



MB Engineering Inc.  
1952 Homefield Estates Dr.  
O'Fallon, MO 63366

April 10, 2024  
Mr. Scott Ready  
City of Lee's Summit

SUBJECT: Review Comments dated 2/7/24  
PL2024020 – Cowboy Carwash

Mr. Ready:

The following are responses to each of the comments from a letter dated Feb 7th, 2024.

Reviewer: Shannon McGuire

1. Photometric Diagram - Please provide a Photometric diagram indicating the foot candle levels throughout the site and at the property lines  
**Response: This has already been submitted with the Comprehensive Plan**
2. Lighting Spec Sheets – 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: Included with next submittal**
3. Parking Lot Lighting – Please label the proposed height of the parking lot light poles  
**Response: This is shown on the lighting photometric plan**
4. Mechanical Screening – Will there be any ground mounted mechanical equipment. If so, please show the location, size, and type of material to be used in all screening of ground mounted mechanical equipment  
**Response: Waiting for answer from my client**
5. Curbing - CG-1 concrete curbing required around all parking areas and access drives in office, commercial and industrial districts. Please label the proposed curb type and provide standard details  
**Response: Concrete curbing is labeled on sheet C2-01, curb details are on C3-01**
6. Accessible Parking Space Clearance - Parking spaces for vans shall have a vertical clearance of 98 inches minimum at the space and along the vehicular route thereto. Please confirm the ADA parking stall will meet this requirement  
**Response: See note 8 on sheet C2-01**
7. Accessible Parking Standards - All accessible parking shall comply with the requirements of the federal Americans with Disabilities Act.  
**Response: See note 9 on sheet C2-01**

8. Platting - This property requires platting prior to the issuance of building permits  
**Response: Understood**

Reviewer: Susan Nelson

1. Submit an Engineer's Estimate of Probable Construction Costs  
**Response: Will be submitted upon completion**
2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit  
**Response: The SWPPP is sheet C2-04. The MDNR Permit is included with the next submittal.**
3. Once the stormwater report is submitted, a review of the underground detention and associated stormwater system may commence. A complete review has not been completed, but please be advised that the location of the manhole in the east driveway pavement will not be allowed. Relocate to a grassy area to the west of the east driveway. Show the hydraulic grade line for the design storm on the profile view of the storm system.  
**Response: This has already been submitted with the Comprehensive Plan**
4. 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: See note 10 on sheet C2-01**
5. Show the existing water main and the domestic service connection with type and size of pipe, valves, and meter per City standards  
**Response: Plans have been revised**
6. Show the existing public sanitary sewer with connection details and label existing manholes with City numbering system. Please be aware that the current existing sanitary sewer shown is not correct based on the approved Whataburger construction plans. Verify and revise the plans accordingly  
**Response: Plans have been revised**
7. The public sanitary sewer extension work will need to be submitted on a separate set of public infrastructure plans. Once these are submitted, a review, including Water Utilities may commence. The sanitary sewer extension that the plans show going from east to west is not correct. During the Pre-Application meeting on 8/9/22, direction was given to extend the existing public sanitary sewer from the south east corner to the north property line along the east side of the lot. Please be aware that a sanitary sewer easement of a minimum width of 15 feet or wider based on the pipe depth must be dedicated in the plat to accommodate this public infrastructure extension  
**Response: Will comply**

8. Provide a complete plan for the ADA-accessible ramps. Ensure all elevation callouts, running slope callouts, and cross-slope points for construction of ADA-accessible ramps and sidewalk. Also, include details of the sidewalk through the new driveways. Site specific information is required on the ADA plans. Specific elevations, slopes, etc. for each location. Missing ADA information will be reviewed in the next submittal

**Response: Plans have been revised**

9. Show details of existing driveway removal and ADA sidewalk replacement. Line work should be bold to indicate this work in these plans

**Response: Plans have been revised**

10. Please revise the pavement design to meet or exceed UDO Section 8.620

**Response: Plans have been revised**

11. Add the following notes to the plans regarding paving per Section 2200 of the City Design and Construction Manual.

- All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.

- All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications. (The limits of this area should be hatched on the plans for the two entrances.)

**Response: Plans have been revised**

12. Please use all City standard details that would apply to this project, to include curb and gutter, entrances, manholes, inlets, water meter, connections to existing infrastructure, etc

**Response: Plans have been revised**

13. 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

**Response: Plans have been revised**

14. Please verify and note that only ornamental trees and shrubs may be planted within any easements

**Response: Note 13 has been added to sheet C2-01**

Reviewer: 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

**Response: Understood**

Reviewer: Joe Frogge

1. Locate and specify connection to water main  
**Response: Plans have been revised**
2. Locate and specify water meter  
**Response: Plans have been revised**
3. Provide cleanout near where sanitary leaves footprint of building  
**Response: Plans have been revised**
4. Provide cleanout(s) in sanitary spaced at no greater than 100' apart  
**Response: Plans have been revised**
5. Architectural and MEP plans treated as informational and have not been reviewed  
**Response: Understood**

Sincerely,

A handwritten signature in purple ink that reads "M Buescher". The signature is written in a cursive, flowing style.

Mike Buescher, P.E.  
MB Engineering, Inc.