



December 2, 2019

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

Dear Jennifer,

This letter is being submitted along with revised Final Development Plan drawings for the Paragon Star project, assigned Application Number PL2019023. It is our intention to respond to, and clarify, each of the comments documented in your Applicant's Letter, dated February 5th, 2019.

Please review the narrative response and the accompanying drawings submitted for your consideration.

Sincerely,

Eric Davis, PLA  
Senior Landscape Architect

### ***Fire Review – Comments by Jim Eden, Assistant Chief***

*Comment #1: “All issues pertaining to life safety and property protection...shall be in accordance with the 2012 International Fire Code. The 2018 International Fire Code will be in effect after April 1, 2019”*

Applicant's Response: The referenced fire code shall be incorporated into the Construction Documents for all improvements associated with the Project.

*Comment #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's requirements”*

Applicant's Response: City of Lee's Summit Fire Hydrant detail has been added to Sheet C503

*Comment #3: “IFC 507.5.1 – Where a portion of the facility.. is more than 300 feet from a hydrant...on-site fire hydrants and mains shall be provided where required by the fire code official”*

Applicant's Response: Per action item 1, a hydrant is provided to serve the storage building at the northeast corner of Field 4. Per action item 2, hydrants along View High Parkway and River Road are indicated on drawings C-401 and C-404.

*Comment #4: “IFC 503.1.1 – Approved fire apparatus access roads shall be provided for every facility, building or portion of a building [and] shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility...”*

*Action Item 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.*

Applicant's Response: Access is provided via the parking lot located in the City of Kansas City, Missouri. An access drive and gate has been incorporated into the project and is illustrated on drawing C-309.

*Action Item 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.*

Applicant's Response: The south parking lot has been modified to incorporate roll curb and apron for emergency vehicle access. Access between Fields 1 and 5 will be similarly accommodated. A study showing emergency vehicle movement through the complex is provided with this re-submittal. Final Construction Drawings will indicate curb painting and stencils for fire lanes.

*Comment #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...the fire code official is authorized to require a key box... Knox locks shall be provided on any gate(s) that would prevent fire department access.”*

Applicant's Response: The requested boxes shall be installed prior to occupancy of the soccer complex.

Comment #6: *"A second emergency access shall be provided from the northeast (E 98th St/Norfleet) for the entire Paragon project"*

Applicant's Response: Secondary access is illustrated on drawing C-309

### ***Planning Review – Comments by Jennifer Thompson, Planner***

Comment #1: *Label the NW orientation for all proposed / existing streets.*

Applicant's Response: Street labels have been updated throughout the set.

Comment #2: *A final plant shall be reviewed, approved, and recorded prior to issuance of a building permit.*

Applicant's Response: Acknowledged.

Comment #3: *"... please provide an elevation for the building(s)"*

Applicant's Response: Architectural Drawings have been included in the re-submittal. Refer to A1.01 Floor Plans and A2.01 Building Elevations.

Comment #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'..."*

Applicant's Response: Pole and fixture heights for sports field and parking lot lighting are identified on Sheet E-100

Comment #5: *"No building permit will be issued... until written proof is provided...that the development agreement has been recorded in the Jackson County Records' Office."*

Applicant's Response: Acknowledged

Comment #6: *"Sign permits shall be obtained...prior to installation of any signs."*

Applicant's Response: Acknowledged

Comment #7: *"Use of the fields shall not be allowed until all required infrastructure has been constructed."*

Applicant's Response: Acknowledged

Comment #8: *"Please provide the parking counts for the proposed parking located in KC, MO"*

Applicant's Response: 673 parking stalls

Comment #8 (continued): *"Please 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."*

Applicant's Response: Experience of the design team established 100 parking stalls per field as a baseline minimum requirement early in the design of Paragon Star. Similar complexes in the area (Scheel's Overland Park Soccer, Swope Park Soccer Village, etc.) provide approximately 70-75 stalls per field. The current design for Paragon will provide over 1250 parking spaces, a ratio of 120 / field.

Completion of parking is anticipated to occur simultaneously with completion of the fields.

Comment #9: *"The minimum drive aisle widths have not been met...width cannot include any portion of the curb."*

Applicant's response: All drive aisles are over the 24' minimum, as measured from face-of-curb to face-of-curb. Additional dimensions have been provided throughout the Drawings.

Comment #10: *"...please complete the landscape worksheet.."*

Applicant's Response: Completed worksheet provided with this re-submittal.

Comment #11: *"The main lighting...shall be turned off no more than 60 minutes after the end of an activity or event...please note how this requirement will be met."*

Applicant's Response: Sequence of operations and controls will be specified once the manufacturer for the lighting system is selected. The requirement above is acknowledged and will be incorporated.

Comment #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."* [Emphasis added]

Applicant's Response: Controlling "**any other noise**" is beyond the capability of any applicant. All audio or audio/visual systems designed for Paragon Star will comply with the requirements of LS Code Section 17-254. Incidental noise, such as crowds, personal vehicles, delivery vehicles, mowers, field maintenance equipment, etc. is beyond the control of the Applicant.

### **Engineering Review – Comments by Sue Pyles, Senior Staff Engineer**

Comment #1: *"Additional comments may be forthcoming after the street plan review has been completed."*

Applicant's Response: Acknowledged

Comment #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."*

Applicant's Response: Inlet calculations provided in the FDP resubmittal.

Comment #3: *"Clearly label...streets...grading...sanitary...throughout the plan set."*

Applicant's Response: Clarified throughout the FDP resubmittal.

*"Driveways are required to be concrete...revise the plans accordingly."*

Applicant's Response: All driveways are concrete.

*"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."*

Applicant's Response: Proposed entrances utilize roll curb for emergency vehicle access. Clarified throughout FDP resubmittal.

Comment #4: *"Sheet C-100: Include a note...if oil/gas wells are present...show location any wells present."*

Applicant's Response: Sheet C-100 revised in FDP resubmittal. No oil or gas wells are present on the site.

Comment #5: *"Sheet C-101: Show and label the City Limits."*

Applicant's Response: Sheet C-101 revised in FDP resubmittal.

Comment #6a: *"Sheets C-201 – C-208:*

*Include TW and BW in the Legend"*

Applicant's Response: Revised legend in FDP resubmittal.

*"Why are 1-foot contours used in some places, but 2-foot contours used in others?"*

Applicant's Response: Corrected in FDP resubmittal.

*"Include wall elevations at the west end of the Field 3 south wall"*

Applicant's Response: Included in FDP resubmittal.

*"There is what appears to be a retaining wall at the southwest corner of Field 5. Please provide elevations for this wall."*

Applicant's Response: TW/BW elevations indicated in FDP resubmittal.

*"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."*

Applicant's Response: Clarified in FDP resubmittal.

*"Remove the detectable warnings at the south parking lot entrance and exit. They are required at street crossings only."*

Applicant's Response: Removed in FDP resubmittal.

Comment #7: "Sheets C-300 – C-308"

*"Include consistent hatching throughout these sheets for the wetlands area and include in the Legend"*

Applicant's Response: Hatching revised in FDP resubmittal

*"Hatch the area between the parking lot and Fields 1 & 5 and include in the Legend"*

Applicant's Response: Revised in FDP resubmittal

*"Relocate the leader for Construction note 20..."*

Applicant's Response: Revised in FDP resubmittal

Comment #8: "Sheets C-400 – C-408:"

*"Most of the symbols in the Utility Legend are too light to read. Please revise."*

Applicant's Response: Revised in FDP resubmittal

*"Label the water line...similar to the sanitary note used."*

Applicant's Response: Clarified in FDP resubmittal

*"Include a note stating that all fire hydrants...must meet City of Lee's Summit requirements. Remove all other water construction notes from these plans."*

Applicant's Response: Note added in FDP resubmittal

*"If a storm structure is shown on the sheet...include the structure number."*

Applicant's Response: Labels added in FDP resubmittal

*"Verify all...structure numbers match."*

Applicant's Response: Reviewed and revised in FDP resubmittal.

*"Revise Storm Sewer General Note 2 to include meeting ASTM F2306 as a requirement."*

Applicant's Response: Note revised in FDP resubmittal.

Comment #9: "Sheets C-500 – C-505:"

*"Both light and heavy duty parking lot pavement sections...please revise."*

Applicant's Response: Sections revised in FDP resubmittal

*"Several standard details refer to items not included in the plans. Either remove these details or clarify where they are used."*

Applicant's Response: Details and references revised in FDP resubmittal.

*"Include updated APWA Erosion and Sediment Control (ESC) standard details."*

Applicant's Response: Updated details provided in FDP resubmittal.

*"Remove all non-ESC APWA details and replace with the City's standard details."*

Applicant's Response: Details removed and replaced in FDP resubmittal.

Comment #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.”*

Applicant's Response: Erosion control around wetland reviewed and revised in FDP resubmittal.

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

Applicant's Response: Details included in FDP resubmittal.

Comment #12: *“Submit an Engineer's Estimate of Probable Construction Costs.”*

Applicant's Response: Provided in FDP resubmittal

### ***Traffic Review – Comments by Michael Park, City Traffic Engineer***

Comment #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.)*

Applicant's Response: All traffic signs for streets and parking lots are shown in Final Development Plan. Directional and wayfinding signage is still in design and will be submitted in conjunction with sign permit plans.

Comment #2: *“Do any of the proposed walls require fall protection / railing, fencing, or other pedestrian safety measure... Is any fencing proposed?”*

Applicant's Response: The complex will be secured with an eight-foot height vinyl-coated chain link fence. Rails or fence adjacent to walls will be provided within the complex where required by code.

Comment #3: *“Additional comments may result from coordination of engineering plan review.”*

Applicant's Response: Acknowledged

Comment #4: *“Development Agreement Required. The agreement must address the conditions of approval...secondary access...availability of parking... etc.”*

Applicant's Response: Acknowledged

### ***Building Codes Review – Comments by Joe Frogge, Plans Examiner***

Comment #1: *Inadequate information to complete review. Provide the following:*

*“Retaining wall designs”*

Applicant's Response: Preliminary wall design provided in initial FDP submittal. Please review top wall/bottom wall elevations.

*“Water meter sizes”*

Applicant's Response: Preliminary flows at points served were indicated in Final Development Plan submittal. Refer to Plumbing Site Plan (P-001). Final meter sizing will be defined through meter permit application process. Applicant believes supplied information is sufficient for Final Development Plan review.

*“Complete water service design to all locations served”*

Applicant's Response: Water line design was provided in Final Development Plan submittal. Refer to Plumbing Site Plan (P-001) and Utility Plans (C-400 series).

*“Specify materials, slopes, etc. of all sewer piping”*

Applicant's Response: Sanitary sewer is Kansas City, Missouri jurisdiction. Those sewer plans were provided as a separate set for reference as part of the Final Development Plan submittal.

*“Light pole base details”*

Applicant's Response: Pole base details provided with this resubmittal. Refer to Sheet E-100