



June 12, 2020

Shannon McGuire
City of Lee's Summit, Missouri
220 SE Green Street
Lee's Summit, MO 64063

**RE: Woodside Ridge Pool
Commercial Final Development Plan
PL2020043**

Dear Shannon McGuire

We are responding to your comments dated March 05, 2020, and are submitting with this letter revised plans, as well as other required documents. Please find the original comments and our responses below.

If you have any questions or need additional information, please do not hesitate to contact me by phone at 816.361.1177.

Sincerely,

Julie Sellers, P.E.

Fire Review Jim Eden Assistant Chief Approved with Conditions

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.

Noted.

Planning Review Shannon McGuire Planner Corrections

1. All plan sheets should be a maximum of 24" x 36" with one-inch border. Sheet L1 exceeds this requirement.

Sheet L1 has been revised to size 24" x 36".

2. Please submit a photometric diagram that shows the foot candle levels throughout the site and at the property lines.

Refer to attached Photometric Diagram.

3. Is any ground or roof mounted equipment being proposed? If so, please provide the location, size, and type of material to be used in all screening of mechanical equipment. Also, please submit the manufacturer's specification sheets for proposed mechanical equipment to be used.

Yes, there will be a ground mounted condenser on the north-west side of the building (between the flexible and storage rooms). The equipment proposed is a Daikin-DX14SN Split Air System Conditioner (Specification sheets are attached). A Note regarding screening of ground mounted equipment was added on sheets A200, A201 and A202.

4. Please add the total impervious coverage to the site data table.

Replaced "Proposed Impervious Area" with "Total Impervious Area" as Tract D is currently completely pervious.

5. 1 tree shall be planted for each 30 feet of street frontage. 9 trees are required along NW Ambersham Dr. you graphically show 9 trees but the not stated you are only providing 8. This may be a typo. Please confirm you will be providing the required 9 trees.

This was a typo: the sheets have been changed to show 9 trees.

6. The plat that covers this tract must be recorded prior to the issuance of building permits.

Noted.

Engineering Review Gene Williams

Senior Staff Engineer

Corrections

1. Sheet C04: How does the proposed grading on this project fit with the approved Master Drainage Plan for Woodside Ridge 1st Plat? Has this been checked to ensure the grading is in accordance with the Master Drainage Plan for Woodside Ridge 1st, and in particular, along the western boundary?

The proposed grading against the Master Drainage Plan has been checked and is in accordance with the Master Drainage Plan for Woodside Ridge 1st Plat. Proposed grading for Woodside Ridge 2nd Plat along the western boundary drain stormwater to the north.

2. Sheet C08: It appears Note 14 is calling-out a shade structure, in what actually appears to be an ADA-accessible ramp. Please reconcile.

Revised to Note 10 for north ADA ramp.

3. Sheet C09: A plan and profile is required for all storm lines greater than 6 inches diameter.

Sheet C09A has been added to show storm plan and profile for storm lines greater than 6 inches in diameter.

4. Sheet C10: Inlet protection is shown in a very critical location (i.e., the sump). In addition, it is not clear what form of inlet protection is being proposed. Please clarify, and

ensure the inlet protection is not going to act as a dam during rain events, creating a flood hazard in the sump condition.

Note has been added to critical location for inlet protection and for the contractor to maintain regularly to prevent a dam-like condition.

5. Sheet C11: Stabilized subgrade is called-out on the typical section views of the pavement. To eliminate any confusion on this requirement, please add the word "chemically" in front of "stabilized subgrade". In lieu of chemically-stabilized subgrade, you may also want to consider geogrid.

"Chemically" added in front of "stabilized subgrade".

6. Landscape Plan: The landscape plan does not show the water line in reference to the tree placement. However, it appears certain there are conflicts in regard to the minimum five (5) foot distance between the outside of the water main, and the outside of the mature tree trunk. Most of the trees along Ambersham Dr. are directly on top of the water main, which is considered an encroachment.

The trees have been relocated to minimum 5' of separation between the mature tree trunk and outside of the existing water line. See landscape plans.

7. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final submittal drawings. The Engineering Plan Review and Inspection Fee is based on this estimate, calculated at 3% of the total plus a right of way fee in the amount of \$80. Items to include on the estimate include: 1) grading to establish proper drainage, 2) grading for parking lot, 3) pavement, 3) subgrade preparation either chemically-stabilized or geogrid, including the area one (1) foot beyond the back of curb, 4) aggregate base, including the area one (1) foot beyond the back of curb, 5) curb and gutter, 6) storm lines greater than 6 inches in diameter, 7) storm structures, including inlets, 8) private sanitary sewer lines and tracer wire and box, 9) private water lines, 10) erosion and sediment control measures and devices, 11) final restoration, including sodding, seeding, topsoil, fertilizer, mulch.

Estimate submitted with plans.

Traffic Review Michael Park City Traffic Engineer Corrections

1. Recommend the inclusion of a bicycle rack installation as previously considered during the PDP approval.

Bicycle racks have been added and called out on sheet C08.

Building Codes Review Joe Frogge Plans Examiner Corrections

1. 2018 IPC 708.1.2 Building sewers. Building sewers smaller than 8 inches shall have cleanouts located at the intervals of not more than 100 feet. Building sewers 8 inches and larger shall have a manhole located not more than 200 feet from the junction of the building drain and the building sewer and at intervals of not more than 400 feet. The interval length shall be measured from the cleanout or manhole opening, along the developed length of the piping to the next drainage fitting providing access for cleaning, a manhole or the end of the building sewer.

Action required: Provide additional cleanouts in sanitary sewer piping to comply.

Cleanouts are provided at each bend. See sheet C09 Sanitary notes.