
PUBLIC WORKS ENGINEERING DIVISION

Date: Wednesday, May 02, 2018

To:

PHOENIX ENGINEERING & SURVEYING LLC

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Fax #: (660) 429-1801

From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2017194

Application Type: Engineering Plan Review

Application Name: Whispering Woods 1st Plat - On-Site Sanitary

The Development Services Department received plans for this project on Apr. 30, 2018. We have completed our review and offer the following comments listed below.

Engineering Review

1. The Street, Stormwater, Master Drainage Plan, and Erosion and Sediment Control Plan are showing the street grade along SW River Run Dr. at 9%. This slope exceeds the allowable slope specified in the Design and Construction Manual for a Residential Collector street. This will have an affect on the design of the sanitary sewer, and hence, resubmittal is required.

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,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File