



PLANNING  
ENGINEERING  
IMPLEMENTATION

Date: April 04, 2024  
To: City of Lee's Summit  
From: Daniel Finn, P.E., Phelps Engineering, Inc.  
Re: Responses to City Comments  
PRSUBD20241096  
PEI #240017

### **Engineering Review - Grading**

1. Please remove from these plans the water line easement that has been vacated. This easement vacation is shown for reference in the plat but could cause confusion in these development plans. Update all plans with any changes to the sanitary sewer easement in the plat, if necessary.

*Response: Removed.*

### **Engineering Review - Sanitary**

1. Please remove from these plans the water line easement that has been vacated. This easement vacation is shown for reference in the plat but could cause confusion in these development plans. Update all plans with any changes to the sanitary sewer easement in the plat, if necessary.

*Response: Removed.*

2. Label the existing manhole with the City's manhole number (22-141) where the sanitary sewer extension begins. Note that that the connection to the existing manhole does not meet the minimum 0.2' drop requirement, revise as appropriate.

*Response: Label added. Drop across manhole updated.*

3. A cut in wye connection must be used for the building sewer stubs, as tees are not permitted. Stubs are not allowed directly from a manhole. Extend the proposed sanitary line and relocate the last manhole so that a cut-in wye connection at least 4' from the manhole can be utilized for Lot 10F. Show the stub locations in the profile.

*Response: Updated accordingly. Stub locations shown in plan and profile view.*

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4. Add a note to plans that flowable fill is required around all structures.

*Response: Note added to SS-2 regarding the required CLSM added per DCM Section 2100.*