

DEVELOPMENT SERVICES

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

Date: Tuesday, January 21, 2025

To:

Applicant: Wellner Architects, Inc.

Email: jwellner@wellner.com

Engineer/Surveyor: Phill Nguyen

Email: pnguyen@cmtengr.com

Property Owner: CITY OF LEES SUMMIT

Email:

From: Grant White, Project Manager

Re:

Application Number: PL2024287

Application Type: Commercial Final Development Plan

Application Name: LXT - General Aviation Terminal

Location: 2720 NE HAGAN RD, LEES SUMMIT, MO 64064

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	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. ACCESSIBLE PARKING SPACES/ACCESSIBLE ROUTE. 1) The site plan (Sheet C105) appears to show the bollard in which the ADA signs will be posted located approximately 2' in from the head of the stall, which reduces the effective stall depth so as not to comply with City's minimum 19' stall depth. 2) The site plan show wheel stops at the head of the parking spaces. City ordinance does not allow the use of wheel stops, except at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb.

The two previously made comments have been addressed on some plan sheets, but not others. Revise Sheets C105, C129 and L100 accordingly.

2. PARKING SPACE DIMENSIONS. The double-row of parking spaces are dimensioned on sheet C131 as having a total depth of 36', which is 18' depth per stall. City ordinance requires a minimum 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 space(s) is/are adjacent to a minimum 6'-wide sidewalk or open area. To illustrate, the easternmost row of parking that fronts onto the landscape area can be reduced from 19' (as currently dimensioned) to 17'.

The previously made comment above has been addressed on some plan sheets, but not others. Revise Sheets C105, C129 and L100 accordingly.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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2. Refer to comment #1 in previous applicant letter. We are still missing the stormwater memorandum. Correction required.

3. Refer to comment #3 in previous applicant letter. A SWPPP was not submitted. Correction required.

4. Refer to comment #4 in previous applicant letter. You are still showing the 4 inch private sanitary sewer lateral connecting directly to manhole MH-6. A wye connection is required, and shall be shown a minimum of 4.0 feet from the outside of the manhole to the beginning portion of the wye. Correction required.

5. Refer to comment #5 in the previous applicant letter. Sheet C119 does not make sense. You are showing two undefined water lines with no legend or label showing what each line represents including material and sizing, and you are showing a label for a 2 inch meter which points to nothing. You are showing the two undefined lines beneath a monument sign, which is not good practice. Correction required.

6. FS-1 and WL-1 shall be explicitly defined on Sheet C119 by legend or other appropriate method. Correction required.

7. You are showing an extension of the 8 inch water main to the west, and relocation of the fire hydrant. Wouldn't it be easier to connect the domestic and fire line to this 8 inch line rather than the 12 inch line to the east? It is quite a bit less distance. You will need to confirm the sizing is adequate for fire flow. Corrections required.

8. You will need to install a backflow vault with backflow device on the fire line if the water main is greater than 50 feet from the building. Correction required.

9. You will need to show how the backflow vault drains at the sump, either by daylighting or connection to storm structure, or installation of sump pump.

10. Missing the materials used for domestic line and fire line. Correction required.

11. Wouldn't it be easier to install the water meter to the 8 inch line, similar to the fire line? Correction required.

12. Missing the sizing of the fire line and domestic line. Correction required.

13. Cost estimate shall be signed and sealed by a design professional registered in the State of Missouri. Correction required.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions

4. Architectural/structural/MEP plans provided are not part of this review.
1/15/2025 - Acknowledged in letter.