

**Date:** Wednesday, March 09, 2022

**To:**

Julie Sellers, P.E. - Olsson and Associates

**From:** Gene Williams, P.E.

Senior Staff Engineer

**Application Number:** PL2021165

**Application Type:** Engineering Plan Review

**Application Name:** The Retreat at Hook Farms 2nd Plat - Street, Storm and Master Drainage Plan

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The Development Services Department hereby approves the above-referenced plans dated Sep. 24, 2021. The following are conditions of approval:

- 1. Contact Diana Johnson of Development Services Inspections at (816) 969-1200 to schedule a pre-construction meeting.**
2. Any public improvements will require a set of Record Drawings.
3. All detention basins, including 40 hour extended detention basins shall require a set of Record Drawings.
4. Please be aware this approval is being given "at risk". The City is awaiting submittal of a stream study and assessment to evaluate the stream buffer along certain lots, and applicant should be aware the plans may change in this area based on the results of the stream study and assessment, as well as comments from staff and the City Engineer.

Please contact me if you have any questions or comments.

Sincerely,

/s/ electronically signed Mar. 9, 2022

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