

**DEVELOPMENT SERVICES**

**Date:** Thursday, May 30, 2024

**To:** Jeffrey Bartz  
8455 College Blvd  
Overland Park, KS 66210

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

**Application Number:** PRSUBD20242373

**Application Type:** Public Infrastructure

**Application Name:** Discovery Park - Lots 9-12 - Sewer and Water Extension

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](https://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 - Water**

**Reviewed By:** Sue Pyles, P.E.

**Corrections**

1. General:

- The sanitary sewer main extension to serve Lots 11 & 12 is public. Please submit the private water and public sanitary as separate plan sets at resubmittal.
- Provide appropriate U/E for both public sanitary main extension and private water main extension.
- Please revise the Public Roadway phone number in the Utility Contacts on the cover sheet to 816-969-1800.
- Please submit an Engineer's Estimate of Probable Construction Costs for each plan set.

2. Sanitary:

- MH F1 does not meet the 0.2' minimum drop requirement.
- The minimum slope for 8" sanitary is 1.00%. 2 of the 3 segments are designed with a 0.99% slope. It is unlikely that the main can be constructed to meet the City's requirements, given that the design technically doesn't. Please consider revising the slopes.

3. Water:

- Revise FH labels to reference the specific standard detail. WAT-7 is for a straight set FH and WAT-8 is for a FH with a 90-degree bend.
- Please remove the trench check detail, it is not used on this project.

**Water Utilities - Water Review**

**Reviewed By:** Kevin York

**No Comments**

**Engineering Review - Sanitary**

**Reviewed By:** Sue Pyles, P.E.

**Corrections**

1. See combined comments in the Engineering Review - Water section.

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**

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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,

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

cc: Development Engineering Project File

