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**DEVELOPMENT SERVICES**

**Date:** Friday, February 25, 2022

**To:** SCHLAGEL & ASSOCIATES  
James Long, P.E.  
14920 W 107TH ST  
LENEXA, KS 66215

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

**Application Number:** PL2022049

**Application Type:** Engineering Plan Review

**Application Name:** The Retreat at Bailey Farms, 1st Plat - Public Water

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The Development Services Department received plans for this project on February 10, 2022. 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](https://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. Sheet 3: Fire hydrant at Windbreak Dr. and Bailey Farm Pkwy. shall be relocated a minimum of 20 feet beyond the curb return.
2. An additional fire hydrant appears warranted along Windbreak Dr.
3. A trenching and backfill detail was missing. Recommend removing the trench check detail and replacing with a trenching and backfill detail. No trench checks are required on the water main, hence the recommendation to remove this detail and replace with the trenching and backfill detail. Ensure the new 12 inch aggregate over top of pipe has been included in the detail.

**Traffic Review - Not Required**

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, 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**

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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 Feb. 25, 2022

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

cc: Development Engineering Project File