



Waiver Request Report

prepared for

**Bailey Farms
1300 SE Ranson Road
Lee's Summit, MO 64081**

prepared by

**SCHLAGEL & ASSOCIATES, P.A.
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Schlagel & Associates Project 19-227**

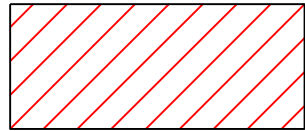
BAILEY FARMS WAIVER REQUEST – EXECUTIVE SUMMARY

TO: The City Engineer:

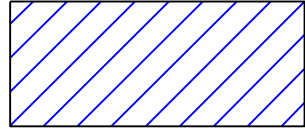
In accordance with the Lee's Summit Design and Construction Manual (DCM) Section 1002.A, I wish to apply for a modification to one or more specification (s). The following articulates my request for your review and action. (NOTE: Cite specific code sections and engineering justification and drawings.) APWA 5600 section 5608.4.C.1 Comprehensive Detention. We are requesting that the waiver be approved based on site limitations and previous conversations with city staff regarding design requirements in the southern portion of the site. Given that we are decreasing the tributary area to Release Point -2 significantly in the proposed condition and the site limitations to add an additional detention facility, we are requesting that Release Point-2 be considered a peripheral drainage area.

The project also includes a request for modification to allow transition grading in the stream setback. The grading will occur in areas that have no trees and are currently farmed by crops or hay. The area proposed for the modification is currently disturbed by farming so there is not natural vegetation to preserve. The grading will not affect the natural condition of the stream and will allow sufficient space to allow the existing stream to flow naturally. Any proposed construction activities with this development will not interfere with the natural meandering of this stream. In addition, the proposed construction will also not cause any channel constrictions within the flow level of the 100-year storm. An exhibit for the areas described above have been provided in support of our waiver request.

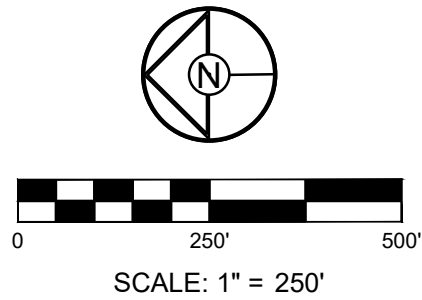
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STREAM BUFFER TRANSITION GRADING REQUEST AREA



REQUESTED PERIPHERAL DRAINAGE AREA



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**BAILEY FARMS
 WAIVER EXHIBIT**

1300 SE RANSON ROAD LEE'S SUMMIT, MISSOURI

DRAWN BY:	NCA
DATE PREPARED:	05/21/2021
PROJ. NUMBER:	19-227

WAIVER EXHIBIT

SHEET
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