

February 10, 2022

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

**RE: PL2021488 – ENGINEERING PLAN REVIEW  
CORNERSTONE AT BAILEY FARMS 1<sup>ST</sup> PLAT – EROSION & SEDIMENT  
CONTROL PLAN  
RESPONSE TO COMMENTS DATED JANUARY 10, 2022**

Dear Gene:

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

Engineering Review

1. It would appear the detention basin should be used for temporary sediment basin during construction, along with appropriate skimmers and outlet controls. Please show how this will be accomplished, along with details on skimmers, etc.  
*Response: Sediment Basin sheet added to plan set with skimmer details. See Sheet 5*
2. A SWPPP is required prior to approval.  
*Response: Noted*
3. A note shall be placed on the first sheet which makes it clear the sediment basin described in comment #1 is constructed first, prior to any other activities related to this project.  
*Response: Note added to Cover Sheet and Sediment Basin sheet in plan set.*

Traffic Review – Not Required

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.

- 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.

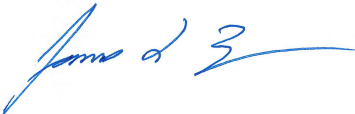
Electronic copies shall be provided in the following formats

- 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



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 Sr. Project Engineer  
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[JL@schlagelassociates.com](mailto:JL@schlagelassociates.com)

/mr  
 Enclosures