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**DEVELOPMENT SERVICES**

**Date:** Friday, December 27, 2024

**To:** OLSSON ASSOCIATES  
1301 BURLINGTON, SUITE 100  
NORTH KANSAS CITY, MO 64116

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

**Application Number:** PL2021226

**Application Type:** Engineering Plan Review

**Application Name:** East Trails Middle School - Cape Drive Extension

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The Development Services Department received plans for this project on June 22, 2021. We have completed our review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at [devservices.cityofls.net](https://devservices.cityofls.net). Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

**Engineering Review - Approved with Conditions**

1. Engineer's Estimate dated Dec. 18, 2024 has been accepted. City will add 10% for overage for the escrow agreement. Informational comment.
2. It appears an additional drainage easement is required for the portion of the double box culvert to the north of the pink shaded area on Sheet 2 of 4, and the right of way line. Informational comment.
3. It appears a general utility easement encompassing the entire area to the north of Cape Dr. to encompass the water line and storm line is appropriate. Informational comment.
4. All easements described above shall be dedicated prior to formal approval of any escrow agreement. Informational comment.
5. Has the placement of rip rap over Tri County water district line been discussed with Tri County? If not, we need to see confirmation this will be acceptable to Tri County water district. This shall be required prior to formal approval of any escrow agreement.

**Traffic Review - Not Required**

Please contact me if you have any questions or comments.

Sincerely,

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

cc: Development Engineering Project File