

May 11, 2022

Re: Cobey Creek 2nd 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 Sanitary Sewer Main
Gene Williams, P.E. – (816) 969-1223

1. An exclusive sanitary sewer easement shall be established between Lot 69 and 68. Please show on the plat (comments to be provided under the Final Plat with specific language for the exclusive sanitary sewer easement). The reason behind this requirement is that Water Utilities does not want any other utilities within this side yard easement as it makes maintenance impossible or extremely difficult. **The easement between Lots 69 and 68 has been revised to be dedicated to sewer main only.**
2. The same comment (above) applies to the easement between Lots 229 and 230. An exclusive sanitary sewer easement shall be required for this sideyard easement. Please see final plat comments for specific language to place on the dedication language of the plat. **The easement between Lots 229 and 230 has been revised to be dedicated to sewer main only.**
3. A trenching and backfill detail was missing. Please ensure it shows the newer standard of 12 inches of aggregate over the top of pipe. This standard was adopted in July 2020. **There is already a detail included in the lower right corner of Sheet C401 that shows the typical trenching, bedding, and backfill of the sewer pipe that meets this standard. Please let me know if this was simply missed during review or if there is a discrepancy in the detail and city standards.**
4. A separate detail is being provided to address the issue of placing sanitary manholes within the street. Please use this as a guide for your own design, and ensure they are placed longitudinally within the drive lane to create a "diamond shape" as viewed along the driving lane. This geometry placement is done purely for aesthetics. **The concrete collar detail has been added to the plans and is reflected in the construction drawings.**

5. A separate MDNR construction permit shall be required. An MDNR concurrence letter shall be provided to you after the plans are deemed approvable, and is needed by the MDNR to process the permit. Little Blue Valley Sewer District (LBVSD) shall also be required to provide a concurrence letter, but they generally wait until they see the City's concurrence letter. **Acknowledged.**

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

Sincerely,



Garrett Cates, PE
Anderson Engineering Inc.
941 W 141st Terr, Suite A
Kansas City, MO 64145

