

**DEVELOPMENT SERVICES**

**Date:** Thursday, February 19, 2026

**To:** William R. Buck  
3200 South State Route 291, Building 1  
Independence, MO 64057

**From:** Susan Nelson, P.E.  
Senior Staff Engineer

**Application Number:** PRSUBD20260327

**Application Type:** Public Infrastructure

**Application Name:** Lakewood Business Center on I-470 - Plat T Lot 8

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](http://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

**No Comments**

**Engineering Review - Street and Storm**

**Reviewed By:** Susan Nelson, P.E.

**Corrections**

1. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
2. Submit a stormwater memo.
3. Check that all drainage structures have adequate fall through the structures. For specific guidance, refer to APWA Section 5604.5 - Inverts and Pipes.
4. The crossroad storm pipe material must be RCP or CPP.
5. Verify the elevation of field inlet and the proposed sump elevation. Verify that the proposed drainage easement is wide enough for the proposed drainage plan. Provide a swale cross section in the plans.
6. Revise pavement sections per the Design and Construction Manual - Section 5200 (Table LS-2) for design criteria and Section 2200 for the material specification. Cul-de-sac pavement must be the same material and typical section as the rest of the roadway.
7. Revise the pavement section sidewalk design per Standard Detail GEN-2 and add detail to the plans.

**Engineering Review - Water**

**Reviewed By:** Susan Nelson, P.E.

**Corrections**

1. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
2. Submit a stormwater memo.
3. Add a straddle block to restrain the hydrant assembly at Sta. 5+55.19.
4. Please provide the size, location, and fire flow requirements for the building planned for LOT 47 and the lots to the west of Sta. 5+55, so that it may be determined if the 8-inch water main is adequate for fire flow requirements for the future build.
5. Where sidewalks will be placed on the same side of the street as the water main, the water main shall be located at least four feet from the sidewalk outside the right of way in a utility easement. Relocate the water main within the easement.

**Water Utilities - Water Review                      Reviewed By: Kevin York                      Corrections**

1. Please see Engineering Review Comments.

**Engineer Review - Grading                      Reviewed By: Susan Nelson, P.E.                      Corrections**

1. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
2. Submit a stormwater memo.

Please contact me if you have any questions or comments.

Sincerely,

Susan Nelson, P.E.  
Senior Staff Engineer  
(816) 969-1229  
Susan.Nelson@cityofls.net

cc:        Development Engineering Project File