

PLANNING AND DEVELOPMENT

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

Date: Tuesday, March 22, 2016

To:

Applicant: SFCS ARCHITECTS

Email:

Fax #: (540) 343-6925

Engineer: WESTWOOD ENGINEERING

Email:

CHUCK.LAMPING@WESTWOODPS.COM

Fax #: <NO FAX NUMBER>

From: Ron Seyl, Planner

Re:

Application Number: PL2016044

Application Type: Commercial Final Development Plan

Application Name: JOHN KNOX VILLAGE MEADOWS

Location:

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. Easements shall be provided for the relocated water and sanitary sewer lines prior to issuance of Certificates of Substantial Completion.
2. Portions of the sanitary sewer easements, affected by the conversion from public to private sanitary sewers, shall be vacated prior to the issuance of building permits.
3. Portions of the general utility easements, affected by the relocation of water lines, shall be vacated prior to the issuance of building permits.

4. Display the location of all gas/oil wells within the subject property. If none exist, please note that fact. Also, please note the source of informations regarding the wells.
 5. Any retaining or screening wall greater than 4 feet shall be engineered and shall require a separate building permit.
 6. Sign permits shall be obtained prior to installation of any signs through the Department of Planning and Development. All signs proposed must comply with the sign requirements as outlined in the sign section of the UDO.
 7. For projects abutting or adjacent to residential properties, a photometric plan providing the as-constructed lighting levels shall be provided to the Department of Planning and Codes Administration prior to the issuance of a Final Certificate of Occupancy. The as-constructed photometric plan shall indicate the footcandle levels on a 10-foot by 10-foot grid.
 8. Label the materials that will be used for the roofing on all building elevations.
 9. Provide spec sheets for all proposed mechanical units.
 10. Will any ground-mounted mechanical units be proposed as part of the project. If so, provide locations and methods of screening. Per the City's development ordinance, ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.
 11. Per Unified Development Ordinance (UDO) requirements, all roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units.
- Show dashed line indicating the roof line and rooftop mechanical equipment.
- Detail #3 on Sheet A19 shows a parapet section that is called out as being higher than the height of the tallest roof-mounted mechanical unit. Please clarify that this is the proposed method of screening for all roof-mounted equipment on all proposed buildings.
12. Label the radii of all adjacent public streets on the Site Plan.
 13. Label the parking lot and building setbacks from the property lines on the Site Plan.
 14. On the Site Plan, label the location of the service yard wall that is shown as Detail 4 on Sheet A19.
 15. Label the location of all proposed monument or freestanding signs on the Site Plan.
 16. Provide the size and type of material of all proposed monument or freestanding signs.
 17. Label the proposed width of the proposed sidewalks north of the Commons Building.
 18. Display the location and limits of the 1% Annual Chance Flood, as set forth on the current FEMA maps with reference to the panel number. If the subject property is located outside the limits, provide a note on the Site Plan indicating this.
 19. Is the divided entrance/exit to the 33 space parking lot south of the Commons Building proposed to be one-way? If so, one-way traffic aisles must be clearly marked with directional arrows on the pavement at each intersection with another aisle.

20. It appears that the accessible ramps extend into the accessible spaces. This does not match the ADA parking stall and ramp detail on page 27. Per the UDO, accessible ramps shall be designed and constructed so as to be integrated into the sidewalk. Ramps shall not be located within or extend into an accessible space, access aisle or any other portion of the parking lot.

21. Please relocate the 19' parking space depth notation located on the 33 space parking lot south of the Commons Building so that it does not conflict with the ADA parking space notation on the Site Plan and Dimension Control Plan.

22. Accessible parking spaces shall have an adjacent aisle 5 feet wide, and one in every 8 accessible spaces (but no less than one) shall be adjacent to an aisle 8 feet wide and the space shall be clearly marked with a sign indicating that the space is "van accessible." Please designate one of the ADA designated parking spaces as "van accessible".

23. Accessible spaces shall be located at the nearest point to the front building entry and/or accessible ramp. Such spaces separated by a drive aisle shall have clearly discernable cross walks. Include this notation for the ADA designated parking spaces located in the parking lot south of Wing C of the Independent Living Building.

24. Provide sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the project on the plans.

25. Provide detail on all proposed lightpoles and lightpole bases. Concrete pedestals/bases shall not exceed three (3) feet in height and shall be included in the maximum overall fixture height.

26. Label the location and height of proposed wall-mounted lighting on the building elevations. All wall-mounted fixtures shall be metal halide and not exceed 150-Watts. Also, the mounting height of these fixtures shall not exceed 15 feet measured from the top of the fixture to grade.

27. Provide specification sheets for a proposed wall-mounted lighting.

28. Provide the wattage levels for all proposed wall and pole-mounted light fixtures.

29. In the lighting legend on sheet E1.0, what does OA refer to?

30. Provide the specification sheets for fixture PL1 as listed in the lighting legend.

31. Are there currently 30' parking lot pole lights on the subject property? Per the City's development ordinance, all light fixtures on properties within or adjoining residential uses and/or districts shall not exceed 15' in height.

However, under the terms of the PMIX development agreement for the subject property, replacement fixtures may exceed the 15' maximum height limitation if they match the height of pole-mounted fixtures currently on-site.

32. All pole and wall-mounted lights shall utilize full cut-off fixtures

33. On Sheet L2.0, within the landscaping worksheet, the total number of trees required for the NW Moore Street frontage is 9 trees, this requirement has been met. The total number of street trees required for the O'Brien frontage is 21 trees, it appears only 17 street trees are proposed. Please add 4 additional trees to meet the street frontage requirement along O'Brien Street.

34. According to Sheet L2.1, additional open yard shrubs are proposed but are not reflected in the Landscape worksheet (Sheet L2.0). Revise the landscape worksheet to reflect the proposed number of shrubs as reflected on the plan.

35. The open yard tree requirement has not been met, 73 trees are required. If existing trees are proposed to meet this requirement indicate this in the landscape worksheet, also list the approximate caliper size and species within the landscape worksheet for reference.
36. The parking lot screening shrub requirement has not been met. The required number of shrubs for the NW Moore Street frontage is 57 shrubs. The NW O'Brien frontage requirement is 81 shrubs. Revise the landscape sheets accordingly. A combination of hedge, berm or wall that effectively provides a visual screen of the parking lot may also be an option.
37. Within the Plant Material List (Sheet L2.0), update the River Birch to reflect a 3" caliper in size and the Autumn Brilliance Serviceberry also needs to be updated to a 3" caliper in size.

Engineering Review	Gene Williams (816) 969-1812	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Separate engineering plans will be required for the public sanitary sewer. Please add the private line (i.e., sanitary line 2) to the public set, but be sure to clearly label this line as PRIVATE.
2. Tapping sleeves are called-out for a portion of the new fire lines. These will need to be specified as cut-in tees, and it may be necessary to perform the work at night. Please make a note of this on the plans.
3. Please review the locations of existing valves in relation to the new fire lines. If a valve is greater than 500 feet from a new fire line, a new valve is required to be installed on the main near the tee.
4. Sheet 25 of 37: As discussed earlier, separate engineering plans will be required for the public sanitary sewer line. Please include the private sanitary sewer line 2 in this plan set. As-builts will still be required for the private sanitary sewer line 2.
5. Please call-out SDR-26 rather than SDR-35 for the sanitary sewer line.
6. Separate public water line plans shall be required.
7. It appears a portion of the backflow vaults for the fire lines are within easements. These are considered private, and should be located outside the right of way and outside any public easement.
8. KCMMB concrete mix (Kansas City Metropolitan Materials Board granite aggregate mix) commercial approaches shall be required at all commercial entrances connected to public right of way. The minimum distance is measured from the joint at the existing pavement to the right of way line. This would include all entrances off of O'Brien Rd., and Moore St. It will be sufficient to provide a note stating "8" thick KCMMB concrete mix".
9. Please ensure that retaining walls are outside any public easement or right of way.
10. Sheet 11 of 37: The pavement detail shows the old standard for pavement design. The new standard which took effect in 2015 may be better and more cost-effective than the old standard. Please see the Unified Development Ordinance (UDO) Article 12 "Parking" for new pavement and subgrade standards. In general, pavement has been thinned, but subgrade requirements have been increased.
11. Sheet 12 of 37: Please change note 6 to read "1.5%" to allow for construction tolerance.

12. Please be aware that a separate Land Disturbance Permit from the City will be required for this project. This is in addition to the MDNR Land Disturbance Permit.

13. Please be aware that confirmation will need to be obtained that all United States Army Corps of Engineers (USACE) requirements, if any, have been met.

14. Landscaping Plan: Please ensure that all trees are a minimum of five (5) feet from any public water or public sanitary sewer line. This distance is measured from the outside of the pipe to the outside of the mature tree trunk. Shrubs and small ornamentals are exempt from this requirement, contingent upon the applicant understanding that the City will not replace these due to future maintenance activities.

15. All profile sheets for stormwater: Please indicate the design storm for the hydraulic grade line.

16. It is unclear what is being proposed for Line A. In one part of the plans, it states "60" RCB", while other parts show 60" HDPE.

17. Sheet 19 of 37: One of the dimensions shows 60" HDPE near the end of pipe. It appears this dimension is shown incorrectly because it appears to be referencing the middle of the two (2) 60" HDPE pipes.

18. What are the plans for energy dissipation at the end of Storm Line A?

19. Sheet 19 of 37: Existing storm lines and curb inlets are shown near the intersection of Shamrock Ave. (private street) and O'Brien Rd. Will these storm lines and curb inlets remain as-is? Will the storm lines be connected to the new storm system?

20. Sheet 24 of 37: It appears the water line is being extended parallel to the new public sanitary sewer. What is the purpose of this extension? It appears to end as a dead end plug.

21. Please provide a note stating that all sanitary sewer connections to the public and private sanitary sewer main shall be a cut-in wye connection.

22. 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 calculated at 3% of the total, plus a \$100 per trip fee for the observation and collection of water samples. Items to include in the estimate are: 1) storm lines greater than 6" diameter, 2) stormwater inlets, junction boxes, manholes, curb inlets, grated inlets, wyes, flared end sections, concrete headwall end sections, and other items associated with the stormwater system, 3) sanitary sewer wye connections to the main, 4) water lines greater than 2" diameter, 5) backflow vaults and backflow assemblies, 6) fire hydrant assemblies, 7) valves, tees, fittings, valve boxes, and valve covers, 8) site grading to establish proper drainage, 9) energy dissipation measures, 10) poor subgrade removal and replacement, 11) parking lot grading and compaction, including the area one (1) foot beyond the back of curb, 12) subgrade stabilization or geogrid, including the area one (1) foot beyond the back of curb, 13) aggregate for parking lot, including the area one (1) foot beyond the back of curb, 14) parking lot pavement, 15) KCMMB commercial entrances, 16) sidewalk, 17) ADA-accessible ramps, 18) curb and gutter, 19) fire access paving blocks and base, 20) removal of existing storm lines, 21) erosion and sediment control measures and devices, 22) final restoration, including sodding, seeding, fertilizer, mulch, turf reinforcement mat, and topsoil. Please be aware a separate estimate will be necessary for the public sanitary sewer relocation and private sanitary sewer line plans, as well as the public water line relocation plans.

Fire Review

Jim Eden

Assistant Chief

Complete

(816) 969-1303

Jim.Eden@cityofls.net

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Corrections

1. Add a "Cross Street Traffic Does Not Stop" standard sign below the existing stop sign on the northbound approach to Shamrock at O'Brien. Advise if there's any question to sign detail/dimensions.