
June 12, 2020

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

Re: **Sequoia – FDP**

Shannon:

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

Planning Review

- 1) The parking requirements cited in the site data table are incorrect. The number of parking spaces required for two-family, three-family or four-family residences is 2 per dwelling unit (one must be fully enclosed). Additionally, ADA stalls are not required for residential homes.

RIC Response: Parking requirements have been updated on Sheet C02 – General Layout.

- 2) All proposed signs must comply with the sign requirements as outlines in the sign section of the ordinance.

RIC Response: General note 16 added to Sheet C01 – Title Sheet which states "All proposed signs must comply with sign requirements as outlined in the City of Lee's Summit Unified Development Ordinance Article 9 – SIGNS."

- 3) Building 7 is violating the required 20' rear yard setback.

RIC Response: The 20' building side yard setback for building 7 has been corrected. A variance for the required 30' railroad setback has been granted. See Sequoia PDP for more details.

- 4) On the southern property line the proposed fence looks to stop short of enclosing the project as a whole. Was this a drafting error or is this what you are proposing?

RIC Response: The proposed fence is tying into an existing fence in this location. A note has been added for the existing fence to remain and Contractor shall maintain fence and repair any damage during construction.

Engineering Review

- 1) Hydraulic grade line for the 100-year event was missing from the detention basin outlet structures. The bigger problem, however, appears to be that the system utilizes the emergency spillway to manage the 100-year event. This is not acceptable. The outlet structures for each basin must be sized to manage the 100-year event, and storage exists within each basin. The outlet pipe for each basin should be sized for gravity flow, with the hydraulic grade line at or below the crown of the pipe. It is likely that a re-design and a revision to the stormwater study is required.

RIC Response: 100-yr HGL has been added to Sheet C08 – Storm Plan and Profile. The proposed system does not utilize the emergency spillway to manage the 100-year event. The outlet structure has been sized to manage the 100-yr event, control the outfall flowrate, and allow for additional storage in the basing. See Sheet C10 – Pond Plan – 2 for design storm HGL's and emergency spillway elevation.

- 2) Trees are shown on top of City utilities. A minimum of five (5) feet from the outside of any pipes and the outside of the mature tree trunk is required.

RIC Response: Proposed trees have been relocated a minimum of 5 feet away from the outside of any public utility pipes. See Sheet L01 – Landscape Plan for more detail.

Fire Review

- 1) All issues pertaining to life safety and property protection from the hazard of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

RIC Response: Acknowledged.

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