

PUBLIC WORKS ENGINEERING DIVISION

Date: Friday, March 30, 2018

To:

ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

CMH PARKS INC

Email:

Fax #: <NO FAX NUMBER>

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's C.050-052: Include inlet protection for existing field inlets prior to any land disturbance.
2. Sheet C.301: The top elevation for JB 1-2 does not match with the proposed grade in the Line 2 Profile view. Please revise.
3. ADA-accessible ramps are no longer required at cul-de-sacs. Please revise the plan set to show the sidewalks ending midway through lots 89 & 101. This revision will also be required on the Final Plat. The sidewalk will then terminate at the driveway on those lots and will be shown on the individual plot plans that are required for the building permits.
4. I reviewed the 10 year storm pipe table included in the plan set. I will send it under separate cover. Please revise, and extend the revisions to all other storm sewer calculation tables.
5. Engineer's Estimate of Probable Construction Costs:
 - Review and verify quantities for all items, especially pavement items and storm sewer pipe
 - Remove item for ADA Sidewalk Ramp
 - Verify that the formulas, as several values in the Cost/Item column do not match multiplying the Quantity by Unit Cost. If it is rounding errors, please make sure that the multiplication matches what is actually shown.

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

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

(816) 969-1245
Sue.Pyles@cityofls.net

cc: Development Engineering Project File