
June 8, 2020

Shannon McGuire
Planner, City of Lee's Summit, MO
220 SE Green Street
Lee's Summit, MO 64063

Re: **Sequoia – Final Plat (Application Number : PL2020138)**

Mike:

Please find our responses to your comments below regarding the Sequoia Final Plat submitted to you for review in May 2020. The revised Final Plat is enclosed. The supporting document has been updated to address the comments we received as follows:

Analysis of Final Plat:

- 1) The proposed tract/lot numbers should be included in the proposed subdivision name. Staff recommends placing the proposed lot 1 in a tract. This way when you come back to carve out the buildings to condo them you can do it with a minor plat rather than a final plat. Tracts may only be dedicated by final plats.

RIC Response: LOT 1 has been renamed TRACT 1.

- 2) Coordinate #3 seems to be missing on the plat drawing.

RIC Response: Coordinate numbering has been reordered to include Coordinate #3.

- 3) On local and access streets in residential areas, sidewalks shall be constructed on one side of the street if the single family density is 1.5 to 4.0 dwelling units per gross acre excluding common area and on both sides of the street if the density is over 4.0 dwelling units per gross acre. Please show the location of the 5' sidewalks along NW Olive St. and NW Orchard Cir.

RIC Response: Sidewalks have been shown based on the approved Preliminary Development Plan.

- 4) Please label the building setback lines on the front of all lots and the side streets of corner lots, including dimensions.

RIC Response: Building setback lines have been added.

- 5) Please provide a statement establishing ownership and maintenance responsibility for all common area tracts, private easements, or other non-public areas.

RIC Response: Statement added under the COMMON PROPERTY heading.

- 6) Please include the name and title of the City officials under their respective signature block.

- Trisha Fowler Arcuri, City Clerk
- Ryan A Elam, P.E., Director of Development Services
- George Binger III, P.E., City Engineer
- Carla Dial, Planning Commission Secretary

RIC Response: Name and title added for all City officials.

- 7) Please include a note specifying that individual lot owner(s) shall not change or obstruct the drainage flow lines

on the lot covered by the Master Drainage Plan, unless specific application is made and approved by the City Engineer.

RIC Response: This statement has been included under the DRAINAGE heading.

Engineering Review:

- 1) A minimum ten (10) foot general utility easement is required along all street frontage. This includes Olive St. frontage.

RIC Response: A 10-foot general utility easement has been added along Olive St.

GIS Review:

- 1) Coordinate 3 is not on the plat boundary. Please renumber and relabel the coordinated on the plat boundary.

RIC Response: Coordinate numbering has been reordered to include Coordinate #3.

- 2) Lot 1 needs an address.

RIC Response: Street address #200 NW Orchard Court added.

Please feel free to contact me with any questions or additional comments.

Thank you,



Mick Slutter P.E.



Jonathan Daldalian
Jon Daldalian, E.I.

RENAISSANCE INFRASTRUCTURE CONSULTING