

**DEVELOPMENT SERVICES**

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

**Date:** Monday, October 26, 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

**Property Owner:** CITY OF LEES SUMMIT

Email:

**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:** 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.

### **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	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.

<b>Engineering Review</b>	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs.

2. Please review the stream buffer boundary shown throughout the plan set and verify that it matches the boundary approved by the approved stream buffer waiver request. It appears to deviate from that approved boundary in some locations. Revise as needed.

3. There are many overlapping projects that include utilities. Please better differentiate between storm, sanitary, and water included in this plan and separate plans. For example, there are different line types used for "Proposed Sanitary Sewer by separate plan", please clarify.

4. Please scale back areas outside of the proposed project included in this set of plans. This is especially important now that Paragon Parkway will be included in a separate plan set.

5. Please note that 2.00% cross slope and 8.33% running slope shown are the maximum slopes allowed by ADA, and do not include a construction tolerance. Slopes that exceed the maximum in the field will not be accepted. This is an informational comment.

6. Please confirm that the water and sanitary connections for Mixed Use Building 2 will be included in the Paragon Parkway plans, to be submitted separately.

7. Sheet 000: Please include Sheet 10 in the Sheet Index.

8. Sheet C001: Please only include items proposed with this project in the Legend on this sheet and throughout the plan set.

9. Sheet C011:

- Include the hatching used for the building in the Legend.
- Construction Note 11 references a detail on this sheet. Either include the detail or revise the sheet reference.

10. Sheet C015:

- Please include Lines 4100 & 4800 in their entirety in this set of plans. Revise the plan and profiles accordingly.
- Please label Structures 4201 & 4805.

11. Sheet C016:

- Please label Structure 4601.
- Revise the structure size in the Structure 4501 label.

12. Sheet C018: Lines 5200 & 5300 appear to need the compacted fill note and hatching. Please revise as needed.

13. Sheet C023: There is a Non-Setback Curb Inlet standard detail included, but the plans only show setback inlets. Please clarify and revise as needed.

14. Sheet C026: Where is this "Catch Basin Grate" being used?

15. Sheet C027: Where is this "Special Curb Inlet" being used?

16. Sheet A1.01: The layout shown includes the Paragon Parkway area, previously shown to be by separate plan. Please coordinate with the rest of the plan set.

**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Approved with Conditions

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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.

4. On-site fire hydrants and mains shall be provided where required by the fire code official at time of construction.

<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	No Comments