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**PUBLIC WORKS ENGINEERING DIVISION**

**Date:** Friday, September 29, 2017

**To:**

ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

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

**Application Number:** PL2017185

**Application Type:** Engineering Plan Review

**Application Name:** The Manor at Stoney Creek 3rd Plat - Street, Stormwater, MDP, and ESC

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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 C001
  - Please complete "Lots Thru" or remove from title block.
  - Revise the MoDot Base thickness for Option 2 in Street & Storm Sewers Note 1 and the Typical Section.
  - Revise the Standard Detail references in Street & Storm Sewers Note 4.
2. Sheet C050
  - Please install silt fence to address drainage flowing north at the north part of the plat.
3. Sheet C100
  - Remove the Sidewalk Construction Note, it does not apply to this project.
4. Sheet C200
  - Include existing contours.
5. Sheet C201
  - The first MBOE Note references a report not submitted and plan sheets not included in plan set. Please revise.

6. Sheet C202

- Include complete storm sewer calculations in the plan set.
- DA 6 and DA D each include multiple inlets. Please revise.
- A portion of this plat drains offsite. Please include and address in the Drainage Map and calculations.

7. Sheet C203

- Remove note to install temporary cul-de-sac.

8. Sheet C206

- General Comment Concerning the ADA-Accessible Ramps and ADA-Accessible Ways: The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.
- General Comment: All ADA-accessible ramps and ADA-accessible ways must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.

9. Sheet C301

- There is an extra curb inlet shown in the Plan view for line 1 that is not shown elsewhere in the plans. Please remove.
- The Line 1 Profile view is missing information for Curb Inlet 1-1 and the FL(out) elevation for Curb Inlet 1-2.
- Please revise the stationing for Curb Inlet 1-1 and include the pipe size upstream on Curb Inlet 2-3 in the Line 2 Profile view.

10. Sheets C600-601

Please replace the APWA storm sewer details with City of Lee's Summit standard details.

11. General

- Label temporary cul-de-sac to be removed throughout the plan set.
- Clearly delineate between proposed, existing, and future construction throughout the plan set.
- Be consistent in labeling.
- Additional comments that haven't been included with this review may be required based on revisions due to these comments and submission of missing information.
- Please submit an Engineer's Estimate of Probable Construction Costs.

- Please submit the SWPPP.
- Please submit Stormwater study.
- Remove the “Phase 3, The Manor at Stoney Creek” label from Lots 69/70 throughout the plan set.
- Please verify that these plans are coordinated with the plans for the adjacent project The Reserve at Stoney Creek 3rd Plat.

## **Traffic Review**

1. Roadway profiles at intersections should be reviewed in consideration of the vertical grade interaction with roadway typical sections/cross slopes.
2. Intersection details need coordination with the improvement plans for Georgetown Dr.

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