
PUBLIC WORKS ENGINEERING DIVISION

Date: Tuesday, December 12, 2017

To:

ENGINEERING SOLUTIONS

Matt Schlicht, P.E.

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From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2017244

Application Type: Engineering Plan Review

Application Name: PARK RIDGE 6TH PLAT - Water Line Plans

The Development Services Department received plans for this project on November 17, 2017. We have completed our review and offer the following comments:

Engineering Review

1. Sheet C.501: Please use consistent and customary symbology for fire hydrants. As shown, there is no consistency, and the symbols do not appear to be standard symbols for fire hydrants. Also, please show where existing fire hydrants will be moved (i.e., if they are currently in-line hydrants to be moved in an offset fashion, please show the new location).
2. Sheet C.502: The water line at station 5+61 appears too deep. The maximum depth is 7 feet as measured to the top of pipe. Please consider moving the storm line upwards slightly.
3. All Sheets: Please provide a note stating that the maximum depth of cover over any public water main is 7 feet.
4. Sheet C.502: Please show the location where the temporary fire hydrant at station 0+98 will be moved. From the note, it appears the fire hydrant may have a conflict with the storm inlet.
5. Sheet C.502: The note at station 8+43 should be changed to read "temporary fire hydrant assembly".
6. Sheet C.503: The fire hydrants near station 2+50 and 4+25 do not appear to show any notes or standard symbology.
7. Sheet C.502: It would appear a temporary fire hydrant is shown at the east end of Park Ridge Dr. (i.e., at the east side of the stub-off), but no notes or standard symbology is used. Please correct.

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