

DEVELOPMENT SERVICES

**Commercial Final Development Plan
Applicant's Letter**

Date: Friday, November 12, 2021

To:

Property Owner: SUMMIT VIEW FARMS
DEVELOPMENT GROUP LLC

Email:

Engineer: LAMP RYNEARSON

Email: DAN.MILLER@LAMPRYNEARSON.COM

From: Victoria Nelson, Long Range Planner

Re:

Application Number: PL2021424

Application Type: Commercial Final Development Plan

Application Name: SUMMIT VIEW FARMS SWIMMING POOL

Location:

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Review Status:

Required Corrections:

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Approved with Conditions

Planning Review	Victoria Nelson (816) 969-1605	Long Range Planner Victoria.Nelson@cityofls.net	Corrections
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1. Vicinity map. Please show a north arrow next to the vicinity map.
2. Center line. Please label the center line on all roads showing.
3. Landscaping. Open space trees and shrubs provided numbers are incomplete and potentially off. A medium impact buffer is also required along the west where future home development will take place.
4. Fence. Please label fence and provide specs for it.
5. Monument sign. Will there be any kind of a monument sign?
6. Existing geography. Please show the existing pond and vegetation. Due to the presence of the pond please add a note to the plans indicating that a soils report shall be required to be submitted as part of the building permit submittal.
7. Lighting. Sec. 6.510 of the UDO states "Lighting of the swimming pool area, except by low level bollard type lighting or wall pack with 90-degree cutoffs, shall only be provided by special use permit, SUP (see Division III of this article)." If you wish to keep the pole mounted lighting then you will need to apply for a special use permit and go through the public hearing process and get approval from City Council.
Does the 15' pole height include the base?
8. Pool lighting area. Please provide the average lighting area for the pool area. The area within the fence and pool house.
9. 100ft perimeter. Please show a 100ft perimeter circle on the photometric page to ensure that the proposed lighting meets the UDO.

Engineering Review	Sue Pyles, P.E. (816) 969-1245	Senior Staff Engineer Sue.Pyles@cityofls.net	Corrections
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1. Sheet C1: Include an Index of Sheets.
2. Sheet C6: Please include all dimensions, slopes, and elevations for each section of ADA-accessible sidewalk ramp. For clarity, please remove the grading contours.
3. Sheet C6:
 - Please indicate the water service line material type. Clarify if General Note 8 is for this service line.
 - Refer to Soft Type "K" as the required material and indicate if that same material will be used the entire length or not.
 - Please locate the water meter as required by Design and Construction Manual Section 6901.L.1, '1 from the edge of easement.

Traffic Review	Michael Park	City Traffic Engineer	No Comments
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(816) 969-1820

Michael.Park@cityofls.net

Building Codes Review

Joe Frogge

(816) 969-1241

Plans Examiner

Joe.Frogge@cityofls.net

Corrections

1. Provide complete retaining wall design.
2. Provide complete site lighting design that includes all circuitry, conduit, materials, pole base detail, etc.
3. Architectural plans provided have not been reviewed.
4. Building permit will be required for all structures including pool.