



October 16, 2020

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

RE: PL2019306 – Paragon Star Village Commercial 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. 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.

Response: Acknowledged

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.

Response: Acknowledged

3. Addressing will be forthcoming.

Response: Acknowledged

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

Response: Acknowledged

Engineering Review

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

Response: Stream Corridor limits reviewed



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.

Response: Stream buffer waiver submitted 8/20/2020.

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

Response: Added enlargements of ADA areas, referencing the specific Lee's Summit details required.

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.

Response: No-non paved meter locations are available in this area. Traffic-bearing meter vault and lid will be provided.

5. Show all utility crossings in storm sewer Profile views. Please label distance for all vertical separations less than 2 feet.

Response: Utility crossings have been updated in profile views, along with vertical separations.

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.

Response: Labeled the horizontal separation at the noted structures.

7. Please verify all utility crossing angles meet City requirements.

Response: Verified utility crossing angles where possible.

8. Provide rei-rap design calculations for each rip-rap location.

Response: Riprap calculations added to storm profiles sheet.

9. Storm Sewer Profiles:

- a. Please show rip-rap and design HGL.

Response: Riprap and HGL added to profiles.

- b. Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.

Response: Compacted Fill has been shown on profiles.

- c. The required drop thru Structure 4502.

Response: Line 4500 has been revised. Drops across other structures have been checked.



d. Many structure top elevations don't match proposed grade. Please revise where needed.

Response: Structure tops and proposed grades have been reviewed to match.

10. Submit an Engineer's Estimate of Probable Construction Costs.

Response: To be included in future submittal.

We believe we have addressed all comments on this project. If you have any additional questions or concerns, please feel free to contact us.