
DEVELOPMENT SERVICES

Date: Friday, December 19, 2025

To: Matthew J Schlicht
50 SE 30th Street
Lees Summit, MO 64082

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

Application Number: PRSUBD20255336

Application Type: Public Infrastructure

Application Name: East Village - Oldham Pkwy and water extension

The Development Services Department received record drawing documents for this project and 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. Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (10) business days of the date received.

Traffic Review - Streets

Reviewed By: Erin Ralovo

Corrections

1. The Fiber, Signal and Lighting plans should be included with this submittal.
2. Please include the Temporary Traffic Control Detail.
3. The new signal should have a fiber connection to the signal at MO 291 signal.
4. The turn lane improvements and any signal modifications along MO 291 are required with these improvements.
5. An offset/green space should be provided between the sidewalk and the back of curb.
6. The median and curb should extend all the way to the intersection of MO 291.
7. The right turn lanes on both EB and WB Oldham need to have 150 FT tapers. A contoured curblineline is needed on the WB side out of the Costco main entrance.
8. All medians should have radii, show the turning movements and consistently have round tapered noses.
9. The second plan view on C-102 is incomplete and broken. Please correct and clearly label.
10. The median at MO 291 materials should match the rest of the median along Oldham.
11. If the median is to be stamped or stained concrete a spec needs to be provided.

12. The larger medians to the east should be grass or sod medians.
13. Straighten the curbline at the east end of the improvements and widen the median in order to eliminate with curves.
14. The street section should match what was used on Oldham Parkway in Oldham Village.
15. Lane widths should be measured from the front of gutterline not back of curb and they should match the widths at Mo 291.
16. The medians shown should include curbs.
17. Finished slopes on the sides of the road should be a maximum 4:1.
18. Typical Sections for Sta. 5+59.97 -11+47.92 should have CG-1 curb in the medians.
19. Please show turning movements for a snow plow at the end of Oldham Parkway to ensure that they are able to make the turn-around at the end. If not a bulb may be needed.
20. A Signing Plan is needed.
21. Please add the dashed left turn lines through the intersection at the Costco Entrance.
22. Please remove all straight arrows.
23. All stop bars should be a minimum of 4 FT behind the crosswalk.
24. Arrows, crosswalks, dotted lines and stop bars should all be Preformed Thermoplastic.
25. Striping plans as shown are not constructable as submitted. Please add stations or dimensions needed to locate in the field.
26. Please make sure that all notations on the profile view are visible. There are some areas where the text overlaps.
27. Please verify the Intersection Sight Distance is sufficient for the Right Turn Only looking east.
28. Check the Sight distance looking west for Right Turn on Red for both NB and WB movements.
29. Due to the incomplete nature of the plans, additional comments may be needed on future revisions.
30. Any plans not submitted with this set, i.e. signal and lighting plans, will require the usual 2 week review period.

Engineering Review - Street and Storm

Reviewed By: Sue Pyles, P.E.

Corrections

2. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
- Review plan set for line weights, line labeling, missing street names, unreadable fonts, overlapping text, text cut off, etc. There are many instances so won't list all out separately.
- Include current standard details.

3. Sheet C.102: Clearly show the right-of-way dimensions.

4. Sheets C.103-C.104: Clearly show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb on all typical sections.

5. Sheets C.201-C.202: Label existing and proposed grade lines and ensure there are no gaps.

6. Sheet C.203:

- Revise line weights and/or types so that drainage area delineation can be seen easier. As shown, all lines blend together.
- Relocate the drainage calculations to the following sheet. There is adequate room and that sheet has all of the structures labeled.

7. Sheets C.301-C.302:

- Include cardinal direction in Profile view structure label.
- A 0.5' drop through the inlets connecting Lines 2 and 3 to Line 1. Revise in all Profile views.
- The crowns of the pipes entering Inlet 1-3 are lower than the crown of the pipe exiting the inlet. Please revise.
- Show and label the design HGL in all Profile views.

Engineering Review - Water

Reviewed By: Gene Williams, P.E.

Corrections

1. Label the street name and M-291 on all applicable sheets.

2. Name of the plan set should be better defined. Suggest East Village Phase 1 Water Main Extension- Oldham Pkwy.

3. Sheet C501: 1) north arrow does not make sense. 2) title of sheet is "Utility Plan - North", which implies a "Utility Plan - South". Eliminate the "North" from the title.

4. Sheet C502: 1) Line 1 is too long. See subsequent comment below. 2) A bold line is shown below the proposed 12 inch main and is undefined. Is this a property line? If so, grey out and label as property line, 3) Fire hydrants at a maximum spacing of 300 feet are required. Ensure they meet the 20 foot setback from intersection point of curvature rule. 4) The tee at sta 3+64 should be a 12x12 inch tee with 12 inch gate valves on each leg, three (3) total. 5) The record drawing for the 12" main along 291 Highway shows the water main was installed deep. The connection point of Line 1 may be deeper than what is shown on sheet C.502. Line 3 may not be necessary. Suggest providing sufficient instructions on the plans in the form of notes to pothole this line prior to construction, and if necessary, remove the pipe and install new as shown, or alternatively, to leave in place subject to approval of City. 6) north arrow is not correct.

5. Sheet C503: 1) what does the straight bold line between Line 3 connection points along M-291 represent? We are showing an existing "jog" in the line at that location. 2) Line 3 is shown as a "jog" in the line, Isn't the "jog" in the line at the intersection of M-291 and Oldham Pkwy, an existing feature to be removed and abandoned? If so, provide notes stating the existing main will be removed. 3) linework to south of Line 1 needs to be defined. Is this a property line? If so use a different lineweight to differentiate between proposed improvements and existing features such as property lines. 4) what is the greyed-out feature shown parallel to line 3 on the north diagonal? If a retaining wall, 15 feet separation is required from any portion of retaining wall, including tie backs, geogrid, or other structural members of the retaining wall. 5) Line 2 sta 2+96 shows a fire hydrant in offset fashion, but the notes and leader show an inline fire hydrant. Reconcile 6) fire hydrants were missing along Oldham Pkwy. 300 foot maximum spacing for commercial areas is required. 7) sta 3+64 Line 1 needs three (3) valves at the tee, not two (2), and should be 12x12 tee, not an 8x8 tee. Three (3) gate valves are required at this tee 8) Line 3 detail shows an undefined bold line to the south of Line 1. Is this a property line? If so, grey out and label as a property line, 9) There are two (2) instances where the proposed water main is greater than 7 feet depth as measured to top of pipe. 10) You are missing the bend callouts where Line 3 connects to the existing main and further to the east, including magnitude of the bends.

6. Length of the water main along Oldham is too long. Only that which is necessary to serve the last lot 4-story multi-family shown on the PDP should be shown.

Water Utilities - Water Review

Reviewed By: Kevin York

Corrections

1. See engineering comments.

Please contact me if you have any questions or comments.

Sincerely,

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cc: Development Engineering Project File