

DEVELOPMENT SERVICES

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

Date: Wednesday, December 02, 2020

To:

Property Owner: HAPPY VALLEY PROPERTIES LLC Email:

Engineer: GBA ARCHITECTS ENGINEERS

Email: BBURTON@GBATEAM.COM

Applicant: GBA ARCHITECTS ENGINEERS

Email: BBURTON@GBATEAM.COM

From: Jennifer Thompson, Planner

Re:

Application Number: PL2020343

Application Type: Commercial Final Development Plan

Application Name: Paragon Star Village - Paragon Parkway (Private Street)

Location: 1201 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:

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

1. Sheet 1: Remove the approval signature block for the City. A stamp will be provided electronically when approved.
2. Sheet 2: Please coordinate the hatching used with the hatching in the Legend.
3. Sheet 5: The 100-year WSE shown does not match the 100-year WSE shown on the West Bridge plans. Please revise as needed.
4. Sheet 6: The 100-year WSE shown does not match the 100-year WSE shown on the East Bridge plans. Please revise as needed.
5. Please show the ADA Accessible Path on this plan set. Slope requirements will be reviewed when the path has been shown.
6. Sheet 14:
 - Sanitary sewer Construction Note S9 doesn't seem to be used. Please remove or add to the Plan view.
 - All connections to public sanitary sewer shall be by cut-in wye only. Please show and label accordingly.
 - Label the bend between S25 and S26 in Enlargement #1.
 - Why do some of the storm sewer lines have a solid line down the middle in addition to the hatching, south of Structure 5602 as one example, but most do not?
 - Include "Public" in utility labels as appropriate.
7. Sheet 15:
 - Please dimension the riprap on this sheet or elsewhere in the plan set for correct construction.
 - Label the west water line connection.
 - Water meters are not allowed in parking spaces. In this type of completely paved area, the vaults are typically located in the sidewalk.
 - The storm sewer between Structures 5600 & 5601 is labeled as by separate plan. Please delete, as this is included in this set of plans.
 - The leader for the irrigation sleeve just to the west of Structure 4302 isn't pointing to anything.
8. Sheet 16: The Structure 5600 label shows the wrong size. Please revise.
9. Sheet 19: Please review the pavement sections, and only include what is being used in this project. Verify that the pavement information throughout the plan set is consistent and meets City requirements.

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| Traffic Review | Michael Park (816) 969-1820 | City Traffic Engineer Michael.Park@cityofls.net | Approved with Conditions |
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1. Street Name Signs for Paragon Pkwy and River Road shall include the "Private Street" Tag per Standard Detail.

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|------------------------|-------------------------------------|---|-------------|
| Planning Review | Jennifer Thompson (816) 969-1239 | Planner Jennifer.Thompson@cityofls.net | Corrections |
|------------------------|-------------------------------------|---|-------------|

1. Provide a dimension sheet or add to an existing sheet the parking stall dimensions width and length. Also the street/drive width. Also label both sidewalks width. I apologize if I have overlooked this within the plan set.

2. The application fee of \$600.00 has not yet been paid.

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| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | Corrections |
|--------------------|----------------------------|--|-------------|

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 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

3. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required: The locations of the FDC's are not shown on the buildings. Additional hydrants may be needed.