



January 10, 2025

Joe Frogge  
Commercial Plans Examiner  
Lee's Summit, MO l Development Services  
220 SE Green Street  
Lee's Summit, MO 64063  
816.969.1200 (Work)  
816.969.1201 (Fax)

Project Number: PL2024787  
Project Name: LXT- General Aviation Terminal  
Project Type: Commercial Final Development Plan  
Application Type: Commercial Final Development Plan  
Application Status: In Plan Review  
Date Entered: 11/08/2024  
Property Owners Full Name: CITY OF LEE'S SUMMIT  
Comments: Lee's Summit Municipal Airport new eastside terminal, 11.200 sqft

Project Address: 2720 Ne Hagan Rd, Lee's Summit, MO 64064  
Parcel Number: 52300011400000000  
Location / Legal Description: LEES SUMMIT AIRPORT LOTS 1-4---  
LOT 1 (EX PT DAF: BEG NW COR LOT 1 TH CURVE RT W/ R1446.72' L 312.8  
LF W/ R 1549.94' L 754.94' TH N 74 DEG 54 MIN 54 SEC E 100' TH CURVE TO  
RT R 1449.33' L 902.80' TH S 97.13' TH N 87 DEG 40 MIN 10 SEC W 2383.37'  
TH N 01 DEG 47MIN 56 SEC E 665.29' TO POB)  
Type of Work: New Commercial  
Regarding: FDP Submittal

Mr. Frogge,  
Please find below, attached or under separate cover answers to the FDP response comments.

## COMMENTS

**Engineering Review      Reviewed by: Gene Williams, P.E.      Corrections**

1. *A stormwater memorandum is required. It shall discuss the regional detention basin under construction, and whether the detention basin will be sufficient to manage stormwater detention for this site in accordance with Section 5600 detention requirements. Correction required.*
  - a. *Revised specifications to reflect this.*
2. *Parking lot shall provide sufficient detail to determine whether it meets ADA-accessibility standards. This includes slope callouts, elevation callouts, dimensions, etc. Correction required.*

- a. See comments regarding planning review comment
- 3. *If greater than 1 acre disturbed area, a SWPPP is required. Information comment.*
  - a. Added SWPPP to specifications.
- 4. *Direct connection of private sanitary sewer laterals cannot be made to the public manholes. A cut-in tee is required. Corrections required on all.*
  - a. Added cut in tee to the connections.
- 5. *Domestic water and fire line plans make no sense. You are showing a 2 inch fire line which is less than the minimum 4 inches (more if supported by your water model). You are showing a 6 inch domestic line which is excessive. Correction required.*
  - a. Updated water lines to match MEP sheets.
- 6. *I would like to see better contrast between existing and proposed, especially on the utility plan. Either make the existing features lighter in lineweight, or the proposed features bolder, or both. Correction required.*
  - a. Updated line types for the existing utilities.
- 7. *Water line plans do not appear to make sense. For instance, you are showing a 6 inch water main extension for domestic line which is excessive. Correction required.*
  - a. Updated water line sizes on drawings
- 8. *No further review of the water main plans were conducted due to significant discrepancies described above.*
  - a. Noted.
- 9. *Cost estimate for sitework required prior to formal approval. Informational comment.*
  - a. Revised cost estimate included.
- 10. *New frame and lid detail is required for all storm lids. Use the new standard detail STM-6 showing the stenciled design to be used for all public and private storm lids. Correction required.*
  - a. Included storm lid detail to sheets.

**Building Codes Review    Reviewed By: Joe Frogge**

- 1. *2" Sprinkler and 6" Domestic? Assuming this is just typos, relabel.*
  - a. Updated utility plans.
- 2. *Specify types of water pipe connections at main.*
  - a. Included labels for pipe connections.
- 3. *Specify water and sanitary piping materials.*
  - a. Updated callout for piping materials.
- 4. *Comment: Architectural/Structural/MEP plans provided are not part of this review.*
  - a. Noted.



**Planning Review****Reviewed by: Hector Soto Jr.****Corrections**

1. **FLOODPLAIN.** Add note to the plans stating the site's location relative to the 100-year floodplain. Cite the FIRM Panel number and date used to make determination.
  - a. Added note to CAP plan sheets
2. **OIL AND GAS WELLS.** Add a note on the plans as to the presence of any active, inactive or capped oil or gas wells on the subject property. Cite the source of the information used to make the determination. MoDNR maintains an online database of wells that may be used and referenced.
  - a. Added note to CAP plan sheets
3. **ACCESSIBLE PARKING SPACES/ACCESSABLE ROUTE.** 1) The Site Plan (Sheet C105) appears to show the bollard in which ADA signs will be posted located approximately 2' in from the end of the stall, which reduces the effective stall depth. 2) The site plan shows wheel stops at the head of the parking spaces. City ordinance does not allow the use of wheel stops except in the head of accessible parking space when they are adjacent to a pedestrian walkway with no raised curb. 3) Label the accessible route from the ADA parking spaces to the terminal entrance. Label the slope and cross-slope of said accessible route(s).
  - a. Revised bollard location to be located at the head of the ADA parking stalls, removed wheel stops and added slope and cross-slopes from ADA stalls to GA Terminal entrance.
4. **PARKING SPACE DIMENSIONS.** The double row of parking spaces are dimensioned on sheet C131 as a total depth of 36', which is 18' depth per stall. City ordinance requires 19' stall depth for all parking spaces, except that stall depth may be reduced by 2' (i.e. 17' stall depth) where the head of the spaces is/are adjacent to a minimum 6' wide sidewalk or open area. To illustrate, the easternmost row of parking that fronts into landscape area can reduced from 19' (as currently dimensioned) to 17'
  - a. Revised parking stall spacing to comply with City standards.
5. **MECHANICAL SCREENING.** Show/dash-in the location of all ground-mounted and roof-top (RTUs) mechanical units on the site plan and building elevations as is appropriate. Ground Units shall be fully screened from view from all directions either using evergreen landscaping or masonry walls of a height at least as tall as the units being screened. RTUs shall be fully screened from views using parapet walls of a height at least as tall as the units being screened. Please take into consideration any additional height from any curbs on which the RTUs will sit. Small vent pipes or other roof penetrations shall be painted to blend in with the buildings.
  - a. Refer to screening diagram on **G-011**. All rooftop mechanical equipment is within a fully screen wall.
6. **TRASH ENCLOSURE.** Is there any need for an outdoor trash enclosure to serve the terminal? If so, each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gated 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. Provide a trash enclosure if one will be employed on the site.



- a. Trash enclosure will be shared with Hangar 2 until the planned restaurant is developed south of the GA Terminal, where the restaurant and GA Terminal will share a trash enclosure.
- 7. *LANDSCAPE ISLANDS. The landscape plans show that trees will be planted in certain landscape islands/areas. All tree plantings areas shall be a minimum of 10' wide. With no tree planted within 4' from the edge of any landscape island/area curb border.*
  - a. Revised **L100** landscape plans to remove any trees that do not comply with City standards.
- 8. *AIRPORT NAME. Update the drawings to show the new airport name of Kansas City – Lee's Summit Regional on the building and other signage.*
  - a. Name has been revised throughout set. Title block title has been updated.

**Traffic Review**

**Reviewed by: Erin Ralovo**

**No Comments**

- 1. No Comments

**Fire Review**

**Reviewed by: Jim Eden**

**Approved with Conditions**

- 1. *IFC 903.3.7 – Fire department connections. The location of the fire department connections shall be approved by the fire code official. Connections shall be 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by code official. Show the location of the FDC on the building.*
  - a. Refer to revised sheet **FP100 & C119**: Revise - FDC was updated to 4" storz type per Fire department comment and shown on updated **FP100** sheet.

## **DRAWINGS**

### **ALL SHEETS**

- 1. **REVISE** Project Name to "Kansas City – Lee's Summit Regional" (Not all sheets reissued)

### **COVER SHEET**

- 1. **REISSUED** for name change

### **G005 - CAP NOTES**

- 1. **ADD** note of site location relative to the 100 – year floodplain.
- 2. **ADD** note to plans locating the presence of any active, inactive, or capped oil or gas wells on the subject property.

### **G-007 CODE INFORMATION AND PLANTS**

- 1. **ADD** Knox Box Location for both one above FDC and near Elevator.

### **G-011 MECHANICAL EQUIP. SCREENING DIAGRAM**

- 1. **NEW** Sheet
- 2. **ADD** Equipment screen diagrams.



#### **C110 – GRADING PLAN DETAILS**

1. **ADD** grading exhibit to confirm ADA accessibility standards for the parking lot in the area surrounding the handicap spots.

#### **C118 - SANITARY SEWER DETAILS**

1. **ADD** frame and lid detail for all storm lids using new standard detail STM-6.

#### **C119 - UTILITY PLAN**

1. **ADD** cut – in tee for connection of private sanitary sewer laterals into public manholes.
2. **REVISE** fire line types to reflect a minimum of a four-inch fire line instead of a two inch and reduce the six inch fire line.
3. **REVISE** existing line types for more contrast with the proposed.
4. **ADD** the location of the FDC on the building.
5. **ADD** a four inch Storz type fitting connection within 100 feet of a fire hydrant.

#### **C121 – UTILITY PROFILE 1 OF 3**

1. **REVISE** pipe sizes to conform with utility modifications.

#### **C131 - MARKING AND SIGNAGE**

1. **REVISE** parking spots to comply with city minimum stall depth of 19 feet except for those spots which are adjacent to a minimum of six foot sidewalk or open area, which can be reduced by two feet for a stall depth of 17 feet.
2. **REVISE** the ADA sign bollard location to increase the size of the stall to increase the stall depth to comply with city standards.
3. **DELETE** wheel stops.
4. **REVISE** to include the accessible route from ADA parking spots to terminal entrance.

#### **L100 LANDSCAPE PLAN**

1. **REVISE** Trees have been moved from sub 10' parking lot landscape islands to larger islands.
2. **DELETE** Two trees have been removed

#### **A-100 SITE PLAN**

1. **REVISE** Building Name to “Kansas City – Lee’s Summit Regional”

#### **A-201 - EXTERIOR ELEVATIONS**

1. **REVISE** on elevation 3-WEST ELEVATION building name to “Kansas City – Lee’s Summit Regional”
2. **REVISE** on elevation 4-EAST ELEVATION building name to “Kansas City – Lee’s Summit Regional”

#### **A-623 - EXTERIOR SIGNAGE**

1. **REVISE** on enlarged plan 1- ENLARGED PLAN - MONUMENT SIGN adjust the size and dimensions.
2. **REVISE** on detail 4-FRONT ELEVATION - MONUMENT SIGN the building name to “Kansas City – Lee’s Summit Regional”.
3. **REVISE** on detail 5-ENLARGED ELEVATION, AIRSIDE SIGNAGE the building name to “Kansas City – Lee’s Summit Regional”.



#### **A-700 DOOR SCHEDULE & LEGEND**

1. **ADD** Hardware Set 15.
2. **REVISE** 105.1 to hardware set 15
3. **DELETE** from hardware set 05 door 105.1

#### **A-704 FINISH SCHEDULES**

1. **ADDED** Note to Finish Schedule

#### **ME003 SITE PHOTOMETRIC PLAN AND ELEVATIONS**

1. **ADD** Referenced on elevation detail of parking lot lighting to refer to sheet ME004 for all pole/bollard foundation details.

#### **ME004 SITE ELECTRICAL DETAILS**

1. **ADD** New Sheet
2. **ADD** Site Electrical Details
3. **ADD** Pole foundation details for parking lot lighting and bollards.

#### **FP100 FIRE PROTECTION PLANS:**

1. **ADD** Incorporated into fire protection service entrance detail showing 4" Storz type FDC location.
2. **REVISE** Revised Fire Protection Plan Level 1 service entrance layout/distribution to show location of 4" storz type FDC.

#### **E-100 LIGHTING PLANS**

1. **REVISED** In restroom 133 revised one B fixture to BE type for emergency battery pack.

#### **E-300 ELECTRICAL RISERS AND DIAGRAMS**

1. **ADD** Included Grounding Electrode Conductor size table for main service entrance.
2. **ADD** Included service entrance manual transfer switch schedule.

#### **E-510 ELECTRICAL SCHEDULES**

1. **REVISE** main distribution panel schedule, revised mains to be 1000-amps, main lug only.

**Cost Estimate Attached.**

Thank you



Jason Barker AIA LEED® AP BD+C