

DEVELOPMENT SERVICES

Date: Monday, June 17, 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 Jun. 10, 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. In response to our comment concerning the note about water line removal/abandonment, it was merely taken out of the plans, and the response was "water line will not be removed". The water line shown along the north side of the property must be properly removed and/or abandoned in-place. This was a condition of approval of the Preliminary Development Plan, and also, Water Utilities has indicated this line must be properly removed and/or abandoned.
2. Please see comments related to the Final Development Plan in regard to the private storm sewer and decorative light pole conflict. Since the decorative light pole cannot be moved, an alternate location must be selected for the storm line.
3. Sheet C.304: There is still considerable confusion on what is required for the full panel street repair. Please see the previous plan sheet for the Downtown Streetscape project that was previously provided. The centerline of the street should show a "longitudinal construction joint", and the other longitudinal joints are "longitudinal contraction joints." The "isolation joint" along the back of curb should be revised to show no dowel. The isolation joint should be merely shown with the isolation joint filler and sealant. This joint is placed against the back of brick pavers, and as such, no dowels should be used or would be able to be used. The legend should be updated to include "longitudinal construction joint", and the "isolation joint". Finally, where are the plans for removal and/or abandonment of the water line running

east/west along the north side of the project?

4. Sheet C.305: Please see previous comments related to the isolation joint detail revision. Also, is this plan related to the fire line installation? There does not appear to be any context given in this drawing.
5. Sheet C.305: Drafting errors exist on this sheet, where existing transverse contraction joints are labeled as "existing longitudinal contraction joint". Also, the legend is missing the isolation joint.
6. Sheet C.306: The traffic control plan still contains the same conflicts as the previously submitted plan. For instance, there is a label stating "The Road shall be closed and work only be allowed between 9am and 4 pm, Monday through Friday". However, the notes state that "one lane of traffic to remain open at all times." As we have discussed previously, one lane of traffic should be provided at all times. Conflicts in the traffic control plan must be eliminated.
7. How will parking issue be addressed? It appears the parking stalls will be utilized for a through-lane, but it is not clear how proper notice will be given on the temporary closure of these parking spaces. Do you also propose to close-off parking on the west side of Main St.?
8. How long will Main St. be maintained in this fashion? A maximum time period should be established, so the road is opened for traffic in the minimum amount of time.
9. The public sanitary sewer abandonment plans were missing from these plans. They should be included in these plans since they are public. They should include any abandonment procedures, locations, manhole removal, etc.

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

Gene Williams, P.E.
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cc: Development Engineering Project File