

Date: Monday, July 20, 2020

To:

CHAPEL RIDGE RESIDENTIAL LLC

Email:

Fax #: <NO FAX NUMBER>

ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

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From: Sue Pyles, P.E.

Senior Staff Engineer

Application Number: PL2020101

Application Type: Engineering Plan Review

Application Name: The Townhomes of Chapel Ridge 2nd Plat - Public Sanitary

The Development Services Department has received payment in the amount of \$3,716.67 for the engineering plan review and inspection fee and therefore approves the engineering plans dated and sealed on June 4, 2020 for the above referenced project. These plans were initially received by our department on April 08, 2020. 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. Submit a Land Disturbance Permit application and the required attachments to the Erosion Control Specialist prior to any land disturbance activities that are to occur prior to obtaining a building permit. Approval of these plans does not constitute approval of the erosion control plan. **Contact the Development Services Department at (816) 969-1200 for land disturbance permitting details.**
3. Prior to issuance of a Certificate of Substantial Completion, all MDNR-required close-out documents shall be submitted to the MDNR by the applicant. Evidence that these documents have been submitted to the MDNR include: 1) an email from the engineer stating that the documents have been submitted, and 2) a copy of the documents submitted to the MDNR.
4. Any public improvements will require a set of record drawings. One (1) full-size (24"x36") set of records drawings (including the As-graded Master Drainage Plan) shall be submitted initially for review. The final submittal will require a complete set in a multi-page Portable Document Format (pdf).
5. 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