

**Date:** Friday, June 26, 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

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The Development Services Department received plans for this project on June 19, 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 five (5) business days of the date received.

#### **Engineering Review - Corrections**

1. Easement language and exhibits appear acceptable. Please execute and record, and provide the City with verification that the documents have been recorded. This will be required prior to approval of the plans.
2. The exact location of sanitary sewer wyes and laterals must be shown on the public infrastructure plans. Although shown on the Final Development Plan, as-built Record Drawings will not be submitted for this, but rather, for the public infrastructure improvements. This is the reason they need to be shown on the public infrastructure plans.
3. The locations of the sanitary sewer wyes and laterals may be shown on the plan view, or a table or both.

#### **Traffic Review - Pending**

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**

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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,

/s/ Gene Williams Jun. 26, 2020

Gene Williams, P.E.  
Senior Staff Engineer  
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cc: Development Engineering Project File