

## MEMORANDUM

**TO:** Nikki Stautzenberger

**FROM:** Zane Rodriguez

**DATE:** 10/23/24

**SUBJECT:** Western Hills Athletic Club Permit Overview

---

I can confirm that per the special exceptions were followed, as listed below:

California corners on the courts were added

The additional courts were relocated to reduce encroachment of setback

The proposed site stormwater runoff was reduced by 5% compared to its existing built conditions

Response from engineering confirming if you need a more specific verification:

There are 3 Point of Analysis Drainage Areas within the property. Point of Analysis #3 does not propose any changes to the drainage patterns and runoff discharge remains the same. Point of Analysis #2 does propose changes to the drainage patterns and reduces the runoff discharge by a small amount. Point of Analysis #1, which consists of 4 tennis courts, 2 of which have a wall around them allowing them to function as a detention pond and thereby reduce runoff from existing conditions by 9.52% to 16%, exceeding the needed 5% reduction in flow.

- This reflects exceedance of 5% reduction for the development, not the entire site.

Only side note I would add it to confirm again with the applicant that they are not adding overhead lights to the courts. They confirmed in my last round of review that they were not adding any and I don't see anything on the site plan that would indicate they are but then added a light exhibit from the 1<sup>st</sup> review to now.

**SUBCHAPTER E NOTES:**

1. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIAL, IN ACCORDANCE WITH SUBCHAPTER 2.6.2.
2. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 (REFER TO FIGURE 42 BELOW). ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E."

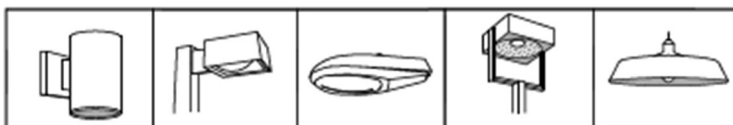


Figure 42: Examples of fully-shielded light fixtures

Below I list out every resubmitted page difference between the 1<sup>st</sup> and 2<sup>nd</sup> submittal package:

- **Cover Sheet**
  - Changes to the index of sheets table to reflect sheet changes
  - Additional contact information added
- **General Notes**
  - No changes
- **Survey**
  - No changes
- **Site Plan**
  - site/geometry legend and site plan notes added
  - Temporary rock berms added
- **Site Plan Details**
  - Consolidated two pages into one
  - Added curb and gutter section
- **Demolition Plan**
  - No changes
- **Erosion-Sedimentation Control & Tree Protection Plan**
  - Additional notes added
  - Drainage flow arrows added
  - Mulch sock/tree protection moved
  - Temporary rock berms added
- **Erosion-Sedimentation Control & Tree Protection Plan Details**
  - No changes
- **Grading Plan**
  - Legend shifted to other side of sheet
  - Updated to show newly added drainage structure
  - Additional elevation points added to top of curbs, walls, grates, etc.
- **Existing Drainage Area Map**
  - Drainage calculation tables updated
- **Proposed Drainage Area Map**
  - Drainage calculation tables updated
  - Updated drainage flow arrows
  - Drainage structure updates added
- **Storm Sewer Plan**



- Sheet updated to match new drainage structure
- **Storm Sewer Profiles**
  - Sheet updated to match new drainage structure
- **Landscape Notes & Calculations**
  - No changes
- **Landscape Plan**
  - Added plants to new drainage structure
- **Landscape Details**
  - No changes
- **Irrigation Plan**
  - Sheet updated to match new drainage structure
- **Structure Notes**
  - No changes
- **Code required special inspections**
  - No changes
- **Retaining wall plan**
  - Sheet updated to match new drainage structure
- **Tennis court plan**
  - Sheet updated to match new drainage structure
- **Typical concrete details**
  - No changes
- **Concrete details**
  - Sheet updated to match new drainage structure