

Date: Thursday, August 01, 2019

To:

HG CONSULT, INC
Kevin Sterrett, P.E.
Email: ksterrett@hgcons.com
Fax #: <NO FAX NUMBER>

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

Application Number: PL2018209

Application Type: Engineering Plan Review

Application Name: Cobey Creek 1st Plat - Street, Stormwater, MDP, and Land Disturbance

The Development Services Department has received payment in the amount of \$58,102.44 for the engineering plan review and inspection fee and therefore approves the engineering plans dated and sealed on Jul. 3, 2019 for the above referenced project. The following are conditions of approval:

1. **Contact Marquelle Williams of Development Services Inspections at (816) 969-1200 at least 48 hours prior to the onset of construction.**
2. Any public improvements will require a set of Record Drawings in electronic (i.e. multi-page pdf file) format prior to the issuance of a Certificate of Final Acceptance. One (1) half-size (11"x17") paper set of record drawings (including the Master Drainage Plan) and two (2) copies of the record drawings on CD-ROM are required.
3. 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.
4. An as-built Record Drawing of the detention basins shall be required prior to issuance of a Certificate of Substantial Completion. This includes the the off-site Contra Costa energy dissipator to be installed on the northeast portion of the project.
5. An as-built Record Drawing of the Master Drainage Plan shall be required prior to issuance of a Certificate of Substantial Completion. This includes all property corners, swales, and other features shown on the Master Drainage Plan.
6. All temporary grading easements from adjacent property owners shall be obtained by the developer. In particular, a private off-site grading easement or other agreement for the off-site grading shown at the end of the northeast detention basin (i.e., the grading of the off-site swale as shown on the plans) to drain the detention basin.

Please contact me if you have any questions or comments.

Sincerely,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer
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Gene.Williams@cityofls.net

cc: Development Engineering Project File
Development Services - Field Engineering Inspections
GIS Manager, ITS Department