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**PUBLIC WORKS ENGINEERING DIVISION**

**Date:** Tuesday, June 14, 2016

**To:**

WARGER ASSOCIATES LLC

Steve Warger, P.E.

Email: STEVE@WARGERASSOCIATES.COM

Fax #: <NO FAX NUMBER>

**From:** Gene Williams, P.E.

Senior Staff Engineer

**Application Number:** PL2016038

**Application Type:** Engineering Plan Review

**Application Name:** Napa Valley 3rd Plat Water Main Extension

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The Public Works Department received plans for this project on May 16, 2016. We have completed our review and offer the following comments:

**Engineering Review**

1. Please revise the title to "Napa Valley 3rd Plat" rather than the 4th Plat.
2. Water lines should be fully-contained within easements. They should be centered as close as possible within the easement, except in cul-de-sac bulbs where some variation to this is allowed. The water line, however, should not be under new pavement, unless at a street crossing.
3. Dimensions should be shown for the distance between the fire hydrant centerline, and the back of curb. This distance should be specified as 2 feet. This should be shown on the plan view, in addition to the detail sheet.
4. There are several instances where excessive valves are shown at tees. Two (2) valves are required at a tee. Additional valves require additional maintenance and are not desired by the City.
5. The water line is shown beneath pavement on Meritage Ln. This is not allowed except at street crossings. A minimum of 4 feet is required from the back of curb to the outside of the water line.
6. Please specify a maximum depth of cover of 7 feet on all profile sheets.
7. Where fill is being brought in, and where water line (or sanitary sewer) is being laid, there are specific requirements contained in the Design and Construction Manual that must be followed. Please add notes

to the plans making it clear that these fill areas be properly compacted in lifts in accordance with the Design and Construction Manual, then trenched and pipe laid after this has been completed.

8. The fire hydrant at the intersection of Meritage Ln. and Blackstone Place will need to be moved. The Design and Construction Manual requires fire hydrants to be placed at least 20 feet from the end of the radius at an intersection.
9. Please remove the details for the air release valve and the backflow vaults. These two items are not being used for the project.

In order to calculate the Public Works' 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 Re-submittal**

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Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in pdf or Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).

- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

If you have any questions or comments, please contact me, Gene Williams either at (816) 969-1812 or e-mail to [Gene.Williams@cityofls.net](mailto:Gene.Williams@cityofls.net).

Sincerely,

*Original Signed*

Gene Williams, P.E.  
Senior Staff Engineer

cc: Development Engineering Project File