

**Response:** Sidewalk and Ramps will be added to this location to provide continuous pedestrian access between the sidewalk along the right-in/right-out connection and the sidewalks adjacent to Lot 10.

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

**Response:** Paragon Parkway plans revised.

#### **Building Codes Review**

1. Specify water pipe materials.

**Response:** Water line notes added to sheets C011 and C012. Water line to be C900 PVC.

2. Specify location and size of water meter(s).

**Response:** Water meter locations shown on sheets C011 and C012. Meter size to be determined by MEP.

3. Specify size/location/material of non-grease laden waste.

**Response:** Sanitary sewer construction notes added to sheet C011.