

May 24th, 2022

Development Services  
City of Lee's Summit, Missouri

Application Number: PL2022043  
Development Name: D-Bat

Lee's Summit City Staff,

The following changes have been made to the second Final Development Plan submittal documents at the request of City Staff:

### Planning Review

*Revised architectural and landscaping plans have been included in resubmittal.*

### Engineering Review

1. Provide a 0.5' minimum drop in flowline elevation between the incoming 18" pipe (S) and the outgoing 18" pipe (E) within storm structure 2-2.

*Per conversations with City Staff, Storm Line 3 will be constructed as shown on sheet C3.4. This will allow the storm line to have a great slope and great cover over the pipe.*

2. The City requires a 6-inch minimum layer of aggregate backfill below the bottom of the pipe. Show it in the trenching and backfill detail.

*Please revised Pipe Embedment Detail on sheet C4.2.*

3. The sump of the fire backflow prevention device can be drained through the means of an infiltration gallery (filled with clean rocks), a daylight discharge or a connection to an existing storm structure. Select the most suitable option. Both the daylight and the storm structure connection can be made by gravitational flow or pressurized flow (sump pump).

*Acknowledged. Sump will be drained via infiltration gallery. Please see revised note on sheet C1.3.*

4. Include the revised landscaping sheet(s) with the civil set of plans

*Please see the revised Landscape Plan. Only ornamental trees will be planted inside or within 5' of the public sanitary easement.*

5. Please provide a stormwater memorandum that discusses how the runoff from the D-Bat project site will be managed.



*Please see the attached stormwater memorandum.*

6. In the SWPPP report, discuss the presence of endangered species or critical natural habitat. Make sure to revise the address and the project name as well. The scope of work shown in the SWPPP and on the civil plans must match.

*Please see the language added to page 1 of the attached SWPPP.*

7. Update the Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet. Add a private sanitary, an ESC and a site preparation (clearing + grading) section. Also, revise the quantity for concrete pavement, aggregate base, and precast curb inlet. Remove the water meter cost item too, since that one will be inserted in the fee worksheet separately.

*Please see the revised EOOPCC. Erosion control and site clearing/grading up to the bottom of the pavement section and building foundation was included in the EOOPCC for the site's Mass Grading Permit.*

Respectfully submitted,



Jon Prueter, E.I.T.,  
Davidson Architecture and Engineering

