

DEVELOPMENT SERVICES

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

Date: Monday, August 19, 2019

To:

Applicant: TRI Architects

Email:

Fax #: <NO FAX NUMBER>

Engineer: RENAISSANCE INFRASTRUCTURE
CONSULTING INC

Email: ACCOUNTING@RIC-CONSULT.COM

Fax #: <NO FAX NUMBER>

From: Jennifer Thompson, Planner

Re:

Application Number: PL2019251

Application Type: Commercial Final Development Plan

Application Name: SUMMIT AT WEST PRYOR

Location:

Electronic Plans for Resubmittal

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 shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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 Development Services 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 and resubmit to the Development Services Department. Resubmit six (6) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", four (4) copies of the comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated above. Revised

plans will be reviewed within five (5) business days of the date received.

Required Corrections:

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections
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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: Indicate areas of heavy duty asphalt (capable of supporting 75,000 pounds).

3. 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: IExplain why are there three fire department connections (FDC's)shown on the building for only one riser?

4. 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.

Action required: Indicate how and where fire lanes will be marked.

5. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

SECTION D105

AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance

between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Action required: How will the intent of this section be met? Provide a turning radius diagram for a 44" aerial apparatus.

6. IFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Action required: Provide a water model indicating required fire flows will be met with proposed line sizes. The amended 2018 IFC only allows for a 50% reduction for sprinklered buildings.

8. Reference Landscaping Plan- Remove vegetation from in front of the FDC.

Planning Review	Jennifer Thompson (816) 969-1239	Planner Jennifer.Thompson@cityofls.net	Corrections
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1. Revise note #11 on the Title Sheet, the correct department to reference is Development Services.

2. Provide additional detail in the vicinity map on the Title Sheet.

3. Staff has concerns on the functionality of the proposed trash enclosures. It seems there could be a traffic conflict with the way they are proposed. It would seem a development of this size would have a loading dock area that would include a compactor, etc.

The Unified Development Ordinance requires trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.

Provide a narrative of how trash pick-up is intended to function for this site. Are two trash enclosures adequate?

Also, please provide a detail for the proposed trash enclosures.

4. To further evaluate the proposed parking proposal please provide an analysis for proposed parking utilizing/comparing to the Institute of Transportation Engineers, Parking Generation Manual 5th Edition, January 2019.

In addition, on Sheet C03, provide a parking data table summary listing/breaking down the number of units, the type of units, the total square footage of retail, etc. illustrating UDO requirements and the proposed parking proposal.

5. On Sheet C03 the heavy duty pavement marking is missing from the drive aisle along the west side of the building.

6. On Sheet C03 within the land use table include the proposed FAR and density for the development.

7. Provide an accessible sign detail. Please refer to Article 8 for specifications. The City requires the R7-8 sign type. This sign has a white background and green border.

8. Label the setbacks for the lot. Please refer to the Ordinance approving the preliminary development plan.

9. On Sheet A006 label the parking and drive aisle dimensions. Also label the proposed ADA spaces.

10. Clearly indicate the parking lot pole height on Sheet E001, to include and reference the height of the base.

Provide and update Sheet E001 to include any wall pak lighting. Also provide the manufacturer's specifications for the proposed lighting.

11. All proposed signs require a separate sign permit submittal and approval prior to the installation of any proposed signage.

12. The drive aisle widths have not been met. The minimum drive aisle width is 24' not to include any portion of the curb.

13. Revise the landscape plant schedule to reference a 3" caliper for all deciduous trees and 8' height for the evergreen trees.

14. The minimum island width with tree plantings shall be 10' in width. Please revise the islands accordingly.

15. Any trees located within an easement shall be revised to an ornamental variety.

Show the utility easements on the landscaping plan.

16. It appears the number of open yard shrubs is not reflected on the landscape sheet. The total required number of open yard shrubs is 65, however only 54 are shown.

17. Additional street trees and shrubs are required along the frontages adjacent to private drives. One tree per 30 feet of street frontage and one shrub per 20 feet of street frontage.

Open yard requirements cannot be counted toward this requirement.

18. Please provide color elevations.

19. Label the color of the downspouts.

20. The courtyard elevations require additional materials to break up the facades. The approved preliminary development plan indicated more material changes within these interior areas.

Engineering Review

Sue Pyles
(816) 969-1245

Senior Staff Engineer
Sue.Pyles@cityofls.net

Corrections

1. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
- Submit the SWPPP.
- Nothing has been constructed yet on the site, and the timing of all construction elements is still unknown. Items labeled "Existing" would be better off labeled "Proposed (By Others)" or similar.
- Revise the private road/access drive names to match the Final Development Plan that includes their construction.

That FDP names them Private Road A, B and C.

2. Sheet C01:

- Revise the Water Utilities address to 1200 SE Hamblen Road in the Utilities contact list.
- Include the author of the oil/gas well source.
- Revise General Note 14 to refer to the 2018 code.

3. Sheet C02: Why are some storm sewer called out as “Existing” but not all, and no other utilities are labeled that way? Perhaps adding a legend showing line weights/types or adding “Typ” to labels would be more consistent.

4. Sheet C03:

- Label the retaining wall west of the building.
- Revise the weight of the scaled back features, such as hatching and utilities, to make them readable. Make this revision throughout the plan set, as most lines other than what is proposed with this set of plans is barely readable at best.

5. Sheet C06:

- Grading Notes 9 & 10 are not applicable, please remove.
- All proposed contours must tie back into existing contours.

6. Sheets C07 & C08:

- Include Top and Bottom Wall elevations.
- All proposed contours must tie back into existing contours.

7. Sheet C09:

- There are grading details for Walls A & B, but those walls are not labeled elsewhere in the plans. Please revise.
- Please include a site-specific ADA accessible sidewalk ramp design for the ramp crossing the access drive to the north. See Design and Construction Manual Section 5300 and Table LS-5 for design requirements.

8. Sheet C11:

- Please remove references to Public Works from the Site Utility Notes.
- Site Utility Note 11 might have a time requirement typo.
- The fire hydrant installation is adjacent to the fire hydrant installation included in the Private Road Final Development Plan. Please coordinate.
- What are the domestic and fire lines connecting to? Nothing is shown. Please revise, and include method of connection information.
- Reference and include a 3” meter vault detail.

9. Sheet C12: Include connection information for the fire hydrant installation.

10. Sheet C13:

- Label drainage areas and include size.
- Label proposed structures and revise structure labels that include “XX” as the label.

11. Sheet C14:

- Add pipe crossings to the Profile view.
- The information provided for Structures A6 & N1 does not match the approved plans that will be constructing those storm sewers. Please revise to match.
- Revise the flowlines in the Profile views so that the incoming flowlines are shown on the upstream side of the flowline label and the outgoing flowlines are shown on the downstream side of the flowline label.
- Add the design HGL to the Profile views.

12. Sheets C15 & C16:

- The private sanitary service shall not connect directly into manholes. Please revise the connection accordingly.
- Note 3 refers to tees, but Plan & Profile views only show wyes. Please reconcile.
- Add pipe crossings to the Profile view.
- Include material type and lengths of the 4" service lines.

13. Sheets C17-C19:

- Revise the Erosion Control Notes to be for this project.
- Include the Disturbed Area acreage, currently "****" is shown.
- Silt fence is not shown on the Plan view, please add.
- Sediment trap is not used, please remove from chart.

Traffic Review	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	Corrections
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1. Add sidewalk extending to the east-west private drives with ramps for crossing private drives from store fronts. for pedestrian access between lots.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Corrections
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1. Provide sewer cleanouts within 10' of building drain/sewer connections (where piping leaves building) per 2018 IPC 708.1.3 or defer to building MEP.
2. Replace water meter pit detail with engineered meter vault detail for 3" water service.