

Date: Friday, May 22, 2020

To: RENAISSANCE INFRASTRUCTURE CONSULTING
5015 NW CANAL ST SUITE 100
RIVERSIDE, MO 64150

From: Gene Williams, P.E.
Senior Staff Engineer

Application Number: PL2020140

Application Type: Engineering Plan Review

Application Name: Sequoia - Public infrastructure

The Development Services Department received plans for this project on May 08, 2020. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within ten (10) business days of the date received.

Engineering Review - Corrections

1. Sanitary sewer should be placed down the middle of the street, rather than the side of the street. This is a recent change to our procedure, and should make the installation of other utilities easier. This will require the revision of the Final Development Plan showing individual wye connections.
2. Curb ramp design slopes are incorrect. The City of Lee's Summit uses a more stringent set of design criteria, including a maximum 1.5% design cross slope, and a maximum running slope of 7.5%. Please revise.
3. Please show the hydraulic grade line in the profile view for the public storm line. For this particular street, please be aware that the 10 year event must be contained at or below the crown of the pipe.
4. A gate valve is required near the cut in tee for the water line.
5. Off site sanitary sewer easements are required prior to approval of the plans.
6. Why is the landscape plan shown within the public infrastructure plans? Also, there are trees shown directly on top of the water line. A minimum of five (5) feet distance is required between the outside of the water line, and the outside of the mature tree trunk. There are numerous instances where this rule is

violated.

Traffic Review - Corrections

1. The NO PARKING signs should be revised to R8-3 (symbolic; no text). The location of proposed NO PARKING signs must be dimensioned on the plans. The proposed NO PARKING signs on the north side of the cul-de-sac should be removed as on the south side of the street will be No Parking; except where typical conditions exist where parking is prohibited that are not signed (e.g adjacent to FH, Mailbox, Driveway, etc.).
2. Add street name signs above the stop sign. Orchard Circle is different than Orchard Street. The name Orchard Circle may need to be revised to Orchard Court since this is a cul-de-sac street and not a circle.

In order to calculate the Engineering Plan Review and Inspection Fee, a sealed Engineer's Opinion of Probable Construction Costs shall accompany your final submittal copies. The itemized estimate (material and installation) shall be sufficiently broken down and shall include the following items, as applicable.

- Public infrastructure, both onsite and offsite.
- Private street construction, including parking lots and driveways.
- Sidewalks located within the right-of-way.
- ADA accessible ramps.
- Sanitary sewer manholes and piping between manholes, including private mains.
- Connection of the building sanitary sewer stub to the public main.
- Waterlines larger than 2 inches in diameter, valves, hydrants, and backflow preventer with vault, if outside the building.
- Stormwater piping greater than 6 inches in diameter, structures, and detention / retention facilities - public or private.
- Water quality features installed to meet the 40-hour extended duration detention requirements.
- Grading for detention / retention ponds.
- Grading to establish proper site drainage.
- Utility infrastructure adjustments to finished grade (i.e. manhole lids, water valves, etc.).
- Erosion and sediment control devices required for construction.
- Re-vegetation and other post-construction erosion and sediment control activities.

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact me if you have any questions or comments.

Sincerely,

/Gene Williams

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cc: Development Engineering Project File