

DEVELOPMENT SERVICES

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

Date: Friday, April 25, 2025

To:

Property Owner: CITY OF LEES SUMMIT

Email:

Applicant: Wellner Architects, Inc.

Email: jwellner@wellner.com

Engineer/Surveyor: CMT

Email: pnguyen@cmtengr.com

City Staff: Mike Anderson

Email: Mike.anderson@cityofls.net

From: Grant White, Project Manager

Re:

Application Number: PL2025080

Application Type: Commercial Final Development Plan

Application Name: TM Aviation Hanger at LXT

Location: 400 NE LEINWEBER 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. LEGAL DESCRIPTION. Add the property's legal description to the plan set cover sheet. The project site is located on the property legally described as Lee's Summit Airport, Lot 1.
2. PROJECT DATA TABLE. For ease of reference, please add Land Use Schedule information from pages 7 and 8 of the Final Development Report onto Sheet C-105 that already has a table that lists parking information.
3. PARKING LOT MARKING PLAN. Correct the scale on Sheet C-134. The scale should be 1"=10'. Please ensure that the listed scale on each plan sheet is correct.
4. ACCESSIBLE ROUTE. Label the accessible route from the ADA parking space into the building. Label all slopes and cross-slopes of said accessible route.
5. TRASH ENCLOSURE. No trash dumpster location is shown on the plans. Please confirm that no outside trash dumpster/bin is needed to serve the building. If an outdoor trash dumpster/bin is needed to serve the building, then it shall be fully screened from view in accordance with City ordinance. The dumpster screening requirement is as follows: Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate 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.
6. FAA FORM 7460. A Form 7460 shall be completed and submitted to the FAA, and comments received back prior to the issuance of any building permit.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The 10 inch public water main extension shall be submitted as a standalone plan. Submit a standalone plan for the public 10 inch water main extension.
2. The proposed public 8 inch sanitary sewer extension should be included within the aforementioned public water line extension plan.
3. Due to the short length of the public water main extension and the public sanitary sewer extension, an MDNR construction permit shall not be required.
4. Sheet C-115: a. A backflow vault and backflow assembly shall be required immediately after the gate valve on the 6 inch fire line. b. Sanitary sewer wye connection to the public sanitary sewer extension shall be a minimum of 4 feet from the manhole as measured from the first part of the wye, to the outside of the manhole. c. Show by dimensions or other means the minimum distance of the wye as described in item (b) above.

5. Sheet C-116: a. Profile views for the public extension of sanitary sewer shall be shown on the standalone plans described in the above comments. b. Minimum fall across manholes shall be shown in accordance with the Design and Construction Manual. In general, skewed angles shall incorporate a minimum 0.5 feet of fall, and less skewed angles shall be a minimum of 0.2 feet. c. Existing manhole shall be labeled with City manhole number (i.e., 14-159). d. note specifying connection to existing manhole shall include specification of "core drilling" to make this connection. e. Manhole top elevations shall be called-out. f. It appears manhole 1 is a shallow manhole, and shall be called-out as such and standard detail provided. g. There is a question about future connectivity of the shallow manhole described above, and the ability to serve future development. It may be better to install a deeper manhole at the location of manhole 1. h. All pipes shall include the SDR number for PVC pipe (26 is typical), and the length and slope of each.

6. Sheet C-117: a. Sanitary sewer lid shall include the phrase "City of Lee's Summit" in 1.5 inch lettering. b. Sanitary sewer lid shall include the word "SEWER" in 3 inch lettering (all caps).

7. Sheet C-118: a. Backflow vault shall include a method to drain the sump, either by small diameter pipe to daylight, small diameter pipe to storm structure, or automatic sump pump. b. Show on the plan view where and how the backflow vault will be drained.

8. Sheet C-119: a. Public water line extension shown in the profile view shall be contained within a standalone plan set. b. Water line is too shallow. Minimum depth is 3.5 feet from the top of the water main to the proposed grade.

9. Sheet C-120: a. Private sprinkler line is shown too shallow. Minimum cover is 3.5 feet.

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Corrections

2. IFC 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Provide turning movements for a 44 foot aerial using the proposed entrance. The entrance to the public lot may need to be enlarged.

3. 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.

The FDC shall be accessible from the front of the building on the unfenced side.

Building Codes Review	Joe Frogge (816) 969-1241	Plans Examiner Joe.Frogge@cityofls.net	Approved with Conditions
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1. Structural, Architectural, and MEP designs are not part of this review.
Comment is informational.

