



September 8th, 2023

City of Lee's Summit, Missouri
Attn: Gene Williams
220 SE Green Street
Lee's Summit, MO 64063

**RE: THE VILLAGE AT DISCOVERY PARK – PUBLIC SANITARY
PL2023145**

This letter provides responses to comments as provided and dated below. Thank you for your time, all approvals are acknowledged without comment below. Please note the following formatting conventions:

- General statements, descriptions, and quotes from previous communication of changes not in direct response to a comment shall be unformatted.
- *Comments as provided or described as well as possible shall be italicized.*
- **Responses to comments shall be bold.**

Thanks,

A handwritten signature in black ink, appearing to read "David Eickman", written over a horizontal line.

David Eickman

Engineering Review - Corrections

1. Please refer to the separate pdf markup of the plans for specific comments related to the sanitary sewer and forcemain. This markup shall be transmitted separately.
PDF Markup comments listed and responded in items #5 through #25 in this letter.
2. A trenching and backfill detail was missing from the plans. Please ensure the new standard of 12 inches aggregate is shown over the top of pipe
Trenching and backfill detail added to Sheet C667.
3. The geometry of the forcemain appears to bisect the dam for the retention basin which is not acceptable. Please select a new route which does not impact the dam during a malfunction of the forcemain or future maintenance of the forcemain.
Force main layout revised to avoid the dam and riprap basin. See Sheet C664.
4. A separate meeting via Zoom will be setup soon to discuss the water main and the Colbern Rd. CIP project. We would recommend these plans be added to the agenda for discussion due to the amount of comments related to the sanitary sewer plans.
Acknowledged, meeting was held on August 30th, 2023.

5. Sheet C652
New forcemain and easement within existing 50' GE. Will they be vacating this easement? I believe they also intend to relocate the gas main, with, I am assuming additional gas easement. Are there separate plans on this? Where will the easement be for this relocated gas? We are not comfortable having our line in a gas easement.
Existing 50' gas easement, as well as all existing gas blanket easements within the site will be vacated. Existing gas main is proposed to be relocated west far enough so that both proposed easements are not even overlapping.
6. Sheet C652
12"
Callout revised from 12' to 12" on Sheet C652.
7. Sheet C652
PDP and renderings seem to indicate that there is a permanent structure planned to be placed over the sanitary line in this location. I'm concerned about this for future maintenance.
Pool layout will be revised in construction documents phase to avoid any structures within the sanitary easement.
8. Sheet C653
Future connections shall be core-drilled, not stubbed-out as shown.
Stub removed from structure SAN Z1.
9. Sheet C653
Max depth of sewer is 20 feet, 6501.E.3.a.
Have they considered ways to shallow the line or will they pursue a waiver?
Waiver provided with the resubmittal.
10. Sheet C653
Future connections shall be core-drilled, not stubbed-out as shown.
Stub removed from structure SAN Z1.
11. Sheet C654
Max depth of sewer is 20 feet, 6501.E.3.a.
Waiver provided with the resubmittal.
12. Sheet C655
Max depth of sewer is 20 feet, 6501.E.3.a.
Waiver provided with the resubmittal.
13. Sheet C655
Drop MH is called out as Drop MH on Sheet C660 - please callout again here.
Outside drop information on Structure SAN Z3 added to the profile on Sheet C655.
14. Sheet C656
Future connections at manholes shall be core-drilled rather than stubbed-out, 6501.1.E.5
Stub removed from structure SAN A2.
15. Sheet C657
Future connections at manholes are not to be stubbed out, 6501.1.E.5.

A manhole SAN E1 added at the end of the stub and stub converted to Public Sanitary Line E. See Sheet C660

16. Sheet C658

Future connections at manholes are not to be stubbed out, 6501.1.E.5.

Stub removed from structure A8.

17. Sheet C660

Future connections at manholes are not to be stubbed out, 6501.1.E.5.

Stubs removed from structures C1 and D1.

18. Sheet C661

Detail for Air Release Assembly and Vault needed

Air release valve assembly and vault detail added to Sheet C668.

19. Sheet C661

Have they confirmed that no other ARVs are needed?

Air release valve assemblies provided at all high points.

20. Sheet C661

Would like to know their requirements for connection of the fittings. If they intend to lean on our specs, 3501.E.3 specifies either butt fusion or electrofusion. Curious if they lean one way or the other but really want them to lean away from restrained mechanical couplings.

Fittings to conform to LS DCM Section 3501.E.3

21. Sheet C661

Can we ask them to clarify their connection details? I am curious why they aren't using electro-fusion coupling to existing HDPE? Solid sleeve is acceptable at HDPE to DIP connection.

For the sake of consistency, connection detail matched the one provided on city's Colbern Rd improvements plans.

22. Sheet C661

Stiffener required with solid sleeve

Stiffener added to callout on the connection detail.

23. Sheet C664

Installation of force main within a dam is not acceptable. Alternate route is required which has no effect on the dam in the event of a malfunction or due to future maintenance

Force main layout revised to avoid the dam and riprap basin.

24. Sheet C664

Stiffener required with solid sleeve

Stiffener added to callout on the connection detail.

25. Sheet C667

ARV Vault Detail

Air release valve detail provided on Sheet C668.