



8787 RENNER BLVD. SUITE 100
LENEXA, KS 66219

913 + 498 - 1550
finklewilliams.com

March 24, 2025

Paragon Star North Village - Multifamily

Permit No: PL2024082

December 27, 2024 Final Development Plan Review Response

Drawings have been updated to conform with the comments from the plan review per the responses below.

Planning Review

Reviewed By: Hector Soto Jr.

1. *LIGHT FIXTURES.* The response letter from Finkle Williams dated December 5, 2024 states that no building-mounted exterior light fixtures are proposed for the building at this time. Any building-mounted exterior light fixtures added to the building shall comply with the lighting standards under UDO Sections 8.220, 8.260, 8.270 and 8.280.

Response: Acknowledged

2. *It was mentioned in earlier discussions that this project would be constructed in phases. Please provide a phasing plan for the structure and site.*

Response: All site development occurs in Phase 1 with only building structures being added in Phases 2 & 3.

Engineer Review

Reviewed By: Sue Pyles, P.E.

1. *Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 989-1200 to coordinate a preconstruction meeting/conference with the assigned Field Engineering Inspector.*

Response: Acknowledged

3. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

Response: Acknowledged

Fire Review **By: Jim Eden**

2. Paved access and all hydrants shall be installed and operable prior to bringing combustible materials on site or going vertical with combustible construction.

Response: Acknowledged

3. 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.

Confirm available fire flow per Table B105.1(2). only a 50% reduction is allowed for having a sprinkler system. The minimum required flow for the most demanding use is 4,000-gallons/min for 4 hours (344,995 sf of V-A constructions). Consult with Water Utilities to confirm Water Model will support this.

Mike Weisenborn 12/18/2024 9:17AM – I have sent a request to Water to have this modeled.

Response: Mike Weisenborn still looking into

4. 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.

The FDC(s) not shown for the north riser and parking garage standpipe.

Response: Proposed FDC added at the NW corner of the building on sheets C013 and A-101. Connection to be confirmed by fire protection engineer and approved by fire department.

6. The access barrier to the fire lane shall be a drop down bollard or a swing gate with a Knox padlock.

Provide a detail for the bollard.

Response: Per conversations with the city, 36" collapsible bollards have been called out on the plans.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Williams". The signature is fluid and cursive, with the first name "Dave" being more prominent and the last name "Williams" following in a similar style.

Dave Williams