



April 25, 2022

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

**RE: PL2021435 - MANOR AT BAILEY FARMS 1ST PLAT
RESPONSE TO COMMENTS DATED FEBRUARY 15, 2022
MASS GRADING & EROSION & SEDIMENT CONTROL**

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

Engineering Review

1. Please refer to comments on Street, Stormwater and Master Drainage Plan dated Feb. 14, 2022. It would appear the outlet pipe for the detention basin / sediment basin is in direct conflict with the preliminary design for the box culvert at Cape Dr. and the creek. Please review the preliminary design, and revise as appropriate.
Response: Box culvert from Olsson design has been added to the plan and the detention outlet pipe alignment adjusted accordingly.
2. Please add the words "and Mass Grading Plan" to the title of the plans.
Response: Added
3. Please refer to previous comments related to construction of the sediment basin as the first step in the project. I did not see anywhere in the construction staging table where the sediment basin is called-out for construction. It would appear this should be completed at step 1 in the process.
Response: Sediment Basin has been added to staging table for west portion of site.
4. Sheet 11: The note on the bottom states the basin shall be built prior to any infrastructure being constructed. Please revise the note to state "prior to any work being performed", or simply remove the note and revise the table as described earlier in these comments (see comment 3 above).
Response: Added

5. Sheet 11: The faircloth skimmer is connected to an outlet structure with no references to its construction. Provide all necessary notation specifying where these construction details are located (i.e., within separate plan set, or alternatively, elsewhere within this plan set). In any case, the outlet structure and all appurtenances such as incoming pipe, trash rack, orifices, weirs, etc. shall require detailing in some fashion, whether in these plans or elsewhere. Proper referencing within this plan set shall be provided so there is no confusion within the field. It is also recommended that sufficient detailing be provided for the emergency spillway, the grading for the detention basin, and the 100-year WSE for the clogged condition in graphic format since these items are critical for easy conversion of the basin into a permanent detention basin at a late date.

Response: Additional information has been added to the Sediment Basin Design sheet 11.

6. Sheet 11: The design table located in upper right presents a "Time to Drain" as 2. What are the units for "Time to Drain"?

Response: APWA Design Summary table has been added and Dewater Time is listed.

7. Sheet 11: No notes were provided on this sheet or elsewhere within the plan set regarding silt removal during construction activities. This shall be noted in the plans, with a target depth of silt when silt removal is required by the contractor. Silt shall be disposed properly off-site.

Response: Sediment removal indicator mark shown on Skimmer Detail.

8. Sheet 11: sufficient notation and diagrams are required showing how the faircloth skimmer will be attached to the trash rack of the 15 inch RCP. If this is not the intent (i.e., if the faircloth skimmer is being attached differently), then please be specific how it is being attached.

Response: Design has been changed.

9. Sheet 11: Faircloth skimmer detail does not match the grading contours shown on this sheet. The skimmer detail shows a depression at the skimmer end of the assembly. Please be specific on the plan view by showing this depressed area, with separate notation as necessary

Response: Note on Skimmer detail and plan view provided.

10. All Sheets with Erosion and Sediment Control Staging Chart: Please add the sediment basin and installation of the faircloth skimmer details in this chart. Revise as appropriate, with suitable references to the details and sheet number contained within this plan set.

Response: Added

11. Please remove the easements for the incoming and outgoing pipes serving the detention basin. These lines are private, and no easement is desired by the City. Please ensure this comment is carried-through to the final plat.

Response: Removed

12. Note 2 under Site Specific Notes: it is our understanding that wetlands do exist on this site. Is this correct, or am I misunderstanding? The note should be revised if this is correct.

Response: Wetland area is shown on plans with callouts "Do Not Disturb." Orange fence to be installed around the wetland area at start of project.

13. All Sheets with Erosion and Sediment Control Staging Chart: Please add notes concerning the removal of silt within the sediment basin. The note shall be specific as to the depth of silt when removal is warranted. Notes shall be specific as to the disposal of silt, since this cannot be used as structural fill anywhere on the project site, and proper disposal is required.

Response: Sediment removal elevation mark on riser pipe provided in skimmer detail.

14. A Stormwater Pollution Prevention Plan (SWPPP) was missing from the submittal package. This shall be required prior to approval of any plans for this project.

Response: Included with submittal.

15. It is our understanding that wetlands exist on this project. Please submit all required documentation concerning this issue from the U.S. Fish and Wildlife Service. This shall be required prior to the approval of any plans.

Response: Wetland area is shown on plans with callouts "Do Not Disturb." Orange fence to be installed around the wetland area at start of project.

16. A cost estimate was requested in previous applicant letter, and the response to comments states this was included in the resubmittal package. I did not see any cost estimate included with the package. This shall be required prior to approval of these plans.

Response: Cost estimate will be provided.

Additional Comment

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 mains.

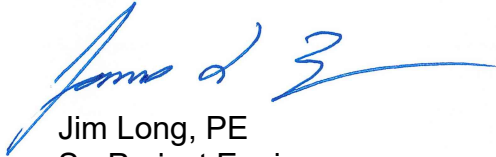
- Waterlines larger than 2 inches in diameter, valves, hydrants, and backflow preventer with vault, if outside the building.
- Stormwater piping greater than 6 inches in diameter, structures, and detention / retention facilities – public or private.
- Water quality features installed to meet the 40-hour 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.

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

Jim Long, PE

Sr. Project Engineer

Direct 913-322-7146

JL@schlagelassociates.com

/mr

Attachments