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June 12, 2020

Mike Weisenborn  
Project Manager, City of Lee's Summit, MO  
220 SE Green Street  
Lee's Summit, MO 64063

Re: **Sequoia – Public Infrastructure (PL2020140)**

Mike:

Please find our responses to your comments below regarding the Sequoia Public Infrastructure Plans submitted to you for review in May 2020. The revised Public Infrastructure Plans are also enclosed. The supporting documents have been updated to address the comments we received as follows:

### **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.

*RIC Response: Proposed public sanitary sewer placed down the middle of the street. See Sheet 11 – Sanitary Plan and Sheet 12 – Sanitary Plan & Profile for new sewer location.*

- 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.

*RIC Response: Curb ramp details have been updated to incorporate the maximum cross and running slopes required by the City of Lee's Summit. See Sheet 5 – Grading Plan for revised curb ramp design.*

- 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.

*RIC Response: 10-yr hydraulic grade line has been added to Sheet 10 – Storm Plan & Profile.*

- 4) A gate valve is required near the cut in tee for the water line.

*RIC Response: 6" gate valve added near the waterline cut in tee. See Sheet 13 – Waterline Plan & Profile for proposed gate valve location.*

- 5) Off site sanitary sewer easements are required prior to approval of the plans.

*RIC Response: A 10' permanent sanitary sewer easement and a 10' temporary construction easement have been provided for the proposed sanitary sewer. See Exhibit A – Temporary Constriction Easement Exhibit and Exhibit A – Sanitary Sewer Easement Exhibit for more information.*

- 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.

*RIC Response: Landscape plan has been removed from Public Infrastructure Plans. See FDPs for street frontage planting information.*

### Traffic Review - Corrections

- 7) The NO PARKING signed 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 signed 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 existing where parking is prohibited that are not signed (e.g. adjacent to FH, Mailbox, Driveway, etc.)

*RIC Response: No parking sign revised to R8-3. Location of proposed No Parking signs dimensioned. See Sheet 07 – Signing Plan for revised sign information and dimensions.*

- 8) Add street name signed 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 not a circle.

*RIC Response: Stop sign notes on Sheet 07 – Signing Plan revised to “Install R1-1 Stop Sign w/ Named Street Sign “NW ORCHARD CT” Per City of Lee’s Summit Standard Drawing SN-3.”*

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

Thank you,

Mick Slutter P.E.

Jon Daldalian, E.I.

**RENAISSANCE INFRASTRUCTURE CONSULTING**