

DEVELOPMENT SERVICES

Date: Friday, March 21, 2025

To: MATT SCHLICHT
50 SE 30TH ST
LEES SUMMIT, MO 64082

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

Application Number: PRSUBD20245707

Application Type: Public Infrastructure

Application Name: Oldham Village - Street and Storm, Sanitary, and Water

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.

ENGINEERING COMMENTS ONLY. Traffic comments will be provided by separate document.

Engineering Review - Street and Storm	Reviewed By: Gene Williams, P.E.	Corrections
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14. Sheet C.301: No cardinal directions or number of openings was provided for the field inlets. Correction required.

16. Sheet C.302: No cardinal directions or number of openings was provided for the field inlets. Correction required.

22. Field inlet sizing (i.e., dimensions) on Storm Line 1 is called-out incorrectly (e.g., 4x4) on the plan view versus what is shown on the profile view. Correction required.

23. Sheet C.303: Incoming crown of pipe is shown below receiving crown of pipe on one (1) segment. Correction required.

35. Street underdrains shall be called-out at all sump locations. The underdrains shall be connected between curb inlets at the sump. Show the location of these underdrains, and provide a reference to the detail showing how these will be installed. Correction required.

45. Plans are missing striping plan for crosswalks. Correction required.

Engineering Review - Streetlight	Reviewed By: Gene Williams, P.E.	No Comments
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Engineering Review - Water	Reviewed By: Gene Williams, P.E.	No Comments
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16. A cost estimate is required prior to formal approval. Informational comment.

17. An MDNR construction permit shall be required prior to formal approval of the plans. Informational comment.

18. Use new City trenching and backfill detail. Remove your version. Correction required.

Water Utilities - Water Review

Reviewed By: Kevin York

Corrections

1. 1. Sheet C502:

a. The note at Sta. 0+65 Line 1 was changed to remove the existing hydrant and tee and install a 12"x8" tee, hydrant and an 8" gate valve. This is confusing. The 12"x8" tee and 8" gate valve should not be needed at this location.

b. Remove the note "REMOVE EXISTING 12" WATER MAIN" pointing to the 12" water main south of SW Oldham Parkway east of where Line 1 begins. This main will remain in service.

c. The water main is outside of the 10' U/E near the intersection of SW Oldham Parkway and SW Fieldhouse Drive. Can the U/E be adjusted to include all of the water main that is not in right of way?

2. 2. Sheet 503: Is a hydrant being installed near Sta. 12+90 Line 1? If yes, add a note to install the fire hydrant.

Engineering Review - Sanitary

Reviewed By: Gene Williams, P.E.

Corrections

2. Sheet C.403: 1. There are two (2) instances where sanitary line and storm line are less than 18 inches vertical separation. Correction required.

8. Sheet C.401: 1. Notes are vague concerning the abandonment of the existing manhole located on Clearview Acres Lot 10. For instance, notes say to use a "watertight plug", which is not defined, and do not address remaining backfill, restoration, sodding, seeding, topsoil, mulch, etc. after placing "1/2" clean gravel". 2. The note stating "plug sanitary main outside limits of permanent pool" does not make sense. Clarify what is intended. 3. Recommend removal of a portion of the existing 10 inch sanitary sewer line to eliminate the potential of impacting the pond. Extra penetrations within the dam are not recommended, and the removal of the existing line as appropriate would eliminate one source of "piping".

Please contact me if you have any questions or comments.

Sincerely,

Gene Williams, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File