

**Date:** Friday, January 22, 2021

**To:** ANDERSON ENGINEERING INC  
941 W 141ST TERRACE SUITE A  
KANASAS CITY, MO 64145

**From:** Loic Nguingiri, E.I.  
Staff Engineer

**Application Number:** PL2021008

**Application Type:** Engineering Plan Review

**Application Name:** Highland Meadows - 6th Plat - Erosion Control Plan

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The Development Services Department received plans for this project on January 07, 2021. 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 - Corrections**

1. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.
2. Please provide a SWPPP and a Missouri DNR permit along with the resubmittal.
3. The label(s) for rock check dam (rock ditch check) on the plan view of sheet C301 is inaccurate. Please revise. Make sure to identify location(s) of ESC-05, temporary diversion berm, as well.
4. As shown in ESC-03, J-hooks are required within the ESC plan. Given the silt fence 100' maximum runs for J-hooks, please locate the needed J-hooks throughout the plans.
5. Please add ESC protection barrier along the western borderline. Running a second temporary diversion berm could be an option.
6. On sheet C302, would the eastern area inlet (protection) be located right in the middle of the temporary diversion berm? Please clarify.
7. Will the tract G proposed storm water detention facility be constructed before the beginning of this project?

8. When are ESC measure(s), such as silt fence and/or temporary diversion berm, expected to be removed? Please clarify or include revision within the sequence(s) of construction.
9. On sheet C303, please revise "land disturbance permit" to "erosion and sediment control process" within the sequence of construction since this is not a land disturbance application.

### **Traffic Review - Not 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**

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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,

Loic Nguingiri, E.I.  
Staff Engineer

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cc: Development Engineering Project File