

Date: Thursday, February 02, 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: PL2022162

Application Type: Engineering Plan Review

Application Name: Lakewood Business Center on I-470 Plat S - Public Water

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. Shut-down of the 16 inch line to install valves and to make the connection will likely require night work or after-hours work in order to minimize impact to water customers. Please add notes to the plans stating that this work shall be coordinated with the Development Services inspector, and night work or after-hours work shall be completed within 8 hours of shutdown. This could be placed under Note 1 under "Water Notes".
2. Sheet 511: Profile view shows a 12" by 8" tee, which conflicts with the plan view showing a 16" by 8" tee. Please reconcile.
3. The existing fire hydrant on the west end of Maguire Blvd. is shown as an offset fire hydrant. A spot-check of the as-built Record Drawings for this fire hydrant shows what appears to be a temporary inline fire hydrant. Please add sufficient notes on the plans for the relocation of this temporary inline fire hydrant, and conversion of the existing fire hydrant to an offset design. Please revise, and show the new location of the fire hydrant.
4. A trenching and backfill detail was not shown. Although not caught during the previous review, the MDNR typically will not approve of water line plans without a trenching and backfill detail. Please provide a trenching and backfill detail, including the new July 2020 requirement for 12 inches aggregate over the top of pipe.

Traffic Review - Not Required

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. 2, 2023

Gene Williams, P.E.
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cc: Development Engineering Project File