

# ms consultants, inc.

engineers, architects, planners

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August 31, 2022

Development Services  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: Whataburger – Commercial Final Development Plan Applicant's Letter  
204 SW M 150 HWY  
Lee's Summit, MO 64082**

Reviewing staff,

This letter is in response to the review comments on the above referenced project, which were received on July 27, 2022. All comments received have been incorporated within our revised plans and/or addressed in the comment responses below. Thank you for your time, response to specific comments as follows:

## **Planning Review**

Shannon McGuire

Planner

(816) 969-1237

[Shannon.McGuire@citofls.net](mailto:Shannon.McGuire@citofls.net)

**Comment 1:** Sheet E1.1 – The electrical site plan seems to depict a different location. Please update this to reflect the subject site.

**Response:** Site Plan has been updated to show correct location.

**Comment 2:** Sheet E1.2 – The photometric plan seems to depict a different location. Please update this to reflect the subject site.

**Response:** Photometric Plan has been updated to show correct location

**Comment 3:** Sheet F0.1 – The site plan seems to depict a different location. Please update this to reflect the subject site.

**Response:** Site Plan has been updated to show correct location

**Comment 4:** 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:** Lighting specifications enclosed with this response.

**Comment 5:** Sheet A2.1 & 2.2 – On the elevations, please show a dashed line indicating the roof line and rooftop mechanical equipment.

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**Response:** Roof line is indicated on A 2.1 & A 2.2. See Keynote 240. Roof equipment added with dashed lines and Keynote 241.

**Comment 6:** Sheet C3.0 – In the site data table please include parking data, number of required and proposed parking spaces.

**Response:** This table is provided in the lower right corner on C3.0.

**Comment 7:** Sheet C3.0 & C3.1 – The rezoning for this property from AG to CP-2 was approved by City Council on 5/31/22. Please update the table to reflect this change. Please update through the plan sent as needed.

**Response:** CP-2 zoning approval on 5/31/22 has been referenced on C3.0 and C3.1.

**Comment 8:** Sheet L1.0 – Please update the landscaping plan to meet the following minimum plant sizes and conditions to be used in satisfying the UDO landscaping requirements:

- Medium shrubs, 18- to 24-inch balled and burlapped or two-gallon container.
- Large shrubs, 24- to 30-inch balled and burlapped or 5-gallon container
- Deciduous trees shall be a minimum of three-inch caliper, measured at a point 6 inches above the ground or top of the root ball, at planting.
- Evergreen trees shall be a minimum height of eight feet at planting.

**Response:** Refer to the landscape worksheet enclosed.

**Comment 9:** Please provide a completed landscaping worksheet.

**Response:** This worksheet is enclosed.

**Comment 10:** Sheet L1.0 – Please add a note stating that all open areas not covered with other materials shall be covered with sod.

**Response:** This has been added to the General Notes on L1.0.

**Comment 11:** A CG-1 concrete curbing type is required around all parking areas and access drives in office, commercial and industrial districts. The use of curb blocks in parking areas is prohibited, except at the head of accessible parking spaces when they are adjacent to a pedestrian walkway with no raised curb. Please update the plans to reflect these requirements.

**Response:** CG-1 curb type is shown around all parking areas and access drives. Curb blocks are still being shown in the 5 parking stalls to the right of the dumpster enclosure. This is because the asphalt and concrete sidewalk in front of these stalls are flush due to the building exit on this side of the building. This design was previously approved for the Whataburger at 1460 NE Douglas St.

**Comment 12:** Sheet C7.0 depicts a curb type that is not approved. Please provide a standard detail for the CG-1 curb type.

**Response:** This has been revised.

**Comment 13:** Sheet 3.0 - Please label the plans with the proposed curb type.

**Response:** Keyed notes have been updated for curb types.

**Comment 14:** Sheet C7.0 – The bottom of the lowest required ADA parking signage shall not exceed 5'.

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**Response:** This detail has been revised on C7.0.

**Comment 15:** As this property is unplatted, it requires platting prior to the issuance of building permits.

**Response:** A plat is being prepared for submittal.

**Comment 16:** Wall-mounted mechanical equipment, except air conditioning equipment (e.g., window AC units), that protrudes more than six inches from the outer building wall shall be screened from view by structural features that are compatible with the architecture and color of the subject building. Wall-mounted mechanical equipment that protrudes six inches or less from the outer building wall shall be designed to blend with the color and architectural design of the subject building. Is there any wall-mounted mechanical equipment being proposed?

**Response:** No wall mounted equipment is proposed.

**Comment 17:** All transformers and other facilities and equipment, including telecommunications equipment, shall either be screened through the use of architectural materials compatible with the architectural materials present on the site or, alternatively, through landscape screening. The proposed landscaping around the transformer seems to be inadequate. Such screening shall be adequate to completely screen such facilities from all rights-of-way. Please update the landscaping plan to meet this requirement.

**Response:** Additional landscaping is shown around the transformer pad on L1.0.

**Comment 18:** All refuse facilities, including new refuse facilities placed on an existing development, shall be large enough to accommodate a trash dumpster and shall be completely screened from view of public streets and adjoining nonindustrial zoned properties by screening on three sides by a minimum six-foot masonry wall surrounded by evergreen landscaping. The proposed landscaping seems to be inadequate. Please update the landscaping plan to meet this requirement.

**Response:** Additional landscaping is shown around the dumpster enclosure on L1.0.

**Comment 19:** Per the Sustainability requirements of the M-150 Corridor Development Overlay District, all new buildings shall incorporate a minimum of three of the following features:

- Solar (passive or active), wind or geothermal renewable energy systems;
- Energy-efficient materials, including recycled materials that meet the requirements of this Code;
- Materials that are produced from renewable resources;
- A green roof, such as vegetated roof, or a cool roof;
- Materials and designs that meet the U.S. Green Building Council's LEED-NC certification requirements;
- A greywater recycling system;
- Electrical vehicle charging station;

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- Xeriscape or water-conserving landscape materials;
- Drip irrigation system for landscaped areas;
- Shared parking;
- Shade structures, covered parking, or shaded walkways

**Please provide details on how you are meeting this.**

**Response:** Whataburger is meeting 4 of these requirements including a cool roof (white roof), drop irrigation system for landscaped areas, materials that are produced from renewable resources (Berridge, the manufacturer of the corrugated metal at the top of the building, they use some renewable energy for the production of their product and the steel is recyclable after the building is demolished (documentation has been previously provided during PDP process), and the shaded walkways (canopy on building covering pedestrian areas).

## Engineering Review

Sue Pyles, P.E.  
Senior Staff Engineer  
(816) 969-1237  
[Sue.Pyles@cityofls.net](mailto:Sue.Pyles@cityofls.net)

### **Comment 1: General:**

- The public improvements associated with this project must be in a separate set of plans. In this case, the water line extension and the turn lane design may be included in one combined set. The plan set should include all design information required to construct the work correctly, must contain applicable City standard details, and must reference City specifications as needed.
- For information, the following 2 comments apply to the water line expansion and should be addressed with that submittal:
  - Only 2 valves are required at a tee for a water main connection. Please remove one of the valves shown on the existing water main at the west connection point.
  - Please clarify the connection to the existing water main at the east connection point. Our records indicate that there is a blow-off assembly which will need to be removed. The main will then be extended. Please clarify the requirements.
- Platting is required. Please submit a minor plat application and plat for review and approval.
- Submit an Engineer's Estimate of Probable Construction Costs.
- Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.

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- 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.”
- Please add a note stating: “The contractor shall contact the City’s Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200.”

**Response:** A separate plan set for the public improvements has been created and enclosed as part of this response package. A plat is in process of being created, and will be submit to the City soon as a minor plat application. The project cost estimate evaluation created by Whataburger is enclosed. A copy of the SWPPP and MoDNR coverage is enclosed as part of this response package. The requested note has been added to the SWPPP.

**Comment 2:** Sheet G0.0: Revise “NWQ” to “NEQ” in the project title.

**Response:** This has been revised.

**Comment 3:** Sheet G0.1: Prototype General Note 4 indicates this set of plans is not authorized for jurisdictional review/approval. Please clarify, as the plan set was submitted for that purpose.

**Response:** This has been revised.

**Comment 4:** Sheet C-1.0:

- Revise the project title to reflect that this is a Final Development Plan.
- The effective date of the FIRM is 1/20/17. Please revise the Flood Information accordingly.

**Response:** C1.0 has been revised.

**Comment 5:** Sheet C-3.0:

- Please provide a keyed note reference at the proposed sidewalk connection to the east.
- A turning space is required at the west sidewalk connection. If the existing sidewalk doesn’t meet the slope requirement of 1.5% maximum in any direction, the existing sidewalk must be removed and replaced in order to meet this requirement.
- Keyed Note 35 references a MoDOT detail. Please revise to reference the City’s standard details on this note and on all detail references throughout the plan set.
- Please revise keyed note 5 to include “Type CG-1” as the curb and gutter required.

**Response:** These comments have been incorporated on the revised C3.0. Keyed note 34 now references the CG-1 curbing.

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**Comment 6:** Sheet C-5.0: The specific details of ADA ramps 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:

**Response:** ADA ramp details have been updated on C7.0.

**Comment 7:** Sheet C-6.0:

- Label the water line extension as “By Separate Plan” or similar and show as information only. Remove all construction labels from this set of plans.
- Please specify all pipe materials including, if appropriate, the class on this sheet and throughout the plan set.
- Connection of the fire line to the water main shall be by connection to the tee that will be installed with the public water main extension. Please revise keynote 22 accordingly.
- Label the proposed FH and relocate the leader for keyed note 13 near the FH valve.
- Show the location of the backflow vault in Plan view. Locate as required by Design and Construction Manual Section 6901.H.3. The location will be verified once all proposed easements are known.
- Include how the backflow vault is to be drained. See the City’s standard detail for requirements.
- Locate the water meter as required by Design and Construction Manual Section 6901.L. The location will be verified once all proposed easements are known.
- Include a domestic water meter size.
- Include a water meter on the irrigation line. Specify size and locate per City requirements.

**Response:** Sheet C6.0 has been revised per the comments above.

**Comment 8:** Sheet C-6.1:

- Please revise the sanitary sewer connection to match the Preliminary plan. Extend the sanitary line slightly so that the cut-in wye connection will be clear of the storm sewer.
- Profiles for pipe 6” or less are not required by the City. They can be included, they just aren’t a City requirement.
- The CO numbers don’t match between the Plan and Profile views.
- The CO5 label covers a portion of the CO4 label in the Profile view. Please relocate overlapping text for clarity.
- Including a MH for a service line change in direction is not required by the City. It can be included, it just isn’t a City requirement.

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**Response:** Sheet C6.1 has been removed since all piping profiled was 6" or less.

**Comment 9:** Sheet C-6.2:

- Include a Keyed Note list if the labels are going to be used in Plan view.
- Please clarify what lines are roof drain lines. Include material type and size, and enough information to construct correctly.
- Include the invert elevation out of the existing curb inlet in Profile view.
- The existing storm sewer structure is a curb inlet, not a MH. Please revise the plans as needed.
- Where does water collecting in Curb Inlet 4 drain to? Please clarify.
- Does MH 3 discharge into the underground detention basin?
- What is the symbol to the left of MH 5 in Plan view?
- Are all drainage entrance points required to be into the isolator row? It doesn't appear that the Plan view matches to detention basin sheet.
- Include the Roof Drain flowline into Curb Inlet 6 in Profile view.
- Include the design HGL in Profile view.
- Include storm sewer calculations in the plan set.
- Please include the specific outlet structure design, with elevations. Include 100-year WSE, WQv WSE, detention volume required, and detention volume provided.

**Response:** This sheet has been moved to C5.2. Sheet C5.2 has been revised per the comments above.

**Response:**

**Comment 10:** Sheet C-7.0:

- Please revise the pavement design to meet or exceed UDO Section 8.620. As shown, the pavement sections do not meet those requirements. MoDOT specifications are not the governing specifications, nor is the Geotechnical report. You may submit a Design Modification request for alternate pavement sections for review and approval of the City Engineer if desired.
- 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.
- Please use City standard details.
- Include the City's standard detail for the entrances. Remove all details not being used.

**Response:** Sheet C7.0 – C7.6 have been revised per the comments above.

**Comment 11:** Sheet C-7.4:

- Please revise the sheet name to indicate it is the detention basin details.
- The maximum stone void allowed by the City is 30%. Please revise the detention basin design accordingly.



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**Response:** The sheet name has been revised. The detention has been revised with a stone void of 30%.

**Comment 12:** Sheets C-9.0-10.1: Please revise to provide an erosion and sediment control plan for the 3 phases of construction (pre, during, post). Include the APWA standard details as included in the Design and Construction Manual.

**Response:** Phase I & Phase II E&S plans revised with included phasing tables.

**Comment 13:** Stormwater Management Report:

- Revise “Preliminary” to “Final” in the title.
- Please revise “detention basin” to “underground detention basin” in General Information paragraph 2 for clarity.
- Revise the FIRM information in General Information paragraph 3.
- The existing storm sewer structure that this storm sewer system discharges into is a curb inlet, not a MH. Please revise this reference in Existing Conditions Analysis paragraph 1 and several other locations throughout the report.

**Response:** These have been updated.

## Building Codes Review

Joe Frogge  
Plans Examiner  
(816) 969-1241  
[Joe.Frogge@cityofls.net](mailto:Joe.Frogge@cityofls.net)

**Comment 1:** Architectural/Structural/mep plans were not reviewed during this process. Action required: Comment is informational.

**Response:** No response since Arch/Struct/MEP were not reviewed.

**Comment 2:** 1.5” water tap not an available option. Action required: If meter is 1”, it will have a 1” tap. If meter is 1.5”, it will be 2”.

**Response:** Water meter will be called out as a 2”.

**Comment 3:** Water meter size not found. Action required: Specify size of water meter.

**Response:** 2” water meter as specified on C6.0.

**Comment 4:** Irrigation plan incomplete. Specify the following:

- Size and location of water meter.
  - Location and type of backflow preventer.
- (meter not required if irrigation tap is downstream from domestic meter)

**Response:** Size and location of water meter is shown on C6.0. A separate water meter is not proposed for the irrigation since the tap is downstream. Refer to Keyed Note 14 on C6.0 for backflow preventer type.

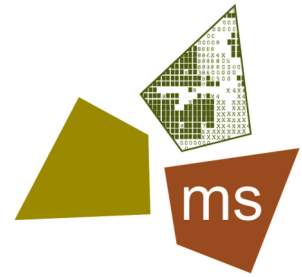
**Comment 5:** Site lighting design incomplete. Action required: Provide light pole base detail.



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**Response:** The light pole base detail is shown on S5.1.

Please feel free to contact me with any questions or concerns you may have.

Thank you,

*Jason Boley*

Jason Boley

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