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**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

**Lawyer / Law Firm:** LAND3 STUDIO, LLC

Email: LAND3STUDIO@LAND3STUDIO.COM

**From:** Jennifer Thompson, Planner

**Re:**

**Application Number:** PL2019306

**Application Type:** Commercial Final Development Plan

**Application Name:** PARAGON STAR VILLAGE 2-STORY OFFICE/RETAIL & PARKING LOT

**Location:**

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**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.

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**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:**

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Please review the stream corridor limits shown throughout the plan set. There are several areas where they don't look to be accurately shown. Verify and revise as needed.
2. As shown, stream corridors encroach into several lots. This encroachment is acceptable, as is construction for the bridges within the corridors. The parking lot construction shown within portions of the stream corridors, however, is not allowed.
3. All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number. The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.
4. Locate water meters to meet the requirements of Design and Construction Manual Section 6901.L. The locations shown do not meet the City's requirements.
5. Show all utility crossings in storm sewer Profile views. Please label distance for all vertical separations less than 2 feet.
6. Label the horizontal separation between storm sewer pipe and sanitary structures upstream of Storm Structures 4301, 4804 and downstream of Storm Structures 4802, 5206, 5401 in the Plan views.
7. Please verify all utility crossing angles meet City requirements.
8. Provide rei-rap design calculations for each rip-rap location.
9. Storm Sewer Profiles:
  - Please show rip-rap and design HGL.
  - Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
  - The required drop thru Structure 4502.
  - Many structure top elevations don't match proposed grade. Please revise where needed.
10. Submit an Engineer's Estimate of Probable Construction Costs.

<b>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Approved with Conditions
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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.

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.

3. Addressing will be forthcoming.

4. The total height of all parking lot poles shall not exceed 28 feet from grade including the height of the base.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions

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.

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.

Indicate areas to be posted.

3. Required access. Approved vehicle access for emergency response shall be provided to all construction areas. Access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions and approved by the fire department. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

Is there an access plan?

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

1. Specify location and size of water meter(s).
- 12/19/19 - Water meter sizing deferred to MEP design