



March 24, 2023

Mike Weisenborn  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: PL2022412 – RESIDENCES AT BLACKWELL  
FINAL DEVELOPMENT PLAN**

Dear Mike:

This letter is responding to staff comments dated February 1, 2023 regarding the above-referenced project:

**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 multi-page 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 Form (PDF) Studies – studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

**Response: Acknowledged.**

**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.

**Response: Acknowledged.**

**Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

**Required Corrections:****Planning Review**

1. The minimum size of tree required by the UDO is 3.0". Please update the landscape plan to reflect this.  
**Response: A deviation was requested and approved with the PDP to change the tree caliper from 3" to 2.5".**
2. I don't see where a photometric plan or lighting details were provided with this submittal. Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines. Please show the location, height, intensity and type of outside lighting fixtures for buildings and parking lots.  
**Response: Photometric plan and lighting details provided.**

**Engineering Review**

1. Please refer to comment #1 in the previous applicant letter. Although the backflow vault and gate valve location was shown on the southern side, it was still not clear on Sheet C300. It appears the layer was turned-off for the fire line on this sheet, as there is no indication where the fire line is located on this sheet, including the backflow vault and gate valve just prior to the vault. Please revise as appropriate.  
**Response: Labels adjusted so that vault is clearly shown.**
2. Please refer to comment #3 in the previous applicant letter. The trenching and backfill details shown on Sheet C408 and Sheet C602 are showing 6 inches aggregate over the top of pipe, but the July 2020 changes to the Design and Construction Manual require a minimum 12 inches of aggregate over the top of pipe. Please revise as appropriate.  
**Response: Trenching details revised to show 12" of aggregate over pipe.**
3. Please refer to comment #8 in the previous applicant letter. A SWPPP was requested, but was missing from the submittal package. Please submit a SWPPP for this project, as this will be needed prior to approval of the Final Development Plan.  
**Response: SWPPP submitted with the package.**
4. Sheet C700: An additional gate valve is required on the south side of the road. There will be a total of two (2) gate valves installed on the fire line leg: one on the north side of the road, and one on the south side. This is needed to isolate the

segment if necessary beneath the roadway. Please revise by adding an additional gate valve just prior to the backflow vault.

**Response: Additional gate valve added to the plans.**

5. Please refer to comment #15 in the previous applicant letter. A typical section view of the asphalt and concrete pavement was missing. In addition, the pavement design notes do not follow the Unified Development ordinance (UDO) in terms of pavement design. If requesting a different pavement design, this shall be supported by a geotechnical report based on site-specific samples being obtained, and specific parameters being input for the design. If requesting a different pavement design than shown in the UDO, please submit a geotechnical report. If not, please follow the specific design requirements shown in the UDO for pavement design.

**Response: Typical Sections are shown on C801 in addition to the pavement legend shown on C101. The Geotechnical Report submitted with this package.**

6. Sheet C801: This sheet shall be updated based on the above comments regarding the pavement design.

**Response: Concrete sections added to C801.**

7. Please refer to comment #22 in the previous applicant letter. Although a method to drain the pond may not be necessary, this shall be discussed in a revised stormwater report with the rationale behind the deletion of this drain. Please revise the stormwater report as appropriate.

**Response: This discussion is provided in the paragraph immediately following table 3-4, on page 3-7, in the stormwater report.**

8. Based on the changes to the pavement design, it may be necessary to revise the cost estimate prior to approval.

**Response: Pavement design submitted based on Geotechnical report.**

## **Fire Review**

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.

Action required: Work with Water Utilities to confirm adequate fire flow will be provided per IFC Table B105.1(2). A 50% reduction is allowed for automatic fire sprinklers.

**Response: Understood, coordination with water utilities to take place.**

3. IFC 507.1 – An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or

portions of buildings are hereafter constructed or moved into or within the jurisdiction.

**Response: Understood, will coordinate with MEP to determine if supply adequate.**

4. 503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Fire lanes may be marked in one or a combination of methods as approved by the fire code official. Curbs. All curbs and curb ends shall be painted red with four inch (4”) white lettering stating “FIRE LANE – NO PARKING”. Wording may not be spaced more than fifteen feet (15’) apart. Where no curb exists or a rolled curb is installed, a 6’inch (6”) wide painted red stripe applied to the concrete or asphalt with four inch (4”) white lettering stating “FIRE LANE – NO PARKING.” Signs. In areas where fire lanes are required, but no continuous curb is available, one of the following methods shall be used to indicate the fire lane. Option 1: A sign twelve inches (12”) wide and eighteen inches (18”) in height shall be mounted on a metal post set in concrete a minimum of depth of eighteen inches (18”) set back one foot (1’) in from the edge of the roadway with the bottom of the sign being seven feet (7’) from finished grade. Signs shall face oncoming traffic. Spacing of signs shall not exceed fifty feet (50’) between signs. Signs shall be reflective material with a white color background with symbols, letters, and border in red color. “FIRE LANE – NO PARKING”. Option 2: A sign twelve inches (12”) wide and eighteen inches (18”) in height shall be mounted on the side of a structure or other permanent fixture approved by the Fire Code Official. The bottom of the sign being seven feet (7’) from finished grade. Spacing of signs shall not exceed fifty feet (50’) between signs. Signs shall be reflective material with a white color background with symbols, letters, and border in red color. “FIRE LANE – NO PARKING”. Action: Correct the color of the fire lane marking and provide a combination of signs and painted curbs.

**Response: White FIRE LANE on red curb shown in addition to 12”x18” signs.**

Should you have any questions, please contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

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Enclosures