

DEVELOPMENT SERVICES

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

Date: Tuesday, December 22, 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:

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet 1: I apologize, I overlooked these items on my previous review.
 - Please revise the LS Water Utilities contact phone number to 816-969-1900 in the Sanitary Sewer and Water contacts.
 - Revise “Public” to “Private” in the project title.
2. Sheet 16: Please include domestic water line, fire line, and water meter sizes in this set of plans.
3. ADA Note: 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.
- 4.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments
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