

Date: Friday, January 11, 2019

To:

ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

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From: Sue Pyles, P.E.

Senior Staff Engineer

Application Number: PL2018157

Application Type: Engineering Plan Review

Application Name: THE MANOR AT STONEY CREEK 4TH PLAT
STREET, STORM, ESC, AND MDP

The Development Services Department received plans for this project on January 4, 2019. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

Engineering Review

1. Sheet C.001: As previously requested, update the Utility Companies list to refer to Development Engineering Inspections at 816-969-1200.
2. Sheet C.201:
 - As previously requested, include an MBOE for each lot. This is required for all lots, not just lots that have MBOEs set by adjacent 100-year water surface elevations.
 - As previously requested, include the 100-year WSE at each property corner for lots adjacent to swales (not just Line 5). Verify that the MBOEs for those lots meet the requirements based on both property corner 100-year WSEs.
 - Include specific swale begin and end locations and provide a typical section and design information for each swale. If the swale section changes along the way, specify the location of transition and provide swale information for each cross-section.
3. Sheet C.205:
 - Include elevation and slope design elevations for the turning space in the Ramp 3 detail.
 - Include detectable warnings in the ADA Ramp detail.

4. Sheet C.301: As previously requested, revise CI 1-5 in the Line 1 profile view to graphically match the top elevation shown.
5. Revise the 36" HDPE quantity in the engineer's estimate, it appears to not include the line segment between CI 1-2 & 1-3.

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

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 shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact me if you have any questions or comments.

Sincerely,

Sue Pyles, P.E.

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cc: Development Engineering Project File