

**DEVELOPMENT SERVICES**

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

**Date:** Monday, April 07, 2025

**To:**

**Property Owner:** NLV COMMERCIAL LLC

**Email:**

**Applicant:** Stephen Saylor

**Email:** ssaylor@olsson.com

**From:** Scott Ready, Project Manager

**Re:**

**Application Number:** PL2025063

**Application Type:** Commercial Final Development Plan

**Application Name:** Union Tavern at New Longview

**Location:** 3361 SW FASCINATION DR, LEES SUMMIT, MO 64081

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**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.

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**Review Status:**

**Required Corrections:**

**Planning Review**

Claire Byers  
(816) 969-1242

Senior Planner  
Claire.Byers@cityofls.net

Corrections

1. If there will be a dumpster, provide trash enclosure details. "Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier. Each trash enclosure shall be protected through the installation of four-inch bollards along the rear wall of the trash enclosure."
2. Accessible spaces shall be located at the nearest point to the front building entry and/or accessible ramp. Show the expected accessible path into the main customer entrance of the building for new accessible parking spaces.
3. Include note on sheet C012: Every accessible parking space required by this section shall be identified by a sign, mounted on a pole or other structure, located between 36 inches (3 feet) and 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space. The sign shall be at least 12" by 18" in area and meet the requirements set forth in the Manual on Uniform Traffic Control Devices, as referenced in Section 29-381 of the Lee's Summit General Code of Ordinances.
4. Provide more information on lighting labeled 'P' placeholder on Photometric Plan. If still unidentified by time of FDP approval, will be added as condition of approval to be reviewed at time of final building inspections for code compliance.
5. C.33. Signs. Location, size, and type of material of all proposed monument or freestanding signs, if known.
6. C.31 Mechanical Screening. Is any ground-mounted mechanical equipment proposed? What is box labeled 'T' on Landscaping Plan? If so, provide spec sheets including height, and note that it shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.
7. D.2. Screening Materials. Location, size and materials to be used in all screening of rooftop mechanical equipment. Per UDO, all roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. Metal screening not permitted without Planning Commission modification approval.
8. Connect southernmost point of proposed sidewalk to existing sidewalk along existing parking lot.
9. Street frontage tree and shrub requirements are not 'N/A', please update chart. Current landscape plan satisfies requirements, but needs to be shown as part of table calculations.

<b>Engineering Review</b>	Susan Nelson, P.E. (816) 969-1229	Senior Staff Engineer Susan.Nelson@cityofls.net	Corrections
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1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
3. Please add a note stating: "All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."

4. Add a note stating: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."
5. Show, with documentation, all utility easements and right-of-way lines.
6. The existing water and sanitary lines shown do not agree with City mapping. There appears to be a water line about where the plans show an existing sanitary stub that does not appear on City mapping. Please reconcile.
7. Show the watermain connection locations and type, including valves and restraints. The fire line will be connected to the public water main utilizing a cut-in tee with two valves at the main and a valve provided at the BFPD. The BFPD must be located outside of the easement (LS 6901 I. Fire Lines). Grade the vault area to drain and provide a note indicating how the vault sump will drain.
8. Where is the plan to complete or remove the unfinished drive that terminates into grass in the area where the two watermain connections are proposed?
9. Inspect the existing sidewalks and curb ramps along the project site and include in this project the repair panels necessary to address concrete failures and any compromises to ADA compliance. Several areas were observed to require repair, including a spall at the bottom of an ADA ramp to the roadway.
10. The proposed landing before the proposed curb ramp to the roadway does not appear to provide an adequate level turning space, please verify that all sidewalks and ramps are ADA compliant and revise accordingly. Add a landing (turning space) along the sidewalk to negotiate the turn from the sidewalk to the proposed lift approach (Detail 1). Add a landing (turning space) along the sidewalk to negotiate the turn from the sidewalk to the building (Detail 2). Limit the slope and cross slope call-out within landings (turning spaces) to max. 1.5% per City Standard Detail.
11. Add any City Standard Details that apply to this project, to include but not limited to, curb and gutter, sidewalks and ramps, pipe bedding, BFPD (WAT-12), water meter (WAT-11), etc. Remove City Standard Details that are not being used in this project such as the sanitary precast manhole detail.
12. The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.
13. Show in the pavement sections and add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual. Note that the minimum surface course thickness for KCMMB asphalt is 2 inches and the Unified Development Ordinance Section 8.620 – Parking Lot Design will still govern for overall thickness requirements.
  - All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
  - All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications.
14. Add stormwater drainage information to the plans including the pipe/inlet calculations and pipe profiles. Add site/project specific ADS design information.

**Traffic Review**

Erin Ralovo  
(816) 969-1800

Senior Staff Engineer  
Erin.Ravolo@cityofls.net

No Comments

**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 2018 International Fire Code.
2. Provide clarification where the fire protection main enters the foundation and where the riser room is located. Placing the fire protection main under the entire diagonal length of the building is highly discouraged.

**NFPA 24 10.4.3.2 \***

Where approved, private fire service mains supplying systems within the building shall be permitted to extend more than 10 ft (3.0 m) under the building when all the requirements of 10.4.3.2.1, through 10.4.3.2.4 are met.

**3. NFPA 24 10.4.3.2.4**

A valve shall be installed before the piping enters under the building and within 24 in. (600 mm) of where the piping enters the building.

Provide a post indicator valve (PIV) on the fire protection main at the foundation.

4. 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.

Relocate the FDC as needed per Item #2.

**Building Codes Review**

Joe Frogge  
(816) 969-1241

Plans Examiner  
Joe.Frogge@cityofls.net

Corrections

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1. Water service piping from main to meter and 10' past meter must be 1" when serving a 1" meter.
2. Provide cleanouts near where sanitary sewer lines leave building. (multiple locations)