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City Comment Response #4

Project: Lakewood Business Center on I-470 Plat S – Public Street and Storm Water Plans

Owner: Ward Development

Powell CWM Project Number: 21-1883

Application Number: PL2022164

Date: 02/20/2023

The responses below are in regard to the **Engineering Plan Review** received on February 6th, 2023. 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. Easement width for storm line A from A2 to A1 is too narrow - in particular, in the vicinity of A1. The City requires a minimum width of twice the depth of the storm sewer as measured to the flowline, assuming the storm line is centered within the easement. Please evaluate alternatives, including expanding the width of the easement near A1, or geometric changes.

Acknowledged.

2. Sheet 221: There is a remnant label "sanitary line AA" which is no longer relevant. Please remove this label.

Removed as requested with prior submittal under the mass grading and erosion control project portal.

3. Easement width appears too narrow between A6A and A4. A minimum width of twice the depth of the storm line is required, assuming the storm line is centered within the easement. Please evaluate and revise as appropriate.

Revised as requested.

4. Sheet 211: The sanitary note "Sanitary Line AA" that remains as a remnant should be removed from the plans. Please remove this note.

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Removed as requested.

5. Off-site easements shall be dedicated by separate document. This includes any off-site drainage easements. Please see previous applicant letter for details. This shall be required prior to formal approval of the plans.

Revised as requested.

6. Results of the wetland investigation and USACE jurisdictional determination shall be submitted to the City prior to formal approval of the plans.

Submitted as requested.

7. The underdrain detail does not appear correct for this application. Normal application of the underdrains in the City of Lee's Summit is to connect the two (2) curb inlets at the low point to each other. It appears the detail provided is for an edge drain? Please evaluate and revise as appropriate.

Revised as requested.

8. A revised cost estimate should be submitted prior to formal approval of the plans. This would include the new RCP, or any other changes made to the plans since the last cost estimate from May 2022. Please revise as appropriate.

Revised as requested.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Rodell-Tipton', with a stylized, flowing script.

Jadrienne Rodell-Tipton, PE
816-642-2433

Jrodell-tipton@powellcwm.com