



October 03, 2022

City of Lee's Summit, Missouri
Attn: Sue Pyles, P.E.
220 SE Green Street
Lee's Summit, MO 64063

**RE: Raintree Village Senior Living – Phase 1: Sanitary Sewer Plan
PL2022292 – Engineering Plan Review**

We are responding to your comments dated September 1, 2022, and are submitting with this letter revised plans and 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.

Thanks,

A handwritten signature in blue ink that reads "Julie Sellers". The signature is written in a cursive, flowing style.

Julie Sellers

Engineering Review – Corrections

1. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
 - **Cost Estimate has been provided.**
- Submit a copy of the MDNR permit.
 - **Will provide when received.**
- The easement width, 30', appears too narrow in some locations. Please review and revise, as necessary.
 - **Profile was adjusted as needed to maintain depth of 15' or less to maintain 30' wide easement for majority of run. Easement within our proposed site required a widened section of easement and was revised to reflect the deeper sanitary line.**
- The City does not allow public infrastructure to be located under retaining walls. Please investigate other options.

- **Per discussions previously with city we have been allowed to place the sanitary sewer under the existing wall. A Steel casing pipe will be bored under the wall to avoid disturbance of the wall and allow for future repair if needed.**

2. Sheet S1.0:

- Revise General Note 2. "CPD-DS-LDD" does not apply.
 - **Notes have been updated.**
- The City does not allow ABS or VCP pipe. Please revise General Notes 4 & 5 accordingly.
 - **Notes have been updated.**

3. Sheet S2.0:

- Please label the existing MH with the City's MH number, 60-163, in both Plan and Profile view.
 - **Existing manhole label has been revised to requested number.**
- Revise the line type downstream of SS 1-1 in Plan view.
 - **Revised style of SS 1-1 to show as proposed pipe.**
- Include note that connection to the existing MH is by core drilling.
 - **Notes have been added.**
- Include invert elevation in from the west at the existing MH.
 - **Existing invert has been added to MH 60-163 callout**
- The drop across the EX MH does not meet City requirements. Please revise.
 - **Manhole drop has been updated to 0.5' per city requirements.**

4. Sheet S2.1:

- Include bore info at the retaining wall in Plan view to match the other bore locations.
 - **Added bore information to plan view to match other locations.**
- The casing pipe diameter appears too small to work with a 10" pipe. Please revise diameter and include wall thickness.
 - **Casing pipe diameter has been revised.**
- Include any special design requirements for the pipe being bored.
 - **Bored casing pipe to be installed per City of Lee Summit 6500**
- The drop across SS 1-4 does not meet City requirements. Please revise.
 - **Manhole drop has been updated to 0.5' per city requirements.**

5. Sheets S3.0-S3.1:

- Only include applicable details in the plan set.
 - **Removed details that were not applicable to this plan set.**
- Add the Casing Pipe standard detail to the plan set.

➤ **City of Lee Summit casing pipe detail added to plans**

- The City requires bedding be placed to a minimum 12" above the top of pipe. Please revise the detail accordingly.
 - **Detail revised to reflect 12" of bedding above top of pipe.**