

Date: Friday, January 11, 2019

To:

ENGINEERING SOLUTIONS

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From: Sue Pyles, P.E.

Senior Staff Engineer

Application Number: PL2018153

Application Type: Engineering Plan Review

Application Name: THE RESERVE 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:

- Update Street & Storm Sewer Note 1 to reflect the correct street names for this project and only include the street classification for this project.
- Update Street & Storm Sewer Note 2 to only include the street classification for this project.
- Update Street & Storm Sewer Note 4 to only include structures for this project.
- Update General Note 4 to reflect Development Engineering Inspection at 816-969-1200.

2. Sheets C.050-C.052:

- Remove Sediment Trap details, there is not one included on this project.
- Include Inlet Protection in the Legend.
- Revise the plat boundary to match the final plat on these sheets and throughout the plan set.
- Revise Tract D to Tract O to match the final plat on this sheet and throughout the plan set.

3. Sheet C.100:

- Label the sidewalk along the north side of SW Georgetown Drive on this sheet and throughout the plan set. Include a note requiring the sidewalk along the tract to be constructed by the developer with the public improvements.
- There is an existing water line shown along the north edge of the plat that does not exist. Please

revise this sheet and throughout the plan set accordingly.

- The storm sewer structures for Line 1 are mislabeled. Please revise.
- Extend the sidewalk through Lot 116, terminating with an ADA accessible ramp on Lot 116 adjacent to the Lot 116/117 lot line. Reflect this change throughout the plan set.
- What is the short section of storm sewer under SW Georgetown Drive west of the plat boundary? Clarify and revise the plan set accordingly.

4. Sheets C.200-C.202:

- Include an MBOE and basement type (e.g.; standard, daylight, walkout) for each lot on the Master Drainage Plan.
- Include 100-year WSE at each field inlet and each property corner on Lots 111-117. Elevate the MBOEs for these lots so they are a minimum of 2.0 feet above the 1---year WSE.
- Lot 127 is missing a finished grade elevation along the front of the lot.
- Revise the overlapping text in the spot grades on Lots 126 & 127.

5. Sheet C.203: Include cul-de-sac radius information.

6. Sheet C.205:

- Either remove this sheet from the plan set or label it as informational only. This work will be included in a separate set of plans.
- Revise the detention label to show it as existing and include the plat name.
- Label The Reserve at Stoney Creek 4th Plat and The Manor at Stoney Creek 4th Plat for clarity.

7. Sheet C.206:

- The ramp number is difficult to see in the crosswalk area. Relocate it to be a title for the detail.
- Remove the thick black line in the Ramp 2 detail.
- Include street names.
- Relocate any text overlapped by detectable warning graphics for clarity.
- Include an ADA Ramp detail for the ramp on the cul-de-sac.

8. Sheet C.300:

- The storm sewer structures for Line 1 are mislabeled. Please revise.
- Scale back the storm sewer proposed with The Manor at Stoney Creek 4th Plat on this sheet and throughout the plan set.

9. Sheet C.301:

- Include the flowline cardinal directions in the Profile views.
- Include the HGL in the Line 2 Profile view.
- Add the existing pipe and extend the existing grade line downstream of Ex FI 1-7 in the Line 2 Profile

view.

- The Line 2 field inlets are shown in a sump condition, with openings on all sides. However, the Profile view shows the tops being flush with the ground. Please correct the profile view to reflect the grading around the field inlets to create a localized sump.

10. Sheet C.302: Include drainage calculations for Line 1 in the plan set.

11. Sheets C.600-C.601:

- Include the City's standard details for sidewalk, sidewalk ramps, street signs, curb & gutter, MH cover, and MH frame.
- Remove the APWA curb & gutter standard detail.
- Remove the City's standard details for junction box and end section.

12. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
- Plans are required for the off-site road improvements along Pryor Road as a condition of project approval.

Traffic Review

1. Off-site road improvement plans required for Pryor Road per conditions of approval.
2. Georgetown Typical Section is missing; residential collector (pavement section and CG-1 curb). 28' width and 50' ROW was granted as a modification in prior approvals due to subdivision layout constraints, but the other collector standards apply.
3. Horizontal alignment information missing from plans (e.g. radius, PI's, PC/PT, bearings, control points, etc.).
4. Plans still missing notes, details or dimension for Georgetown Drive (e.g. intersection curb return dimensions).

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