
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: PL2022051

Application Type: Engineering Plan Review

Application Name: The Retreat at Bailey Farms, 1st Plat - Public Streets, Storm 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. Please see previous applicant letter comment 1. It does not appear the stormwater memorandum was submitted. It shall be signed and sealed by a design professional registered in the State of Missouri.
2. Please see comment 5 in previous applicant letter. No callouts were provided on whether an "as-graded" plot plan is required for the lots on the MBOE table shown on Sheet 3. Please indicate on the table (or other means) which lots require an "as-graded" plot plan. This information is needed by our development technicians during the plot plan review phase.
3. Please see comment 12 in previous applicant letter. Drainage along Ranson Rd. will likely be a significant problem without an underground storm system installed to manage the stormwater. This will become even worse during the future phase. Stormwater will be managed via the ditch along Ranson Rd., and will lead to further deterioration of Ranson Rd. Normal procedure is to look 4 lots upstream, and install a field inlet. There may be a possibility of routing some of the stormwater to the west. Please re-evaluate this situation, since it is not considered an acceptable alternative for long term maintenance.

Traffic Review

1. Street name signs shall be a mix of upper and lower case. The City's detail sheet has been updated on our website.

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 May 13, 2022

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

cc: Development Engineering Project File

