

PUBLIC WORKS ENGINEERING DIVISION

Date: Thursday, January 11, 2018

To:

CMH PARKS INC

Email:

Fax #: <NO FAX NUMBER>

From: Sue Pyles, P.E.
Staff Engineer

Application Number: PL2017189

Application Type: Engineering Plan Review

Application Name: The Reserve 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 C401: Delete the labels associated with existing Line U. Those apply to a different project.
2. Sheet C401: Label MH 2-3.
3. Sheet C401: Please revise the font type of the plat labels for Phase 2 Manor, Phase 3 Manor, and Phase 3 Reserve to match the rest of the plat names on the sheet for clarity.
4. Sheet C402: The pipe lengths and manhole stationing don't match in the Profile view.
5. Sheet C403: The drop thru MH 2-1 is 0.4', just as in the original submittal. This does not meet the minimum drop requirements. Please revise.
6. Sheet C403: MH 2-3 is labeled a 5' MH. Is this correct? If so, please provide a note in the plans to indicate that all manholes are to be 4' diameter unless noted otherwise.
7. The proposed sanitary lines are very difficult to differentiate from other lines throughout the plan set. Please revise for clarity.
8. Many lots are served by existing stubs constructed with The Manor at Stoney Creek 2nd Plat project. Please clearly delineate these stubs as existing. Provide existing stub information on all lots in plan view.

9. Since the sanitary sewer construction will end at the plat boundary with MH 2-3, please remove the offsite sanitary profile from the plan set. If any of that layout is shown in this plan set, please label it as "Future" for clarity.
10. Please review and revise the Engineer's Estimate of Probable Construction Costs. The size and quantities of manholes and quantities of service line & tracer wire all appear incorrect. Only the service lines being constructed with this project need included.

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 me if you have any questions or comments.

Sincerely,

Sue Pyles, P.E.
Staff Engineer
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cc: Development Engineering Project File