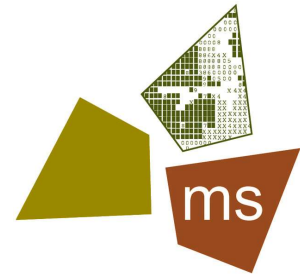


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September 26, 2022

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

**RE: Whataburger – Final Development Plan Review**  
**204 SW M 150 HWY**  
**Lee's Summit, MO 64082**  
**Permit #PL2022258**

Reviewing staff,

This letter is in response to the review comments on the above referenced project, which were received on September 13, 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:

## **Engineering Review**

**Reviewed by: Sue Pyles, P.E.**

**Senior Staff Engineer**

[Sue.pyles@cityofls.net](mailto:Sue.pyles@cityofls.net)

**816.969.1245**

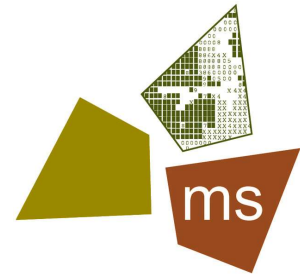
### **Comment 1:** Sheet C-3.0:

- One of the Keyed Note 5 references points to the location where the existing entrance was removed. Please revise to Keyed Note 34, since curb and gutter replacement is required.
- Detectable warnings are not required for public ADA ramps at private entrances. Please remove.
- A site-specific design is required for each of the four (4) ADA ramps at the entrances. Please refer to Design and Construction Manual Section LS5304.8 for a list of design information required and Table LS-5 for design requirements.
- The proposed public water main extension is located in the public right-of-way, not in an easement. Please remove the easement lines on this sheet and throughout the plan set.

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**Response:** *The keyed notes on the Site Dimension Plan C3.0 have been revised. The detectable warnings have been removed from the ADA ramps at the entrances. The site specific ADA ramp designs are located on C7.0. The easement lines have been removed from C3.0.*

**Comment 2:** Sheet C-5.2:

- Please differentiate the HGL in Profile views by revising the line type for clarity.
- The storm sewer design does not include the required fall across structures, as shown in Design and Construction Manual Section 5604.5. Please revise.
- There appears to be an unlabeled structure draining to Curb Inlet 4, which in turn drains to MH 5. This line is not included anywhere. Please revise.
- Please include separation information in both Profile views where the storm sewers cross near Curb Inlet 2.

**Response:** *The HGL elevation in profile view has been updated to a different line type. The storm structures have been revised to show 0.2' fall across applicable structures. There are no structures draining into Curb Inlet 4; there is a light pole to the north of Curb Inlet 4. The storm crossing separation has been added to each profile view.*

**Comment 3:** Sheet C-6.0:

- It appears that the Keyed Note reference for the FH is in error. Please revise.
- Please revise the domestic and fire lines
  - Only the fire line requires the backflow vault. The domestic line is separate.
  - The backflow vault needs to be located within 5' of the R/W line, on the private side.
  - The water meter needs to be located in the R/W within 1' of the R/W line.
  - Please include information regarding connection to the existing sanitary.
  - There is a note near the existing sanitary that is cut off. Please relocate for clarity.
  - The edge of the wye must be located a minimum of 4' from the outer edge of the MH. Please dimension.

**Response:** *The FH keyed note has been revised. The applicant will need a backflow preventer for the domestic line since there is no backflow preventer in the building. The fire and domestic lines have been revised. An 8" Maxadaptor Coupling is proposed for the existing/proposed sanitary connection.*

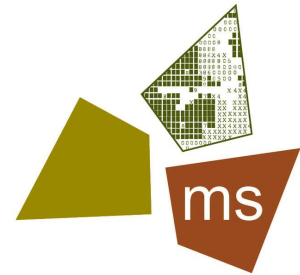
**Comment 4:** Sheet C-7.0:

- The asphalt surface mix type specified is not an allowable type for a parking lot surface. Please refer to Design and Construction Manual Section 2205.4.B for allowable types and revise accordingly.
- 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.

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**Response:** *The asphalt surface mix type has been revised to Type 5 per Lee's Summit Design and Construction Manual Section 2205.4.B. A note has been added to each to pavement detail and the curb and gutter detail for the compaction 1 foot beyond the back of curb.*

**Comment 5:** Sheet C-7.6: The Outlet Control Structure detail references FLDOT MH. It would seem that referencing a Lee's Summit Junction Box would be more appropriate. Please revise.

**Response:** *This update was made on C7.6.*

**Comment 6:** Final Stormwater Management Report: • The pond data includes a Weir Length of 2.90. The plans show a weir opening of 4' on Sheet C-7.6. Please reconcile or explain. • Does the Pond Data Stage/Storage/Discharge Table exceed the underground detention basin inside top elevation and therefore exceed the capacity? Please clarify. • Where is the required detention volume shown in the report?

**Response:** *The weir length has been updated on C7.6. No, the stone is part of the detention system; the top of stone elevation = 1019.25. The water surface elevation for the 100-yr event reaches a peak elevation of 1018.91. For the detention volumes, please refer to Appendix C in the August 2022 storm report (more specifically, page 38 of 62).*

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

Thank you,

Jason Boley  
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(304) 719-1951