

ms consultants, inc.

engineers, architects, planners

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



November 3, 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 November 1, 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
816.969.1245

Comment 1: Please include a Profile view for stormwater Line 4 (structure 4 to 5).

Response: **Line 4 profile has been added to C5.2.**

Comment 2: Please include stormwater structure sizes as appropriate throughout the plan set.

Response: **The storm structure sizes and material have been added to the structure data tables on C5.2.**

Comment 3: The Fire Protection Plan no longer matches the rest of the plan set with the removal of the private FH.

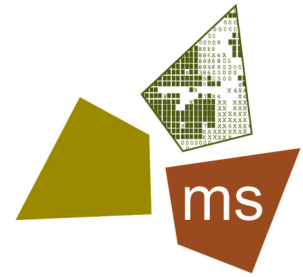
Response: **The Fire Protection Plan has been revised.**

Comment 4: Reconcile the following discrepancies between the plans and the estimate: Fire 6" Bend; plans show 4 each, estimate shows 3 each. Water 2" Copper; plans show 1.5", estimate shows 2".

ms consultants, inc.

engineers, architects, planners

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



Response: The estimate has been revised to show 6 bends on the 6" fire, and 1.5" domestic water line.

Comment 5: Please clarify on the estimate; stormwater structures separated by type and size, rather than lumped together as a single item.

Response: This has been revised on the estimate.

Comment 6: Include the following items on the estimate: sanitary 8" piping, 2" PVC vault drain, connection to the Existing curb inlet, ADA ramps (EA) separate from sidewalk square footage, ESC items separately rather than lump sum, & gate valves.

Response: The cost estimate has been revised to include these items.

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

Thank you,

A handwritten signature in black ink that reads "Jason Boley".

Jason Boley
jboley@msconsultants.com
(304) 719-1951