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**DEVELOPMENT SERVICES**

**Date:** Thursday, January 08, 2026

**To:** MATT SCHLICHT  
50 SE 30TH ST  
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

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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](https://devservices.cityofls.net). Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within ten (10) business days of the date received.

**Traffic Review - Streets**

**Reviewed By:** Erin Ralovo

**Approved with Conditions**

1. The Fiber, Signal and Lighting plans should be included with this submittal. No Certificate of Occupation, temporary or permanent, will be allowed until signal plans are approved and the signal is operational.
2. The turn lane improvements and any signal modifications along MO 291 are required with these improvements. MoDOT approval of MO 291 improvements will need to be received and improvements constructed before final acceptance of these improvements.
3. Any plans not submitted with this set, i.e. signal and lighting plans, will require the usual 2-week review period.

**Engineering Review - Water**

**Reviewed By:** Gene Williams, P.E.

**Approved with Conditions**

4. MDNR construction permit required prior to formal approval. MDNR concurrence letter, to be attached to the MDNR construction permit application, will be issued within ten (10) business days. .
5. The Engineer's Estimate of Probable Construction Costs was not signed or sealed. In addition, the unit price for 12 inch water main appeared too low when compared to other projects with similar scope. In addition, unit prices for valves, tees, crosses, and bends were too low. Please submit a signed and sealed cost estimate with the changes noted, or provide sufficient documentation supporting the proposed unit cost for 12 inch water main installation, valves, tees, crosses, and bends.

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