
DEVELOPMENT SERVICES

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: PL2022165

Application Type: Engineering Plan Review

Application Name: Lakewood Business Center on I-470 Plat S - Mass Grading and Erosion and Sediment Control

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. Sheet 054 "Erosion Control Mass Grading" was missing from the index sheet on the cover sheet. Please list this sheet on the index shown on the cover sheet.
2. In keeping with the mass grading aspect of this plan, please re-title the plans as "Mass Grading and Erosion and Sediment Control".
3. Mass grading did not appear to be shown on the engineer's estimate. Please include the costs associated with the mass grading. In addition, seeding only showed as 3 acres, but the plans show considerably more than 3 acres of seeding as shown on Sheet 054. Please evaluate and revise as appropriate.

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

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

cc: Development Engineering Project File