



June 8, 2023

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

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

Dear Mike:

This letter is responding to staff comments regarding the above-referenced project dated 5-17-2023:

**Planning Review**

1. All light fixtures on properties within or adjoining residential uses and/or districts that are separated by a non-arterial street and are within 100' to residential uses and/or districts shall not exceed 15 feet, measured to the top of the fixture from grade.

**Response: Light fixtures and photometric plan revised.**

**Engineering Review**

2. The applicant shall submit and the City shall accept an "As-built/As-graded" detention basin plan prior to issuance of any occupancy permit for the proposed development.

**Response: Acknowledged.**

3. Prior to the commencement of any construction activities, the contractor shall contact Field Engineering Inspections at 816-969-1200 to coordinate a preconstruction briefing with the assigned Field Engineering Inspector.

**Response: Acknowledged.**

4. Please be aware that any future repair work to public infrastructure (i.e. water main repair, sanitary sewer repair, storm sewer repair, etc.) within public easements will not necessarily include the repair of pavement, curbing, landscaping, or other private improvements which are located within the easement.

**Response: Acknowledged.**

5. The Engineer's Estimate of Probable Construction Costs has been accepted for this project, and the Engineering Plan Review and Inspection Fee (which is calculated as 3% of the total infrastructure cost plus a right of way fee, water test inspection fee(s)), and the water tap and meter setup fee have been included. These must be paid prior to the issuance of an infrastructure permit and/or the final processing of a building permit. \$221,873.02

**Response: Per city comment, separate plan set Mass Grading and Erosion Sediment Control Plans for Residences, Reunion and Reserve will include some of the bid items previously included in the Residences at Blackwell FDP Engineer's Estimate of Probable Cost (EOPC). As a result some of the bid items have been removed or revised from the Residences at Blackwell FDP. Request that building permit fee be recalculated based on the revised EOPC submitted with this letter.**

## **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.
  - a. Action required: Work with Water Utilities to confirm adequate fire flow will be provided per IFC Table B105.a(2). A 50% reduction is allowed for automatic fire sprinklers.  
**Response: Water Utilities advised increasing the water main along Shenandoah from Blue Pkwy to plat boundary from 8" to 12". This revision has been made, please see revised Public Water Main Plans for Residences at Blackwell dated 6-8-2023.**
2. 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.
  - a. Action required: confirm with Water Utilities that the required fire flow can be met. Make any corrections as needed.  
**Response: Water Utilities advised increasing the water main along Shenandoah from Blue Pkwy to plat boundary from 8" to 12". This revision has been made, please see revised Public Water Main Plans for Residences at Blackwell dated 6-8-2023.**

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

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

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/mr  
Enclosures