



September 8, 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 SEPTEMBER 4, 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. Please show the location, height, intensity and type of outside lighting fixtures for buildings and parking lots.
Response: Please see MEP submitted Electrical Site Photometric Plan per conversation with Shannon McGuire
2. Please provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.
Response: Please see MEP submitted Electrical Site Photometric Plan per conversation with Shannon McGuire
3. Where is the mechanical equipment located for the club house? How will it be screened?
Response: Mechanical equipment on south side of clubhouse is screened with multiple layers of plants (S,E,W) and building (N).

Engineering Review

1. Please see previous applicant letter comment #1. The response to comments states that this will likely be a public easement if granted by the court. The response to comments states that the city would then be able to transfer this easement as a "private easement". This does not appear possible since the City would be the Grantee, not the Grantor. It is our understanding that only the Grantor can dedicate easements, not a Grantee. Please add a junction box to demarcate the end of the public line.
Response: Junction box added as requested.
2. Off-site easements for the sanitary line and the storm line shall be required prior to formal approval of the plans
Response: Acknowledged

14920 W. 107th Street, Lenexa, KS 66215

3. If required, the USACE permit shall be submitted prior to formal approval of the plans.

Response: Acknowledged

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.

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 one side 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: No parking signs posted. See Public Street and Storm Plan set Street Sign Plan (Sheet 27) for public roads and FDP Street Sign Plan (Sheet C405) for private roads.

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 provide width two separate and approved fire apparatus access roads.

Exceptions:

- i. 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.
- ii. 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.

7/6/2023 – Plans for second access not shown.

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8/31/23 – Access road described in response letter dated 8/16/2023. The access road shall be in when 50 or more lots have been developed.

Response: Acknowledged

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

Response:

Traffic Review – No Comments

Building Codes Review

1. Architectural plans were not evaluated under this report.

Action required: Comment is informational.
5/15/23 – acknowledged in letter.

Response:

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.

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Enclosures