

DEVELOPMENT SERVICES

Date: Monday, May 22, 2023

To: Luke Moore
7301 W. 133rd Street
Overland Park, KS 66223

From: Susan Nelson, P.E.
Senior Staff Engineer

Application Number: PL2023109

Application Type: Engineering Plan Review

Application Name: MIDWEST CARWASH - PUBLIC WATER MAIN EXTENSION

The Development Services Department received plans for this project on May 08, 2023. 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 ten (10) business days of the date received.

Engineering Review - Corrections

1. Please provide Engineer's Estimate of Probable Costs.
2. Please provide MDNR Land Disturbance Permit and SWPPP.
3. Revise these plans with any revisions to the Final Development Plans.
4. Please show and label all right of way and easements within the project area.
5. Label U/E instead of W/E and be consistent with the legend.
6. Install 8" pipe and associated fittings for the proposed water main.
7. Add a note that the proposed water main must be bored beneath Thompson Dr. No open-trench shall be allowed for installation of the proposed water main.
8. Concrete encasement is shown on the proposed water main near the utility conflict. Please explain why

this is being used.

9. The existing water main that is to be abandoned is the east-west water main along the northern boundary.
10. Remove the note that indicates abandoning any north-south water mains. These are not being abandoned with this project.
11. There appears to be conflicts with the existing utilities and the proposed construction in the southwest corner. Also, verify that all existing water mains are identified.
12. Notes shall be provided on the existing water main to the north of Thompson Dr. denoting the existing east/west lines are not to be disturbed. One of the water mains is a special district line and no disturbance of this line is allowed.
13. Sheet ##### needs a number.
14. Please explain why you are specifying DIP? C900 pipe is needed, not ductile iron, unless you are proposing to use zinc-coated DIP.
15. Inadequate cover (need 3.5 feet minimum) over the pipe where it is shown being installed over the 6-inch HDPE line. Note: The 6-inch HDPE line which appears to be the outlet for the detention basin is too small, please see comments in the Final Development Plans.

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 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

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,

Susan Nelson, P.E.
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cc: Development Engineering Project File