

DEVELOPMENT SERVICES

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

Date: Friday, March 20, 2020

To:

Applicant: PARAGON STAR LLC

Email: PARAGONSTARLS.COM

Engineer: GEORGE BUTLER ASSOCIATES INC

Email: GBACT@GBATEAM.COM

Property Owner: CITY OF LEES SUMMIT

Email:

Property Owner: HAPPY VALLEY PROPERTIES LLC Email:

From: Jennifer Thompson, Planner

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, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet 1: Please include an Index of Sheets and revise the Project Title to Paragon Star Soccer Complex Field Storm Sewer.
2. Sheet 4: Relocate Structure Number 1405A for clarity.
3. Sheets 11-15:
 - The tops of many structures do not graphically match the proposed grade. Please revise.
 - As previously requested, please revise so that the design HGL is within the pipe.
4. Sheet 12: Label the missing Mass Grading grade line for Lines 1500, 1600, 1700, and 1800.
5. Sheet 14:
 - Label all grade lines.
 - Include compaction area hatching.
 - Revise Structure 1704 label in the Line 1704A Profile view.
 - Relocate overlapping stationing text in the Line 1405A Profile view for clarity.
6. Line 15: Label all grade lines.
7. General:
 - Clarify all drainage area boundaries, especially along the east edge of the project.
 - Clarify structures to be used on this project. Are Nyloplast Drainage Basins intended to be the same as Nyloplast Drainage Basin w/Solid Lid?
 - The Storm Sewer Calculations use differing structure types than the rest of the plans in several instances. Is this a function of the program used? If not, please reconcile.
 - Review the plans to ensure that all information matches between the calculations, Plan views, and Profile views. There are many instances of discrepancies. Please reconcile.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Not Required
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Not Required
Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Not Required
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Not Required