

City Comment Response #3

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

Owner: Ward Development

Powell CWM Project Number: 21-1883

Application Number: PL2022163

Date: 01/19/2023

The responses below are in regard to the **Engineering Plan Review** received on September 13th, 2022. The necessary drawings have been updated and our responses are listed below.

Plan Reviewer: Gene Williams, P.E.

Item Review: Engineering Review

Email address: Gene.Williams@cityofls.net

Phone number: (816) 969-1223

1. The alignment of the sanitary sewer still does not follow what was shown in the approved Preliminary Plat in terms of serving future lots. The Preliminary Plat proposed to place the sanitary sewer beneath Maguire north of Lot 3, and proceeding to the east under Maguire. There was additional line to be installed beneath Cargo Dr. Please see the approved Preliminary Plat for the approved alignment. Although changes or revisions to the Preliminary Plat may be allowed, this will require further discussions with Water Utilities, and the proposal to place the sanitary sewer between Lots 3 and 4 and Lots 2 and 5 was not approved by Water Utilities and would not be desired by Water Utilities. Recommend a meeting with Water Utilities, Development Engineering, and your group to discuss why these changes are being proposed, and why the future lots need to be served with another sideyard sanitary sewer to the south of Maguire Blvd.

Revised per City requested alignment.

2. Manhole AA1 is shown connecting to the existing manhole to the northeast. This existing manhole shall be labeled with the City manhole number 14-041. The line and its associated easement appears to encroach-upon an existing Southwestern Bell easement, which is not acceptable. There shall be no overlap of existing easements in this instance.

Not Applicable with new alignment.

3. Manhole locations within pavement are shown in the center, which is not feasible. Recommend an offset to account for crown, and placement of the frame and lid within the middle of either driving lane to avoid wheel contact. Please revise.

Revised.

4. Manhole locations within pavement are missing the concrete collar design. Please contact this office for an example to utilize, as the collar is required to be installed around the manhole frame and lid with KCM MB concrete and 2 inch asphaltic-concrete cap on top. Please update and revise as appropriate, and provide sufficient details on the concrete collar.

Detail added to plans.

5. Sheet 422: Manhole AA5 is showing a future extension with flowline elevations. This implies a stub and hole will be provided. As discussed in previous comment letter, this is not allowed. Please provide bold notes stating "flowlines shown for reference only: future connections to be core-drilled" or equivalent language at dead end manholes with the intent to be extended in the future. However, please see comments concerning the placement of manhole AA5, as this is not desirable nor was approved at the Preliminary Plat phase of the project.

Completed as requested.

6. For planning and revision purposes, future lots 4, 5, 8, 7, and 6 as identified on the approved Preliminary Plat are intended to be served from sanitary sewer lines installed along future Leinweber Rd., and future Cargo Dr. There were no plans at that time to serve any of those lots via a sidelot sanitary sewer as you are proposing. The City made an allowance to allow the installation of a sideyard sanitary sewer to the west of Lot 1 if proper procedures were followed, but we did not agree to allow for the continuation of this policy for the future lots discussed above. Please review, evaluate, and revise as appropriate. This may require a meeting to discuss further with City staff, including Water Utilities.

Revised per City alignment.

7. Private sanitary sewer laterals were not shown on the plans. Please show their location either on the plan view with appropriate notation and stationing, or in table format. Please revise as appropriate.

Stub chart added to sheet 422.

8. Are there sufficient easements needed to connect to sanitary sewer manhole 14-041? There were none shown on the plans, and there are doubts there is a continuous easement needed to make the connection. It is possible that

additional easement(s) shall be required. Please evaluate and revise as appropriate, and show all existing and proposed easements.

No longer applicable

9. According to our limited research, there are no platted easements for sanitary sewer in the vicinity of manhole 14-041 either to the east or west. It appears the only easements are for electric in the vicinity of this manhole and sanitary sewer line. Do you have additional information from your ownership and encumbrance records which indicate the existence of additional easements? If so, please provide them and show them on the plans. Please review, update, and revise as appropriate.

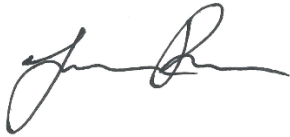
No longer applicable

10. It would appear there are significant issues with this plan. The connection point appears to be absent the required easement(s), the line and proposed easement encroaches into an existing Southwestern Bell easement which is not allowed, and the geometry and layout continues to show significant issues when compared to what was approved during the Preliminary Plat phase of this project. Finally, the cost estimate was not reviewed due to the likelihood of substantial changes. Therefore, no further review shall be conducted at this time.

Acknowledged

Please feel free to contact me with any questions.

Sincerely,



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