



April 17, 2023

Dawn Bell
Project Manager
City of Lee's Summit, MO

Subject: WHATABURGER M 150 HWY
204 SW M 150 HWY, LEES SUMMIT, MO 64082
Response to Commercial Final Development Plan Review Comments
Application #: PL2022258

Below is the design team's response to the comments provided for the above-mentioned project on April 04, 2023.

Fire Review

Jim Eden

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 premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.
2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official. The distance to the FDC from a hydrant now exceeds 100 feet. Place the FDC on the north side of the building (NW corner) to reduce the distance closer to 100'. Verified on construction documents. 4/10/2023- The size of the building has been reconfigured and will no longer be rerequired to be sprinklered.

Planning Review

Shannon McGuire

1. Buildings shall incorporate four-sided architecture. Horizontal and vertical elements shall extend completely around the building and utilize the same or similar materials on all building facades. Horizontal breaks shall be provided on all sides of buildings to provide architectural relief and may include bands of accent color, brick course variances in color or placement, i.e., soldier course bricks for bands of different texture, windows, cornices, wall protrusions, horizontal belt courses, etc. Vertical breaks shall be provided on all sides of buildings to provide architectural relief. By removing the offsets on the south façade, you have created a long expanse where the wall is flat and has no wall protrusions, or vertical breaks. This gives a back-side presentation along the highly visible MO-150 corridor. Please update the south façade to meet the required minimum architectural characteristics of Sec. 8.120 & Sec. 8.180.

Design Team's Response: See revised elevation and rendering.



Engineering Review

Sue Pyles, P.E.

1. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan prior to issuance of any occupancy permit for the proposed development.

Design Team's Response: Acknowledged.

2. Prior to the commencement of any construction activities, the Contractor shall contact Field Engineering Inspections at (816) 969-1200 to coordinate a preconstruction meeting / conference with the assigned Field Engineering Inspector.

Design Team's Response: Acknowledged.

3. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a water test inspection fee(s)), water tap and meter setup fee, and sanitary sewer development fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$71,427.02.

Design Team's Response: Acknowledged.

4. Please be aware that any future repair work to public infrastructure (e.g., water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

Design Team's Response: Acknowledged.

Building Codes Review

Joe Frogge

1. Light pole base detail required prior to inspections.
Action required: Comment is informational. Seed comments to building permit submission.

Design Team's Response: Acknowledged. Addressed in building permit review response letter.

Thank you