

PLANNING AND DEVELOPMENT

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

Date: Friday, February 24, 2017

To:

Applicant: BOX REAL ESTATE DEVELOPMENT

Email: RPEARSON@BOXDEVCO.COM

Fax #: <NO FAX NUMBER>

Property Owner: M-III LONGVIEW LLC

Email: corey.walker@mariner-re.com

Fax #: <NO FAX NUMBER>

Engineer: OLSSON ASSOCIATES

Email: SCRAMER@OLSSONASSOCIATES.COM

Fax #: (913) 381-1174

Engineer: SHANNON BUSTER

Email: SBUSTER@OLSSONASSOCIATES.COM

Fax #: (816) 587-1393

From: Jennifer Thompson, Planner

Re:

Application Number: PL2017022

Application Type: Commercial Final Development Plan

Application Name: B&B THEATERS NEW LONGVIEW 7

Location:

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

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 Permitting and Plan Review Division of the Planning and 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	Jennifer Thompson (816) 969-1606	Planner Jennifer.Thompson@Cityofls.net	Corrections
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20. On Sheet C04, what type of curb does the hatched markings indicate?
19. On Sheet C04, revise the area where wheel stops are shown and replace with temporary asphalt curbing. Other places within the site that temporary asphalt curing is needed and should be revised on the plans are along the proposed drive that connects the west side parking and the east side parking and the eastern drive lane that will eventually connect to the property to the south.
1. Provide a statement and reference the source indicating the location of all oil/and or gas wells within the subject property, if any.
 2. Stamped, signed and sealed plans are required when resubmitting.
 3. Provide a copy of any proposed public easement dedications, prior to execution of said documents.
 4. A vacation of easement application (for those areas needing to be vacated), will need to be submitted, reviewed, approved, and recorded with the Jackson County Recorder of Deeds prior to the issuance of a building permit.
 5. A vacation of right-of-way application (for those areas needing to be vacated), shall be submitted, reviewed, approved, and recorded with Jackson County Recorder of Deeds prior to the issuance of a building permit.
 6. Please note on the site plan the location of the mechanical service enclosure.
 7. A final plat shall be reviewed, approved, and recorded with the Jackson County Recorder of Deeds prior to the issuance of a building permit.
 8. Provide a detail (to include the height), of any proposed retaining walls.
 9. Provide the manufacturer specifications for all proposed, exterior lighting.
 10. On Sheet L03, provide the painted gate color for the trash enclosure. In addition, provide more detail on the proposed CMU-Type 1 and 2 for the enclosure (i.e. color and description). Smooth CMU is not permitted for a trash enclosure.
 11. On Sheet C05 the drive width for one of the lanes is too narrow. It's the drive lane on the eastern most entry into the site off SW Fascination as it maneuvers around an island. Please revise the width to meet the 24-foot minimum.

12. Provide a accessible signage detail. Each accessible parking space shall be identified by a sign, mounted on a pole or other structure, located between 36 inches (3 feet) and 60 inches (5 feet) above ground, measured from the bottom of the sign, at the head of the parking space. Please reference the R7-8 model.
13. Provide a CG-1 curbing detail.
14. Provide a detail of the special paving area.
15. Sign permits shall be obtained prior to installation of any signs through the Department of Development Services.
16. Provide paving details. The vehicle parking areas and drives should be the same detail. Please reference the Unified Development Ordinance, Article 12.120, Table 12-5.
17. An agreement shall be executed between the City and developer that addresses ownership, permitted uses, maintenance responsibilities and assignments of easements, right-of-ways and adjacent property pertaining to on-street parking, parking lanes along SW Longview Blvd., right-of-way encroachments, private tracts within right-of-way and potential right-of-way vacation.
18. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the required public improvements listed in the TIA dated, November 2, 2016, sanitary sewer improvements, and waterline improvements. No building permit shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office. All public improvements shall be substantially complete prior to issuance of any building permit within the proposed preliminary development plan, except where the timing of improvements are specifically noted in the description of condition.

Engineering Review

Gene Williams
(816) 969-1812

Senior Staff Engineer
Gene.Williams@cityofls.net

Corrections

1. The proposed sanitary sewer alignment does not follow the approved Preliminary Development Plan. In general, the approved Preliminary Development Plan showed the sanitary sewer extension to be provided to the southeast rather than towards the northeast. This proposed alignment presents a number of design issues.
2. The sanitary sewer along the northeast portion of Fascination Drive is too close to the future building. The minimum distance between a building and the outside of the sanitary sewer is fifteen (15) feet. It appears the sanitary sewer line is approximately eleven (11) feet from the building.
3. An alternative alignment of the sanitary sewer might be along Fascination Drive closer to the property line. This would require work within the parking area along Fascination Drive. The sanitary sewer would need to be placed no further than a few feet from the northeast corner of the future lot for the theater, with a private sanitary sewer lateral constructed in this location to serve the theater.
4. A backflow vault and backflow assembly is required outside the building near the property line, and outside any easement. The fire line must be connected via a cut-in tee. A gate valve is required prior to the vault, and also on the north side of Fascination Drive. In other words, two (2) gate valves are required; one (1) on each side of Fascination Drive. No valve is required on the main, however, due to the existence of a valve within 500 feet of the tee.

5. The location of the fire and domestic water connections are shown in the middle of a driveway. Please move the connection point outside of the driveway.
6. Show the locations of existing water valves along Fascination Drive.
7. Since the water line along Fascination is on the opposite side of the street, the domestic water tap should be shown on the south side of the street. The tap should be made prior to the gate valve prior to the backflow vault.
8. Please show the location of the water meter. The water meter should be fully-contained within right of way or an easement.
9. If comments related to the alternative sanitary sewer alignment can be adequately addressed, the street crossing for the sanitary sewer at Kessler Drive in the northeast portion of the project must be bored and cased. No open-cut installation of the sanitary sewer is allowed, except for the parking area along Fascination Drive if this alignment is desired.
10. Sheet L01: Please show the location of all City-owned utilities (i.e., water and sanitary sewer) on this sheet. It is difficult to determine whether conflicts exist. Trees must be a minimum of five (5) feet from sanitary sewer lines and water lines, as measured from the mature tree trunk and the outside of the utility line.
11. Sheet L02: Please see above comment. Please be aware that small ornamentals and shrubs are exempt from the distance requirement.
12. Sheet C02: Please correct the typographical errors (e.g., "exiting" versus "existing").
13. Sheet C04; All commercial entrances must be constructed of 8" KCMMB mix non-reinforced concrete from the sawcut to the right of way line.
14. Sheet C04: Please label all ADA-accessible ramps at the commercial entrances, and please add a note stating that truncated domes shall not be installed.
15. Sheet C04: There seems to be confusion on the distinction between drive aisle and parking stall pavement thicknesses. For purposes of the Unified Development Ordinance (UDO) Article 12 "Parking", there is not distinction between parking stalls and drive aisles in terms of pavement thickness, base, or subgrade stabilization/geogrid.
16. Typical pavement sections do not appear to have been included in the plans. Please include a graphical representation a typical pavement section for parking stalls and drive aisles, and another typical pavement section for emergency access vehicle and freight traffic.
17. Standard details for the sanitary sewer service did not appear to be included in the plan set. Please include the City standard detail, including the tracer wire and box detail.
18. Standard details for curb and gutter were not shown. Please provide a standard detail for CG-1 curb and gutter, and ensure the standard detail includes the aggregate base and flyash stabilized subgrade or geogrid a minimum of one (1) foot beyond the back of curb.
19. The site plan does not appear to specifically call-out the locations where CG-1 curb and gutter will be installed.
21. Please provide standard detail for the backflow vault and backflow assembly.

22. It appears profile views for the stormwater system, including a graphical representation of the hydraulic grade line for the design storm, were missing from the plans. Please provide profile views and the hydraulic grade line for the design storm in the plans.

23. Sheet C06: It appears there are two sets of bold lines near the middle of Fascination Drive which do not appear to be part of the plans. Please remove them or describe what these features represent.

24. An erosion and sediment control plan appeared to be missing from the plan set.

25. Please be aware that comments on the public sanitary sewer plans shall be forthcoming. According to our schedule, review comments would be due by Feb. 28, 2017. However, based on the comments above, it is evident that the public sanitary sewer plans will be changed substantially, and the proposed alignment may even change to the point that review of these plans would not be beneficial. Please advise on how you wish to proceed with the review.

26. 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 fee for the observation and collection of water samples. Items to include in the estimate are: 1) grading the site, 2) water lines greater than 2 inches in diameter, 3) water line valves, tees, elbows, and fittings, 4) valve boxes and valve covers, 5) gate valves, 6) thrust blocks and saddle blocks, 7) backflow vaults and backflow assembly, 8) fire hydrants, 9) storm lines greater than 6 inches in diameter, 10) storm structures including inlets and boxes, 11) private sanitary sewer lateral and wye connection to the main (please do not include the public sanitary sewer line at this time, this will be required separately as part of the public sanitary sewer plans), 12) grading and compaction of parking lot, 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) flyash stabilized subgrade or geogrid, including the area one (1) foot beyond the back of curb, 15) pavement, 16) curb and gutter, 17) KCMMB commercial approaches, 18) sawcuts and removals for commercial approaches, 19) sidewalks, 20) ADA-accessible ramps, 21) erosion and sediment control devices and measures, 22) final restoration, including sodding, seeding, fertilizer, mulch, and topsoil.

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

5. 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.

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.

Action required: Show the location of the FDC and a hydrant within 100 feet.

3. IFC 507.5.1- Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required: The rear of the building does not meet requirements with the hydrants shown.

2. 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.

Action required: All fire lanes shall be able to support the weight of fire apparatus (75,000-pounds). The plans call for a portion of the lane to the south to be light asphalt.

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 .

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
