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## PUBLIC WORKS ENGINEERING DIVISION

**Date:** Friday, April 21, 2017

**To:**

ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

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

**Application Number:** PL2016105

**Application Type:** Engineering Plan Review

**Application Name:** Manor at Stoney Creek 2nd Plat Street, Stormwater, MDP

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The Public Works Department received plans for this project on May 23, 2016. We have completed our review and offer the following comments:

### Engineering Review

1. Provide a separate Engineer's Opinion of Probable Construction Costs for each set of plans (street/storm, sanitary, water).
2. Revise the storm sewer items and quantities in the Engineer's Opinion of Probable Construction Costs to match the information included in the plans.
3. The unit costs for the items "ADA Sidewalk Ramp" and Seeding/Mulching/Fertilizing" appear low. Please verify and revise if needed.
4. The 100-yr Flood Elevation shown on Sheets C.200 & C.202 do not match the 100-yr Flood Elevation shown on Sheet C.208. Revise as needed.
5. Show truncated domes on the sidewalk ramps in Plan view throughout the plan set.
6. Sheet C.201: The 100-yr WSE is shown as #####. Please revise.
7. Sheets C.206 & C.206: There appear to be two "County Line Road" labels that are overlapping each other. Revise for clarity.
8. Sheet C.205: Include a callout for "End Construction" in the SW Grindstone Dr. Profile view.

9. Sheet C.207: Include an ADA Ramp Plan for the mid-block ramp near Lot 43.
10. Sheet C.207: Please include all information required by Sec 5304.8 and meet design requirements shown in Tables LS-5 and LS-6. Do not include landings in the sidewalk design.
11. Sheet C.208: It is difficult to identify the limits of the 97.09' and 66.96' dimensions along the south side of the detention basin. Please revise for clarity.
12. Sheets C.300 & C.304: Remove the contours in the vicinity of Lot 81.
13. Sheets C.301-C.304: The lengths shown in the Profile view don't match the stationing shown. Check and revise lengths and/or stationing as required.
14. Sheet C.301: Revise the 10 yr HGL and 100 yr HGL leaders to point to the correct lines in the Storm 1 Profile view.
15. Sheets C.305-C.306: Revise the Storm Sewer Tables to match the information shown in the plans, including revisions included in these comments.

## **Traffic Review**

In order to calculate the Public Works' 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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Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

If you have any questions or comments, please contact me, Sue Pyles either at (816) 969-1245 or e-mail to [Sue.Pyles@cityofls.net](mailto:Sue.Pyles@cityofls.net).

Sincerely,

Sue Pyles, P.E.  
Staff Engineer

cc: Development Engineering Project File