

Date: Wednesday, June 24, 2020

To: NICK HEISER
OLSSON, PROJECT MANAGER

From: Sue Pyles, P.E.
Senior Staff Engineer

Application Number: PL2020177

Application Type: Engineering Plan Review

Application Name: ARIA PUBLIC WATER MAIN

The Development Services Department received plans for this project on June 12, 2020. We have completed our review and offer the following comments listed below.

- Resubmit 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 - Corrections

1. General:
 - Submit an Engineer's Estimate of Probable Construction Costs.
 - Include the City's standard details, as appropriate.
 - Please revise to provide specific bend and/or deflection requirements throughout the plan set, rather than leave it open-ended for the contractor to decide in the field. Verify notes and callouts are coordinated.
2. Sheet 1:
 - KCP&L is now Everyg. Please update the plan set.
 - Include a Summary of Quantities table.
3. Sheet 2:
 - Review water line graphics for overlapping text. Revise for clarity.
 - Why is the road crossing at such an angle? The City prefers road crossings closer to 90 degrees.
 - Show and label existing R/W.
4. Sheets 3-6:

- Notes 1 & 4 contradict each other.
- The “Deflect as Necessary” label in the Profile view contradicts Note 4.
- Include FH locations in the Profile views.

5. Sheet 3: The air release valve stationing shown in the Plan view is incorrect. Please revise.
6. Sheet 4: Revise the Exist. Grade leader to point to the correct line in the Profile view.
7. Sheet 5: Relocate the north match line overlapping text in the Plan view for clarity.

Traffic Review - Not Required

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