
DEVELOPMENT SERVICES

Date: Friday, February 25, 2022

To: SCHLAGEL & ASSOCIATES
James Long, P.E.
14920 W 107TH ST
LENEXA, KS 66215

From: Gene Williams, P.E.
Senior Staff Engineer

Application Number: PL2022052

Application Type: Engineering Plan Review

Application Name: The Retreat at Bailey Farms, 1st Plat - Erosion and Sediment Control and Mass Grading Plan

The Development Services Department received plans for this project on February 10, 2022. We have completed our review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within ten (10) business days of the date received.

Engineering Review - Corrections

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.
2. A Stormwater Pollution Prevention Plan (SWPPP) is required prior to formal approval of this plan.
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 Arberetum Dr." and show additional erosion and sediment control measures in this area as appropriate.
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 shear stress strength will mitigate these issues.

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.

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 provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact me if you have any questions or comments.

Sincerely,

/s/ electronically signed Feb. 25, 2022

Gene Williams, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File