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January 25, 2021

ATTN: Shannon McGuire, Planner
Development Services
220 SE Green Street
Lee's Summit, MO 64063

Re: Applicant No. PL2020380
Whataburger
1450 NE Douglas St.
Lee's Summit, MO 64086

Dear Shannon,

I am writing in response to your comments for the above referenced project dated 01/12/2021. The documents are corrected, completed and/or clarified to comply with your comments as follows:

Planning Review Comments:

Item 1: Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.

Response: Trash enclosure apron has been revised to 30'. The drive apron detail on sheet C-9 has been revised.

Item 2: Please show the location of all oil and/or gas wells within the subject property. If none are present, please add a note stating such and cite the source of your information.

Response: General note stating that there are no oil or gas wells on the property has been added to sheet C-3.

Item 3: Please provide the manufacturer's specification sheets for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.

Response: Please see attached specification sheets.

Item 4: Is any ground mounted mechanical equipment being proposed? If so please show the location, size, and type of material to be used in all screening.

Response: No, all mechanical equipment shall be installed on the roof of the building.

Item 5: Please provide the manufacturer's specification sheets for proposed mechanical equipment to be used (roof top and/or ground).

Response: Please see attached specification sheets.

Item 6: On the elevation sheets (A2.1 & A2.2) please show a dashed line indicating the roof line and rooftop mechanical equipment.

Response: Please see updated A2.1 and A2.2

Item 7: In the Site Data table please show the total floor area and the Floor Area Ratio (FAR).

Response: Floor Area Ratio has been added to the site data table on sheet C-4.

Item 8: Parking lots shall be set back a minimum 6 feet from the side or rear property line when not part of shared parking and/or cross access. Please label the parking lot setback from the south and west property lines.

Response: 6' parking setbacks have been added to the south and west property line on sheet C-4.

Item 9: All vehicle parking lot areas and access drives in all zoning districts shall have a boundary of straight-back curbing (CG-1). Detail C and F on sheet C-9 do not depict the correct CG-1 curbing type. Please update the plan sheets to meet this requirement.

Response: Detail F on sheet C-9 has been revised to be straight-back curb (C-1). Detail C on sheet C-9 has been revised to reference C-1.

Item 10: Temporary asphalt curbs may be used in areas to be expanded (along the west property line) only as shown and approved on the development plan.

Response: Temporary asphalt curb has been added to sheet C-4. Detail has been added to sheet C-9.

Item 11: All signs must comply with the sign requirements as outlined in the sign section of the UDO and shall be reviewed under a separate application.

Response: The signs will be submitted under a separate application.

Item 12: As proposed you do not meet the minimum requirement for parking stalls. If you are requesting approval of an Alternate Parking Plan, please submit a parking demand study or other data that establishes the number of spaces required for the specific use. The study or data may reflect parking for the same use existing at a similar location or for similar uses at other locations. Published studies may be utilized to support alternative parking requests. Please be aware that requests for a reduction of ADA parking stalls that do not meet the minimum ADA standards will not be approved.

Response: A letter from Whataburger has been provided to prove parking needed at the facility based on previous builds.

Item 13: The proposed 7' minimum to the bottom of the ADA parking sign seems high. Staff typically see a minimum height of 5'. Is the proposed 7' correct?

Response: Detail has been revised to 5'.

Item 14: I have concerns that the proposed location of the southernmost ADA parking sign will reduce the accessible route to below the minimum ADA standard. Please check this and update if needed.

Response: The accessible route is still greater than 36" at this location.

Item 15: Metal may be used only in an incidental role i.e., trim, architectural features, standing seam metal roofing. Please provide the total percentage of metal panel being proposed for each façade.

Response: Please see attached diagram.

Item 16: The elevations on sheets A2.1 & A2.2 seem to be labeled with the wrong direction. Please check this and update as needed.

Response: Please see updated elevation sheets.

Engineering Review Comments:

Item 1: Please submit the following:
• Engineer's Estimate of Probable Construction Costs.

•SWPPP and a copy of the MDNR Land Disturbance Permit.

Response: **A copy of the SWPPP and MDNR Land Disturbance Permit will be provided once received.**
The estimated construction cost of this store is approximately \$1,850,000.

Item 2: *Substantial Completion Impacts:* The existing public sanitary sewer must be extended to the west property line. Substantial completion of this extension is required prior to substantial completion being given to this FDP. A separate set of engineering plans is required for this extension.

Response: **As discussed with the city Utility extensions are being done by the developer.**

Item 3: *Substantial Completion Impacts:* Please note that substantial completion of the associated right-turn lane on Douglas is required prior to substantial completion being given to this FDP.

Response: **Noted.**

Item 4: *General:* The existing private water line must be extended to the west property line as a part of this project. Please add this to the plans accordingly.

Response: **As discussed with the city Utility extensions are being done by the developer.**

Item 5: *General:* Show location of all oil/gas wells, or indicate none are present, and cite the source.

Response: **General note stating that there are no oil or gas wells on the property has been added to sheet C-3.**

Item 6: *General:* Please add a note stating: "The contractor shall notify the City of Lee's Summit Development Engineering Inspection at (816) 969-1200 at least 48 hours prior to the commencement of any construction."

Response: **Note has been added to sheet C-1.**

Item 7: *General:* Please add a note stating that "...all construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."

Response: **Note has been added to sheet C-1.**

Item 8: *General:* Please revise plans to indicate Lee's Summit standard details and design requirements are to be used, rather than MoDOT.

Response: **References to MoDOT details on sheets C-4 and C-6 have been revised to Lee's Summit standard details. These details can be found on sheets C-11 and C-13.1.**

Item 9: *Site Comments:* Trash enclosures are required to have a minimum of 30' concrete pavement. Please revise.

Response: **Trash enclosure apron has been revised to 30'.**

Item 10: *Site Comments:* Please include curb & gutter across all future drives to the adjacent lot. A temporary asphalt curb may be used in this case. If this option is used, please add a construction detail for the temporary curb.

Response: **Temporary asphalt curb has been added to sheet C-4. Detail has been added to sheet C-9.**

Item 11: *Site Comments:* Please show the ADA-accessible route on the plans.

Response: **ADA accessible route has been added to sheet C-4.**

Item 12: *Site Comments:* All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.

Response: **These ramps have been revised to have different keyed notes on sheet C-4. Details are on sheet C-11.**

Item 13: *Site Comments:* Please note that 2.00% cross slope and 8.33% running slope shown are the maximum slopes allowed by ADA, and do not include a construction tolerance. Slopes that exceed the maximum in the field will not be accepted. This is an informational comment.

Response: **Noted.**

Item 14: *Utilities:* Please include connection information for both sanitary and water proposed lines to existing lines. Please note that a sanitary sewer service line must connect to the existing sanitary main with a cut-in wye and not by direct connection to the MH.

Response: **As shown on sheet C-7, the sanitary sewer ties into an existing 6" stub and the water ties in per City of Lee's Summit standard drawing WAT-11.**

Item 15: *Utilities:* Please verify if there is an existing sanitary stub provided within this lot boundary. Record drawings submitted suggest that there may be one, depending on where the new lot line falls. Please coordinate to show this information on the plans.

Response: **The existing 6" stub is shown on the utility plan sheet C-7.**

Item 16: *Utilities:* Please justify the need for a 6" sanitary sewer stub. It doesn't appear necessary in this instance.

Response: **The 6" sanitary stub is existing and shown on sheet C-7 as the proposed connection point.**

Item 17: *Utilities:* Please label the size of each water meter.

Response: **Water meters have been labeled with size on sheet C-7.**

Item 18: *Utilities:* A backflow vault is not required on the domestic line. Please delete.

Response: **Backflow vault has been removed from the domestic line.**

Item 19: *Utilities:* Please include type of valves proposed on the water lines.

Response: **Keyed note #19 on sheet C-7 has been revised to call out gate valves.**

Item 20: Please include a phased erosion and sediment control plan for pre, during, and post construction phases. Include installation and removal requirements/phases for each BMP.

Response: **A construction sequence has been added to sheet C-14 to help with BMP placement timing and sheet C-14.1 – Final Stormwater Pollution Prevention Plan has been added.**

Item 21: The pavement sections shown do not meet the requirements shown in Section 8.620 of the Unified Development Ordinance. Revise details to City requirements, not MoDOT. Please note that the UDO and Design and Construction Manual requirements govern over any shown in the referenced geotechnical report.

Response: **The pavement sections on sheet C-9 have been revised with these changes.**

Item 22: The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.

Response: This information has been added to curb details on sheet C-9 and C-11.

Item 23: Include all relevant City standard details as well as APWA standard erosion and sediment control standard details.

Response: Erosion Details have been revised to APWA details on sheets C-16.1 and C-16.2.

Item 24: The methodology of the stormwater design, as detailed in the submitted Storm Drainage Calculation Report, does not meet City requirements of the Comprehensive Method for the analysis and design rather than pre vs post. Please revise the report accordingly. A Stormwater Report Requirements document is available on the City's website.

Response: The methodology of the stormwater design has been revised and reflected in the plans and the storm report.

Item 25: *Storm Sewer:* Show and label the design HGL, pipe material, and pipe slope in the storm sewer Profile views.

Response: HGL, pipe material, and pipe slope have been added to the profile views on sheet C-6.1.

Item 26: *Storm Sewer:* Please separate storm sewer plan & profile information onto a separate plan sheet.

Response: Site Grading Plan and Storm Sewer Plan have been separated into sheets C-6 and C-6.1.

Item 27: *Storm Sewer:* A complete review of the storm sewer and detention basin plan or design will be done after the stormwater study has been revised.

Response: Noted.

Item 28: *Storm Sewer:* Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation."

Response: This note has been added to the general notes on sheet C-6.1.

Item 29: *Storm Sewer:* Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.

Response: Hatching for compacted fill has been added to the profile views on sheet C-6.1.

Building Code Review Comments:

Item 1: Provide pipe materials.

Response: Pipe materials are shown on sheet C-7.

Item 2: Specify meter sizes.

Response: Water meters have been labeled with size on sheet C-7.

Should you have any questions or comments, please do not hesitate to contact me at kakers@msconsultants.com.

Sincerely,

Kailen Akers, PE
Project Manager