

**DEVELOPMENT SERVICES**

**Date:** Tuesday, May 13, 2025

**To:** Wellner Architects, Inc.  
1627 Main St, #100  
Kansas City, MO 64108

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

**Application Number:** PRSUBD20251953

**Application Type:** Public Infrastructure

**Application Name:** TM Aviation - Water and sewer 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 ten (10) business days of the date received.

**Engineering Review - Water**

**Reviewed By: Gene Williams, P.E.**

**Corrections**

1. Sheet C-115: a. 10 inch public water main should be extended to the west and should eliminate the unnecessary bend to the south and the west as shown on the plans. Ideally, the 10 inch line should be extended within the future parking lot island (i.e., shown as the faint dashed line) far enough so all connections can be made for the hangar building, and the future restaurant building. b. 10 inch main shall be terminated with a fire hydrant, either inline or offset. c. Fire hydrant shown to the northeast of the proposed hangar building shall be public, and shall be connected "straight" to the main rather than introducing unnecessary jogs. d. sanitary sewer is shown too close to fire line and domestic lines. A ten (10) foot minimum distance is required as measured from the outside of the pipe or structure.

2. Sheet C-119: a. gate valves are shown at two water meter locations. Gate valves are not desired at these locations as the water meters have internal valves. b. a proposed 2 inch by 10 inch tee is proposed. This is not desired. A corporation stop (i.e., a threaded connection to the main) is required. Revise the plan as appropriate for both taps. c. just to be clear, a gate valve IS required on the fire line, immediately prior to the backflow vault. d. MH-2 shows insufficient fall at the 90 degree bend. A minimum 0.50 fall is required. e. what is the invert out elevation for the "existing manhole"? A minimum of 0.50 feet is required at this location due to the 90 degree bend.

3. Recommend the applicant call me to discuss the revisions to the plans prior to resubmittal. Alternatively, you may wish to send a pdf document showing the proposed revisions for my markup or preliminary review.

**Water Utilities - Water Review**

**Reviewed By: Kevin York**

**Not Required**

**Engineering Review - Sanitary**

**Reviewed By: Gene Williams, P.E.**

**Corrections**

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