



PLANNING
ENGINEERING
IMPLEMENTATION

Date: April 7, 2020

To: Gene Williams, P.E., City of Lee's Summit

From: Doug Ubben, Jr., P.E., Phelps Engineering, Inc.

CC: Ryan Adams, Cityscape Residential

Re: Responses to City Comments
PL2020007 - DTLs APARTMENTS - Public Stormwater and On-Site Public Sanitary Sewer
PEI # 171125

Gene, we have received your comments and have addressed each with the enclosed plans and comment responses in *red italics* below. Please let us know if you have any questions during your review.

Thank you,
Doug

Engineering Review - Corrections

1. It was our understanding that insert-tees were going to be eliminated, in terms of the number, to the extent practical. It does not appear that any of these were eliminated.

Response: As many inserta-tees have been eliminated as possible. Along Main Street only two remain. Along Douglas Street one has been removed and replaced with a junction box. The others along Douglas Street remain. We were able to remove more inserta-tees along Main Street because there is more room to work with between the building and curb to run storm pipe parallel to Main Street and combine the roof drains into a header. However, along Douglas there is less room to work with and with the other utilities in the same corridor there is not room to add another storm line parallel to the street and try and combine some of these roof drains.

2. Why is storm line 4 extended so far along Main St.? Our records show the top of the watershed is near the intersection of 1st and Main. In other words, the extension of the storm line to the distance shown, does not appear to serve any public purpose.

Response: The storm line is extended to the intersection, so it can pick up the roof drain leader from the north portion of the building.

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3. Why are junction boxes still called-out along Main St., rather than curb inlets? This would include #50, #53, #46, and #32.

Response: What was structures #50 and #46 (now #44 and #45) are junction boxes because no other curb inlets are required however a structure is required to shift the alignment. What was structures #53 and #32 (now #47 and #32) are junction boxes because they are needed to tie into the existing line and are not needed to capture water.

4. Where is the retaining wall in relation to the sanitary sewer? The sanitary sewer cannot be installed beneath the retaining wall.

Response: The sanitary sewer is not being installed under the retaining wall.