



July 18, 2023

Gene Williams, PE
Senior Staff Engineer
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

**RE: PL2023051 BLACKWELL RESERVE
ENGINEERING PLAN REVIEW DATED JULY 13, 2023
PUBLIC STREET AND STORM SEWER**

Dear Gene:

Thank you for your review comments for the above-referenced public street and storm sewer plans dated June 2, 2023. Please see the responses below:

Engineering Review – Corrections

1. Please refer to comment #1 in the previous applicant letter. During our telephone conversation, it was understood there was going to be a discussion concerning the prohibition of fences in the rear yard to prevent flooding, and in particular, there was going to be discussion concerning the use of open wrought iron fences or other fences that will pass stormwater. The main concern is the density of this development, and the modifications that were granted during the Preliminary Development Plan to allow for the increased density of this development. The long swale along the western and northern boundary of the project is concerning, since there are no additional underground systems to collect and convey stormwater.

Response: Fencing type for these rental properties agreed upon by developer and City per Aug 7th email. No additional underground storm sewer required.

2. We are still recommending additional inlets and underground piping to mitigate the concerns discussed above. This would pertain to the western property boundary as well as the northern property boundary, where the swale is shown being installed very close to buildings.

Response: Fencing type for these rental properties agreed upon by developer and City per Aug 7th email. No additional underground storm sewer required.

Should you have additional comments or questions, please do not hesitate to contact me.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

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Attachments