

DEVELOPMENT SERVICES

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

Date: Tuesday, May 13, 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:

- The FDP application fee is due prior to final approval.

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	No Comments
Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections

1. Sheet C115: a. it appears a private fire hydrant is being proposed to the northeast of the new building. Revise the water line plans to include the new public fire hydrant, and eliminate the 90 degree bend and connect directly to the straight-run of the 10 inch public main. The result will be a straight-run of the new fire hydrant without a 90 degree bend. b. A note is shown stating "proposed backflow vault and backflow assembly" near the location of the 6" by 10" tee. However, the leader line points to nothing. Typically, a backflow vault is represented as a rectangle, and is shown just after the gate valve. c. all water meters include an internal valve. Thus, a separate gate valve is not desired at the connection point. Remove gate valves at water meter connection locations. d. fire line backflow notes conflict with notes on the building which specify the backflow for the fire line shall be within the building. However, external backflow vault and backflow assembly is required for buildings greater than 50 feet from the main. This is to eliminate stagnate water within the main contaminating public water mains. Remove the note about the internal backflow for the fire line. e. domestic line is acceptable to have the backflow within the building (informational comment). f. where is the backflow for the irrigation meter? g. future restaurant suggests the public water main should be extended further to the west to facilitate future connection of domestic line and fire line. Even though these plans represent the private portion of the utilities, the proposed public lines should be included showing the western extension. See public water and sanitary sewer plan comments for additional clarification. h. recommend a phone call to discuss. It appears there is considerable confusion on what is needed in terms of water main extension, and other items related to the water infrastructure. i. method to drain backflow vault was not shown. Show how the backflow vault will be drained by either daylighting, connection with small diameter pipe to storm structure, or electric sump pump.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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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 accesible from the front of the building on the unfenced side.

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

1. Structural, Architectural, and MEP designs are not part of this review.
Comment is informational.