

ms consultants, inc.
engineers, architects, planners

2221 Schrock Road
Columbus, Ohio 43229-1547
p 614.898.7100
f 614.898.7570
www.msconsultants.com



February 18, 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 02/09/2021. The documents are corrected, completed and/or clarified to comply with your comments as follows:

Planning Review Comments:

Item 1: There are 3 unresolved comments from the Applicant's Letter dated 1/12/2021;
#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.
#5 – Please provide the manufacturer's specification sheets for proposed mechanical equipment to be used (roof top and/or ground).
#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: #3, #5 - Please see attached cut sheets.
#16 – Please see updated elevations.

Engineering Review Comments: Sue Pyles, PE, Senior Staff Engineer

Item 1: Please submit an Engineer's Estimate of Probable Construction Costs. UDO Section 3.410.D provides guidance.

Response: Please see attached estimate.

- Item 2:
- The ADA accessible route must extend to the public sidewalk along the Douglas Road commercial entrance.
 - Additional ADA Ramp design information is required. The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8. I'm happy to provide examples if you'd like.

Response: Revisions were made to the Ramp Detail on sheet C-11 to include the design details specified in Section 5304.8. Detectable Warning surfaces were added to the ramps. Keynote 39 has been added to sheet C-4, calling out the Detectable Warning surfaces.

Item 3: Sheet C-6.1: Include structure sizes.

Response: Structure sizes/dimensions are provided on their corresponding Details sheets. Sizes have also been added to the Storm Structure table on sheet C-6.1.

Item 4: Enclosed storm sewer systems will use the open channel, or gravity, flow design method for the appropriate design storm (LS Section 5603.1). Please revise to keep the design HGL within the pipe system.

Response: We are using Hydraflow computer software for storm conveyance calculations. As shown on the tables in the storm report, the 25 year design HGL remains fully within the pipe with more than adequate capacity.

Item 5: Sheet C-7:

- Specify water and sanitary connection information. Don't just indicate it should be local regulations or leave it unspecified.
- Show the existing FHs. Verify they do not require relocation.
- Show all pipe information (length, material, bends, etc.).

Response: Keynote 27 and 28 have been added to sheet C-7, calling out the water and sanitary connections and referring to Lee's Summit Standard Specifications 6900 and 3502, respectively. On sheet C-7, Keynote 23 has been modified to include Lee's Summit Standard Item 6901. Existing fire hydrants are shown on sheet C-4 and C-7 and noted to remain or be relocated. Pipe information is provided on sheet C-7.

Item 6: Include the City's Curb and Gutter Standard Detail.

Response: The City's GEN-4 Curb & Gutter Detail has been added to sheet C-9.

Fire Review Comments: Jim Eden, Assistant Chief

Approved with Conditions.

Traffic Review Comments: Michael park, City Traffic Engineer

Approved with Conditions.

Building Codes Reivew: Joe Frogge, Plans Examiner

No Comments.

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

Sincerely,

Kailen Akers, PE
Project Manager