



PUBLIC WORKS ENGINEERING DIVISION

Date: Friday, June 02, 2017

To:

ENGINEERING SOLUTIONS
Matt Schlicht, P.E.
Email: MSCHLICHT@ES-KC.COM
Fax #: (816) 623-9849

From: Gene Williams, P.E. Senior Staff Engineer

Application Number: PL2016105

Application Type: Engineering Plan Review

Application Name: Manor at Stoney Creek 2nd Plat Street, Stormwater, Master Drainage Plan, and Erosion and Sediment Control Plan

The Development Services Department has received payment in the amount of \$26,105.04 for the engineering plan review and inspection fee and therefore approves the engineering plans dated and sealed on May 1, 2017 for the above referenced project. The following conditions must be satisfied as a condition of approval of this project:

- 1. Contact Mitch Plemmons of Development Services Inspections (816) 969-1800 at least 48 hours prior to the onset of construction.**
2. Contact the Right-of-Way Inspector at (816) 969-1800 prior to any land disturbance activities within the rights-of-way. These activities may require a permit.
3. Any public improvements will require a set of record drawings in electronic (i.e. TIF file) format prior to the issuance of a Certificate of Final Acceptance. One (1) half-size (11"x17") set of record drawings (including the Master Drainage Plan) and two (2) copies of the record drawings on CD-ROM are required.
4. Note that any improvements installed over City utilities or within City easements will not be repaired or replaced if future utility maintenance is required, including, but not limited to, pavement, curbing and guttering, landscaping, trees, shrubs, or other items.
5. Prior to issuance of a Certificate of Substantial Completion for the project, a permanent access easement at the north end of Amethyst Dr. shall be required. The access easement should be defined so that it fits within the confines of any future utility easements, in order to eliminate any need for future vacation of said access easement. The access easement must be executed and recorded with Jackson County, on forms that are approved by the City. An exhibit shall also be required as part of the easement recordation.
6. A permanent drainage easement shall be required for the drainage system at the north end of Amethyst Dr., and shall be required prior to issuance of a Certificate of Substantial Completion for the project. The drainage easement should be defined so that it fits within the confines of any future utility easements, in order to eliminate any need for future vacation of said drainage easement. The drainage easement must be executed and recorded with Jackson County, on forms that are approved by the City. An exhibit shall also be required as part of the easement recordation.

If you have any questions or comments, please contact me, Gene Williams either at (816) 969-1223 or e-mail to Gene.Williams@cityofls.net.

Sincerely,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer

cc: Development Engineering Project File
Development Services Inspections