
DEVELOPMENT SERVICES

Date: Friday, May 13, 2022

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

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

Application Number: PL2021487

Application Type: Engineering Plan Review

Application Name: Cornerstone at Bailey Farms 1st Plat - Public Streets, Storm Water 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 five (5) business days of the date received.

Engineering Review - Corrections

1. As discussed in an email dated May 13, 2022, our City standard detail is incorrect on curb inlets installed in the sump condition. Please change the note on the detail to include a 5 foot transition on each side of the curb inlet for the sump condition.
2. Sheet 14: How will the riser be plugged at the top? Will a plate be welded internally and concrete be placed in convex manner? Please show how this will be accomplished.
3. Please refer to the previous applicant letter comment 23. I had requested which lots would require an "as-graded" plot plan on the MBOE table, but it did not appear this was completed. Please update using your best engineering judgment on which lots will require an "as-graded" plot plan prior to occupancy. This is an aid to our development technicians group who perform plot plan reviews in conjunction with the Master Drainage Plan.
4. Labeling for the swales shown on Sheet 4 does not appear to correspond with the naming convention shown on the table in lower right hand corner of the sheet. I am showing the existence of 1-1, E-E, F-F, G-G, and H-H, but the table shows a different naming convention. Cross sections are provided using the E, F, G, and H designation, which further confuses the issue. Please reconcile.

Traffic Review

1. Please add sufficient notation showing the street name signs will be a combination of upper and lower case characters.

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 13, 2022

Gene Williams, P.E.
Senior Staff Engineer
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Gene.Williams@cityofls.net

cc: Development Engineering Project File