LAMP RYNEARSON

December 10, 2021

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Ms. Victoria Nelson, Lang Range Planner Lee's Summit Development Services 220 SE Green Street Lee's Summit, MO 64063

Re: PL2021424 – Commercial Final Development Plan Summit View Farms Swimming Pool Responses to City Comments

Dear Ms. Nelson:

Lamp Rynearson has prepared responses to the City Comments dated November 12, 2021 for the Summit View Farms Swimming Pool application. Lamp Rynearson responses are provided in **bold**.

Planning Review

1. Vicinity map. Please show a north arrow next to the vicinity map.

A north arrow has been added next to the vicinity map.

2. Center line. Please label the center line on all roads showing.

The center line of adjacent roads have been labeled.

3. Landscaping. Open space trees 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.

Per discussion with the City, landscaping currently shown between pool deck and west property line is sufficient. Open space tree and shrub calculations have been corrected and open space trees added to meet the requirement.

4. Fence. Please label fence and provide specs for it.

The 5-ft tall back wrought iron fence is now called out on the site plan. The Lorax Design Group detail sheet containing the fence is now included with the resubmittal.

5. Monument sign. Will there be any kind of a monument sign?

No, a monument sign is not proposed.

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.



The existing pond, that was removed with the 4th Plat construction was located north of Tract D. See attached exhibit.

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?

The lighting in the swimming pool area has been revised to provide bollard style lighting. Screw anchors will be used for parking lot light pole bases, so 15-ft pole height is from top of fixture to finish grade.

8. Pool lighting area. Please provide the average lighting area for the pool area. The area within the fence and pool house.

The average lighting is now provided on Sheet E2.

9. 100 ft perimeter. Please show a 100 ft perimeter circle on the photometric page to ensure that the proposed lighting meets the UDO.

The lighting has been revised to meet the UDO. All poles are now 15-ft tall, the maximum allowed height adjacent to residential.

Engineering Review

1. Sheet C1: Include an Index of Sheets.

A civil sheet index has been added as requested.

2. Sheet C6: Please include all dimensions, slopes and elevations for each section of ADAaccessible sidewalk ramp. For clarity, please remove the grading contours.

The dimensions, slopes and elevations have been added. Grading contours have been removed in the ramp inset details.

- 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 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.

Soft type "K" copper pipe will be used for water service. The water meter location has been corrected to be 1-ft from the edge of the easement.

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Traffic Review (No Comments)

Building Codes Review

1. Provide complete retaining wall design.

Per discussion with the City, a complete retaining wall design is not required. Wall height from top of wall to grade at face of wall is 30-inches. Wall height from top of wall to bottom of footing is less than 48-inches.

2. Provide complete site lighting design that includes all circuitry, conduit, materials, pole base detail, etc.

Additional site lighting details are included with this resubmittal.

3. Architectural plans provided have not been reviewed.

Comment noted.

Building permit will be required for all structures including pool.
Comment noted.

Sincerely,

LAMP RYNEARSON

Dan McGhee, P.E. Senior Project Manager

cc: Bill Kenney, Summit View Farms Development, LLC Project File

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