



Date: February 10, 2021

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

**RE: PL2020145
Commercial Final Development Plan
Osage Pool and Clubhouse
2025 SW M 150 Hwy, Lee's Summit, MO 64082**

We are responding to your comments dated February 8, 2021, and are submitting with this letter revised plans, as well as other required documents. Please find the original comments below; our responses are below in bold.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,

A handwritten signature in blue ink that reads "Julie Sellers".

Julie Sellers

Planning Review

1. Please update the landscaping plan to show the required ground mounted equipment screening. Please also update the site plan to show the locations of the ground mounted equipment.

Screening for the ground mounted equipment has been added to the landscape plans.

2. Please provide a signed copy of the Ownership Affidavit form and a signed copy of the application.

Signed copy of ownership affidavit included with this submittal.

Engineering Review

1. General: The City of Lee's Summit now requires 12 inches of aggregate over the top of pipe rather than 6 inches. Please revise applicable standard detail(s).

Pipe trenching and bedding detail has been updated to show 12" of aggregate over the top of pipe.

2. General: Please update the EOOPCC sheet. Make sure to include all relevant and applicable construction items shown on the plans (such as 8" concrete, 1" type K copper pipe, reducer, storm bends, ...).

Engineer's opinion of probable cost has been updated and included with this submittal.

3. Water: As required by the City, please acknowledge that 1" soft type K copper service line shall extend a minimum of 10 feet beyond the meter well, between the meter and the private customer. 2" water pipe is acceptable only past 10 feet. Make sure to also show the location of reducer along the line.

Notes added to the Utility Plan stating 1" pipe must extend from the main to 10 LF past the water meter. Location of reducer added and lengths of 1" pipe and 2" pipe updated.

4. Water: Though private, please maintain an 18" minimum vertical separation between the edge of storm pipe and the edge of water pipe.

The 2" water pipe has been lowered to allow for 18" of clearance between the pipes.

5. Storm: Though private, please consider a 0.2' minimum elevation drop within the storm structures if the angle between the incoming and outgoing pipe is less than 22.5 degree. If the angle is equal or above 22.5 degree, please consider a 0.5' minimum elevation drop. Private storm lines 1, 2 and 3 need to be revised accordingly.

Inverts have been updated to provide 0.2' and 0.5' minimum drop through the drain basins.

Building Codes Review

1. Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Comment for informational purposes. If ground mounted equipment (i.e., HVAC condensing unit) is installed it must be screened from view.

Screening for the ground mounted equipment has been added to the landscape plans.

2. Provide complete site lighting design including all circuitry and light pole base details.

Per discussions with the city, this comment has been resolved and no further action is required.

3. If grille on patio is to be fed by Natural Gas, provide NG design on Utility Plan. Clarify.

Natural gas enters the west side of the building and routed through the building to the grill.