

**Date:** Thursday, May 20, 2021

**To:** Eric Byrd, P.E.  
BHC Rhodes

**From:** Gene Williams, P.E.  
Senior Staff Engineer

**Application Number:** PL2021150

**Application Type:** Engineering Plan Review

**Application Name:** John Knox Village - Meadows Phase 2 - Public Water

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The Development Services Department has completed a review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at [devservices.cityofls.net](https://devservices.cityofls.net). Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within ten (10) business days of the date received.

**Engineering Review**

1. Project will require removal and disposal of existing water main. Abandonment in place will not be allowed.
2. A temporary water main shall be installed to serve existing customers during the duration of the project. Temporary fire hydrants shall be required as directed by the Fire Department.
3. Sufficient notes shall be placed on the plans, including the following: 1) door hangars on affected premises must be placed on affected customers at least 24 hours prior to the scheduled disruption, 2) 48 hour minimum notice shall be given to the City prior to any shutdown, 3) once work begins on a shut-down portion, all work must be continuous until completion, 4) maximum amount of time for any water customer to be without service is 8 hours.
4. Suggest a meeting with staff to discuss the above comments. As shown on the proposed plans, the project will result in excessively long water main shutdowns. Only 8 hours is allowed for a particular customer shutdown, preferably less.
5. A review by Water Utilities recommended the removal of air release valves from the project. There are sufficient private connections to eliminate air pocket concerns.

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**

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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,

/s/ Gene Williams electronically signed May 20, 2021

Gene Williams, P.E.  
Senior Staff Engineer  
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Gene.Williams@cityofls.net

cc: Development Engineering Project File