



April 22, 2022

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

**RE: PL2022-052 - THE RETREAT AT BAILEY FARMS, 1ST PLAT
EROSION AND SEDIMENT CONTROL & MASS GRADING PLAN
COMMENTS DATED FEBRUARY 25, 2022**

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

Engineering Review

1. Please re-title the plans as "Erosion and Sediment Control and Mass Grading Plan" or equivalent language. There has been confusion in the past regarding the mass grading aspect of erosion and sediment control plans, and since this plan shows extensive mass grading, the title should reflect the scope.
Response: Revised
2. A Stormwater Pollution Prevention Plan (SWPPP) is required prior to formal approval of this plan.
Response: Included with Submittal
3. There are areas off-site to the north which have the potential to create erosion and migration of sediment without adequate erosion control measures installed. Please evaluate this area near "future Arboretum Dr." and show additional erosion and sediment control measures in this area as appropriate.
Response: Silt fence added to this area.
4. It would appear turf reinforcement mat is warranted within the swales to be constructed. This would include the areas discussed in the Feb. 25, 2022 comment letter on the Street, Stormwater, and Master Drainage Plan. Please evaluate and revise as appropriate. The City continues to see issues with swales, especially in rear yards, and the installation of turf reinforcement mat to establish vegetation early along with increased sheer stress strength will mitigate these issues.
Response: Turf reinforcement mat has been added to these swales.

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.

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Attachments