

Date: Friday, October 18, 2019

To:

ENGINEERING SOLUTIONS
Email: MSCHLICHT@ES-KC.COM
Fax #: (816) 623-9849

From: Sue Pyles, P.E.
Senior Staff Engineer

Application Number: PL2018153
Application Type: Engineering Plan Review
Application Name: THE RESERVE AT STONEY CREEK 4TH PLAT
STREET, STORM, ESC, AND MDP

The Development Services Department has received payment in the amount of \$9,659.15 for the engineering plan review and inspection fee and therefore approves the engineering plans dated and sealed on September 26, 2019 for the above referenced project. These plans were initially received by our department on August 30, 2018. The following conditions must be satisfied prior to the start of construction.

1. **Contact Development Services Inspections (816) 969-1200 at least 48 hours prior to the onset of construction.**
2. Prior to issuance of a Certificate of Substantial Completion, issuance of a Certificate of Substantial Completion for the off-site road improvements is required.
3. Prior to issuance of a Certificate of Substantial Completion, issuance of a Certificate of Substantial Completion for The Manor at Stoney Creek 2nd Plat is required.
4. Prior to issuance of a Certificate of Substantial Completion, issuance of a Certificate of Substantial Completion for The Manor at Stoney Creek 4th Plat is required.
5. **Note:** The Reserve at Stoney Creek, 4th Plat and The Manor at Stoney Creek, 4th Plat are codependent and will require substantial completion at the same time. The Reserve 4th Plat requires substantial completion of the Pryor Road improvements (due to street connectivity) AND substantial completion of The Manor 4th Plat (due to storm sewer routing). The Manor 4th Plat requires completion of The Manor 2nd Plat (detention basin revisions) AND The Reserve 4th (due to street connectivity).
6. 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.
7. 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.

Please contact me if you have any questions or comments.

Sincerely,

Sue Pyles, P.E.
Senior Staff Engineer
(816) 969-1245
Sue.Pyles@cityofls.net

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