

---

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, October 13, 2020

**To:**

**Property Owner:** CITY OF LEES SUMMIT

**Email:**

**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:**

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>Planning Review</b>	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	No Comments
------------------------	-------------------------------------	---	-------------

---

1. Please refer to the applicant's letter dated March 20, 2020, Planning items 1, 2, 3, and 6. These are informational comments for your reference.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
---------------------------	-----------------------------------	---	-------------

---

1. The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb. Please revise or add a separate detail

2. Please revise the Engineer's Estimate of Probable Construction Costs to reflect the aggregate base and chemically stabilized subgrade extending beyond the back of curb.

<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.

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.

4. The completion of the second access and parking lot in KCMO will be part of the occupancy inspection for this project.

5. Mass outdoor emergency notification should be considered for this project.

<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. 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.