

DEVELOPMENT SERVICES

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

Date: Friday, December 13, 2019

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019407

Application Type: Commercial Final Development Plan

Application Name: Paragon Star Soccer Complex

Location: 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:

Required Corrections:

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Approved with Conditions

2. 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.

Action required: No Parking signage and curb markings to be provided at mountable curbs.

3. All hydrants in the City of Lee's Summit on KCMO mains shall meet City of Lee's Summit specifications.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. A final plat shall be reviewed, approved, and recorded prior to the issuance of a building permit.
2. 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.
3. Sign permits shall be obtained through the Development Services Department, prior to installation of any signs.
4. A sound amplification system or any other noise caused by the operation shall not exceed sixty-five decibels as measured at the property lines.
5. Provide the proposed colors for the concession/restroom building.

Provide additional detail for the metal panels. What kind of metal panels are proposed?

What is the exterior building material on the south elevation under the restrooms sign.

6. Indicate on Sheet A2.01 the location of the proposed roof top mechanical units. The units are required to be screened from view by using parapet walls of the same height as the mechanical units.

7. Is the field house intended to be a part of this final development plan? It was noted the elevations were not submitted as part of this application.

Has the future field house pad site been accounted for as part of this submittal (in terms of pervious/impervious coverage, etc.)? If not a separate final development will be required for the review/approval of that structure and site development.

8. Provide the manufacturer's specifications for all exterior lighting.

9. 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.

10. Provide a land use table with basic overall information such as square footage/acreage, impervious/pervious percentages, parking totals (in LS and KC), a narrative of the parking calculation method used to determine parking needs

11. The minimum drive aisle width is still not met. A total of 24-feet is required and cannot include any portion of the curb. It's noted the measured dimension is from face of curb to face of curb, the flat portion of the curb cannot be included in this calculation.

12. Revise the accessible sign detail to note the required dimension from the bottom of the sign to grade is 5-feet (not a minimum).

13. A landscape worksheet was not received with this submittal.

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.

14. Please include a sheet indicating proposed easements. Any tree species located within an easement will need to be of an ornamental variety.

15. Since a plat has not been approved for this area, any easements could be subject to change.

Engineering Review	Sue Pyles (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Storm sewer that is included in the previously reviewed set of plans, PL2019023 Paragon Star Soccer Complex Field Storm Sewer FDP, should be noted as “By Separate Plan” throughout the plan set. Please remove from this set of plans all profiles that are included in the separate storm sewer plan.

“ST31 – See Athletic Field Plans for field storm sewer” is shown on the Utility Plan sheets, but that information doesn’t seem to be included. Please include in these plans all storm sewer, including profiles for all pipe > 6” diameter, upstream of the storm sewer contained in the separate plans referenced above.

Once the storm sewer included with this project is clearly shown and information included, a review will be performed.

2. Please include specific ADA-accessible sidewalk ramp design at the the south 2 entrances off of NW River Road. The ramps at the other entrances appear to be within the road plans for those locations. Meet the design requirements shown in LS Section 5300 of the Design and Construction Manual, including Table LS-5. These ramps will not require detectable warnings.

3. Sheet C-203: Not all proposed contours tie into existing contours and some contour labels are not with the contours east of Field 4. Please revise.

4. Sheet C-206: Not all proposed contours tie into existing contours and some contour labels are not with the contours east of Field 7 and 8. Please revise.

5. Sheet C-208: Not all proposed contours tie into existing contours and some contour labels are not with the contours east and south of Field 9 and 10. Please revise.

6. Provide top and bottom of wall elevations on the grading plan sheets.

7. Sheet C-500: Remove the MoDOT references from the pavement sections, they contradict the pavement notes.

8. Submit an Engineer's estimate of Probable Construction Costs that matches the scope of work included with this project.

9. Due to the nature of these comments, the resubmittal review will require 10 business days.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions

1. Provide water meter sizes, complete water and sewer designs.

Action required: Comment is for informational purposes. Water and sewer systems shall be the responsibility of Kansas City, MO.