

**Date:** Wednesday, April 21, 2021

**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:** PL2020377

**Application Type:** Engineering Plan Review

**Application Name:** RIDGE AT WINTERSET SUMMIT - Street, Stormwater, Master Drainage Plan and  
Erosion and Sediment Control

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The Development Services Department hereby approves the above-referenced plans dated Jan. 26, 2021. The following are conditions of approval:

- 1. Contact Ron Paynter of Development Services Inspections at (816) 969-1200. A pre-construction meeting shall be required prior to onset of construction.**
- 2. Two (2) full size paper copies of the plans shall be delivered to City Hall, Attn: Steve Robbins. No construction activities shall commence until the plans have been delivered to City Hall.**
3. An executed "payment in lieu of" agreement for the sidewalk must be provided prior to issuance of a Certificate of Substantial Completion.
4. Any public improvements will require a set of record drawings, including an as-graded Master Drainage Plan prior to issuance of a Certificate of Substantial Completion. All submittals of as-built drawings shall be 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,

/s/ electronically signed Apr. 21, 2021

Gene Williams, P.E.  
Senior Staff Engineer  
(816) 969-1223  
Gene.Williams@cityofls.net

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