

PLANNING AND DEVELOPMENT

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

Date: Wednesday, June 07, 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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Other: NEWMARK GRUBB ZIMMER

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Fax #: (816) 421-6666

From: Hector Soto Jr., Planning Division Manager

Re:

Application Number: PL2017078

Application Type: Commercial Final Development Plan

Application Name: SUMMIT EYE CENTER

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:

Planning Review	Hector Soto Jr. (816) 969-1238	Planning Division Manager Hector.Soto@cityofls.net	Corrections
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1. SITE DATA TABLE. Revise the table to reflect the elimination of Tract A as a separate parcel that will instead be absorbed into the adjacent lots.
2. TRASH ENCLOSURE. The trash enclosure configuration shown on the civil plans still does not match the trash dumpster and generator enclosure footprint shown on the Trash Enclosure Details sheet (Sheet A923) prepared by SR Architects that was included in the FDP submittal (see accompanying copy of Sheet A923). The detail sheet from SR Architects shows a structure with overall dimensions of 13'-4" deep x 43'-4" to house both a trash dumpster and a generator side by side. Please reconcile the drawings. If an exterior generator is being proposed, it shall be fully screened on all four sides similarly as the trash dumpster.
3. 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.
4. 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.

Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet C009: Revise "C014" to "C015" in the Bioretention labels.
2. Sheet C009: Label the wye to be cut in at the connection to the existing sanitary sewer.
3. Sheet C010: The Line 6 pipe size does not match between the Plan and Profile views. Revise as needed. Verify the Drainage Tables on Sheet C012 reflect the correct pipe size.
4. Sheet C010: The elevations at the right side of the Line 6 profile are cut off. Please revise.

5. Sheet C012: Update the 100-year drainage tables to reflect the correct drainage area for C.I. 6-2.
6. Sheet C013: Revise all paving related details so the subgrade design meets the UDO Article 12 requirements.
7. Include standard details for the proposed structures in the plan sets.
8. Sheet C102: Verify Items 7 & 11 in the Estimate of Quantities Table and revise if needed.
10. Sheet C103: Delineate Tract A from the public right-of-way.
11. Sheet C105: Revise all paving related details so the subgrade design meets the Design and Construction Manual Section 5200 requirements.
12. Sheet C107: Label the swale profiles.
13. Sheet C107: Show the swale cross-section locations in the Plan views.
14. Sheet C113: Revise the Concrete Pad elevation shown in Detail A.
15. Sheet C114: Include the street names on the Drainage Plan.
16. Sheet C115: Revise the drainage area for F.I. 8-2 in the drainage tables to match the drainage map and update the calculations to reflect the revision.
17. Sheet C115: Revise the rim elevation for F.I. 9-3 in the drainage tables to match the elevation shown in the storm storm sewer profile.
18. Sheet C116: Remove the Under Curb Drain detail, it isn't applicable to this project.
19. Sheet C113: Revise Detail A so that the plan and profile views are oriented the same direction.
20. Sheet C113: Rename the "Proposed Detention Basin Routing" table, as it does not show routing.
21. Sheet C113: The Top of Berm elevation shown in Detail A does not match the Top of berm elevation shown in the Line 7 Profile. Revise as needed.
22. Sheet C113: Include structural details for the Basin Outlet Structure to ensure it is constructed correctly.
23. If the Detention Basin will be used as a temporary sediment basin, include required information in the plans for that use.
24. Please note that As-Built drawings will be required for the detention Basin prior to Substantial Completion.
25. Check and revise the quantity for "Field Inlets, Std 4' x 4' Inside" on the Engineer's Estimate of Probable Construction Costs to match the plans.
26. Include quantities for the Detention Basin items on the Engineer's Estimate of Probable Construction Costs.

Fire Review

Jim Eden

Assistant Chief

Approved with Conditions

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 .

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.

Action required: The proposed hydrant near Building 1B shall be installed prior the construction of !B.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

Approved with Conditions

1. Suggest providing sidewalk on-site connecting the development to the surrounding future development and connecting to the public sidewalk network along Rosemary and Blue Pkwy. If not done at this time, sidewalk on-site providing these connections will be required for adjacent development.