

September 20, 2019

Hector Soto Jr., Planning Division Manager  
Sue Pyles, Senior Staff Engineer  
Michael Park, City Traffic Engineer  
220 SE Green Street  
Lee's Summit, Missouri 64063

**Re: SUMMIT ORCHARD LOT 4 INFRASTRUCTURE IMPROVEMENTS, ROAD PLANS,  
LANDSCAPING AND MONUMENT SIGNAGE FACILITY (PL2019145)**

Dear Mr. Hector Soto Jr.:

Anderson Engineering has received your comments dated September 06th, 2019 and have the following responses:

Planning Review – Hector Soto Jr.

**1. MONUMENT SIGNS.**

- The preliminary development plan approved for Summit Orchards in 2016 included a sign package calling for a total of 3 monument signs identifying the shopping center (1 sign located at each of the following: NE corner of Ward/Chipman; SE corner of Ward/Donovan; and NW Donovan/Chipman), plus up to 6 additional monument signs for individual pad sites/lots. A total of two of the shopping center signs were approved to be oversized monument signs (116 sq. ft. sign face area and 144 sq. ft. structure area) to be located at the northeast corner of NW Ward Rd and NW Chipman Rd, as well as the northwest corner of NW Chipman Rd and NW Donovan Rd. The condition of approval included the statement that all other signage for the development will comply with the sign standards of the CP-2 zoning district.

- As depicted on the latest final development plan, a total of 4 shopping center signs are proposed (1 more than that on the approved preliminary development), plus 2 multi-tenant shopping center signs. Is the intent for these 6 total monument signs to take the place of the 9 total monument signs included on the preliminary development plan, or will the future pad sites also have additional individual monument signs? Please provide an update on the intended sign program for the center in order for staff to evaluate against the previous approval from 2016.

- Each of the four proposed 4'-6" tall shopping center monument signs exceed the 144 sq. ft. allowable structure area approved in 2016. Additionally, only two such oversized monument signs were allowed for the shopping center. All other monument signs must meet the size standards cited in the comment below.

Slaggie Architects spoke with Hector Soto Jr regarding the above comments. Upon further discussion, The City acknowledged the 4 entry walls are "landscape walls". Signage is on 2 of these landscape walls, one at each entry. The (2) applied signage areas are approximately 2 ft tall by 22 ft wide, which is within the allowable guidelines. Individual pad sites may submit for individual monument signs. Based on discussions, we believe no revision is required.

- The two multi-tenant monument signs exceed the maximum allowable monument sign height of 12'; exceed the maximum allowable sign face area of 72 sq. ft.; and exceed the maximum allowable structure area of 96 sq. ft. The plans show the signs being 22' tall; having 112 sq. ft. sign face area; and 223.4 sq. ft. sign structure area.

The two multi-tenant monument signs have been redesigned to allow for a maximum height of 20'. See revised drawings on Sheet L201. These changes have been sent to and reviewed as acceptable by the planning department. A formal sign application and associated fees have been submitted and are on the September 26, 2019 Planning Commission Consent Agenda.

#### Engineering Review – Sue Pyles

1. Sheet L201: The Profile view of Detail 6 Entry Sign Type A does not show a footing. How does this differ from the Entry Sign Type B, which does show a footing?

Entry sign detail 6 will also require a footing, it has just not designed yet. We will submit a complete drawing package showing footing design will be submitted as part of the formal sign approval process.

2. The south entry sign at Ward Rd & E-W Rd and the north entry sign at Donovan Rd & E-W Rd are directly over storm sewer and sanitary sewer lines, respectively. This is allowed because these lines are private. However, it is highly recommended that caution be used in making this decision and that extra care be used in the final design of the sign footings.

The sign footings will be designed to accommodate the existing storm sewer and sanitary lines.

#### Traffic Review – Michael Park

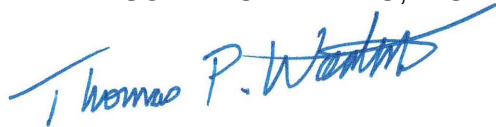
1. Check the intersection sight distance for posted speed limit along Ward Road at the RIROLI Driveway. The landscape and monument in the SE corner appear to obstruct visibility from a typical driver's viewpoint stopped behind the crosswalk. All other areas look okay.

Sight triangle for the SE corner of intersection at Ward Road and the spline road has been included in Landscape drawings.

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

