



October 5, 2020

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

RE: PL2019407 – Paragon Star Soccer Complex Final Development Plan

We have received your comments dated March 20, 2020 for the above referenced project. Our responses follow each comment. The comment responses have been organized by the review section they pertain to.

Planning Review

1. A final plat shall be reviewed, approved and recorded prior to the issuance of a building permit

Response: Acknowledged

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 Recorder's Office.

Response: Applicant will provide copies of development agreement when executed.

3. Sign permits shall be obtained through the Development Services Department, prior to installation of any signs

Response: Acknowledged

4. 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.

Response: Lighting sequence will be designed and specified to meet this requirement. A note to that effect has been added to Sheet E100.

5. 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.

The only way we've allowed the portion of the curbing to be utilized for drive aisle width is if a concrete monolithic pour was to be provided.



Response: The parking lot has been re-designed to comply. Refer to Sheets C-301 and C-307 for updated aisle widths.

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

Response: Acknowledged

7. A sound amplification system or any other noise caused by the operation shall not exceed sixty-five decibels as measured at the property lines.

Response: The sound system will be designed to comply. A note to this effect has been added to sheet E-100

8. Provide and label the proposed colors on Sheet A2.01. The correspondence letter mentions color labels were shown (but they aren't), colors are yet to be determined but yet a color elevation was provided.

Please clarify

Response: Sheet A2.01 has been revised, adding a material color legend.

9. Provide the manufacturer's specifications for all exterior lighting. It wasn't noted on Sheet E-100.

Response: Sheet E-100 includes a cut-sheet. We are also providing the specifications developed for solicitation of the sports field lighting. Once a manufacturer is selected, we will provide the manufacturer's proprietary technical specifications for reference.

10. The landscape sheets do not reflect the proposed shrub counts or proposed species.

Response: Landscape plans identify shrub quantities to be provided based on code requirements. Each sheet identifies the mix of perennials and shrubs with scientific and common name. Landscape Schedule (L-513) provides a comprehensive overview of plant species and additional clarifying notes. An updated Landscape Worksheet has been included on sheet L-513 as well.

11. I need clarification on how the calculation for open yard areas was determined. Within the land use table the overall acreage states 76.36 and approximately 24.2 approximate acreage for the soccer field footprints. These numbers don't match the numbers used within the landscape worksheet that was provided under separate cover.

Response: The new landscape worksheet (provided on Sheet L-513) begins with the overall acreage (76.36) minus the street right-of-ways (28.89 acres). The total was further reduced by the preserved wetland area (1.93 acres) and the area dedicated to soccer fields (26.13 acres).



This final area ($76.36 - 28.89 - 1.93 - 26.13 = 21.34$ acres / 929,570 sf) was used to calculate the required open yard landscape for 8.790.B.1 and 8.790.B.3.

Engineering Review

1. As previously requested – All storm sewer is included in a separate set of plans. The storm sewer should be shown in this set of plans but labeled “By Separate Plan” or similar. Remove all storm sewer design information from this set of plans, it should not be duplicated.

Response: Sewer improvements labeled as requested.

2. As previously requested – Include ADA-accessible sidewalk ramp design for the ramps at the two south entrances off of NW River Road. Meet the design requirements shown in LS Section 5300 Design and Construction Manual, including Table LS-5. These ramps will not include detectable warnings. Site specific designs are required for each individual ramp.

Response: Ramps have been incorporated in these drawings. Refer to sheet C-207 for ramp details including spot elevations.

3. As previously requested – submit an Engineer’s Estimate of Probable Construction Costs that matches the scope of work included with this project.

Response: Engineer’s estimate will be provided as required for Final Plat process.

Building Codes Review

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.

Response: Acknowledged