



Application Number: PL2021101  
Application Type: Engineering Plan Review  
Application Name: Park Ridge 7th Plat - Streets, Storm and Mass Grading

Please note our comment responses in bold below.

**Engineering Review:**

1. General:
    - Submit an Engineer's Estimate of Probable Construction Costs. **Provided with submittal.**
    - Please include a trench and backfill detail. **Added to C.601**
    - Please show and label all underdrain locations. **Added.**
  2. Sheet C.001:
    - The plans use both "Park Ridge" and "Manor at Park Ridge" as the plat name. Please clarify and revise throughout the plan set. **Revised.**
    - Please remove the tracts from the project name, they are in 7th Plat. **Revised.**
    - Please revise the geogrid reference in the Street & Storm Sewers Note 1 and the Residential Street Typical Section to one on the City's Approved Product List. **Revised.**
    - Please correct the detail numbers in Street & Storm Sewer Note 3. **Revised.**
    - Please revise General Note 4 to the following: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting w[th a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200." **Revised.**
    - The General Notes are cut off on the right by the Site Location Map. Please relocate slightly for clarity. **Revised.**
    - Please remove the duplicate Utility Company list on the left side of the sheet, it is incorrect. **Removed.**
    - The FEMA Map Panel is incorrect. Please revise. **Revised.**
    - Update the Index of Sheets to match the plan set. **Revised.**
  3. Sheets C.050-C.052: Please revise to match the overall development ESC plans. **Revised.**
  4. Sheet C.100: Some proposed structures are labeled as "NEW" and some are not. Please be consistent on this sheet and throughout the plan set. **Revised.**
  5. Sheet C.200:
    - There are several swales graded along lot lines. Are any of them engineered swales? If so, please include all design information. **No engineered swales.**
    - Please include a table showing house type and MBOE information. **Added.**
  6. Sheet C.201: 100-year water surface elevations are missing. **Added.**
  7. Sheet C.202: The line weights of all of the lines make it difficult to differentiate between grading, plat boundaries, drainage areas, etc. Please revise for clarity. **Revised.**
  8. Sheets C.203-C.206:
    - Please revise the street name labels in the Plan views for clarity. **Revised.**
- Please include the street name between the Plan and Profile views. **Revised.**
9. Sheet C.205 (Duplicate number): ADA-ramp comments to be sent under separate cover. **Noted.**



10. Sheets C.301:

- Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity. **Added.**
  - Include all crossings in the Profile views. **Added.**
  - Please show the hydraulic grade line for the design storm on the profile view of the storm system. If the pipe cannot manage the 100 year event without surcharging, then a suitable overflow route must be established for the excess. Finish floor elevations must be a minimum of 2 feet higher than the calculated 100 year water surface elevation. **Added.**
  - The stationing shown in the CI A-3 Profile view label is incorrect. Please revise. **Revised.**
  - CI A-2 does not meet the 0.5' minimum drop through the structure requirement. Please revise. **Revised.**
  - Please include stationing in the Profile view label for the existing structure at the downstream end of Line A. **Revised.**
- Please include both Line A and Line B flowlines into CI A-1 in both Profile views. **Revised.**

11. Sheet C.303: This information appears to be for another project. Please revise. **Revised.**

12. Sheet C.601: Please remove the end section detail as it isn't used. **Removed.**

**Traffic Review:**

1. Horizontal alignment information not shown. **Added.**

Please contact me directly with any questions or concerns.

Sincerely,

Matthew Schlicht