

Date: Wednesday, February 01, 2023

To: POWELL CWM INC
3200 S STATE ROUTE 291 BLDG 1
INDEPENDENCE, MO 64057

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

Application Number: PL2022164

Application Type: Engineering Plan Review

Application Name: Lakewood Business Center on I-470 Plat S - Public Street and Stormwater

The Development Services Department has completed its review of the above-referenced plans dated Jan. 19, 2023 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. 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. Easement width for storm line A from A2 to A1 is too narrow - in particular, in the vicinity of A1. The City requires a minimum width of twice the depth of the storm sewer as measured to the flowline, assuming the storm line is centered within the easement. Please evaluate alternatives, including expanding the width of the easement near A1, or geometric changes.
2. Sheet 221: There is a remnant label "sanitary line AA" which is no longer relevant. Please remove this label.
3. Easement width appears too narrow between A6A and A4. A minimum width of twice the depth of the storm line is required, assuming the storm line is centered within the easement. Please evaluate and revise as appropriate.
4. Sheet 211: The sanitary note "Sanitary Line AA" that remains as a remnant should be removed from the plans. Please remove this note.
5. Off-site easements shall be dedicated by separate document. This includes any off-site drainage easements. Please see previous applicant letter for details. This shall be required prior to formal approval of the plans.

6. Results of the wetland investigation and USACE jurisdictional determination shall be submitted to the City prior to formal approval of the plans.
7. The underdrain detail does not appear correct for this application. Normal application of the underdrains in the City of Lee's Summit is to connect the two (2) curb inlets at the low point to each other. It appears the detail provided is for an edge drain? Please evaluate and revise as appropriate.
8. A revised cost estimate should be submitted prior to formal approval of the plans. This would include the new RCP, or any other changes made to the plans since the last cost estimate from May 2022. Please revise as appropriate.

In order to calculate the Engineering Plan Review and Inspection Fee, a sealed Engineer's Opinion of Probable Construction Costs (revised from the latest submitted in May 2022, including any cost increases due to inflation or design changes) 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,

/s/ electronically signed Feb. 1, 2023

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

cc: Development Engineering Project File