



Civil Engineering for Residential & Commercial Site Development

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August 10, 2021

**Re: Douglas Station Apartments
Comment letter**

This letter is in response to the comment letter from the city dated July 23, 2021.
We have made the following revisions to the submittal.

Planning review

1. We have renamed the plan to Rezoning & Preliminary Development Plan.
2. We revised the north arrow.
3. We have submitted a site details sheet.
4. We have revised the call out numbers to match the description.
5. We have verified there is no gas and oil well known or found on this site and added a note to the Preliminary Development Plan.
6. We have added a no flood plain note to the Preliminary Development Plan.
7. We have revised the street names on the Preliminary Development Plan.
8. We will understand the required easements will be recorded during the re plat of these lots.
9. We have shown and added building setbacks to the Preliminary Development Plan.
10. We have submitted the proposed lighting plan.
11. We have shown the mechanical equipment (ground units) on the Preliminary Development Plan. We have shown the proposed landscape screening on the landscaping plan.
12. We have submitted the site details sheet that has the proposed pavement detail.
13. We extended the concrete pad in front of the trash enclosures.
14. We have submitted the legal disruption the existing lots.
15. We have renamed the plan to Rezoning & Preliminary Development plan.
16. We have shown dimension to both entrances on the Preliminary Development Plan.
17. We have added two ADA Van parking stalls to the Preliminary Development Plan
18. We have shown the ADA parking stall signs on the Preliminary Development Plan
19. We have included building elevations renderings with color.
20. We have added the proposed phasing line to the Preliminary Development Plan.
21. We have included a rezoning plan with the land owners within 185'
22. We have revised the landscaping plan.
23. We have included the parking stall count variance request letter.

Engineering Review

1. We have included the Preliminary Grading Plan.
2. We have revised the sheet title to Preliminary Development Plan.
3. We have darkened the Public utilities on the Landscaping Plan.
4. We have submitted a Preliminary Private utility plan that shows the proposed on site private utilities and preliminary line sizes.
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6. We have proposed one 8" meter and Backflow valve pit along the north property line to service the site for domestic and fire protection.
7. We are proposing to clean out the existing regional detention basin and verify the existing volume and outfall structure meets the original basin design.
8. We have shown on the preliminary utility plan the preliminary storm routing system showing the routing of the offsite runoff thru the site.

Fire Review

1. We have submitted a Preliminary Private Utility Plan that shows the proposed location of the Storz connections for each building.
2. We have shown the 100' radius from the proposed private fire hydrants.
3. We have proposed on Preliminary Private utility Plan one 8" meter and Backflow valve pit along the north property line to service the site for domestic and fire protection. Flow calculation will be verified to meet the required fire flows.
4. We have added turning movement on Preliminary Private Utility Plan.
5. We intend to submit a full set of construction plans for city approval prior to construction.

If you have any questions please call me at (816) 550-5675 or e-mail me at rwalquist@quistengineering.com

Sincerely,

Quist Engineering Inc.

Robert Walquist, P.E.
Project Engineer