

DEVELOPMENT SERVICES

Date: Wednesday, March 18, 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. 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 - Street and Storm

Reviewed By: Susan Nelson, P.E.

Corrections

1. Revise pavement sections per the Design and Construction Manual - Section 5200 (Table LS-2) for design criteria and Section 2200 for the material specification. Use the correct asphalt mix in the typical section. All asphalt options require an aggregate base course. Add the following notes to the plans.
 - All asphalt materials shall conform to the KCMMB ASPHALT MATERIAL SPECIFICATION, current edition.
 - All concrete materials for paving curb and gutter, sidewalks, paths, commercial driveways and other pavements in the right of way shall conform to the KCMMB specifications.
2. Revise the sidewalk pavement section per Standard Detail GEN-2. Show and label the concrete and compacted aggregate sidewalk thicknesses.

Engineering Review - Water

Reviewed By: Susan Nelson, P.E.

Corrections

1. 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.

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. Revise the limits of disturbance to include the proposed temporary cul-de-sac.

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