



Date: December 10, 2020

City of Lee's Summit, MO  
Development Services  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: Hawthorn Ridge 3<sup>rd</sup> Plat – 2<sup>nd</sup> Review**

We are responding to your comments dated December 7<sup>th</sup>, 2020 and are submitting with this letter revised plans, as well as other required documents. Please find the original comments below; our responses are below in ***bold italics***.

If you have any questions or need additional information, please do not hesitate to contact us.

Thank you,

A handwritten signature in blue ink that reads "Brock Worthley".

Brock Worthley

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**Water Utilities Review**

1. Lots 162, 163, and 186 show easements which do not conform to our Design and Construction Manual. We need twice the depth assuming the sanitary sewer is centered within the easement. In this case, you would need an easement extending at least the depth of the sanitary sewer on the property side, since the sanitary sewer is not centered within the easement, but adjacent to the right of way. This easement width on the "property side" would need to be measured from the outside of the pipe. This will also need to be updated on the plat.

***A utility easement for the storm sewer has been added between lots 162 and 163. The utility easement along the south edge of lot 186 has been widened to account for the sewer depth. The revised easements will be updated on the plat.***

2. The Design and Construction Manual was recently changed prior to your initial submittal. We now require 12 inches of aggregate on the top of the pipe. The text within the Design and Construction Manual was changed, but unfortunately, the detail within the Design and Construction Manual still shows 6 inches. I have been instructed to abide by the text of the Design and Construction Manual while changes to the section view in the manual are changed.

***The pipe installation detail has been revised on all plan sets.***