

City Comment Response #1

Project: Lakewood Business Center On I-470 – Plat T Lot 8

Application number: PRSUBD20260327

Owner: NORTH OAK SAFETY STORAGE

Powell CWM Project Number: 25-2347

Review Date: 02/19/2026

Item Review: Public Infrastructure: Street and Storm

Plan Reviewer: Susan Nelson, P.E. Senior Staff Engineer

Email address: Susan.Nelson@cityofls.net

Phone number: (816)-969-1229

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

Provided as requested.

2. Submit stormwater memo.

Provided as requested.

3. Check that all drainage structures have adequate fall through the structures. For specific guidance, refer to APWA Section 5604.5 – Inverts and Pipes.

Revised as requested.

4. The crossroad storm pipe material must be RCP OR CPP.

Revised as requested.

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.

Revised as requested.

6. Revise pavement sections per 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.

Revised as requested.

7. Revise pavement section sidewalk design per Standard Detail GEN-2 and add detail to the plans.

Revised as requested.

Item Review: Public Infrastructure: Water

Plan Reviewer: Susan Nelson, P.E. Senior Staff Engineer

Email address: Susan.Nelson@cityofls.net

Phone number: (816)-969-1229

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

Provided as requested.

2. Submit stormwater memo.

Provided as requested.

3. Add a straddle block to restrain the hydrant assembly at Sta. 5+55.19.

Revised as requested.

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.

Provided as requested.

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.

Revised as requested.

Item Review: Grading

Plan Reviewer: Susan Nelson, P.E. Senior Staff Engineer

Email address: Susan.Nelson@cityofls.net

Phone number: (816)-969-1229

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

Provided as requested.

2. Submit stormwater memo.

Provided as requested.

Please feel free to contact me with any questions.



Sincerely,

William R. Buck, PE

816-642-2433

wbuck@powellcwm.com