

**DEVELOPMENT SERVICES**

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

**Date:** Tuesday, December 05, 2023

**To:**

**Property Owner:** CITY OF LEE'S SUMMIT  
MISSOURI

Email:

**Applicant:** CMT ENGINEERING

Email:

**Review Contact:** Tyler Horn

Email: thorn@cmtengr.com

**Engineer/Surveyor:** CMT ENGINEERING

Email:

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2023269

**Application Type:** Commercial Final Development Plan

**Application Name:** LEE'S SUMMIT AIRPORT EASTSIDE DEVELOPMENT AND HANGAR 2

**Location:** 2740 NE HAGAN RD, LEES SUMMIT, MO 64064

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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:**

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 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:**

<b>Planning Review</b>	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. PARKING CALCULATIONS. The required standard and ADA parking space fields in the Site Data Table on Sheet C102 were left blank. Populate the fields with the required space calculations referenced in the comment response letter.

<b>Engineering Review</b>	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please see previous applicant letter. Separate plans for the public sanitary sewer and public water line were requested. No such plans were provided. Please provide separate plans for the sanitary sewer and public water main. Without the separation of plans, Water Utilities staff cannot conduct a review on the plans. Please be aware that previous general comments were only intended as a cursory review. No further review of the public water main or public sanitary sewer main was conducted.

2. The SWPPP shall be a separate standalone document. In addition, there appeared to be missing sheets within the SWPPP, with the words "insert attachment here". Please revise and submit a separate SWPPP as a standalone document.

3. Please refer to previous applicant letter. I am not seeing any grading details on the 12 inch PVC pipe connecting the flow control assembly to the outlet structure on the isometric view of Sheet C108. Although the "Structure Profile View" appears to show grading along the 12 inch PVC pipe on Sheet C108, the isometric view does not show any grading. Suggest referencing the "Structure Profile View" on the isometric view so there is no confusion in the field. Please revise as appropriate.

4. The available storage for the clogged condition is shown on Sheet C108, but is irrelevant. Please remove the clogged condition storage from this sheet.

5. Separate Engineer's Estimate of Probable Construction Costs are required for: 1) the Final Development Plan, 2) the water line plans, and 3) the sanitary sewer plans. It appears the estimate included all within one document. Please separate.

6. Hydraulic grade line is shown on the private stormwater profile views, but it does not appear the design storm was noted. Please note the design storm corresponding to the HGL shown on the profile view.

7. Recommend notes be provided where there are private sanitary sewer stubs or private domestic connections, referencing the separate public water main and separate public sanitary sewer plans. Please revise all sheets as appropriate.

8. For purposes of delineating the public versus private sanitary sewer and water, any sanitary sewer shown with a diameter of 8 inches and larger should be shown as a public line on the public sanitary sewer plans. Any water main greater than or equal to 10 inches should be part of the public water main plans. Again, both of these plans should be submitted separately since these are public infrastructure plans, and shall require an as-built Record Drawing after completion.

9. In regard to the separate water main plans, it is likely that a Design Criteria Modification Request (i.e., waiver) shall be required for the excess depth shown on the water main beneath the 30 inch transmission main. This waiver must be signed by Water Utilities and the City Engineer, and shall be submitted on forms provided by the City, along with documentaiton supporting the requested waiver, and exhibit(s) showing the location of the excessive depth.

10. It appears a private 8 inch fire line is being shown with an unlabeled reducer to the 10 inch public water main. This fire line should be installed with a tee into the public water main, and not a reducer as shown. The design of the "end of line" for the 10 inch public water main will therefore need to be modified. Once we have the separate plans for the public water main, Water Utilities will provide further guidance. For the private fire line serving the terminal building, however, this shall be shown as a private fire line with a tee connection to the public main.

11. In regard to the above comment related to the private fire line, a backflow vault appears warranted. This backflow vault and backflow preventer should be installed as close to the 10 inch water main as possible. Recommend this backflow vault to be installed on north side of the drive. A gate valve is required immediately prior to the backflow vault.

12. In regard to the excessive water main depth for the public water main, this issue will be discussed with Water Utilities following the submittal of separate plans for the public water main. As a general comment, however, why was the private storm line depth for the 36 inch storm line shallow as shown on Sheet C118? It appears this shallow depth of the 36 inch line presents a conflict to the installation of the water main. It would appear additional evaluation and/or revision should be performed on the storm system so conflicts are minimized, and therefore, water mains will be shallower. Please evaluate and revise the private stormwater lines as appropriate.

13. Please label all storm lines as "PRIVATE".

14. Provide the size of the domestic water meter on the utility plans.

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**Fire Review**

Jim Eden  
(816) 969-1303

Assistant Chief  
Jim.Eden@cityofls.net

Corrections

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2. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Knox key switches shall be provided on the gates.

11/20/2023- Provide Knox key switches the operators of the sliding gates. DO NOT place Knox boxes on the gates. Do provide a Knox box 6' AFF over the FDC.

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.

Show the location of the FDC.

11/20/2023- The distance to the hydrant exceeds 100' and is obstructed by the dumpster. Consider moving the hydrant to the south side of the lane near the entrance to the gate and move the FDC on the building closer to the riser.

<b>Traffic Review</b>	Erin Ralovo	Erin.Ravolo@cityofls.net	No Comments
<b>Building Codes Review</b>	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	No Comments