
DEVELOPMENT SERVICES

Date: Sunday, May 08, 2022

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

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

Application Number: PL2022163

Application Type: Engineering Plan Review

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

The Development Services Department has completed its review of the above-referenced plans dated Apr. 7, 2022 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

1. The future sanitary sewer extension along west side of Lot 1 should be constructed during this phase rather than later. The City requires the sanitary sewer to be extended to plat boundary, and this does not meet the Ordinance requirement for extending the sanitary sewer to the plat boundary (i.e., given the topography, this does not meet the definition of "to the plat boundary"). Please review and revise as appropriate.
2. The sanitary sewer along the west side of Lot 1 shall be placed within an exclusive sanitary sewer easement rather than a general utility easement. The language shall be as follows "Sanitary Sewer Easement: A permanent and exclusive easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time to enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat at "Sanitary Sewer Easement" or within any street or thoroughfare dedicated to the public use on this plat. Grantor, its successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or other improvements on said easement. Grantor, its successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easements herein granted. All easements shall, at all times, be

deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor."

3. Please ensure this easement is reflected on the final plat, and ensure the easement language is shown in the dedication portion of the plat.
4. Please revise the above-referenced sanitary sewer location so it is contained wholly-within Lot 1.
5. Ensure proper separation is provided between the storm line and the new sanitary sewer line.
6. Casing installation will not be required since the sanitary sewer along the west side of Lot 1 should be installed at this time rather than during phase 2. Please delete the casing pipe and associated notation.
7. Sanitary sewer along the west side of Lot 1 should be installed to the south of Maguire. The manhole shall not be allowed to have a pre-drilled stub, but rather, all subsequent connections shall be core-drilled.

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 May 8, 2022

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