

DEVELOPMENT SERVICES

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

Date: Monday, March 18, 2024

To:

Property Owner: NLV MANSION LLC

Email:

Other: Sunflower Development Group, LLC

Email: mmoberly@sunflowerkc.com

Other: Sunflower Development Group, LLC

Email: mark@sunflowerkc.com

Engineer/Surveyor: Olsson Engineering

Email: cholmquist@olsson.com

Applicant: NLV MANSION LLC

Email: mmoberly@sunflowerkc.com

From: Scott Ready, Project Manager

Re:

Application Number: PL2024031

Application Type: Commercial Final Development Plan

Application Name: Longview Mansion - Parking Lot Addition

Location: 1200 SW LONGVIEW PARK DR, LEES SUMMIT, MO 64081

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:

Required Corrections:

Planning Review	Shannon McGuire (816) 969-1237	Senior Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide details how ADA users will be directed to the ADA lot.
2. Please provide a short narrative justifying how the consolidation of the ADA stalls will provide substantially equivalent or greater accessibility in terms of distance from an accessible entrance or entrances, and improved user convenience.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Informational Comment: Waiver for stormwater detention is currently under review.
2. Grading plan shall be revised to account for the subgrade being extended a minimum of 1 foot beyond the back of curb. As shown, the subgrade for the pavement will extend into the infiltration trench, and what was 5.5 feet width for the infiltration trench will be only 4.5 feet width. Please revise, and ensure a maximum 3:1 slope is maintained.
3. KCMMB asphaltic concrete mix is now required on all projects as of Oct. 2023. Please provide notation on the typical section views of the pavement to provide KCMMB asphaltic concrete mix.
4. Standard duty asphaltic concrete is called-out. Will any trash trucks or emergency vehicles utilize the parking lot? If so, an additional 1 inch of base course asphaltic concrete is needed in accordance with the Unified Development Ordinance (UDO). Please revise if appropriate.
5. The infiltration trench is shown discharging near the USACE property line without any indication of off-site contours or grades. It appears there is a gentle swale that should be utilized. Please evaluate and relocate the discharge point where a swale already exists.
6. An 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.

Traffic Review	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
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Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Building Codes Review	Joe Frogge	Plans Examiner	No Comments
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