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**DEVELOPMENT SERVICES**

**Date:** Thursday, February 26, 2026

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

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

**Application Number:** PRSUBD20260176

**Application Type:** Public Infrastructure

**Application Name:** Oldham Village 2nd Plat, Public Sanitary and Storm Plans for Lot 18 & 19

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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 five (10) business days of the date received.

**Engineering Review - Sanitary**      **Reviewed By: Gene Williams, P.E.**      **Corrections**

1. Sheet C.001: (a) Title should be revised to Tract E-1 to match the plat.
2. Sheet C.100: (a) Lot lines and easement lines were missing. Provide lot lines and easement lines. This should be carried-over to all appropriate sheets.
3. Sheet C.301: (a) Show the design storm HGL on the profile view. (b) Label the storm line in the profile view as "PRIVATE". (c) What is the plan for abandonment of the storm line at the existing "area" inlet shown with a top elevation of 1039.24? Is this to be abandoned in-place? If so, specific design information shall be shown on the plans concerning the abandonment all the way to the public storm structure downstream of this inlet. (d) Cardinal direction of openings, number of openings, and scaled view orientation of the field inlet shall be shown. Currently all are missing. (e) Is a field inlet appropriate at the above location listed in comment "d" adjacent to pavement? (f) Curb inlet 1-2 is shown in a non-setback manner. Was this intentional? If so, a different design is required. If not, it should be drawn as a setback inlet in accordance with your standard detail.
4. Sheet C.400: (a) Notes and the reference to the City standard detail for concrete collar around manhole frame within pavement was missing. (b) Easement lines and property lines were not labeled and missing.
5. Duplicate Sheet C.400: (a) A duplicate Sheet C.400 exists within the plans. Reconcile. (b) Label the sanitary sewer as "PUBLIC" in the profile view. (c) According to your existing flowline elevations, the existing City manhole is not a drop manhole. Are you planning on removing and replacing the entire manhole? It would appear the existing manhole will not be constructable by converting to a drop manhole due to the existing hole conflicting with the lower assembly. (d) Jefferson St. is PCC, not AC. Full panel removal and replacement shall be required. Identify all panels to be removed at the sawcut, and show the identical match to the Jefferson St. Capital Improvement Project plans for replacement. (e) Remove

and replace label was added to sanitary sewer line. Are you going to remove the pipe all the way to the manhole in the middle of the street as this note implies?

6. Sheet C.600: (a) Storm lid detail is outdated. Use the new storm lid detail.

7. Sheet C.601: (a) What area does the "concrete pavement" detail denote? If within public right of way, it does not comply with the Jefferson St. CIP project. All restoration work within Jefferson St. right of way shall match the CIP plans for Jefferson St.

8. General Comments: (a) Off-site work is shown. Has this been cleared with adjacent property owners? (b) A restoration plan should be submitted to address Jefferson St., the driveway where the sanitary sewer will be installed, and any other areas on the project where existing pavement or other features are disturbed. (c) existing manhole label is incorrect. We are showing manhole #38-333, not #38-276.

**Water Utilities - Sanitary Review**

**Reviewed By: Amanda Bagwell**

**Corrections**

Please contact me if you have any questions or comments.

Sincerely,

Gene Williams, P.E.  
Senior Staff Engineer  
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Gene.Williams@cityofls.net

cc: Development Engineering Project File