



PUBLIC WORKS ENGINEERING DIVISION

Date: Tuesday, February 27, 2018

To:

ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

CMH PARKS INC

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From: Sue Pyles, P.E.
Staff Engineer

Application Number: PL2017185

Application Type: Engineering Plan Review

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

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 C.201: Verify MBOEs provided and revise as needed.
2. Sheet C.201: Include 100-yr WSE for all area inlets.
3. Sheet C.301: The sanitary crossing between CI 3-4 & CI 1-1 is incorrectly shown. Revise accordingly.
4. Sheets C.600-C.601: Include junction box and sidewalk standard details.
5. Sheet C.206 is not included with this submittal. Please include in the plan set.
6. Please review the storm sewer tables and revise as needed.
7. Please revise the Engineer's Estimate of probable construction Costs to match the revised plans.
8. Further storm sewer review will be completed once the storm sewer tables are revised.

Traffic Review

1. The street name signs at the intersections of Tanzanite/Georgetown and Amethyst/Georgetown can be removed from the plans. The stop signs should remain. These street name signs are already proposed at the intersections in association with the Reserve at Stoney Creek 3rd Plat.
2. There are no other design comments. Plan review (e.g. detail and completeness) to be completed by Development Engineering.

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

Development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

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