

December 22, 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 Thursday, December 17, 2020.

### Engineering Review - Corrections

1. Please revise to include a more reliable source regarding the survey for oil and/or gas note.

**Davidson A+E Response:**

Per Missouri Department of Natural Resources Oil and Gas Permits showing status of wells under construction, active, inactive, plugged and abandoned there are no open permits for this site.

<https://dnr.mo.gov/geology/geosrv/geores/geophysica/jackson.htm>

2. Feel free to correct and existing typographical errors. (e.g. within sheet index and general notes).

**Davidson A+E Response:**

Typographical errors corrected.

3. Please revise the label "future detention area" to "proposed sediment basin" on sheet C2.3, as also mentioned within the SWPPP. Make sure to also include the conversion step (from sediment basin to detention basin) within the ESC staging chart. Sediment basin data information in ESC-11 Design table, needs to be provided as well.

**Davidson A+E Response:**

"Future Detention Area" revised to now read "Proposed Sediment Basin" on Sheet C2.3 and within the SWPPP. Conversion step from sediment basin to detention basin added within the staging chart.

4. Please include final restoration plan. Make sure to also include a seeding and/or mulching cost item on to the EOOPCC sheet.

**Davidson A+E Response:**

Hatching added to Sheet C2.3 showing areas to be seeded. Seeding & stabilization added to EOOPCC.

- 5. Please show rock ditch check detail ESC-10 instead of Outlet protection detail ESC-14 since inflow protection is needed for the eastern Flared End Section in our case. Also on the EOOPCC sheet, make sure to account for the five (5) rock ditch checks along the proposed drainage swale as part of line item #3.

**Davidson A+E Response:**

ESC-10 detail added to Sheet C4.2. Separate line item added to EOOPCC accounting for rock check dams.

- 6. Please re-include the drainage swale cross-section, but on the grading plan. Make sure to also label/show proposed grading elevations for the areas surrounding the future pavement. Labels for the proposed existing contours need to be turned on as well on both ESC phase I and phase II sheets.

**Davidson A+E Response:**

Drainage swale cross-section added to grading plan, sheet C2.1. Both existing and proposed contour labels now shown on grading sheets.

- 7. Please show/re-include inlet protections, to be maintained throughout project duration.

**Davidson A+E Response:**

Inlet protection shown on Sheet C2.3.

- 8. Proposed arrangement of intermediate silt fence does not seem to best capture potential water runoff, but only divert it sideways. Please revise/ Make sure to also show adequate direction of J-hooks.

**Davidson A+E Response:**

Sediment fence arrangement revised. J-hooks shown.

- 9. Please revise the ESC staging chart sequencing. Several phase I items are listed as part of phase II. In addition to it, phase I silt fence that is likely to be removed before construction of parking lot, is undistinguishable from phase II and perimeter silt fence(s) on the plan as well. Make sure to also include construction of temporary entrance.

**Davidson A+E Response:**

ESC Staging Chart revised. Phase I silt color adjusted to distinguish from Phase II. Temporary Construction Entrances included in ESC Staging Chart.

- 10. On page 20 of 42 of the SWPPP, please check the unchecked boxes. Also, SWPPP seems to contain separate single data information throughout the las pages. Please revise format.

**Davidson A+E Response:**

SWPPP format revised to be more concise.

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

