

October 2, 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 30th, 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.

Plans have been revised to reflect a single remote FDC located at the vault near the northwest corner of the site. Vault/FDC are approximately 30 feet from an existing hydrant on the south side of Donovan

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.

Plans currently reflect a layout that has been discussed and approved by City staff

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.

Fire lanes, painted curb and signs are shown on Sheet C200

Planning Review – Victoria Nelson

1. Trash enclosure gates – To have a screen mesh you will need to get approval by the Director. You will need to submit a maintenance plan stating how often the mesh will be replaced and what will be done to repair it.

Trash enclosure detail has been revised and now shows metal gates in accordance with City standard.

Engineering Review – Sue Pyles

1. Removals: Are any curb removals required along the east-west private drive for construction of the parking lot drive aisles or sidewalk ramps? If so, please include in the plan set.

Curb removals for parking drive aisle construction have been added to Sheet C100

2. ADA Ramps: Please include the length and slope of each section of the ramp, as well as cross slope of each section. The width shown in the section cut is adequate. In other words, each section will require length and slope information. Please revise accordingly. Ramps 7-9 will be the responsibility of the applicant, as will the ramps with details located in the landscape plans.

Requested information has been added to ramp details

3. Roof Drains: Profiles are required for all pipe greater than 6" diameter.

Profiles for roof drain collector piping have been added to Sheet C505

4. Estimate: Please review and verify quantities for 6" Fire Service, 7" PCC Pavement, 24" HDPE, 18" HDPE, 15" HDPE, and Area Inlet. Add items for sanitary sewers, connection to existing storm sewer, connection to existing water, fire hydrant assembly, gate valve, tee.

Estimate is being reviewed/updated as needed and will be resubmitted under separate cover

5. A backflow device and vault located at the ROW is required on the private fire line

The private fire line has been re-routed and is now connected to the proposed vault near the northwest corner of the site.

Building Codes Review – Joe Frogge

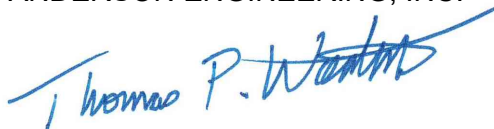
1. Provide grease trap specifications and installation details. (size, type, connections, etc.)

Restaurant usage of end unit is speculative, grease trap has been removed from 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

