

AN ORDINANCE APPROVING A REZONING FROM AG (AGRICULTURAL) TO DISTRICT CP-2 (PLANNED COMMUNITY COMMERCIAL) AND PRELIMINARY DEVELOPMENT PLAN FOR WHATABURGER ON LAND LOCATED AT 204 SW M-150 HWY, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2022-79 submitted by Whatabrands, LLC, requesting approval of a rezoning from AG (Agricultural) to CP-2 (Planned Community Commercial) and preliminary development plan on land located at 204 SW M-150 Hwy was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning and preliminary development plan by the City following public hearings by the Planning Commission and City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the rezoning and preliminary development plan on April 28, 2021, and rendered a report to the City Council recommending that the rezoning and preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on May 24, 2022, and rendered a decision to approve the rezoning and preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a rezoning and preliminary development plan is hereby approved on the following described property:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 47, NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT "A", ON THE CERTIFICATE OF SURVEY, RECORDED JULY 27, 2021 AS DOCUMENT NO. 2021E0081920 IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN SET FOUND (ID:2651) AT THE RIGHT OF WAY LINE INTERSECTION OF 150 HIGHWAY AND HOLLYWOOD DRIVE; THENCE WITH THE EAST RIGHT OF WAY LINE OF SAID HOLLYWOOD DRIVE IN N02°24'42"E A DISTANCE OF 190.89 FEET TO A 1/2" IRON PIN FOUND (ID:2651); THENCE WITH THE RIGHT OF WAY LINE INTERSECTION OF SAID HOLLYWOOD DRIVE AND SUMMITCREST DRIVE WITH A CURVE TURNING TO THE RIGHT OF WAY WITH AN ARC LENGTH OF 31.05 FEET WITH A RADIUS OF 20.00 FEET WITH A CHORD BEARING ON N47°11'11"E, WITH A CHORD LENGTH OF 28.02 FEET TO A 1/2" IRON PIN FOUND (ID:2651); THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID SUMMITCREST DRIVE S88°15'48" E A DISTANCE OF 282.03 FEET TO A 1/2" IRON PIN FOUND (ID: 2651); THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE WEST LINE OF HAWKINS COMMERCIAL LOT 1, RECORDED IN DOCUMENT NO. 2000I0062550 S02°26'57"W A DISTANCE OF 208.22 FEET TO A 3/8" IRON PIN FOUND IN THE NORTH RIGHT OF WAY LINE OF SAID 150 HIGHWAY; THENCE WITH SAID NORTH

BILL NO. 22-107**ORDINANCE NO. 9426**

RIGHT OF WAY LINE N88°42'20" W A DISTANCE OF 301.67 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 63,083 SQUARE FEET, 1.448 ACRES, MORE OR LESS.

SECTION 2. That the following conditions of approval apply:

1. Development shall be in accordance with the preliminary development plan dated September 13, 2021, revised March 29, 2022.
2. Development shall be in accordance with the Transportation Impact Analysis by Brad Cooley, P.E., dated April 19, 2022 - 3 pages.

SECTION 3. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 4. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 5. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 31st day of May, 2022.



W Baird
Mayor William A. Baird

ATTEST:

Stacy Lombardo
Deputy City Clerk Trisha Fowler-Arcuri

APPROVED by the Mayor of said city this 2nd day of June, 2022.

W Baird
Mayor William A. Baird

ATTEST:

Stacy Lombardo
Deputy City Clerk Trisha Fowler-Arcuri

APPROVED AS TO FORM:

Brian W. Head
City Attorney Brian W. Head



[illegible]

NOTICE

THIS ARCHITECTURAL AND ENGINEERING EXHIBITION IS OPEN BY CONFERENCE AND SHALL BE HELD ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT. NO OTHER USE, DEMONSTRATION OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN COMMENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SURRENDERED.



ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

PROJECT
**PROPOSED PT20M
 BUILDING**

NEO HWY 150 & SW
 HOLLYWOOD DR.
 LEE'S SUMMIT, MO 64082

SHEET TITLE
COVER SHEET

COVER SHEET

DRAWN BY:	TDB
CHECKED BY:	PJK
PROJECT NO.	40497-21

DRAWING

C-1.0

SHEET INDEX		
COVER SHEET		C-0.0
SURVEY		I 0.0 1
SITE DEVELOPMENT PLAN		C-0.0
SITE DRAINAGE PLAN		C-0.0
SITE EROSION PLAN		C-0.1
SITE FLOODING PLAN		C-0.0
CONCRETE CURBING PLAN		C-0.0
SITE GRADING AND DRAINAGE PLAN		C-0.0
SITE UTILITY PLAN		C-0.0
SITE DETAILS		C-0.0
SITE DETAILS		C-0.1
SITE DETAILS		C-0.2
SITE DETAILS		C-0.3
SITE DETAILS		C-0.4
SITE DETAILS		C-0.5
SITE DETAILS		C-0.6
FINAL PROTECTIVE PLAN		C-0.0
LANDSCAPE PLAN		L-0.0
IRRIGATION PLAN		I-0.0
PHOTOLANDSCAPE PLAN		P-0.0



VICINITY MAP

NORTH
 NORTHING 2622704.4825
 EASTING 978325.3360
 ELEVATION = 1022.08
 TEM 2
 T/2 IRON
 NORTHING 2622484.7625
 EASTING 978355.2666
 ELEVATION = 1016.71
 BASES OF BEARINGS
 MO (C) STATE PLANE COORDINATE SYSTEM SPC (2622 MO G)

2271 SCHROCK ROAD
COLUMBIUS, OHIO 43229
PHONE: (614) 558-7100
CONTACT: IAN AULTMAN
EMAIL: iaultman@mriconsultants.com

WIPATA BURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TX 78216
PHONE: (210) 476-0842
CONTACT: ALESSIA LEISTER
EMAIL: alester@wipbq.com

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ON FLOOD INSURANCE RATE MAP NO. 29069-03032G, WITH A MAP EFFECTIVE DATE OF JANUARY 1ST, 2017, IN JACKSON COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

TERRACON CONSULTANTS, INC.
4765 WEST JUNCTION STREET
SPRINGFIELD, MISSOURI 65802
PHONE (417) 864-5100
CONTACT: G. ALEXANDER, P.E.

YOUNG • HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE (931) 645-2524
CONTACT: DAVE R. HOBBS

EXISTING	PROPOSED	DESCRIPTION	CONSTRUCTION LIMITS
---	---	PROPERTY LINE	---
---	---	EASEMENT	---
---	---	FENCE	---
---	---	LIGHT POLE	---
---	---	UNDERGROUND ELECTRICAL LINE	---
---	---	ELECTRICAL STRUCTURE	---
---	---	UNDERGROUND TELECOMMUNICATION	---
---	---	GAS LINE	---
---	---	GAS METER	---
---	---	WATER LINE	---
---	---	WATER STRUCTURE	---
---	---	FIRE HYDRANT	---
---	---	SANITARY LINE	---
---	---	SANITARY STRUCTURE	---
---	---	SANITARY GRAPE TRAP	---
---	---	STORM LINE	---
---	---	STORM STRUCTURE	---
---	---	HOOD/GUARD UNDERMINA	---
---	---	CONTOUR	---
---	---	TOP OF CURB	---
---	---	FINISHED GRADE SPOT ELEVATION	---
---	---	GRADE SLOPE	---
---	---	MAJOR FLOOD ROUTING	---
---	---	HIGH POINT	---
---	---	SEEDING/ANOSCOPE AREA	---
---	---	CONCRETE	---
---	---	STRUCTURAL CONCRETE	---
---	---	CONCRETE PAVEMENT	---
---	---	WOOD ANKA	---
---	---	HEAVY DUTY ASPHALT PAVEMENT	---



1	EXISTING CURB TO BE REMOVED AND DISPOSED OF.
2	EXISTING CONCRETE TO BE REMOVED AND DISPOSED OF.
3	EXISTING CURB TO REMAIN.
4	EXISTING WOODEN FENCE TO REMAIN.
5	EXISTING VEGETATION TO BE REMOVED AND DISPOSED OF.
6	EXISTING OVERHEAD ELECTRIC LINE TO REMAIN DURING CONSTRUCTION.
7	EXISTING INTERIOR HORIZONTAL ELECTRIC LINE TO REMAIN DURING CONSTRUCTION.
8	PROTECT EXISTING GAS LINE TO REMAIN DURING CONSTRUCTION.
9	EXISTING SIGN TO REMAIN.
10	EXISTING STORM MANHOLE TO REMAIN.
11	EXISTING CONCRETE SIDEWALK TO REMAIN.

EXISTING	DESCRIPTION
UE	UNDERGROUND ELECTRIC LINE
	UNDERGROUND
	TELECOMMUNICATION LINE
G	GAS LINE
SAW	SANITARY SEWER
ST	STORM SEWER
	WATER MAIN
P/L	PROPERTY LINE
	CONSTRUCTION LIMITS
	EASEMENT



THE ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT. WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT, ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERS ARE HEREBY SURRENDERED.



PROJECT
PROPOSED PT20M
BUILDING
NEQ HWY 150 & SW
HOLLYWOOD DR.
LEES SUMMIT, MO 64082

WRITTEN BY:	TDB
CHECKED BY:	PJK
PROJECT NO.	40497-21
DRAWING:	

C-2.0



REVISION/DATE/DESCRIPTION

REV	DATE	DESCRIPTION
01	08/01/22	ISSUED FOR PERMIT
02	08/01/22	FOR CITY REVIEW
03	08/01/22	FOR CITY REVIEW
04	08/01/22	FOR CITY REVIEW
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NOTICE

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PROJECT
PROPOSED PT20M
BUILDING
NEO HWY 150 & SW
HOLLYWOOD DR.
LEE'S SUMMIT, MO 64082

SHEET TITLE
SITE GRADING
AND DRAINAGE
PLAN

DRAWN BY	TDB
CHECKED BY	PJK
INCHES	40487.21
DRAWING	

C-5.0

GENERAL NOTES:

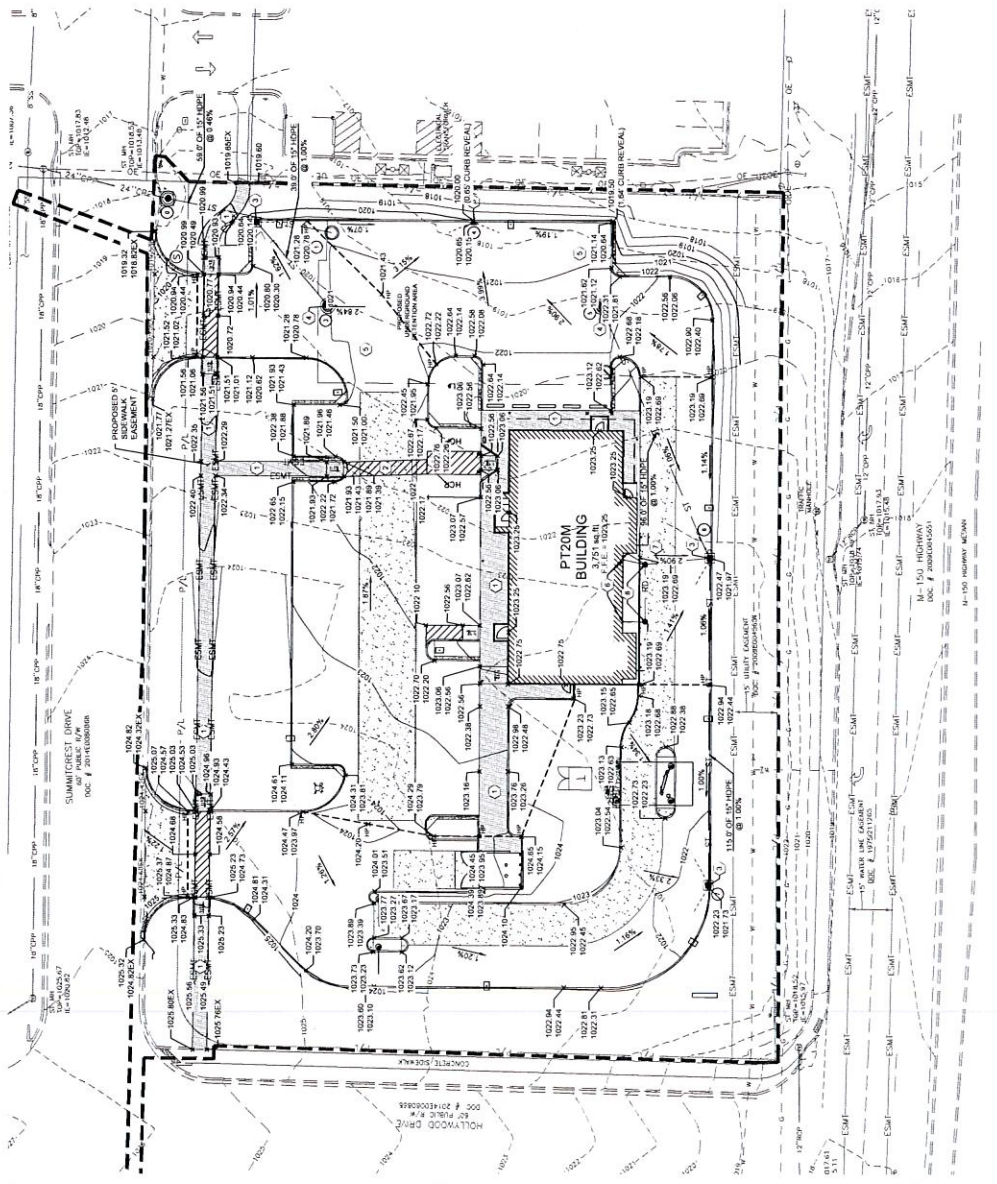
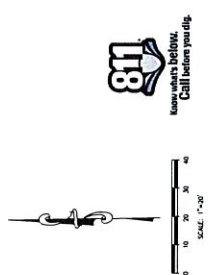
- CONTRACTOR TO MAINTAIN 2.0% MAX CROSS SLOPE ON SIDEWALK.
- CONTRACTOR TO MAINTAIN MAX 2.0% SLOPE IN ALL DIRECTIONS IN HANDICAP ACCESSIBLE AREA.
- PROPOSED CURB INLET AND FINGER DRAIN. SEE DETAILS ON SHEETS C-7.1 AND C-7.5.
- PROPOSED STORM MANHOLE EJECTION BOX. SEE DETAILS ON SHEET C-7.1 AND C-7.5.
- PROPOSED UNDERGROUND DETENTION SYSTEM. ADD STORMTECH MC-2000 CHAMBER SYSTEM. 1985 CF. SEE DETAILS ON SHEET C-7.5.
- PROPOSED DOWNSPOUT COLLECTION SYSTEM.
- STORM LINE FROM ROOF DRAIN TO CONNECT TO PROPOSED STORM SYSTEM. CONTRACTOR TO MAINTAIN A MINIMUM SLOPE OF 1.0% ON ALL ROOF DRAIN PIPES.
- PROPOSED STORM CLEANOUT. SEE DETAIL ON SHEET C-7.1 FOR DETAILS.

KEYED NOTES:

- CONTRACTOR TO MAINTAIN 2.0% MAX CROSS SLOPE ON SIDEWALK.
- CONTRACTOR TO MAINTAIN MAX 2.0% SLOPE IN ALL DIRECTIONS IN HANDICAP ACCESSIBLE AREA.
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STORM STRUCTURE DATA

EXISTING STORM MANHOLE	PROPOSED STORM MANHOLE
1. 15" INV (N) = 1014.14	1. 15" INV (N) = 1014.14
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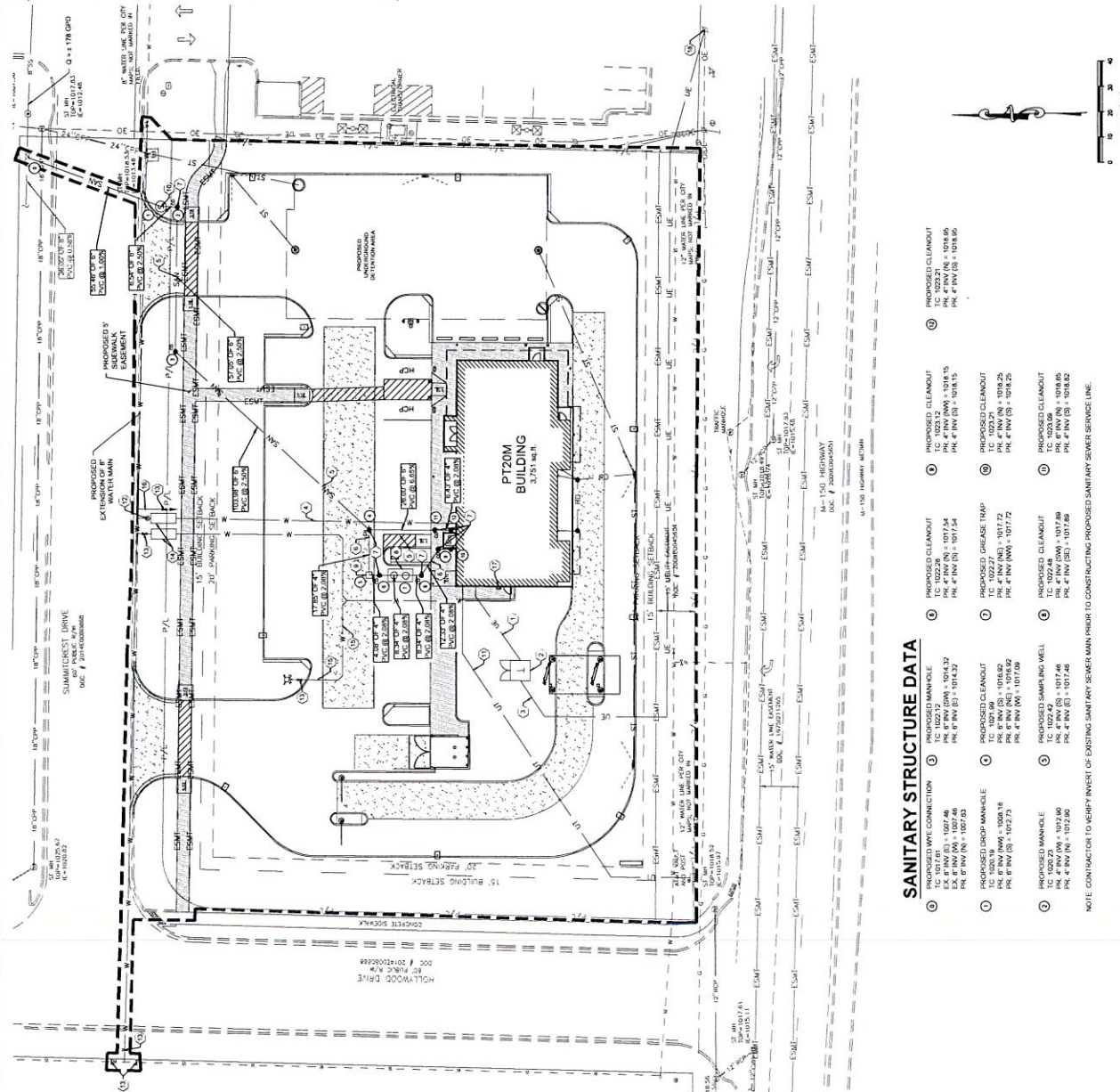
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PROJECT	PROPOSED PT20M BUILDING
SHEET TITLE	NEO HWY 150 & SW HOLLYWOOD DR. LEE'S SUMMIT, MO 64086

DRAWN BY:	TDB
CHECKED BY:	PJK
PROJECT NO.	40497-21

C-6.0

[illegible][illegible][illegible][illegible]

CONTRACTOR TO VERIFY INVERT OF EXISTING SANITARY SEWER MAIN PRIOR TO CONSTRUCTING PROPOSED SANITARY SEWER SERVICE LINE.

NOTICE

THIS ARCHITECTURAL AND ENGINEERING FIRM HAS BEEN DESIGNATED AS THE FIRM OF RECORD FOR THE PROJECTS LISTED HEREIN. ANY CHANGES TO THE PROJECTS MUST BE MADE IN WRITING BY THE FIRM OF RECORD. ANY CHANGES MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT WILL BE AT THE RISK OF THE CLIENT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHER INTELLECTUAL PROPERTY ARE HEREBY SPECIFICALLY RESERVED.

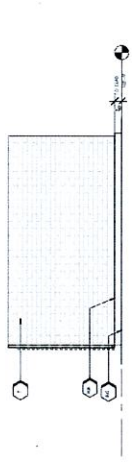


SHEET TITLE
SITE DETAILS

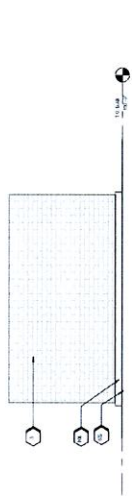
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KEYNOTES

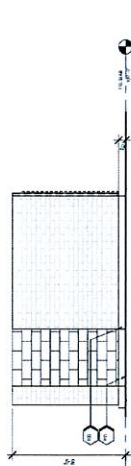
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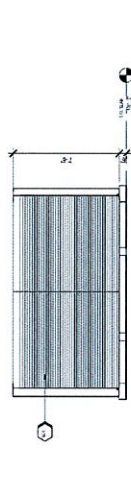
C2 DUMPSTER - ELEVATION @ EAST
SCALE 1/4" = 1'-0"



C1 DUMPSTER - ELEVATION @ REAR
SCALE 1/4" = 1'-0"



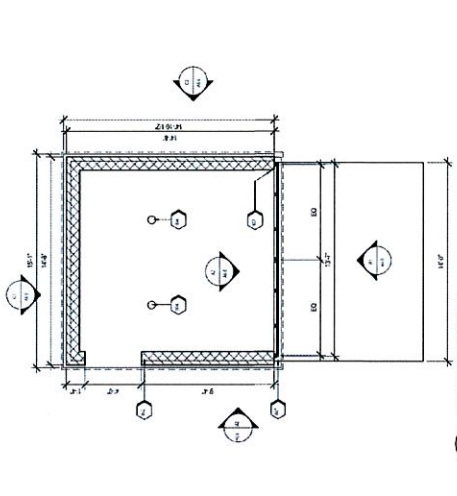
B2 DUMPSTER - ELEVATION @ SIDE ENTRY
SCALE 1/4" = 1'-0"



B1 DUMPSTER - ELEVATION @ GATE
SCALE 1/4" = 1'-0"



A2 DUMPSTER - GATE INSIDE FACE
SCALE 1/4" = 1'-0"



A1 DUMPSTER - ENLARGED
SCALE 1/4" = 1'-0"

REVISION/DATE/DESCRIPTION

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WHATABURGER

ms consultants, inc.

engineers, architects, planners
2221 Schrock Road
Lee's Summit, MO 64082
phone 816.888.7300
fax 816.888.7570

PROJECT

PROPOSED PT20M
BUILDING
NEO HWY 150 & SW
HOLL WOODS
LEE'S SUMMIT, MO 64082

SHEET TITLE

SITE DETAILS

DRAWN BY:

TDB

CHECKED BY:

PJK

PROJECT NO.

42487-21

DRAWING

C-7.3





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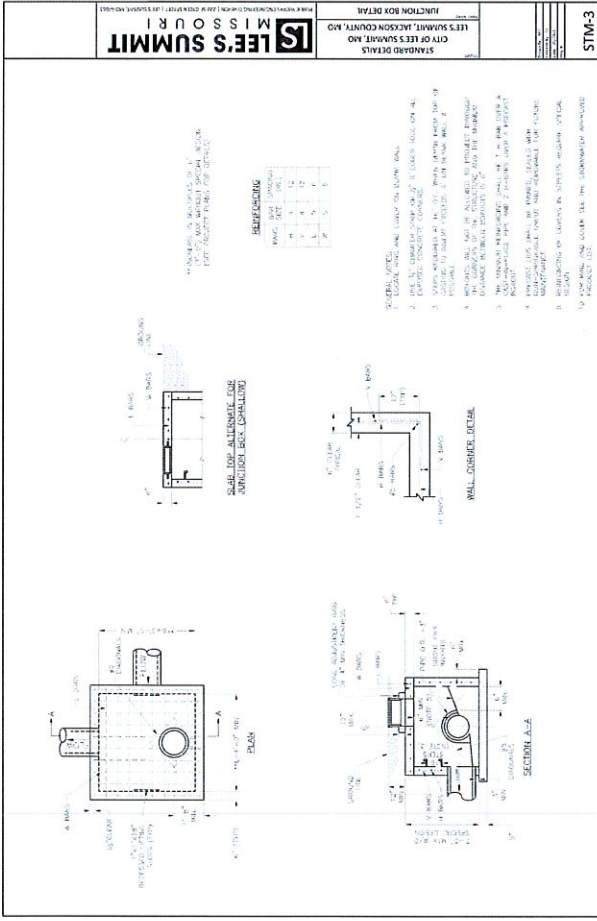
ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

PROJECT
PROPOSED PT20MM
BUILDING
NEQ HWY 150 & SW
HOLLYWOOD DR.
LEE'S SUMMIT, MO 64086

SHEET TITLE
SITE DETAILS

DRAWN BY:	TDB
CHECKED BY:	PJK
PROJECT NO:	40497-21
DRAWING	

C-7.6



A JUNCTION BOX DETAIL.
C7.6 N.T.S.

REVISION/DATE/DESCRIPTION

SR UPDATES	08/10/21
DATE SET	05/05/22
PROFESSIONAL	08/04/22
TO CITY	08/04/22
COMMENTS	08/04/22

NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ST. LOUIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ST. LOUIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ST. LOUIS.



ms consultants, inc.
engineers, architects, planners
2271 Service Road
St. Louis, MO 63114
phone: 314.888.7100
fax: 314.888.7570

PROJECT
PROPOSED PT20M
BUILDING
NEO HWY 150 & SW
HOLLYWOOD DR
LEE'S SUMMIT, MO 64082

SHEET TITLE
FIRE PROTECTION
PLAN

DRAWN BY	TDB
CHECKED BY	PJC
PROJECT NO.	404872.1

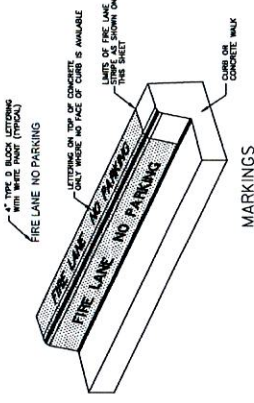
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GENERAL NOTES:

- CONTRACTOR SHALL COORDINATE WITH FIRE INSPECTOR FOR STRIPING LOCATIONS.
- CONTRACTOR SHALL COORDINATE WITH FIRE INSPECTOR FOR STRIPING LOCATIONS.
- CONTRACTOR SHALL COORDINATE WITH FIRE INSPECTOR FOR STRIPING LOCATIONS.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
P/L	---	PROPERTY LINE
---	---	FIRE HYDRANT
---	---	FIRE LANE
---	---	FIRE HOSE WIND LAY

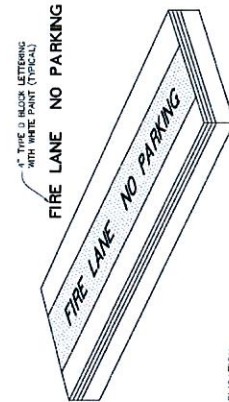


APPLICATION:

- PAINT RED LANE STRIPES ON BOTH FACE AND TOP OF CURB.
- PAINT WHITE LETTERING ON FACE OF CURB ONLY.
- PAINT RED LANE STRIPES AND WHITE LETTERING ON TOP OF CURB.
- 15 FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

FIRE LANE STRIPING DETAIL

NOT TO SCALE

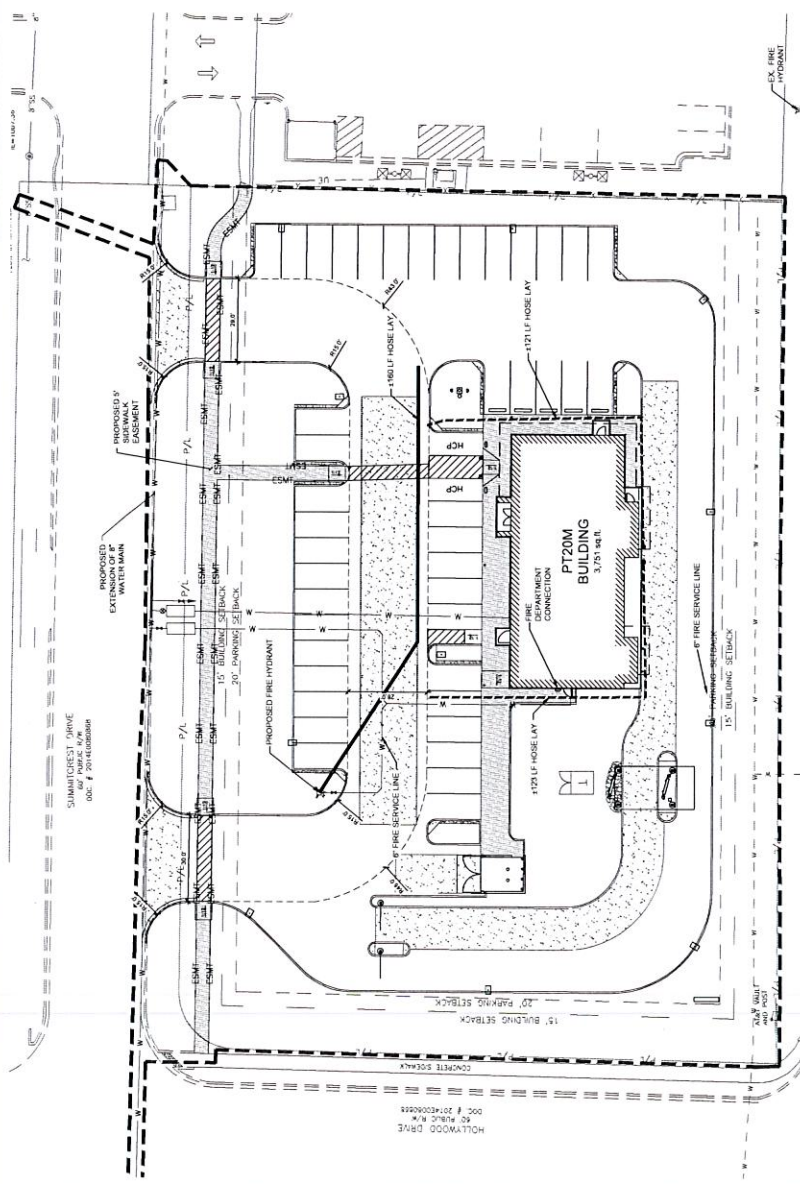


APPLICATION:

- CONTRACTOR SHALL COORDINATE WITH FIRE INSPECTOR FOR STRIPING LOCATIONS.
- CONTRACTOR SHALL COORDINATE WITH FIRE INSPECTOR FOR STRIPING LOCATIONS.
- CONTRACTOR SHALL COORDINATE WITH FIRE INSPECTOR FOR STRIPING LOCATIONS.
- CONTRACTOR SHALL COORDINATE WITH FIRE INSPECTOR FOR STRIPING LOCATIONS.

TYPICAL FIRE LANE MARKING DETAIL

NOT TO SCALE



PT20M BUILDING
3,750 S.F.



g. 3/28/2022 4:19 PM, bunnert, taylor

escape Plan: 04

STSL-1.0

CADDICIVILSHE

21-Leet's Summit, MO MarketDocs

03/62/4049

- A. THE LANGUAGE REGISTRATION SYSTEM SHALL INCLUDE ALL PROPOSED LANDSCAPE AND GRASS AREAS ON THE PROPERTY, PERMITTING AND INSTALLATION OF A SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANGUAGE REGISTRATION CONTRACTOR (CONTRACTOR).
- B. THE CONTRACTOR TO INSTALL EQUIPMENT NECESSARY TO PROVIDE A COMPLETE FUNCTIONAL SYSTEM THAT IS IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.
- C. THE REGISTRATION CONTRACTOR SHALL SUMMIT SHOP DRAWINGS TO THE OWNER REPRESENTATIVE FOR APPROVAL. PRIOR TO CONSTRUCTION, WHICH WILL ILLUSTRATE TYPE OF EQUIPMENT, MATERIALS, AND FINISHES TO BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND FIELD ADJUSTMENT OF THE ABOVE ITEMS. THEY MUST HAVE A MANUFACTURER'S YEAR WARRANTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND FIELD ADJUSTMENT OF THE ABOVE ITEMS. THEY MUST HAVE A MANUFACTURER'S YEAR WARRANTY.
- D. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER THE FINAL LOCATION OF THE CONTROL PANEL(S). NO ADDITIONAL COSTS WILL BE ALLOWED FOR ANY ADJUSTMENTS MADE TO THE FINAL LOCATION OF ALL EQUIPMENT.
- E. THE REGISTRATION CONTRACTOR SHALL SUMMIT A WARRANTY POLICY TO THE OWNER WHICH SHALL COVER THE FUNCTION OF THE ENTIRE SYSTEM FOR A PERIOD OF ONE YEAR.

PART 3 EXECUTION

- [illegible]

1

- [illegible]

IRRIGATION PLAN

A vertical scale on the right side of the page, ranging from 0 to 40 inches in increments of 10. To the left of the scale is a diagram of a cable with a knot, showing the knot's position relative to the scale.

-1.0

REVISIONS	DESCRIPTION	BY

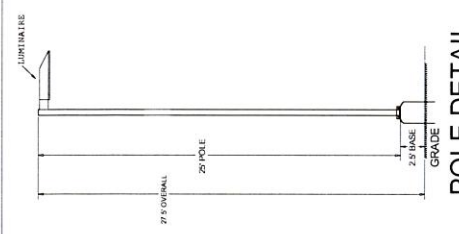
PROJECT: WHATABURGER
LEES SUMMIT, MO

WHATABURGER
1000 WEST 10TH STREET
ST. LOUIS, MO 63101
417-416-1000 FAX 417-416-1001
WWW.WHATABURGER.COM

SHEET TITLE:
Photometric
Plan

UNIT NO.:
DATE:
SCALE:
DRAWN BY:
APPROVED BY:

SHEET NO.:
PH1.0
P11E:



POLE DETAIL
(NOT TO SCALE)

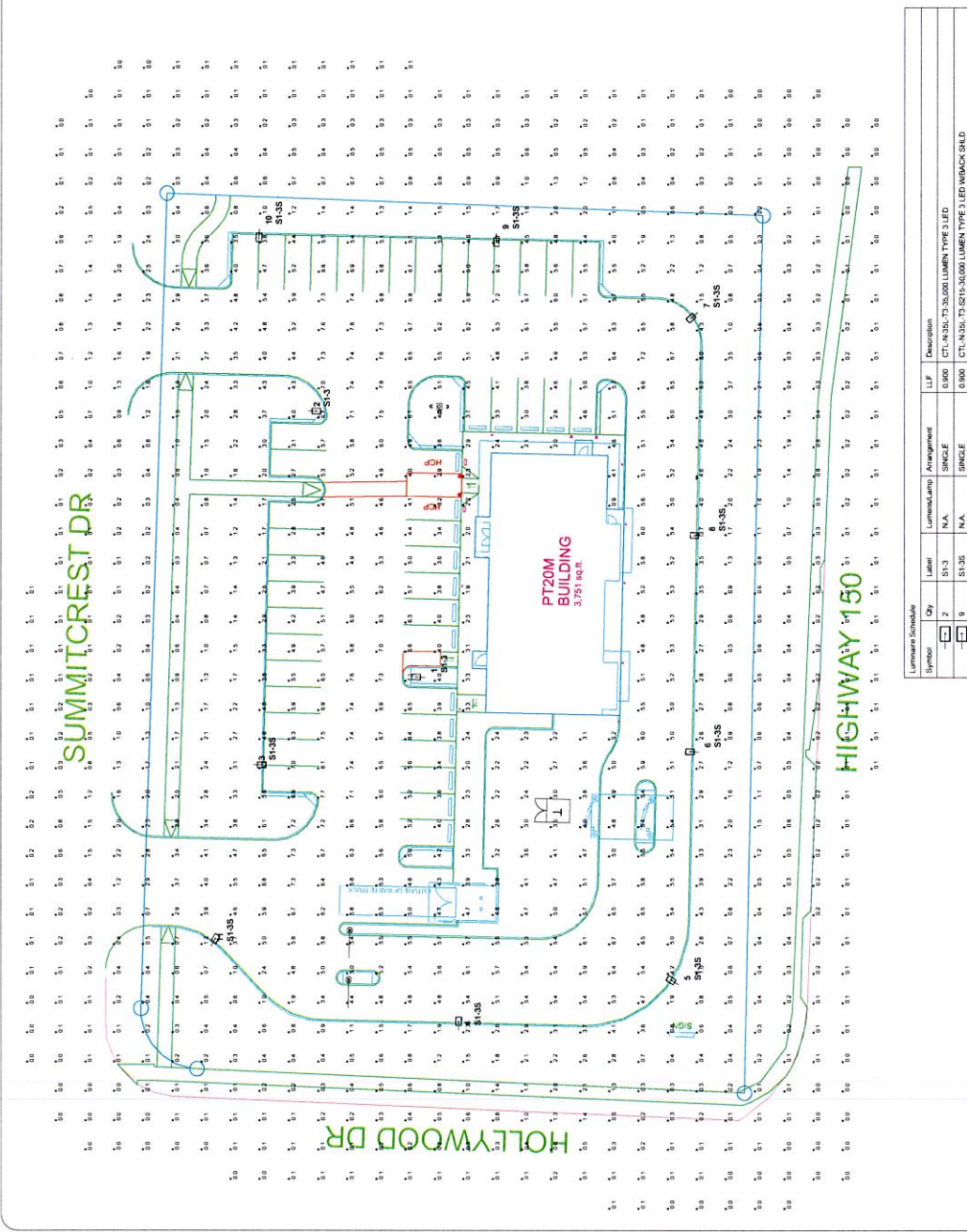
FOR PRICING CONTACT:
DOUG KILE 214-957-5304
OR dkile@techlight.com

Notes:
1. Calculation at grade.
2. Based on 27.5' AFG pole fixture height including 25' poles and 2.5' AFG bases.

File:
wb-lee-smt-market
Date:
2-24-22

CUSTOMER APPROVAL
☐ Drawing is approved, proceed with production
☐ Drawing is not approved, make changes as noted

Customer Signature _____ Date _____



Luminaire Label	2' Luminaire Height	Tit
1 S1-3	27.5	0
2 S1-3	27.5	0
3 S1-35	27.5	0
4 S1-35	27.5	0
5 S1-35	27.5	0
6 S1-35	27.5	0
7 S1-35	27.5	0
8 S1-35	27.5	0
9 S1-35	27.5	0
10 S1-35	27.5	0
11 S1-35	27.5	0

Calculation Summary	CalcType	Units	Angle	Max	Min	Angle	Max
SITE	Footcandle	FC	2.24	8.1	0.0	N/A	N/A
PARKING AND DRIVE	Footcandle	FC	3.39	8.1	1.9	2.44	4.76

Luminaire Schedule	Qty	Label	Luminaire	Arrangement	LF/F	Description
S1-3	2	S1-3	N/A	SINGLE	0.600	CTL-5-35, 77-30-000 LUMEN TYPE 3 LED
S1-35	9	S1-35	N/A	SINGLE	0.900	CTL-4-35, 17-3075-30-000 LUMEN TYPE 3 LED W/BLACK SHIELD

SCALE
0 20 40 60

TECHLIGHT INC.
- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES.
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

Appl. #PL2022-079 - REZONING from AG to CP-2 &
PRELIMINARY DEVELOPMENT PLAN
Whataburger, 204 SW M-150 Hwy
Whatabrands, Inc., applicant

