



August 18, 2023

Mike Weisenborn, Project Manager
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64014

**RE: Response to Applicant's Letter dated July 26, 2023
PL2023043 - Reunion at Blackwell – FDP
2840 SE BLUE PKWY, LEES SUMMIT, MO 64063**

This letter is regarding the above-referenced staff comments to which we have the following responses:

Planning Review

1. The below comments from the previous 2 (March 28, 2023 & May 22, 2023) Applicant's Letter were not addressed.
 - Please provide details/elevations for the pool/clubhouse.
 - Please show the location, height, intensity and type of outside lighting fixtures for buildings and parking lots.
 - Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.

Response: Clubhouse details/elevations, lighting details and photometrics included.

Engineering Review

1. Internal discussions concerning the off-site easement for the storm line through Summit Mill property indicates this will likely be a public easement rather than a private easement. Since this will be a public easement, a junction box near the property line is warranted to demarcate the end of the private line and the beginning of the public line. Please be aware of this issue, as revisions to the plans will be required if a public easement is granted by the court.

Response: If City were to be granted this easement as a public easement by the court, if the City were to then grant the easement as private it would be cost effective for both parties eliminating an extraneous structure now and reducing future maintenance for the City.

2. A copy of the United States Army Corps of Engineers (USACE) permit shall be required prior to formal approval of the plans.

Response: With the supreme court ruling in favor of Sacket in Sacket v. EPA the rules are currently being re-written by the federal government. It is the strong informed opinion of Terra Technologies who did the wetland and jurisdictional assessment on this site that none of the previously defined wetland areas or ephemeral on this site will be classified as protected.

3. The off-site easement for the sanitary sewer and the storm line shall be required prior to formal approval of the plans.

Response: Acknowledged

4. 4. Sheet C306: A 0.67 foot diameter orifice is shown on Section B-B, but the "Final Stormwater Management Plan - Residences, Reserve and Reunion at Blackwell" dated May 11, 2023 (hereinafter referred to as "the stormwater report") does not appear to show this orifice on the pond setup table. What is this orifice? It does not appear to make sense in terms of how it will be constructed. Is this a temporary orifice and plate to be installed over the permanent weir? Please clarify and update as appropriate. NOTE: Construction notes state a 6 inch diameter orifice will be provided for temporary sediment control, but the 0.67 foot callout does not make sense. Please call if any questions on this comment.

Response: Yes, the orifice is a temporary orifice in the bolt on plates as shown in section B-B. Plan note has been updated to be consistent with all the other 8" callouts. Please see notes on sheets C305 & C306 of the SDP, and sheets 9, 10, 11 of RESIDENCES, REUNION & RESERVE AT BLACKWELL MASS GRADING & EROSION SEDIMENT CONTROL PLANS for additional information on skimmer and plate (With orifice) installation and removal sequence. Callout modified to reference note on those sheets.

5. Sheet C305: A 6 inch temporary orifice is shown on the primary outlet structure for EWDB #2 in the inset detail view. Is this to be installed during the mass grading and erosion and sediment control phase of the project? If so, please clarify when this will be constructed, and when it will be removed. In addition, it is recommended you callout the 15.7 inch width of the v-notch at the top of the outlet structure, as this might be interpreted in the field as a 15.7 inch orifice.

Response: Please see notes on sheets C305 & C306 of the SDP, and sheets 9, 10, 11 for additional information on skimmer and plate (With orifice) installation and removal sequence. An additional callout added to sheet C305 in support of this note. 15.7" dimension updated to say V-WEIR.

7. The stormwater report states that no jurisdictional waters or wetlands exist on the subject property. However, the report prepared by Terra Technologies dated March 2022 in the appendix seems to indicate otherwise. Are there any wetlands on the site? Are any of these wetlands subject to permitting requirements? Are there any jurisdictional waters of the United States within the project boundary? Please review and revise as appropriate.

Response: At the time the report was prepared in March 2022 there were wetlands subject to permitting requirements. However, in the opinion of the preparer of that report the Supreme Court changed that with their ruling afterwards.

8. Please see rear yard swale comments on The Reserve at Blackwell (separate project). The concern is the length of the drainage swales behind the buildings on the north side of the project for this particular project, and the possibility that an underground system may be warranted for this swale somewhere along the midpoint. If not an underground system, a separate swale plan, profile, and cross-sections shall be required, along with 100 year water surface elevation callouts and calculations, and ensuring that all building openings are a minimum of 2.0 feet above this level. Please evaluate and revise as appropriate.

Response: Fence type agreed upon with City, no additional underground storm warranted. Swale plan sheet added to set as requested.

Fire Reivew

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.

Response: Acknowledged

2. IFC 503.3 - 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.

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on oneside of fire apparatus access roads more than 26 feet wide(7925 mm) and less than 32 feet wide (9754 mm).

Action required-Post the public and private roads.

Response: Understood, please see sheet C405

3. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 50 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Action required- This phase requires the second access. The second access shall be provided as part of this phase.

07/06/2023- Plans for second access not shown.

Response: Fire access roads agreed upon with the City. Access is provided via Shenandoah and Wood Lane, Lindberg, Bradfree, additional temporary paved "Fire Road" being constructed from Blue Pkwy to Wood Lane, fire access from Blue Pkwy to Shenandoah via IFC fire lanes through Residences at Blackwell parking lot approved by City as well. Construction of each plat is simultaneous, not phased.

4. All paved roads with hydrants shall be installed prior to any construction with combustible materials.

Response: Acknowledged

5. The street names Griffin and Riley are already in use in another part of the city.

Provide new names. The street name Corine and Lincoln are already used in other parts of Lee's Summit.

Response: Street names revised

Thank you for your review. Should you have further comments / questions, please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

A handwritten signature in blue ink, appearing to read 'M.A.B.', is positioned above the typed name.

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/mr
Enclosures