

PLANNING AND DEVELOPMENT

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

Date: Tuesday, May 02, 2017

To:

Applicant: SUMMIT EYE CENTER LLC

Email: ADAVIS@SUMMITEYEKC.COM

Fax #: (816) 246-2181

Property Owner: UNITY REALTY LLC

Email: swanson@unityonline.org

Fax #: (816) 607-0602

Engineer: OLSSON ASSOCIATES

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Fax #: (913) 381-1174

Other: NEWMARK GRUBB ZIMMER

Email: MVANBUSKIRK@NGZIMMER.COM

Fax #: (816) 421-6666

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2017078

Application Type: Commercial Final Development Plan

Application Name: SUMMIT VILLAGE PHASE I

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. Resubmit six (6) full size sets (no larger than 24"x36") folded to 8-½"x11", one (1) half size set (11"x17" or 12"x18"), and one (1) digital copy following the electronic plan submittal guides as stated above of the revised drawings to the Development Services Department. Revised plans will be reviewed within five (5) business days of the resubmittal.

Required Corrections:

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| Planning Review | Hector Soto Jr. (816) 969-1604 | Planning Division Manager Hector.Soto@cityofls.net | Corrections |
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1. SITE DATA TABLE. Provide a site data table on the site plan that includes the following information: zoning district; lot area; building square footage; floor area ratio; impervious lot coverage in sq. ft. and % of lot area; open area in sq. ft. and % of lot area; parking spaces required; parking spaces provided.
2. FLOODPLAIN. Revise Flood Certification Note #1 on Sheet C002 to cite the FIRM Panel information used to make the determination. Use the most current FEMA information from 2017.
3. PROPERTY BOUNDARY INFORMATION. Label the property line dimensions, bearings and radius information for the subject proposed Lot 1.
4. STREETS. Label the right-of-way widths, radii, centerlines and street grades for both NW Blue Pkwy and the proposed NW Rosemary Court.
5. SIDEWALKS.
 - Label the existing 5' sidewalk along the east side of NW Blue Pkwy.
 - Please clarify the notes regarding the sidewalk and NW Rosemary Court as "to be built by others". Both shall be constructed by the developer as part of the infrastructure requirements prior to plat approval and building permit issuance.
6. PARKING LOT.
 - A temporary asphalt curb shall be provided along the east boundary of the Phase 1A parking lot where it will be expanded in the future. Wheel stops are not allowed to line the parking lot border.
 - The labeled number of parking spaces in the bay immediately in front of the building shall be revised from 8 to 9.
 - For your reference regarding the future parking lot expansion, the dashed-in limits of the parking lot shown immediately north of the Phase 1A building does not meet the minimum 20' parking lot setback from the right-of-way.
7. DRIVE AISLE WIDTHS. The driveway entrance into Lot 1 and the internal parking lot drive aisles are shown as 24' wide from back-of-curb to back-of-curb. Aisles intended for two-way traffic shall have a minimum pavement width of 24' (28' back-of-curb to back-of-curb).
8. EASEMENTS. There are dashed lines seemingly connecting the U/E running parallel to NW Blue Pkwy to the building's SW corner. Is this supposed to indicate an easement? If so, please identify the lines as such and the easement type. The building encroaches onto the lines. Buildings cannot encroach into a public easement and will require the building be shifted or a portion of any public easement to be vacated under separate application.

9. TRASH ENCLOSURE.

- The trash enclosure configuration shown on the civil plans does not match the trash enclosure footprint shown on the Trash Enclosure Details sheet (Sheet A923) prepared by SR Architects that was included in the FDP submittal. The detail sheet from SR Architects shows a generator being located next to the trash enclosure. Please reconcile the drawings. If an exterior generator is being proposed, it shall have to be full housed with a similar structure as the trash dumpsters up to the height of any generator.
- Label the proposed colors for all trash enclosure materials.

10. ADA PARKING SPACES.

- Each parking space shall have an R7-8 sign (as referenced in the MUTCD) posted at the head of each space. The sign shall be mounted between 36" and 60" above grade, measured to the bottom of the sign.
- Provide a detail of the sign, including the mounting information.

11. LANDSCAPING.

- To meet minimum ordinance requirements, revise the height of the White Pines on Sheets L001 and L002 from 6'/7' to 8'.
- To meet minimum ordinance requirements, revise the caliper size of the Pacific Sunset Maple on Sheet L002 from 2" to 3".
- Note #3 on Sheets L001 and L002 state that all disturbed areas shall be restored with seed. Per ordinance, open areas not otherwise covered with landscape material (e.g. mulch, rock, etc.) shall be sodded, not seeded. Larger disturbed areas outside of Lot 1 can be seeded to restore vegetation, but Lot 1 shall be sodded in accordance with ordinance requirements where it is not otherwise landscaped.
- Complete the accompanying landscaping calculation worksheet to show how the proposed numbers of trees and shrubs on Lot 1 meets the minimum landscaping requirements.

12. LIGHTING.

- Show the location of any wall packs on the building elevations to the extent possible.
- Incorporate the use of any wall packs into the photometric plan light level calculations.
- Provide manufacturer specifications for any wall packs for compliance review against the standards of Article 7 of the UDO.

13. ROOF PENETRATIONS/EQUIPMENT.

- Please confirm that the intent is to still provide a well on the roof to house any mechanical equipment and roof penetrations so they are fully hidden from view.
- Any necessary roof penetrations on the pitched roof portion shall be shown on the elevations to the extent possible. Visible roof penetrations shall be placed in architectural appurtenances. Small vent pipes may be painted to blend in with the roof to disguise their appearance.

14. PLAN REVIEW/APPROVAL SCOPE. Please note that the review and approval process on the submittal is limited to the the Phase 1A improvements. The future 12,000 sq. ft. building addition, parking lot expansion, etc., outside of Phase 1A shall be reviewed and approved under future separate application.

15. PLATTING. No application has as of yet been submitted for the platting of the subject property. No final development plan approval or building permit shall be issued until such time as the property is platted and the required public infrastructure improvements related to the plat are completed.

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| Engineering Review | Sue Pyles (816) 969-1245 | Staff Engineer Sue.Pyles@cityofls.net | Corrections |
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3. Combine the three submitted plan sets (Summit Village 1st Plat Site Improvement Plans, Summit Village 1st Plat Site Grading, Site Disturbance & Detention Plans, and Summit Eye Center Site Development Plans) into one set of plans and include "Final Development Plans" in the title.
4. Submit final detention, drainage and sanitary studies.
5. Submit an Engineer's Estimate of Probably Construction Costs.
6. Label the wye to be cut in at the connection to the existing sanitary sewer.
7. Verify that the trees adjacent to the sanitary sewer at the southwest corner of the lot meet separation requirements.
8. Check and revise standard details, many are incorrect.
9. Curb Inlet 6-2 does not appear to be in a low point, check and revise as needed.
10. Check and revise the 950 contour at the private drive, it appears incorrect.
11. If the building will be sprinklered, include a fire line, with backflow vault and backflow preventer the plans.
12. Label the bioretention basins throughout the plan set and include and reference details.
13. Include detention basin design information in the plan set.

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| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | Corrections |
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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.

Action required: Provide a public hydrant on the south side of future right in/right out on Blue Parkway.

2. 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.

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| Traffic Review | Michael Park (816) 969-1820 | City Traffic Engineer Michael.Park@cityofls.net | Corrections |
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1. Street Plans - Lane widths should be 12' typical.
2. Street Plans - Include City Standard Details for TTC, Marking, and Signing. The markings should be revised to match type (e.g. longitudinal lines high build paint), width, size and locations per standard details. The signs should be

revised (e.g. street name signs) to match standard details and location of OM's should be revised to match standard detail locations.