

#

City Comment Response #4

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

Owner: Ward Development

Powell CWM Project Number: 21-1883

Application Number: PL2022163

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. Please label the existing City manhole 14-043 on Jones Industrial Dr. (i.e., the manhole being utilized as the receiving manhole for the new alignment). This is needed for our GIS technicians to update the GIS maps.
Revised as requested.
2. Sheet 411: The scale does not appear accurate. Please evaluate and revise as appropriate.
Revised as requested.
3. Manhole AA4 and AA2 shall be designed with a minimum 0.50 feet fall between the incoming pipe and the outgoing pipe for deflection angles greater than 45 degrees. Please revise as appropriate, but please keep the 1.0% slope as a minimum for this line at all locations.
Revised as requested.
4. Please provide the wall thickness of the casing pipe on the plans. In addition, please show the location of the casing pipe in graphical format on the profile view, with clear indications of the start and stop point of the casing pipe for the sanitary sewer crossing on Hagan Dr. Please revise.

Revised as requested.

5. Please provide the wall thickness of the casing pipe on the plans. In addition, please show the location of the casing pipe in graphical format on the profile view, with clear indications of the start and stop point of the casing pipe for the sanitary sewer crossing on Hagan Dr. Please revise.

Revised as requested.

6. Standard details for the sanitary sewer frame and lid shall be provided in the plans, as these were missing. Please provide these standard details.

Provided as requested.

7. A trenching and backfill detail was not included in the plans. Please provide a trenching and backfill detail for the sanitary sewer, and ensure it meets the new July 2020 standard of 12 inches of aggregate over the top of pipe. The City does not have a standard detail for trenching and backfill, so it will need to be produced by your firm. Please update and revise as appropriate.

Revised as requested.

8. Please provide a note on the plan view for manhole AA5 to be constructed as shown on the detail on Sheet 452. In addition, it is acceptable to bring the concrete to the surface rather than provide a 2 inch asphalt cap at this location, and it may be beneficial to clarify this on the notes. Please update as appropriate.

Completed as requested.

9. *Table of Wye Connections: Lots are specified as F2 and F3, and this does not match the plat or the plans. Please show the correct lot numbers, and please show in graphical format on the same sheet the lot numbers.*

Completed as requested.

10. *Provide a note on the plans stating the following: "All construction activities conducted on the Lee's Summit Airport site shall be coordinated with the Development Services inspector and the Airport Manager. Excavation equipment may require the issuance of a Notice to Airmen (NOTAM) for the duration of the excavation equipment being present on the airport property." or equivalent language.*

Completed 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, cursive script.

Jadrienne Rodell-Tipton, PE

816-642-2433

Jrodell-tipton@powellcwm.com