

**Date:** Wednesday, March 30, 2022

**To:** ANDERSON ENGINEERING INC  
Garrett Cates, P.E.  
941 W 141ST TERRACE SUITE A  
KANASAS CITY, MO 64145

**From:** Gene Williams, P.E.  
Senior Staff Engineer

**Application Number:** PL2022095

**Application Type:** Engineering Plan Review

**Application Name:** COBEY CREEK 2ND PLAT - Mass Grading/Erosion and Sediment Control

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The Development Services Department received plans for this project on March 14, 2022. We have completed our review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at [devservices.cityofls.net](https://devservices.cityofls.net). Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within ten (10) business days of the date received.

#### **Engineering Review - Corrections**

1. A Stormwater Pollution Prevention Plan (SWPPP) shall be submitted and approved prior to approval of the plans.
2. Please see comments in the street, stormwater, Master Drainage Plan, and mass grading/erosion and sediment control plans. It is our current understanding that a separate mass grading/erosion and sediment control plan is being sought. If not, then these plans are not needed.
3. Please re-title the plans as "Mass Grading and Erosion and Sediment Control Plans" since there will be mass grading associated with these plans.
4. An MDNR land disturbance permit is required prior to approval of these plans.

#### **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,

/s/ electronically signed Mar. 30, 2022

Gene Williams, P.E.  
Senior Staff Engineer  
(816) 969-1223  
Gene.Williams@cityofls.net

cc: Development Engineering Project File