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March 9, 2021

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

**Re: Applicant No. PL2020380**  
Whataburger  
1460 NE Douglas St.  
Lee's Summit, MO 64086

Dear Shannon,

I am writing in response to your comments for the above referenced project dated 03/01/2021. The documents are corrected, completed and/or clarified to comply with your comments as follows:

**Planning Review Comments:** Shannon McGuire, Planner

Item 1. The proposed TWS LED (TWS LED P1 50K MVOLT PE DDB M4) wall pack is not allowable. Wall-mounted lights shall utilize full cut-off fixtures. Please propose a model that meets the UDO requirements.

**Response:** The fixture in question is located within the dumpster enclosure and will be eliminated as there is already a planned light pole immediately adjacent to the enclosure. Please disregard the previously submitted cut sheet.

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

Item 1: Sheet C-6.1

- Please revise all rectangular structures in the Storm Structure Data Table to show length and width of these structures.
- The HGL between Structure 3-4 is shown above the top of the pipe. This segment is not included in the Storm Water Management Report calculations. Please include.
- Please include the storm sewer drainage calculations in the plan set.

**Response:** The Storm Structure Data table on Sheet C-6.1 has been revised to show the length and width of the proposed storm structures. The pipe between

**Structure 3-4 has been revised corrected and the HGL is no longer shown above the top of the pipe. The storm sewer drainage calculations for the 3-4 run was previously in the report but the ID label was turned. This has been corrected and replaced in the report.**

Item 2: Sheet C-7  
Please show and label the irrigation meter size and location.

**Response: The irrigation meter is shown and labeled on Sheet C-7. Please see the revised Keyed Note #17**

Item 3: 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: A note has been added to the City's Curb & Gutter Detail shown on Sheet C-9, stating that the aggregate base and compaction of native subgrade extends a minimum of one foot beyond the back of curb.**

Item 4: The ADA-Ramp design included is not adequate. The City requires a specific design for each ramp, which includes spot elevations for each corner of each ramp component as appropriate (landing, ramp, turning space), slopes and widths for each side of each ramp component. An example will be provided. Please not ethat detectable warnings are not required at the commercial entrance ramps.

**Response: The ADA-Ramp Detail shown on Sheet C-11 has been revised to include the components as shown on the example provided.**

Item 5: Please revise the estimate:

- Please revise to show each individual item, rather than lumping a group together (parking lot, SWPPP). For example, individual item sfor asphalt pavement, concrete pavement, aggregate base, stabilized subgrade, curb & gutter, etc.
- Include bends and cleanouts on the estimate.
- Include an item for FH, new and relocation as appropriate.
- Is the fire protection structure in the estimate the backflow prevention device vault? Please clarify.
- Delete grease control and traffic control items, they are not included in the fee calculation.

**Response: Please see revised cost estimate attached to this resubmittal.**

**Fire Review Comments:** Jim Eden, Assistant Chief

Item 1: All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and permises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

**Response:** This item has been noted.

**Traffic Review Comments:** Michael Park, City Traffic Engineer

Item 1: The area for queuing between to the order menu and Douglas is fairly limited. If queuing impacts Douglas (or at times during high volume that results in drive-thru queuing on Douglas), site traffic management practices may be imposed by temporary driveway closure along Douglas to route drive thru activity utilizing the fullest extent of available private property (e.g. southwest property entrance in lieu of Douglas and queue along the south side parking lot) in the interest of public safety. Douglas, a public arterial, shall not be used as an extension of private property drive-thru lane.

**Response:** This item has been noted. Additionally, Whataburger typically has traffic control if there is a large demand, such as on opening weekend, and typically hires security to assist in traffic direction when needed.

**Building Codes Review Comments:** Joe Frogge, Plans Examiner

No Comments.

Should you have any questions or comments, please do not hesitate to contact me at [kakers@msconsultants.com](mailto:kakers@msconsultants.com).

Sincerely,

Kailen Akers, PE  
Project Manager