
PUBLIC WORKS ENGINEERING DIVISION

Date: Wednesday, September 27, 2017

To:

MATT SCHLICHT

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

From: Sue Pyles, P.E.
Staff Engineer

Application Number: PL2017187

Application Type: Engineering Plan Review

Application Name: The Manor at Stoney Creek 3rd Plat
Sanitary Sewer

The Development Services Department received plans for this project on September 01, 2017. We have completed our review and offer the following comments:

Engineering Review

1. Sheet C400: Please complete "Lots Thru" or remove from title block.
2. Sheet C401: Line C is mislabeled, please revise.
3. Sheet C401: The "Phase 3 Manor at Stoney Creek" label on lots 69-70 appears incorrect.
4. Sheet C402: Label Sta 0+00 Line B and Sta 0+00 Line C in the Profile views of Lines B & C.
5. Sheet C402: The drops thru MHs A-9, B-1, A-10, and C-1 do not appear to meet minimum requirements. Please revise or explain.
6. Sheet C402: Include pipe slopes for Lines B & C in the Profile views.
7. Sheet C403: Standard Detail SAN-1 is outdated, please revise.
8. Please review the plan set to ensure line weights and labeling are consistent throughout for clarity.
9. Submit an Engineer's Estimate of Probable Construction Costs.

Traffic Review

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

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.

Sincerely,

Sue Pyles, P.E.
Staff Engineer

cc: Development Engineering Project File