
PUBLIC WORKS ENGINEERING DIVISION

Date: Monday, July 17, 2017

To:

ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

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 July 26, 2016. We have completed our review and offer the following comments:

Engineering Review

1. Please refer to comment #4 of the applicant letter dated June 13, 2017. An additional fire hydrant appeared warranted along Village Park Dr. in order to comply with the 500 foot rule. None was provided.
2. Please refer to comment #5 of the applicant letter dated June 13, 2017. A grading plan was provided, but no plans were presented to manage the drainage on the rough-graded road bed. There is nearly 1000 feet of drainage which would be directed to the north, with no provision for managing the stormwater. There may also be drainage issues to the south.
3. Please refer to comment #8 of the applicant letter dated June 13, 2017. The comment was addressed, but the call-outs for the 12" by 12" tee and 12" butterfly valve to the east was not updated for Water Line 1 on Sheet C.504.
4. The water line along future Kessler Dr. is called-out as "FUTURE WATER LINE" on Sheets C.507 and C.506. The water line is not a future water line improvement, but rather, part of the construction. It should read "water line along future Kessler Dr." or equivalent language.

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

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) 969-1223 or e-mail to Gene.Williams@cityofls.net.

Sincerely,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer

cc: Development Engineering Project File