

PLANNING AND DEVELOPMENT

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

Date: Friday, November 21, 2014

To:

Property Owner: JOHN KNOX VILLAGE Email: Fax #: <NO FAX NUMBER>

Engineer: WESTWOOD ENGINEERING Email: Fax #: <NO FAX NUMBER>
CHUCK.LAMPING@WESTWOODPS.COM

Architect: SFCS INC. Email: Fax #: (540) 343-6925

From: Ron Seyl, Planner

Re:

Application Number: PL2014150

Application Type: Commercial Final Development Plan

Application Name: JOHN KNOX VILLAGE - COURTYARDS - INDEPENDENT LIVING BUILDING

Location: 508 NW MURRAY RD, LEES SUMMIT, MO 64081

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 Permitting and Plan Review Division of the Codes Administration 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. Submit six (6) full size sets (no larger than 24"x36") and one (1) half size set (11"x17" or 12"x18") of revised drawings. These shall be folded and collated in sets to approximately 8-½"x11" in size to the Planning and Codes Administration Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

Planning Review	Ron Seyl	Planner	Corrections
	(816) 969-1603	Ron.Seyl@cityofls.net	

1. Provide a landuse table on the site plan (Sheet 3) that includes the following: total floor area of proposed building; number of dwelling units; land area in square feet and acres for Lots F and G; number of required and proposed parking spaces; impervious coverage and floor area ratio.
2. Provide sufficient dimensions to indicate relationship between buildings and property lines.
3. Provide location, size, color and type of material to be used in all screening of mechanical equipment.

A. Per Uniform Development Ordinance Section 7.180.E – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units.

B. Per Uniform Development Ordinance Section 7.180.F – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

4. Provide lightpole detail including base height and over-all pole height. Per Unified Development Ordinance Article 7.280.D.2 - All light fixtures on properties within or adjoining residential uses and/or districts shall not exceed 15 feet.

5. What is the wattage of the pole lights? I do not see it in the manufacturers specification sheet. Per Unified Development Ordinance Article 7.280.G.1 - All fixtures on developments that adjoin residential uses and/or districts shall be limited to 175-Watts maximum per head through the entire parking lot.

6. Provide location, size, and type of material to be used in all screening of ground or roof mounted mechanical equipment.

A. Rooftop Units - Per Uniform Development Ordinance Section 7.180.E – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

B. Ground mounted units - Per Uniform Development Ordinance Section 7.180.E - Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

7. On the manufacturer's specification sheets for both the pole and wall mounted fixtures, it is not clear whether light fixtures will be a full-cut off fixture. The wall mounted fixture looks to be angled.

The UDO requires a flat lense/full-cut-off fixtures for both pole and wall mounted fixtures. Additionally, the pole mounted fixture must be mounted to the pole at a 90-degree angle. This is a UDO requirement.

8. Is a trash enclosure proposed for this site? If so, please indicate the location and provide a detail of the enclosure. All exterior trash storage containers shall be screened so that they are not visible from off the property. Each trash enclosure shall be constructed of masonry walls with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve.

9. Please include a dashed line indicating the roof line and rooftop mechanical equipment if this is the type of mechanical unit to be used.

10. Provide a color palet displaying proposed colors of the building on Sheet A4.

11. Provide manufacturer's specification sheets for proposed mechanical equipment to be used.

12. Provide note on Sheet 5 specifying that CG-1 concrete curbing will be used. Per Unified Development Ordinance Section 12.120.F.d - All vehicle parking lot areas and access drives in all zoning districts shall have a boundary constructed of straight-back Portland cement concrete curbing (CG-1) or an integral Portland cement concrete sidewalk and curb with a vertical face.

13. The pavement section on Sheet 5 does not meet Unified Development Ordinance requirements. Per Unified Development Ordinance Section 12.120 - Parking Lot Design, All vehicle parking and loading areas and all access drives shall be improved with one of the following:

(i) a minimum 5-inch asphaltic concrete base overlaid with a 2-inch asphaltic concrete surface constructed on a

sub-grade of either 12-inch prepared soil, 8-inch aggregate or 9-inch fly ash treated soil;
(ii) a minimum 6 inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of either 12-inch prepared soil, 8-inch aggregate or 9-inch fly ash treated soil.

14. As previously discussed, all platting/re-platting of the properties shall be required prior to final occupancy.

15. For informational purposes, a full building permit shall not be issued until the Vacation of Easement application is approved by City Council and executed.

16. Please provide a accessible sign detail and make a note in the accessible sign detail, the accessible sign shall follow the R7-8 model type. Add 36"-60" mounting height above grade, measured to the bottom of the sign.

17. On Sheet 5, why is one of the parking stalls labeled as no curb?

18. A portion of the plans are not sealed by a professional engineer. Please provide this on the next set of plans.

19. Proposed signs shall be submitted to the Planning and Codes Administration for review and approval by separate application.

20. The Unified Development Ordinance (UDO) requires parking lot screening for parking stalls visible from the right-of-way. Please label the plans and provide additional shrubs along the new portion of parking (the north parking lot adjacent Murray Street). The shrubs need to be located within the islands on the east portion of the parking lot.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please add a note stating that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."

2. Please note that the pavement section table on Sheet 5 of 23 does not follow our Unified Development Ordinance (UDO) in terms of asphalt base course for parking stalls. The minimum thickness for the base course is five (5) inches for parking stalls.

3. Sheet 8 of 23: Please label the stormwater improvements as private either on the plan view or within the title block.

4. Sheet 10 of 23: Please change the note from "to be abandoned" to "to be vacated".

5. Since the water line is going to become private, backflow vaults and assemblies will need to be installed at each end of the private line. The vaults will need to be installed on private property outside of any easements, and a gate valve installed just prior to the vault.

6. Please label all interior water lines and sanitary sewer lines as private on the water line plans.

7. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate, and is calculated at 3% of the total sitework, plus a per-trip fee of \$100 for the collection of water samples. Public and private items to include in

the estimate include: 1) storm pipe greater than 6 inches diameter, 2) storm structures, 3) sanitary sewer lines, 4) sanitary sewer manholes and wye connections, 5) water lines greater than 2" diameter, 6) water line fittings, thrust blocks, tees, bends, valves, valve boxes, valve box lids, 7) backflow vault and backflow assemblies, 8) grading to establish proper drainage for the site, 9) grading for new parking lot, 10) subgrade construction including one (1) foot beyond the back of curb, 11) pavement, 12) curb and gutter, 13) public sidewalk, 14) erosion and sediment control devices, 15) final restoration including sodding, seeding, fertilizer, and topsoil.

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 2012 International Fire Code and local amendments.

For information only.

2. 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.

Provide a fire hydrant at the southeast corner of the IL Building to meet this requirement.

3. IFC 506.1 -Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

An application may be obtained from the fire department, or online at Knoxbox.com.

4. IFC 503.2.3 -Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

5. 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.

Modifications to available hydrants shall still provide the required fire flow (minimum of 1,500 gpm at 20 psi) per IFC Table B105.1.

6. The canopy of the Commons building that is part of the fire lane access to the IL Building shall be a height of 13'6" or greater. The height must allow the passage of a 44' aerial under the canopy and up the grade to the north.

7. 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.

The lane along the northwest side of the building shall be marked.

8. Class 1 standpipe / hose connections will be required.

For information only.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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