



May 5, 2025

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Application Number:	PL2025080
Application Type:	Commercial Final Development Plan
Application Name:	TM Aviation Hanger at LXT
Application Status:	In Plan Review
Location:	400 NE Leinweber Rd, Lees Summit, MO 64064
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. **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.
 - a. **Legal description added to A-000.**
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.
 - a. **Land Use Schedule Information has been added to Sheet C-105.**
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.
 - a. **The scale on sheet C-134 has been corrected.**

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.*
 - a. ADA accessible routes, slopes, and cross slopes have been labeled on Sheet C-134.
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.*
 - a. No trash enclosure is required. The tenant will use residential trash carts that will be stored inside the building.
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.*
 - a. Final determination from the FAA is included as an upload to this response.

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

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.*
 - a. The 10 inch public water main extension has been submitted as a standalone plan.
2. *The proposed public 8 inch sanitary sewer extension should be included within the aforementioned public water line extension plan.*
 - a. The 8 inch public water main extension has been included in aforementioned 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.*
 - a. Noted
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.*
 - a. The domestic and fire backflow preventors are inside the building. Location has been noted on the updated C-115 drawing. The sanitary sewer line has been adjusted and dimensions added on the drawings.
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.

- a. Sanitary sewer profile added with fall. Existing manhole numbered have been added. Note about core drilling added. Manhole top elevation and detail called out. A deeper manhole is called out. Piping has the SDR number, length and slope added.
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).
- a. Note added to the manhole detail with sewer lid lettering.
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.
- a. Back flow vault drain not needed with backflow preventor within building, see comment 4 answer above.
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.
- a. Public waterline depth adjusted, and profile added to standalone plan set.
9. Sheet C-120: a. Private sprinkler line is shown too shallow. Minimum cover is 3.5 feet.
- a. Private sprinkler line depth has been adjusted.

Fire Review

Reviewed by: Jim Eden

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.
- a. All access roads meet the width and vertical clearance requirements. Turning movements for a 44ft aerial has been provided. The current entrance does not need to be enlarged. The work for the drive entrance has been removed from this project



and moved to a different project. When updates to that project are complete, they will be sent in as changes to approved plans.

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.

- a. A notes has been added to C-115 showing the revised location of the 4" Storz FDC.

ATTACHED DOCUMENT

FAA Form 7460 final determination

1. **ADD** the final determination letter to submittal.

FIRETRUCK EXHIBIT

1. **ADD** FIRETRUCK ENTRANCE AND EXIT TO TMA HANGAR PARKING LOT sheet

G-000 – COVER

1. **ADD** Legal description to cover sheet.

C105 – SITE PLAN

1. **REVISE** the Land Use Schedule Information has been added to the sheet.

C113 – GRADING PLAN

1. **ADD** notes for slopes of accessible route.

C115 – UTILITY PLAN

1. **ADD** note for the location of the backflow preventer inside the building.
2. **REVISE** the sanitary sewer line has been adjusted and dimensions added on the drawings.

C116 – SANITARY SEWER PROFILE

1. **REVISE** the sanitary sewer profile.
2. **ADD** existing manhole numbers.
3. **ADD** note about core drilling.
4. **ADD** manhole top elevation and detail called out.
5. **REVISE** for a deeper manhole.
6. **ADD** note for piping SDR number, length and slope.

C117 – SANITARY SEWER DETAILS

1. **ADD** note to the manhole detail with sewer lid lettering.



C119 – WATERLINE PROFILE SHEET 1 OF 2

1. **REVISE** the public waterline depth, and profile added to standalone plan set.

C120 – WATERLINE PROFILE SHEET 1 OF 2

1. **REVISE** the private sprinkler line depth.

C134 – PARKING LOT MARKING PLAN

1. **REVISE** the scale of the sheet.
2. **ADD** notes for slopes of accessible route.

Thank you

A handwritten signature in blue ink, appearing to be 'J. Barker', written in a cursive style.

Jason Barker AIA LEED® AP BD+C