
September 15, 2020

Gene Williams, P.E.
Senior Staff Engineer, City of Lee's Summit, MO
220 SE Green Street
Lee's Summit, MO 64063

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

Gene:

Please find our responses to your comments below regarding the Sequoia Public Infrastructure Plans submitted to you for review in June 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) 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.

RIC Response: The executed permanent sanitary sewer easement was provided to the City on July 14, 2020 for review. Per the City's recommendation the easement was not recorded.

The proposed sanitary sewer leaving the site S to N has been relocated into an existing 20' General Utility Easement. The purpose of this relocation is to decrease the impact of a proposed permanent sanitary sewer easement at 506 NW Olive St per property owner comment. Revisions include relocation of the proposed alignment to the west and the addition of a manhole structure.

Sheet 11 – Sanitary Plan, Sheet 12 – Sanitary Plan & Profile, and Sheets 14 – 16 Erosion Control have been updated to show the revised sanitary sewer alignment. The revised permanent sanitary easement exhibit has been provided for review.

- 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.

RIC Response: Exact sanitary lateral information has been added to "Proposed Service Line Design Table" on Sheet 11 – Sanitary Plan.

- 3) The locations of the sanitary sewer wyes and laterals may be shown on the plan view, or a table or both.

RIC Response: The City will require substantial completion of the public roadway prior to issuing building permits for the proposed residential buildings. The location of sanitary service laterals has been revised to allow for future service tie-in without disturbing the roadway construction. Service laterals will now terminate at the R/W line for all proposed units.

Locations of revised sanitary sewer wyes and laterals has been added in Proposed Service Line Design Table on Sheet 11 – Sanitary Plan.

Traffic Review – Pending

- 1) 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.

RIC Response: Engineer's Opinion of Probable Construction Costs has been provided.

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