

**DEVELOPMENT SERVICES**

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

**Date:** Wednesday, May 06, 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:** Sue Pyles, P.E.

**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

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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

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. Sheet 11: Please relocate the overlapping text downstream of Structure 704 for clarity.
2. Sheet 12: The Line 1700 between Structures 1703 & 1704 HGL does not meet City requirements, as confirmed by the Storm Sewer Calculations included on Sheet 20. Please rectify.
3. Sheet 13: The tops of Structures 903 & 2001 do not graphically match the proposed grade. Please revise.
4. Sheet 14: The top of Structure 1702 does not graphically match the proposed grade. Please revise.
5. Sheet 15: Revise the Proposed Grade line weight to match the rest of the plan set.
6. Sheet 19: Please clarify the east boundary is for the Structure 1901 drainage area.

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