

Date: October 2, 2024

To: City of Lee's Summit

From: Daniel Finn, P.E., Phelps Engineering, Inc.

Re: Responses to City Comments
PL2024168
Associated Plastic Surgeons
PEI #240024

Engineering Review

Susan Nelson, P.E.
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Senior Staff Engineer
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Corrections

1. For fire lines, one valve is installed on the fire line and one valve on the public water main, if there are no valves on the public water main within 500 feet in either direction of the tree. Please verify and revise as necessary.

Response: Acknowledged. Based on the as-built drawings of the public water main, there is not a valve within 500 feet in either direction of the tee. A new 8" gate valve has been called out to be installed on the public water main adjacent to the fire line connection.

2. BFPD is to be installed within 5 feet of the utility easement line. The location of the vault shall be such that the pit is located outside of the R/W and easement lines and not in the lowest area. The ground surrounding the vault shall be graded to drain away from the vault.

Response: Due to the site constraints and the 15' U/E running along the frontage, the backflow vault would be located within the proposed parking lot curb & gutter if it is placed within 5' of the eastern edge of the U/E. We feel the proposed location is the most appropriate given the site constraints and still limits the pipe length from the tap to the backflow vault. Being located within pavement helps avoid a sump condition. All drainage from the parking lot will flow to the nearest curb inlet which will ensure no ponding of water over the vault. We request approval of the backflow vault being 14' from the U/E, as shown.

3. Please explain how the proposed storm sewer design accounts for the existing drainage from the lot to the north.

Response: Acknowledged. The drainage map now includes the area from the lot to the north and is included in the storm sewer design. A pipe has been stubbed to the north to capture and convey the offsite drainage. The pipe has been sized for a future commercial development.