
DEVELOPMENT SERVICES

Date: Wednesday, May 11, 2022

To: SCHLAGEL & ASSOCIATES
14920 W 107TH ST
LENEXA, KS 66215

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

Application Number: PL2021434

Application Type: Engineering Plan Review

Application Name: Manor at Bailey Farms 1st Plat - Streets, Stormwater, and Master Drainage Plan

The Development Services Department has completed its review of the above-referenced plans dated Apr. 21, 2022 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

1. The waiver request includes a stream buffer waiver near the east/west stream bisecting the project. It would appear this waiver is being sought for work within the stream buffer to place the street crossing, and this action does not require a waiver to the stream buffer requirement. It also appears the drainage upstream of the point in question is near 40 acres. Please evaluate, and if possible, remove the stream buffer waiver request. If requesting a stream buffer waiver, it is likely a formal stream assessment shall be required based on previous expectations from the City Engineer.
2. The "Final Stormwater Management Plan" dated Apr. 18, 2022 includes within the conclusions section a statement about the stream buffer waiver. Please see above comment because it appears no stream buffer waiver is necessary. Please evaluate and revise the report as appropriate. Please call me if any questions.
3. Water quality riser is called out with "no open top" on Sheet 36 . Please specify how this will be achieved. Will a metal plate be welded internally, and concrete poured to the top in a convex fashion?
4. Tactile warning (i.e., truncated domes) were missing from the ADA-accessible ramp details. Please call these out on all sheets related to intersection and ADA-accessible ramp and route details.

5. All Sheets Related to the Grading Plan on Sheet 6 and 7: These sheets appear to show the Master Drainage Plan. Since this plan is required by Ordinance, and is used during the plot plan review process, we will need these sheets titled "Master Drainage Plan" with appropriate labeling for west or east portions of the site. Please re-title these sheets.
6. The Master Drainage Plan did not appear to show which lots require an as-graded plot plan before occupancy. Please show which lots require the as-graded plan on Sheets 6 and 7, preferably with the table you have already presented.

Traffic Review - Corrections

1. Sheet 46 - Street name signs should be a mix of upper and lower case letters. Additionally, the detail sheet should be updated to the current standard on the City's website.

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 May 11, 2022

Gene Williams, P.E.
Senior Staff Engineer
(816) 969-1223
Gene.Williams@cityofls.net

cc: Development Engineering Project File