
PUBLIC WORKS ENGINEERING DIVISION

Date: Thursday, April 20, 2017

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 Drive On-Site and Off-Site Water Line Plans

The Development Services Department received plans for this project on Apr. 14, 2017. We have completed our review and offer the following comments:

Engineering Review

1. The 12" water line loop was not shown as agreed during previous meetings. This loop should be shown from View High Dr. at the intersection of Village Park Dr. and View High Dr., and extend to the east along Village Park Dr. to the temporary cul-de-sac, and the loop to the south should be shown along the future right of way of Kessler Dr. It must be bored beneath 3rd St., and connected to the existing water line on the south side of 3rd St.
2. Please ensure the 12" line is shown to the end of the temporary cul-de-sac on the east end of Village Park Dr. This is necessary to complete the future loop to Winterset Valley.
3. The 8" water line along View High Dr. from the intersection of Village Park Dr. and View High Dr. to the north, is being shown as being abandoned and replaced with a new 8" water line. This new line must be a 12" water line, not an 8" water line.
4. The portion of the 8" water line to the south of the above intersection is being shown as being replaced with a new 8" water line. This is acceptable. but it did not appear that details were provided concerning reconnection of existing water meters.
5. Sheet C.501: Please incorporate the above comments into the General Layout sheet. Be aware that butterfly valves are only used on pipe sizes of 12" and larger, not 8" lines, so revise accordingly.

6. Sheet C.502: The radius of curvature of the pipe along Kessler appears to be greater than allowed by the pipe manufacturer. Please show the locations of all bends, including angle of bends, ensuring that the pipe remains within the utility easement.
7. Sheet C.503: It appears a sanitary sewer crossing is missing on the profile view between station 5+00 and 6+00. Please show the location of the sanitary sewer crossing.
8. Sheet C.504 and C.505: Where are the details concerning the repair and replacement of driveways affected by the installation of the new water line along View High Dr.?
9. Sheet C.504 and C.505: Where are the details concerning the final restoration of the areas affected by the installation of the new water lines along View High Dr.?
10. Sheet C.505: A 12" water main is required from the intersection of Village Park Dr. and View High Dr., to the north end of the project. The plans call for an 8" line.
11. The Engineer's Estimate of Probable Construction Costs should be revised to incorporate the above comments, including the additional 12" water line, the pipe bursting at 3rd and View High Dr., additional bends necessary, driveway removals and reconstruction, and final restoration along View High Dr.

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) 969-1812 or e-mail to Gene.Williams@cityofls.net.

Sincerely,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer

cc: Development Engineering Project File