

May 11, 2022

**Re: Cobey Creek 2<sup>nd</sup> Plat**

Anderson Engineering has received your comments dated March 30, 2022 and have the following responses:

City of Lee's Summit – Engineering Plan Review – Public Water Line  
Gene Williams, P.E. – (816) 969-1223

1. Water line is shown between lots 33 and 34. This is not allowed by the Design and Construction Manual without specific approval from Water Utilities. Please relocate the water main so it is not located within sideyards. **This connection has been removed from the design, since there are already two main connections to this loop.**
2. Sheet C202: Water main is too deep beneath the sanitary line at sta 8+50. Please revise depth of sanitary line and place line on top of sanitary line. The City is willing to consider 3.0 feet of cover in this instance due to the fact this is not a dead end and water will move continuously during use. **The water main at this location has been revised to be above the storm sewer and will be encased in concrete per the city standard detail.**
3. Water mains 2-FF and 2-GG shall be 12 inches rather than 8 inch as shown. There is a 12-inch water main along Cobey Creek Dr. which was shown in the PDP to be extended to the plat boundary, and as shown, these two lines will not meet the requirements shown in the PDP. Please revise. **These water mains have been revised to be 12 inches.**
4. Valves on the new 12-inch line shall be butterfly valves rather than gate valves. This is required for any water main 12 inches and larger. Please review and revise. **All valves on the 12-inch water mains have been indicated as butterfly valves on the plans.**
5. General Layout Sheet: It would be beneficial to show the size of existing water mains and proposed water mains on this sheet. As previously discussed, a 12-inch line exists along Cobey Creek Dr., all the way to the M-150 connection point. This line shall be 12 inch all the way to the plat boundary, and eventually will connect to the property line to the north in a future phase (i.e. the Weaver property). Please revise. **The size of the water mains have been increased to 12 inches in the locations indicated.**

6. In addition to the gate valve on the south side of M-150 at the new connection point, an additional gate valve is required on the north side to isolate a break if it occurs beneath the highway. Please revise. **A butterfly valve has been added to the north side of Hwy-150, the proposed water main is 12 inches.**
7. Sheet C205: The water main is too deep at sta 6+90. Maximum depth of cover is 7 feet as measured to the top of pipe to the finish grade. Either relocate the storm line, and move the water main so it is located on top of the storm line rather than beneath the storm line. The City would consider a lesser cover such as 3.0 feet in this instance since the water main is continuously flowing and not in a dead end situation. Please analyze and revise as appropriate. **The water main at this location has been revised to be above the storm sewer and will be encased in concrete per the city standard detail.**
8. Sheet C207: Please see comment above. This comment also pertains to the water main at sta 12+20. It is too deep. Please review and revise as appropriate. **The water main at this location has been revised.**
9. Sheet C208: Please see comment above. The same comment pertains to two (2) different locations on the profile view where the water main is shown deeper than 7 feet of cover as measured from the top of pipe to the finish grade. Please review and revise as appropriate. **The water main at this location has been revised to be above the storm sewer and will be encased in concrete per the city standard detail.**
10. Sheet C209: Line JJ is too deep. See previous comments related to this issue and review and revise as appropriate. **The water main at this location has been revised.**
11. Sheet C210: Please see comment above related to depth issue. This line is too deep beneath the storm line. Please review and revise as appropriate. **The water main at this location has been revised to be above the storm sewer and will be encased in concrete per the city standard detail.**
12. Sheet C212: Please see above comment. A portion of the line is too deep. Please review and revise as appropriate. **The water main at this location has been revised to be above the storm sewer and will be encased in concrete per the city standard detail.**
13. Casing pipe diameter, length, and wall thickness shall be shown on the plan view for the water main crossing. Please review, coordinate with MoDOT, and revise as appropriate. **The casing pipe diameter, length, and wall thickness have been added to the sheet. Acknowledged.**



14. An MDNR construction permit shall be required for this project. An MDNR concurrence letter shall be issued after the plans are deemed approvable, along with a model run performed internally by City staff. This comment is for informational purposes only. **Acknowledged. A concurrence letter will be issues after City approval.**
15. A MoDOT permit shall be required prior to approval of the plans. This comment is for informational purposes only. **Acknowledged. This resubmittal will be sent to MoDOT for their review and approval.**

If you have any further questions, feel free to contact me at 913-284-9362 or by email at [gcates@ae-inc.com](mailto:gcates@ae-inc.com).

Sincerely,



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