



July 28, 2021

Sue Pyles, P.E.
Senior Staff Engineer
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RE: New Longview Townhomes – Site Disturbance Plan
Issued (1st Submittal): June 14th, 2021
Comments Received: July 7th, 2021

Ms. Pyles:

Thank you for your review and comments regarding the first Construction Document submittal. The revised plans are attached to this submittal. The following are the City's comments dated July 7th, 2021 from staff review. Olsson's responses are in **RED** text.

Modifications and Additions:

- **General**
 - Comment: Submit an Engineer's Estimate of Probable Construction Costs and a copy of the MDNR Land Disturbance Permit.
 - **Cost estimate provided. Permit will be provided at a later date.**
- **Sheet C500**
 - Comment: Cite the source used in the oil/gas well note.
 - **Source cited in note.**
 - Comment: Revise "Lee's Summit Water & Services Department" at 816-969-1940 to "Lee's Summit Water Utilities Department" at 816-969-1900. • KCP&L is now Evergy.
 - **Revised as instructed.**
 - Comment: The Erosion Control Staging Chart BMP Reference No. C2 indicated that the temporary sediment basin will be converted to a permanent detention basin. This is not accurate, please revise.
 - **Reference C2 removed from staging chart.**
 - Comment: Please include installation of initial silt fence in Stage A.
 - **Installation of silt fence included in Stage A.**
 - Comment: Show and label the emergency spillway location and dimensions, including the rip-rap installation, on all Plan views.
 - **Due to existing site conditions, the roadway is acting as the emergency spillway, thus there is no rip-rap to install. The roadway elevation is 982.08, which is a foot above the 25 year water surface elevation of the basin. The basin has been sized to contain the 25 year storm event which is over the requirements.**
 - Comment: Please note that the grading shown has been reviewed in a general overview. Specific grading review will be completed with separate, more detailed, plan sets.
 - **Noted.**

- Comment: Please add the following note "The contractor shall contact the City's Development Services Engineering Inspectors 48 hours prior to any land disturbance work at (816) 969-1200."
 - This note is already included on sheet C501 as note 8.
- **SWPPP**
 - Comment: Update the anticipated start and end dates on Sheet 3 and update document based on revisions to the Site Disturbance plan set.
 - Revised schedule start and end dates.

Thank you so much for your review of our plans. If there are any questions, please contact me at 816-442-6044 or.

Sincerely,

Julie Sellers, PE
Olsson