

PLANNING AND DEVELOPMENT

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

Date: Wednesday, July 19, 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

Email: JFAIN@OLSSONASSOCAITES.COM

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 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	No Comments
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Engineering Review	Sue Pyles (816) 969-1245	Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Some of the rip rap is shown with hatching in the plans, and some is not. Please show the rip rap the same throughout the plan sets for consistency or explain.
2. Revise the quantities for the subgrade items on the Summit Village Corp Park estimate. They should be greater than the asphalt quantity because they extend beyond the c & g.
3. Please include subgrade items and an item for a 5x3 Curb Inlet (Structure 6-2) in the Summit Eye Center estimate.
4. Sheet C012: Please check the upstream rim elevation in the drainage tables and revise if needed.
5. It doesn't appear that the ES 5-1 drainage area of 1.20 ac has been included in Line 8 downstream calculations. Please check and revise as needed.
6. Please provide information correlating the proposed condition drainage areas shown in Exhibit 4 of the Summit Village 1st Plat Stormwater Drainage Report and the drainage areas included in the drainage plan included in the plans. This information can be provided in an email.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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 .
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 1B.

Traffic Review

Michael Park
(816) 969-1820

City Traffic Engineer
Michael.Park@cityofls.net

No Comments
