

January 28, 2022

Gene Williams, PE
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

**RE: PL2021435 – ENGINEERING PLAN REVIEW
MANOR AT BAILEY FARM 1ST PLAT – EROSION & SEDIMENT CONTROL
RESPONSE TO COMMENTS DATED NOVEMBER 19, 2021**

Dear Gene:

This letter is in regards to the above-referenced staff comments to which we have the following responses:

Engineering Review

1. A SWPPP shall be required prior to approval of the erosion and sediment control plan.

Response: Acknowledged.

2. A partial Master Drainage Plan was included within the erosion and sediment control plan. Please remove. This should be included within the Street, Stormwater, and Master Drainage Plan set.

Response: The Master Drainage Plan sheet has been removed.

3. Will the detention basin be utilized as a sediment basin? If not, why not?

*Response: Proposed detention basin will be utilized as a temporary sediment basin.
Please refer to sheet 11 for sediment basin design information.*

4. If utilizing the detention basin for a sediment basin, then appropriate design shall be shown for the sediment basin, and sufficient notes stating this shall be the constructed along with all other erosion and sediment control devices on the project.

Response: Please refer to sheet 11 for sediment basin design information.

Traffic Review

In order to calculate the engineering Plan Review and Inspection Fee, a sealed Engineer's Opinion of Probable Construction Costs shall accompany your final submittal copies. The itemized estimate (material and installation) shall be sufficiently broken down and shall include the following items, as applicable.

Response: Cost Estimated provided with re-submittal.

- Public infrastructure, both onsite and offsite.
- Private street construction, including parking lots and driveways.
- Sidewalks locate within the right of way.
- ADA accessible ramps
- Sanitary sewer manholes and piping between manholes, including private mains.
- Connection of the building sanitary sewer stub to the public main.
- Waterlines larger than 2 inches in diameter, valves, hydrants, and backflow preventer with vault, if outside the building.
- Stormwater piping greater than 6 inches in diameter, structures, and detention / retention facilities- public or private.
- Water quality features installed to meet the 40-hour extended duration detention requirements.
- Grading for detention / retention ponds.
- Grading to establish proper site drainage.
- Utility infrastructure adjustments to finished grade (i.e. manhole lids, water valves, etc.).
- Erosion and sediment control devices required for construction.
- Re-vegetation and other post-construction erosion and sediment control activities.

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

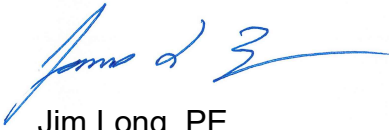
Electronic copies shall be provided in the following formats

- Plats – all plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provide din multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Should you have additional comments, please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, PA

A handwritten signature in blue ink, appearing to read "Jim Long", with a long horizontal flourish extending to the right.

Jim Long, PE
Sr. Project Engineer
Direct 913-322-7146
JL@schlagelassociates.com

/mr
Enclosures