
DEVELOPMENT SERVICES

Date: Friday, March 29, 2019

To:

WEST PRYOR VILLAGE LLC

Email:

Fax #: <NO FAX NUMBER>

KAW VALLEY ENGINEERING

Email: HEATHERMAN@KVENG.COM

Fax #: (785) 762-7744

From: Sue Pyles, P.E.

Senior Staff Engineer

Application Number: PL2019006

Application Type: Engineering Plan Review

Application Name: STREETS OF WEST PRYOR - PUBLIC WATERLINE

The Development Services Department received plans for this project on March 12, 2019. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

Engineering Review

1. Clearly indicate phasing of the water line construction in the plan set.
2. The plans show the existing water line crossing Pryor Road at Lowenstein Drive is a 12" main, not 8" as shown in the plans. Please revise.
3. Sheet C-1 includes "January 2019" under the project title. Please remove or revise.
4. Sheet C-3:
 - Are 12"x8"x8" Tees (Sta. 301+76.90) available? If not, specify and Tee and Reducer combination that is available.
 - The Tee at Sta. 302+16.18 should be a 12"x12"x8", please revise.
5. Sheets C-3 – C-7:
 - Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation."

- Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
6. Sheet C-5: Revise the stationing for the proposed 6” fire line in the Profile view, it is incorrect.
 7. Sheet C-7: Label Line C in the Plan view.
 9. Locate all fire hydrants on the north side of Lowenstein Drive. There does not need to be a hydrant at Sta. 317. The water line can be constructed under Lowenstein Drive and just capped until private construction connects.
 10. Backflow Prevention Devices (BFPD) will be required for all private fire lines. Since these plans show construction of those private lines beyond the ROW, please show and label BFPD located according to City requirements.

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

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 shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).

- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact me if you have any questions or comments.

Sincerely,

Sue Pyles, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File