

December 14, 2020

To: Loic Nguingiri, E.I.  
Staff Engineer  
City of Lee's Summit  
Development Services  
220 SE Green  
Lee's Summit, MO 64063

From: Davidson A+E

RE: Application Number: PL2020044  
Application Type: Engineering Plan Review  
Application Name: Independence Ave Detail Center – Mass Grading and ESC

The following is in response to the Lee's Summit Development Services Commercial Final Development Plan Required Corrections received on Tuesday, December 08, 2020.

**Engineering Review - Corrections**

1. Please label the correct address "2100 NE INDEPENDENCE AVE" in the title block.  
**Davidson A+E Response:**  
Address corrected.
2. Show location of all oil/gas wells, or indicate none are present, and cite source.  
**Davidson A+E Response:**  
No oil/gas wells on site as indicated by field survey.  
Note added to title sheet.
3. Please revise the 14<sup>th</sup> general note on page C1.1 to mention "The contractor shall contact the City's Development Services Engineering Inspector 48 hours prior to any land disturbance work at (816) 969-1200".  
**Davidson A+E Response:**  
Note revised
4. Please revise the 5<sup>th</sup> general note from the bottom to mention that paving shall conform to the Geotech report which itself meets or exceeds City's requirements.  
**Davidson A+E Response:**  
Note revised.
5. Please add the developer's direct phone number.  
**Davidson A+E Response:**  
Phone number added to cover sheet.
6. Please provide a SWPPP and Missouri DNR permit along with the resubmittal.  
**Davidson A+E Response:**  
SWPPP and Missouri DNR permit included with resubmittal.

7. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

**Davidson A+E Response:**

EOOPCC provided.

8. Given the vast area, additional intermediate silt fence barriers would be required within the disturbance area in order to prevent mud from running over long distances across the lot during heavy rain events.

**Davidson A+E Response:**

Additional intermediate silt fence barriers shown on Sheet C2.2.

9. As shown in ESC-03, J-hooks are required within the ESC plan. Given the silt fence 100' maximum runs for J-hooks, please locate the needed J-hooks on the plan.

**Davidson A+E Response:**

J-hooks shown.

10. Please include information regarding removal and soil stabilization process of the existing pond.

**Davidson A+E Response:**

Soil Stabilization notes added to Sheet C2.2.

11. Within the plans, please show construction standard details ESC-01, ESC-03, ESC-06, ESC-11, ESC-12, and ESC-14 available at the City's website.

**Davidson A+E Response:**

Sheets C4.1 and C4.2 added showing requested details.

12. These plans have been reviewed for erosion and sediment control design, as well as mass grading. The Final Development Plan review will include the review of the grading spot elevations and other similar information, so all of that information should be removed from this set of plans. The parking lot building footprints can be shown, but scaled back. Only include in this set of plans what is to be constructed with this project.

**Davidson A+E Response:**

Sheets C2.4, C2.5, and C2.6 removed from sheet set.  
Improvements shown on Sheet C2.3 but have been shaded back.

13. If the retaining wall shall be constructed with the project, please include details.

**Davidson A+E Response:**

Retaining wall to be constructed post-mass grading.  
Details for the retaining wall to be provided in permit sheet set.

14. Please note that there is no review of the detention basin design is included with this review.

**Davidson A+E Response:**

Understood.

15. The detention basin area is typically shown as a sediment basin or sediment trap in mass grading plans. Please clarify, and include proper standard detail and design information.

**Davidson A+E Response:**

Detention area noted as "Future Detention Area".  
Rock Check dam used to protect existing infrastructure from sediment and erosion during construction. Note added to install skimmer on proposed outlet structure, per ESC-12, during construction.

16. Regarding pages C2.3 and C2.4, please clarify the intent or remove the two (2) extra FES.

**Davidson A+E Response:**

Sheets C2.3 and C2.4 have been removed from the sheet set. The two (2) FES that were shown are part of the storm network to be constructed post-mass grading.

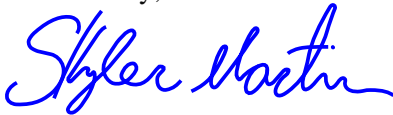
17. Please provide ESC protection at the FES located along the eastern property line.

**Davidson A+E Response:**

ESC protection shown for the FES located along the eastern property line.

If there are any further questions or need for additional clarification, please feel free to contact Davidson A+E.

Sincerely,



Skyler Martin, P.E.

Civil Engineer