

## City Comment Response #1

Project: Lakewood Business Center on I-470 Public Sanitary Sewer Plans

Owner: Ward Development

Powell CWM Project Number: 21-1883

Application Number: PL2022163

Date: 08/23/2022

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The responses below are in regard to the **Engineering Plan Review** received on May 8<sup>th</sup>, 2022. The necessary drawings have been updated and our responses are listed below.

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Plan Reviewer: Gene Williams, P.E.

Item Review: Engineering Review

Email address: Gene.Williams@cityofls.net

Phone number: (816) 969-1223

1. The future sanitary sewer extension along west side 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.

**Revised as requested.**

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 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 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 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."

***Plans revised as requested.***

3. Please ensure this easement is reflected on the final plat and ensure the easement language is shown in the dedicated portion of the plat.

***Acknowledged.***

4. Please revise the above referenced sanitary sewer location so it is contained wholly within lot 1.

***Revised as requested.***

5. Ensure proper separation is provided between the storm line and the new sanitary sewer line.

***Acknowledged and separation provided.***

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.

***Revised as requested.***

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 predrilled stub, but rather, all subsequent connections shall be core-drilled.

***Revised as requested.***

Please feel free to contact me with any questions.

Sincerely,

Jadrienne Rodell-Tipton, PE  
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