

September 20, 2019

Victoria Nelson, Long Range Planner  
Jim Eden, Assistant Fire Chief  
Sue Pyles, Senior Staff Engineer  
Michael Park, City Traffic Engineer  
Joe Frogge, Plans Examiner  
220 SE Green Street  
Lee's Summit, Missouri 64063

**Re: SUMMIT ORCHARD 4B – RETAIL FACILITY (PL2019278)**

Dear Ms. Victoria Nelson:

Anderson Engineering has received your comments dated September 13th, 2019 and have the following responses:

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.

**Acknowledged.**

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.

Action required: Provide hydrants within 100 feet of the FDC's and possibly consider consolidation.

**There is an existing hydrant within 100-feet of the western FDC. There is an existing fire hydrant within 200-feet of the eastern FDCs. To provide the 100-foot distance, we would add two additional public hydrants across the street from the existing hydrant. We have requested City Staff confirmation if they prefer to waive the distance or add one or two additional hydrants.**

3. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Action required: Hydrants shall be provided to meet this requirement and the spacing requirements of IFC Table C102.1.

**A fire hydrant is added to Sheet C300 with 300 foot radii circles depicting that all exterior of building is within 300 feet of a fire hydrant. This hydrant will remain privately owned and maintained.**

4. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.  
Action Required - Indicate the location of the fire lanes on the plans.

Acknowledged – Fire Lanes have been noted on Sheet C200.

Planning Review – Victoria Nelson

1. Please clarify that all “lawn” areas will be sodded.

Lorax has noted sod for all “lawn” areas.

2. Please make sure all landscaping at driveway entrances along Donovan Rd will not impede the triangle site distance.

Site distance triangles have been added to the landscaping plans.

3. Please make sure all tree islands are 10 ft. wide. We measured them at 8 ft. This can be found in the UDO under Subdivision 4, sec 8.810.

All islands which are proposed to have trees are no less than 10 feet wide.

4. Please clarify that all compactors are screened to the same extent as the dumpsters.

All compactors will be located behind the proposed truck dock screen walls.

5. Please dash in the roof top units on the elevation to ensure that they will be properly screened by the parapet.

Roof top units have been dashed on exterior elevations. All rooftop mechanical equipment to be screened from view at right of way. See revised drawings A201, A201C, A202, A202C.

6. Trash enclosure- you reference sheet A-102 on sheet A-101. Please submit A-102.

The reference for sheet A102 was incorrect. All trash enclosure details are referenced on Sheet A101. See revised Sheet A101.

7. Trash enclosure gates- you specify the material on the gates are Simulated Wood, please describe this type of material. Our UDO states under Article 8, Subdivision 4, Sec. 8180. that we only allow steel gates.

All trash enclosure gates will be constructed of composite wood planks attached to a continuous HD galvanized steel angle in a HD galvanized tube frame. The proposed manufacturer would be Trex 1” Transcend in Spiced Rum color. See Figure 1 at the end of this document. The simulated wood planks are extremely durable and will not rot, warp or fade. If a plank does get damaged, it can easily be replaced. When a steel metal deck gate gets damaged (which it will) it is expensive to replace so therefore usually never get replaced. Please also note the new Jack Stack Barbeque in Summit Woods Crossing has a similar gate design utilizing simulated wood planks approved by the city.



8. Pavement width in front of primary tenants shows a 24 ft. width measurement including curb. Our UDO requires that it is 24ft. wide excluding curb. When we measure excluding curb, your measurements show 20ft.

According to Table 8-4 of the UDO, Parking Lot Access Aisle Width for Two-Way Traffic may be 20 feet if there are no parking spaces on either side. The front drive aisle has been revised to measure 26 feet from back of curb to back of curb and has been changed from asphalt to concrete. This leaves 25 feet of concrete drivable surface.

9. ADA Parking Signage- Need to show all the proper signage at all the accessible parking areas. This can be found under Article 8, Division II Parking, Sec. 8.580. The sign needs to be mounted 5ft. above grade, measured to the bottom of the sign. Be sure to use sign type R7-8, as listed in the Manual on Uniform Traffic Control Devices (MUTCD).

ADA parking signage has been added to all accessible parking stalls on Sheet C200. A detail has been added to Sheet C705 that specifies type R7-8 signage installed at 5 feet above grade.

10. ADA Van Parking- For a parking space to be considered van accessible the striped aisle needs to be a minimum 8ft. in width. All of your striped aisles are 5' in width, which is only acceptable for cars. You are required to have at least one designated van space. These requirements are found in the UDO under Article 8, Subdivision II, Sec. 8.580.

According to Section A4.6.3 of the ADA Accessibility Guidelines, "Universal" Parking Space Design allows for 5' "van accessible" access aisles adjacent to 11' ADA parking stalls as the adjacent 11' parking stalls can accommodate a van with a side-mounted lift or ramp.

#### Engineering Review – Sue Pyles

1. Sheet C000:

- Please remove Gene Williams from the storm water utility contact.  
Acknowledged – Gene Williams has been removed from Sheet C000.
- Please revise the address for Water Utilities to 1200 SE Hamblen Road.  
Acknowledged – The Water Utilities address has been updated on Sheet C000.

2. Sheet C200:

- All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.  
ADA accessible ramps are detailed on Sheets C401-C403 and Sheets L202-L203.
- The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.  
ADA accessible ramp details have been added which include all details required by Section 5304.8 of the Design and Construction Manual.
- Call out removal of any existing items required to construct items included in this plan set (curb & gutter, asphalt, sidewalk, etc.).  
Sheet C100 has been revised to include all demolition necessary to construct items included in the plans.



3. Sheet C300: The leader for the east Construction Note 03 symbol is pointing to the wrong location.

Acknowledged – the leader for the east Construction Note 03 has been corrected.

4. Sheets C502-C505:

- Structures 101, 305, and 307 do not meet the required 0.5' minimum drop through the structure. Please revise.

Storm structures have been revised to meet 0.5' drop where applicable.

- Revise Storm Sewer Series 300 & 400 to keep the Hydraulic Grade Line (HGL) within the pipe. Update calculations accordingly.

Storm Sewer Series 300 and 400 have been revised to keep the 10-year HGL within the pipe and calculations have been updated accordingly.

- Are proposed structures 301 & 302 doghouse structures? If so, label accordingly.

Structures 301 and 302 are intended to be doghouse structures and have been labeled accordingly on Sheet C504.

5. Sheet C701: Revise the pavement sections or add an additional graphic showing the aggregate base and geogrid extending 1 foot beyond the back of curb.

Pavement section details have been revised to show aggregate base and geogrid extending 1 foot beyond back of curb.

6. General:

- Submit an Engineer's Estimate of Probable Construction Costs.

We will need to submit Engineer's Estimate under separate cover.

- Submit the SWPPP.

The SWPPP is in place for the ongoing work. Revisions are not anticipated to the document. Emery Sapp and Sons, holder of the Land Disturbance Permit will continue to do the site work.

#### Traffic Review – Michael Park

1. The plan is missing pedestrian connectivity shown on the PDP. Additional sidewalk and pedestrian connections should be provided through the middle of the project area (connecting buildings to the east-west private drive/road and development to the south). Additional sidewalk and pedestrian connections (and pedestrian space) should be provided within the eastern most portion of the project area connecting to the southeast and connecting to Donovan Road sidewalk.

Pedestrian routes have been added to the south and to Donovan Road per conversation with Michael Park.

2. The site plan should include bike racks for end of trip bicycle accommodations as indicated on the PDP.

Bike racks have been added – refer to Sheet L101.

3. Submit a plan for review that depicts the accommodation of truck turning movements on-site; especially movements to access loading docks and trash service at the dumpster enclosure.

Truck turning movements have been included on Sheets C201-C204.



Building Codes Review – Joe Frogge


1. Provide grease trap specifications and installation details. (size, type, connections, etc.).

Because the grease trap specification is dependent upon the future tenant, this information will be provided in the future building plans.

Please let me know if you have any questions or concerns regarding anything in the above letter.

Sincerely,

ANDERSON ENGINEERING, INC.



Thomas P. Wooten, P.E., CDT  
Project Engineer



FIGURE 1: SIMULATED WOOD PLAN TRASH ENCLOSURE GATE

