

DEVELOPMENT SERVICES

Date: Friday, June 28, 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 - Street, Water Line, Sanitary, and Stormwater

The Development Services Department received plans for this project on June 28, 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 to be reviewed within **one (1) business days of the date received (expedited for this review)**.

Engineering Review and Traffic Review

1. The 6 inch minimum clearance that is shown between the screw-in anchor and the pipe is not sufficient. These anchors derive their strength from surrounding soils. A 6 inch clearance will lead to failure of the base supporting the decorative light pole. After discussing internally, the City would allow a minimum of 3.0 feet, as measured from the center of the light pole, to the outside of the trench. Please revise the plans accordingly, since this will change the angle considerably, and will also change the water line relocation, the new manhole location, and the brick paver removal and replacement plan contained within the Final Development Plan. It will also change the notes shown on the plans.
2. Please review the above comment. The minimum distance of 3.0 should be dimensioned from the center of the decorative light pole, to the side of the trench. The trench must have a minimum of 6 inches on each side of the 15 inch pipe, so depending on the width of the trench, the absolute minimum distance between the outside of the pipe and the center of the decorative light pole must be 3.5 feet. The plans and notes must be changed as appropriate.
3. Traffic comments include the following: 1) there is no plan addressing Amtrak customer parking, or how this will be managed, 2) a signing plan to prevent cut-throughs on the bank property was not shown, 3) a separate pdf is being attached showing the minimum requirements concerning the closure of parking

spaces for Amtrak customers, and 4) these parking spaces will by necessity be shut-down for the duration of Phase 1 and Phase 2 of the road and storm sewer project, and the plans should provide sufficient notation regarding this parking shut-down for Amtrak.

4. A separate temporary traffic control permit is required from Public Works.

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.
Senior Staff Engineer
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cc: Development Engineering Project File