
DEVELOPMENT SERVICES

Date: Friday, March 08, 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 February 11, 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.051: Remove the skimmer detail, it is not required on this project.
2. Sheet C.201:
 - The grading plan indicates a swale along the rear of Lots 111-117. Show and label the begin and end swale locations and include the swale typical section and design information. Provide the same for each change of swale section.
 - Include an MBOE for each lot.
 - Since all the lots will have MBOEs designated, it would be more consistent to include that information in the MBOE table and not as labels on individual lots.
3. Estimate: The street item quantities appear to only include one street rather than both. Review and revise as needed.
4. Plans are required for the off-site road improvements on 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