



April 22, 2022

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

**RE: PL2021435 - CORNERSTONE AT BAILEY FARMS 1ST PLAT
RESPONSE TO COMMENTS DATED FEBRUARY 28, 2022
EROSION AND SEDIMENT CONTROL AND MASS GRADING**

This letter is regarding the above-referenced comments to which we have the following responses:

Engineering Review

1. Appendix L is referenced within the SWPPP. However, Appendix L is blank. It is our understanding that endangered species of bats are the most likely wildlife to be encountered during construction, and it is also our understanding to cease construction activities and immediately contact the MDNR, Dept. of Conservation, and U.S. Fish and Wildlife Service if bats are observed during tree removal, even during the window of tree removal in the winter. Otherwise, not only are the bats deprived of their habitat, but will migrate to existing attics within homes, causing a threat to health and safety of adjacent residents. Please take a look at the requirements of the SWPPP, and ensure Appendix L is updated as appropriate.

Response: Statement from MDC included with this submittal.

2. One single note was provided at the bottom of sheet 5 concerning the sediment basin construction. I had requested a prominent note be placed within the plans, and the most logical placement of this note would have been in the staging chart - Stage A "Pre-Clearing Phase". Why was this vital element of the erosion and sediment control plan left out of the staging chart? And why is the faircloth skimmer a generic detail rather than a site specific detail? A site-specific detail is needed for all of these features, including the faircloth skimmer. A contractor and inspector need to know exactly what they are installing, and they need to know elevations, where to discharge, etc. In other words, all the details shall be provided. Please review and revise as appropriate.

Response: Note added to staging chart and label placed in plan view for sediment basin construction. Skimmer detail updated.

3. Please see comments in Street, Stormwater, and Master Drainage Plan dated

Feb. 25, 2022. The outlet structure would be better located to the south to avoid short-circuiting of the water quality aspect of the basin. Please revise this plan to match what is shown on the other plans.

Response: Outlet structure relocated as recommended.

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.

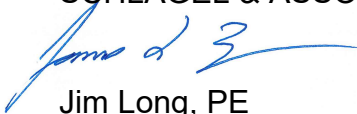
- Public infrastructure, both onsite and offsite.
- Private street construction, including parking lots and driveways.
- Sidewalks located within the right-of-way.
- ADA accessible ramps.
- Sanitary sewer manholes and piping between manholes, including private mains.
- Connection of the building sanitary 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.

Response: Included with submittal.

Should you have additional comments/questions, please contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



Jim Long, PE

Sr. Project Engineer

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Attachments