

Date: Thursday, June 02, 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 project 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 see previous applicant letter dated May 11, 2022. No plan resubmittal was provided, so no review could be completed concerning the 7 comments provided in the letter. Please contact me if this applicant letter cannot be found.
2. Waiver request for the stream crossing was removed from the stormwater report dated May 18, 2022 which is acceptable since stream crossings with roads do not require a stream buffer waiver when the road crossing. However, the existing waiver request dated Apr. 26, 2022 still contains the waiver request for the stream buffer at the road crossing. The waiver request shall be revised to exclude any discussion or evaluation of the stream crossing since this is not needed. Please revise the waiver request as appropriate, including all exhibits and report summary. Please ensure the report summary is signed and sealed.

Traffic Review - pending receipt of updated and revised plans

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 Jun. 2, 2022

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

cc: Development Engineering Project File