
PUBLIC WORKS ENGINEERING DIVISION

Date: Friday, November 11, 2016

To:

ENGINEERING SOLUTIONS

Matt Schlicht, P.E.

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From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2016152

Application Type: Engineering Plan Review

Application Name: Village at View High 1st Plat - On-Site and Off-Site Water Line Plans

The Public Works Department received plans for this project on July 26, 2016. The plat was received on October 21, 2016 thereby starting the review process. We have completed our review and offer the following comments:

Engineering Review

1. Sheet C.501: This sheet is an overview sheet of the entire project, including on-site and off-site water line improvements. As such, it should include all of the work to be completed during this phase of construction. This would include the off-site improvements to the north plat boundary along View High Dr., and the connection at 3rd St. Finally, if there are portions of the water line which are not being installed during this phase, then use a different line weight, and appropriate labeling, to distinguish what is being installed during this phase, and what is not being installed in this phase. It is very difficult to determine from the plans.
2. Sheet C.502: There is a cross shown at station 9+93. Only three (3) valves are desired for a cross rather than four (4). Finally, the location of the valves must be shown on the plan view.
3. All Sheets, Including the Overall Layout Sheet: Please label all street names. It is very difficult to determine where the improvements are being proposed. A street name on each roadway would be beneficial as a point of reference.
4. General Comment on All Sheets: Only two (2) valves are desired by the City at a tee, and only three (3) valves are desired by the City at a cross. The location of the valves must be shown on the plan view rather than a note stating "valves on all legs".
5. All Sheets: It appears there are several instances where the water line is proposed at depths approaching,

but not exceeding, seven (7) feet. Is there a reason for this extra depth?

6. All Sheets: At the end of the line, where the water line will be extended in the future, a temporary in-line fire hydrant assembly should be shown rather than an offset fire hydrant assembly.
7. Sheet C.504: The proposed water line connection is being made in the middle of a major intersection, with no provision for traffic control. Other alternatives should be explored to make this connection. It would appear the work necessary to make this connection is going to be extremely disruptive.
8. Sheet C.504: Where is the traffic control plan for this proposed connection?
9. Sheet C.504: Is the entire 8" water line being removed? If so, then clearly show it on the plans.
10. More Comments Concerning the Off-Site Water Line: Has there been any consideration of making the connection via boring beneath 3rd St., thus eliminating the traffic conflicts and eliminating the need for a waiver to perform the work via the open-cut method?
11. Sheet C.505: Does the new 12" water line extend to the northern limits of the plat boundary? If not, then the plan will need to be updated to extend the line to the northern plat boundary.

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 Resubmittal

Beginning Monday, May 23, 2016, 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 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 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 stormwater 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) 969-1800 or e-mail to Gene.Williams@cityofls.net.

Sincerely,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer

cc: Development Engineering Project File