



February 17, 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

Planning Review

Reviewed by: Hector Soto Jr.

Corrections

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.

- a. Parking wheel stops have been removed and ADA sign posts locations have been adjusted to not impact the length of the stall on the site plan and ADA stall details. Sheets C131 and C134 show the updates, and the updates have been carried through other sheets also.
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.

- a. Parking space lengths have been adjusted to 19' to meet City standards except where allowed adjacent to a curb. The marking plan C131 and details C134 have been revised with these adjustments.

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

2. *Refer to comment #1 in previous applicant letter. We are still missing the stormwater memorandum.*
 - a. Stormwater memorandum has been included in accordance with Section 5600 detention requirements.
3. *Refer to comment #3 in previous applicant letter. A SWPPP was not submitted.*
 - a. SWPPP requirements have been included in the specifications.
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.*
 - a. Wye connection has been added for the sanitary sewer.
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.*
 - a. Per comment 7, domestic and fire lines have now been run from the 8" hydrant line and no longer run under the monument sign.
6. *FS-1 and WL-1 shall be explicitly defined on Sheet C119 by legend or other appropriate method.*
 - a. Lines are clearly labeled on Sheet C 119.
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.

- a. Domestic and fire lines have now been run from the 8" hydrant line and no longer run under the monument sign.
- 8. *You will need to install a backflow vault with backflow device on the fire line if the water main is greater than 50feet from the building.*
 - a. A note has been added to C 119 referring to the building plans for the backflow vault.
- 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.*
 - a. A note has been added to C 119 referring to the building plans for the backflow vault drain.
- 10. *Missing the materials used for domestic line and fire line.*
 - a. Water line materials are noted on the utility profile sheets.
- 11. *Wouldn't it be easier to install the water meter to the 8 inch line, similar to the fire line?*
 - a. Water meter has been relocated with the previously noted adjustments to the domestic water line.
- 12. *Missing the sizing of the fire line and domestic line.*
 - a. Line sizes are provided on the utility profile sheets.
- 13. *Cost estimate shall be signed and sealed by a design professional registered in the State of Missouri.*
 - a. Design professional seal and signature added to the cost estimate.

Traffic Review

Reviewed by: Erin Ralovo

No Comments

- 1. No Comments

Building Codes Review Reviewed By: Joe Frogge

- 1. *Architectural/Structural/MEP plans provided are not part of this review. 1/15/2025 - Acknowledged in letter.*
 - a. Noted.

DRAWINGS

STORMWATER MEMORANDUM

- 1. **ADD** memorandum.

COST ESTIMATE

- 2. **REVISE** stamped and signed



STORMWATER POLLUTION PREVENTION PLANS

1. **ADD** Attach SWPPP.

C105 – SITE PLAN

1. **REVISE** ADA parking stalls to remove wheel stops.

C119 - UTILITY PLAN

1. **ADD** cut – in tee for connection of private sanitary sewer laterals into public manholes.
2. **REVISE** fire and domestic water lines to tie into relocated hydrant.
3. **REVISE** water line labels to include sizing and material types.

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.

C134 - MARKING AND SIGNAGE DETAIL 3 OF 3

1. **REVISE** Details for ADA Parking spaces.

Thank you



Jason Barker AIA LEED® AP BD+C