
DEVELOPMENT SERVICES

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

Date: Wednesday, February 26, 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	No Comments
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Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. SWPPP was not signed or sealed by a design professional registered in the State of Missouri. Correction required.
2. Stormwater report was not signed or sealed by a design professional registered in the State of Missouri. Correction required.
3. Sheet C119: See previous comment letter concerning the fire line. You are showing a gas line entering the building with a note calling out an interior backflow device for the fire line. However, this makes no sense. It appears the gas line was misinterpreted as a fire line. Correction required.
4. A profile view of the extended 8 inch water main was missing. Correction required.
5. A profile view of the fire line was missing. Correction required.
6. See previous comments related to fire line sizing and materials. These features shall be shown on the plan. Correction required,
7. See previous comments related to domestic water line. A complete notation of materials and pipe size shall be shown on the plans, including the copper line from the main to the meter, and a minimum of ten (10) feet beyond the meter. All of this shall be copper. The remainder may be other materials as allowed by building code. Correction required

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Architectural/structural/MEP plans provided are not part of this review.
1/15/2025 - Acknowledged in letter.