

Date: Wednesday, May 22, 2019

To:

ENGINEERING SOLUTIONS
Matt Schlicht, P.E.
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From: Gene Williams, P.E.
Senior Staff Engineer

Application Number: PL2019096

Application Type: Engineering Plan Review

Application Name: Reece Nichols - Public Improvements - Water Line, Sanitary, and Stormwater

The Development Services Department received plans for this project on May 8, 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. The plan lacked the removal of the existing water line located at the north property line. The plan must show how the line will be removed, including any street panel removal and replacement, fittings, etc.
2. The public sanitary sewer abandonment or removal should be shown within these plans. It must be specific as to what actions will take place.
3. Sheet C.011 was included within the Final Development Plan for Reece Nichols Building. Rather, it should be included within these public improvements.
4. Sheet C.011: This sheet should be re-numbered, and the index to sheets revised as appropriate.
5. Sheet C.011: A detail of the downtown street project along Main St. was previously emailed to you. This sheet included specific design details which were not included in your design. In particular, you are missing the following items: 1) a legend, 2) location of transverse contraction joints, 3) location of longitudinal contraction joints (there will only be two locations along the centerline, and along the gutter line, no others), 4) definition of "D" (i.e., 8 inches).

6. It appears the water line work to serve the building along Market St. will also require concrete panel removal and replacement. We will not allow piecemeal sawcutting into a panel. Full panel removal and replacement will be required if the water line work will require encroaching into the paved area.
7. It appears that water line removal along the north side of the property will also require full panel removal and replacement of the pavement on Market St. and Main St., to properly remove the water line.
8. The traffic control plan is vague, conflicting, and inadequate for this project. In general, a phasing plan is required showing how this project will allow for at least one (1) lane of traffic to remain open at all times. No full closure of the road will be allowed due to the conflict with local businesses along Main St. Examples of conflicts include the following: 1) there are two (2) sheet C.304, 2) the note "the road will be closed" conflicts with the traffic control signs shown on Sheet C.304, 3) parking is still shown as being allowed during the one lane closure, which is going to be difficult (if not impossible) to maintain one lane of traffic, 4) the note "road plating during non-working hours" doesn't make sense if concrete is curing.
9. The traffic control plan must show how parking spaces will be closed, in order to facilitate one lane of traffic at all times.
10. It is highly recommended, given the scale of the plan sheet on Sheet C.304 to label the traffic control signs with their name, rather than just a letter designation.
11. A note must be provided that states "Right of Way Permit from Public Works is Required for Any Work within the Right of Way". Also, a note must be provided stating that "all business owners affected by the partial road closure must be given a minimum of five (5) business day notice prior to any work within the right of way. These notices must be made by the contractor.

Traffic Review

1. Storm Sewer revisions as discussed to permit travel movements in the alley as required (e.g. change the curb inlet in the alley adjacent to the trash enclosure to a traffic rated area/grate inlet and change the CG1 to a flat curb for trucks to traverse unimpeded turning from eastbound alley to southbound alley.)

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,

Original Signed

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cc: Development Engineering Project File