

---

**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:** PL2017186

**Application Type:** Engineering Plan Review

**Application Name:** The Manor at Stoney Creek 3rd Plat  
Water Lines

---

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. Label all water lines with line numbers or as existing throughout the plan set.
2. Sheet C500: Please complete "Lots Thru" or remove from title block.
3. Sheet C501: Line 1 is included in the Reserve at Stoney Creek 3rd Plat plan set. Please remove from this plan set.
4. Sheet C501: Please review this sheet and entire plan set for overlapping text and graphics, such as the Line 5 label as well as the sw corner of Lot 73, and revise for clarity.
5. Sheet C502 Line 1: Remove from plan set.
6. Sheet C502, Profile view: Include Line 6 in the station equation at Sta 0+00 Line 2.
7. Sheet C502, Profile view: The connection info included at Sta 0+00 Line 2 does not match the connection info included on the Line 1 plans. Please revise to coordinate the information across plan sets.
8. Sheet C502, Profile view: The Line 2 "End Construction" station is incorrect.

9. Sheet C502, Profile view: The Line 2 pipe length is incorrect.
10. Sheet C502, Profile view: Include a station equation in the "End Construction" label.
11. Sheet C502, Profile view: The arrow on the "7' Maximum Depth" leader points to the wrong place.
12. Sheet C502, Plan view: Label the bend at approx Sta 2+80 Line 4.
13. Sheet C503 Plan view: Label the bend at approx Sta 2+80 Line 5.
14. Sheet C503, Profile view: The arrow on the "7' Maximum Depth" leader points to the wrong place.
15. Include all applicable Standard Details in the plan set.
16. 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](mailto:Sue.Pyles@cityofls.net).

Sincerely,

Sue Pyles, P.E.  
Staff Engineer

cc: Development Engineering Project File