

DEVELOPMENT SERVICES

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

Date: Tuesday, February 05, 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:

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:

1. Show the location of the hydrant for the storage building at the northeast corner of Field 4.
2. Show the locatiion of hydrants along View High Parkway and River Road.
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 KCM0, the lot and hydrant coverage shall be provided prior to the issuing of a building permit for the structure.
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.

Planning Review

Jennifer Thompson
(816) 969-1239

Planner
Jennifer.Thompson@cityofls.net

Corrections

1. Label the NW orientation for all proposed/existing streets.
2. A final plat shall be reviewed, approved, and recorded prior to the issuance of a building permit.
3. 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).
4. 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. Please confirm the overall height of the parking lot poles with the base.
5. 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 Records' Office.
6. Sign permits shall be obtained, through the Development Services Department, prior to installation of any signs.
7. Use of the fields shall not be allowed until all required infrastructure has been constructed.
8. 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.

9. 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.
10. 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.
11. 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.

12. A sound amplification system or any other noise caused by the operation shall not exceed sixty-five (65) decibels as measured at the property lines.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Additional comments may be forthcoming after the street plan review has been completed.
2. Include Inlet Calculations in both the plan set and the Final Stormwater Drainage Study. When those are submitted, a complete review of the Storm Sewer will be done.
3. General:
 - Clearly label any portion of work included in separate plans as such for clarity. For example, the streets are included in separate plans, but the grading is partially shown in this set of plans and nothing indicates another set of plans covers the roads. Sanitary is shown as having separate plans but water is not. Clarify throughout the plan set.
 - Driveways are required to be concrete, as shown in the City's standard detail. Revise the plans accordingly.
 - Include specific ADA-accessible sidewalk ramp design at the proposed entrances. Meet the design requirements shown in LS Section 5300 of the Design and Construction Manual.
4. Sheet C-100: Include a note, with source, stating if oil/gas wells are present on the site or not. Show location any wells present.
5. Sheet C-101: Show and label the City Limits.
6. Sheets C-201 – C-208:
 - Include TW and BW in the Legend.
 - Why are 1-foot contours used in some places, but 2-foot contours used in others?
 - Include wall elevations at the west end of the Field 3 south wall.
 - There is what appears to be a retaining wall at the southwest corner of Field 5. Please provide elevations for this wall.
 - There is what appears to be a retaining wall at the north side of the wetlands area. Please provide elevations for this wall.
 - There are what look like retaining walls north of the eastern section of the north parking lot, but the contours don't look as though they are. Please indicate that those are.
 - Remove the detectable warnings at the south parking lot entrance and exit. They are required at street crossings only.
7. Sheets C-300 – C-308:
 - Include consistent hatching throughout these sheets for the wetlands area and include in the Legend.
 - Hatch the area between the parking lot and Fields 1 & 5 and include in the Legend.
 - Relocate the leader for Construction Note 20 label at the southwest corner of Field 1 to point to the wall, not the

storm sewer.

8. Sheets C-400 – C-408:

- Most of the symbols in the Utility Legend are too light to read. Please revise.
- Label the water line is to be KCMO Water by separate plan, similar to the sanitary note used.
- Include a note stating that all fire hydrants within Lee’s Summit city limits must meet City of Lee’s Summit requirements. Remove all other water construction notes from these plans.
- If a storm structure is shown on the sheet, even if beyond the match line, include the structure number.
- Verify all Plan view and Storm Sewer Note structure numbers match.
- Revise Storm Sewer General Note 2 to include meeting ASTM F2306 as a requirement.

9. Sheet C-500 – C-505:

- Both light and heavy duty parking lot pavement sections require 6” granular base over geogrid OR 6” stabilized subgrade. The granular base is shown, but 12” compacted subgrade is shown instead of geogrid or stabilized subgrade. Please revise.
- Several standard details refer to items not included on the plans. Either remove these details or clarify where they are used.
- Include updated APWA Erosion and Sediment Control (ESC) standard details.
- Remove all non-ESC APWA details and replace with the City’s standard details.

10. Sheet C-906:

Install construction fencing around the perimeter of the wetland area to be undisturbed. Consider adding an additional row of silt fence or other ESC item in addition to the silt fence shown for additional protection of the wetland area.

11. Sheet C-1000 – C-1002: Include updated APWA Erosion and Sediment Control (ESC) standard details.

12. Submit an Engineer's Estimate of Probable Construction Costs.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Signing should be shown on the plans for the private streets/drives and parking areas (e.g. field location signs/wayfinding, roundabout signing/markings, stop signs, etc.).
2. Do any of the proposed walls require fall protection/railing, fencing, or other pedestrian safety measure? For example, there's variable height wall, adjacent to paths/sidewalk and between fields (in some locations there's wall between two adjacent playing field surfaces). Is any fencing proposed?
3. Additional comments may result from coordination of engineering plan review.
4. Development Agreement required. The agreement must address the conditions of approval by Lee's Summit and KCMO, secondary access to the northeast via E 98th St/Norfleet to/from Bannister or alternate route for emergency services and public use in emergency or other special situations (refer to Fire Department comments), availability of parking located within KCMO (refer to Planning comments), etc.

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