
DEVELOPMENT SERVICES

Date: Wednesday, July 30, 2025

To: JIM LONG
SCHLAGEL ASSOCIATES

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

Application Number: PRSUBD20252429

Application Type: Public Infrastructure

Application Name: Retreat at Bailey Farms 2nd Plat

The Development Services Department received record drawing documents for this project and 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 five (10) business days of the date received.

Engineering Review - Street and Storm	Reviewed By: Gene Williams, P.E.	No Comments
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Engineering Review - Water	Reviewed By: Gene Williams, P.E.	No Comments
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Water Utilities - Water Review	Reviewed By: Kevin York	No Comments
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1. Sheet 3: Remove the hydrants at Sta. 0+85 and Sta. 4+76.71 on Line 10 but leave both valves near the hydrants on the water main.

2. Sheet 4:

- Remove the hydrant at Sta. 0+90 of Line 12 but leave the valve near the hydrant on the water main.
- The water main is too shallow on sheet 4 near Sta. 4+50.

Engineering Review - Sanitary	Reviewed By: Gene Williams, P.E.	No Comments
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Water Utilities - Sanitary Review	Reviewed By: Amanda Bagwell	No Comments
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1. It appears the water layer has been turned off. Turn on the water line layer.

2. I assume MH L5 extra depth was a CAD error?

3. It appears Line L profile is missing storm crossings and associated distances.

Please contact me if you have any questions or comments.

Sincerely,

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