

City Comment Response #1

Project: Lakewood Business Center on I-470 Preliminary Plat

Owner: Ward Development

Powell CWM Project Number: 21-1883

Application Number: PL202153

Date: 08/12/2021

The responses below are in regard to the **Preliminary Plat Applicant's Letter** received on (July 26th 2021). The necessary drawings have been updated.

Preliminary Plat Review

Plan Reviewer: Victoria Nelson, Long Range Planner

Item Review: Planning Review

Email address: Victoria.Nelson@cityofls.net

Phone number: (816) 969-1605

1. Oil and Gas Wells. Please state whether or not there are active, inactive, or capped wells within the area. Refer to DNR Well Database and reference the site.

Note added to plat, no oil or gas wells present on site.

2. Building Line. Please label the 20' building line along all ROW frontages.

Completed per request

3. Sidewalk. A 5' sidewalk is required along the NE Hagan Rd frontages of all proposed lots.

Completed per request

Plan Reviewer: Gene Williams, P.E.

Item Review: Engineering Review

Email address: Gene.Williams@cityofls.net

Phone number: (816) 969-1223

1. Application is incomplete in terms of required plans and reports. Please see requirements for a preliminary plat application, which shall include a separate utility plan (i.e. sanitary sewer and waterline layout), separate grading plan, separate stormwater layout plan, sanitary sewer analysis (in report form) of the downstream system (as discussed during the pre-application meeting), and stormwater detention memorandum.

Completed per request.

2. Review of City files show the existing basin north of the project was designed to manage increased peak stormwater flows for the project, based on criteria in existence at that time. The report is dated Nov. 14, 2009, and titled "Storm Water Management Report Regional Detention Ponds Lemone-Smith Property". Please reference this document in the stormwater memorandum. This document is also available at City Hall if a review is deemed necessary by the engineer.

Completed per request.

3. Utility lines shall be labeled as to sizing and material type. This includes sanitary sewer lines and water lines.

Completed per request.

4. If any other use than office/warehouse use is being proposed (such as industrial or manufacturing), a sanitary sewer analysis shall be required.

Sanitary sewer analysis report prepared and included with revised preliminary plat documents.

5. ADA ramps are shown at the intersection of Maguire Blvd. and Cargo Dr. using an outdated method. This method of constructing ADA ramps is no longer allowed. Turning space cannot be placed at the bottom of the ramp, and each ramp shall be mono-directional. Acceptable examples can be provided upon request.

Revised with approved curb ramp layout.

6. Acquisition of an off-site easement or off-site agreement may be necessary to place the storm line to the north.

Acknowledged.

Please feel free to contact me with any questions.

Sincerely,



Toby L. Williams, PE, PMP, LEED ND
816-642-2445 twilliams@powellcwm.com