



Application Number: PL2021341
Application Type: Preliminary Plat
Application Name: Colbern Road Investments
Location: 900 NE COLBERN RD, LEES SUMMIT, MO 64064

Please note our comment responses in bold below.

Planning Review:

1. On all non-residential streets (including, but not limited to, major and minor arterials, industrial and commercial collectors, and residential collectors), sidewalks shall be required on both sides of the street. The sidewalk on the north side of Public Road #1 shall be extended around the bulb and connect to the sidewalk on the east side of Public Road #2. **Revised.**
2. Please label the required building setback lines from streets with dimensions. **Added.**
3. Access to individual lots shall not be allowed from an arterial or collector street when access from a local or access street is available. In the absence of a local or access street, the lot shall only have access from the street with the lowest functional classification, in conformance with the Access Management Code. This requirement will have an impact on lots 1-3. Please add a note that lots 1-3 will not have direct vehicular access to the adjacent arterial/collector streets. **Added a note that Lots 1 and 3 "No access to Rice", Lots 1 and 2 "No access to Colbern"**
4. The following language or similar language shall be added to every document in which an easement is dedicated to the City of Lee's Summit: "Grantor, on behalf of himself, his heirs, his assigns and successors in interest, hereby waives, to the fullest extent allowed by law, including, without limitation, Section 527.188 RSMo. (2006), any right to request restoration of rights previously transferred and vacation of the easement herein granted." This would not prohibit the City from agreeing to vacate the easement at a later date for no monetary consideration to the Grantor, including his heirs, assigns, and successors in interest. **Added.**

Engineering Review:

1. The 12 inch ductile iron water main along the east side of the project should be placed immediately adjacent to right of way. As shown, it is offset by several feet, with a proposed future petroleum product line easement in between. **Waterline has been located along the west right of way, inside the Gas Easement**
2. Public road #2 along the east side of the project shows a 12 inch water main to the west. This main should be replaced all the way across Colbern Rd. and connected to public road #1 running east/west. **Waterline has been extended across Colbern Road**
3. Sidewalk should be extended around the knuckle at the intersection of public road #1 and #2. **Revised.**
4. Discharge from the pond to the northeast appears to be directed offsite by a concrete spillway. Are there any easements or agreements in place for the continuation of this discharge and spillway? **The existing spillway does not appear to have any easements, when the final design of the outlet is completed we will obtain any necessary offsite easements or relocate the outlet to be solely on the development area.**

Traffic Review:

1. Proposed Rice Rd. on the east side of the subject property will ultimately need to align with the drive across Colbern. (Drive across Colbern could also be relocated to align with the proposed road on the subject property, pending any agreement with the property owner.) **Alignment has been adjusted to match south property.**



2. Please look at the sidewalk on the west side of the property to eliminate any conflicts with crosswalks and stop sign location. **The sidewalk location can be better designed once the site is designed because a number of the items located within the sidewalk will be relocated or removed. Note has been added to the plans**
3. Will require a median along Colbern at old Rice rd. to restrict existing street to RIRO, with a west-bound left-turn lane. **Median has been added / extended** The "pork chop" island may not be necessary with the suggested median. **Pork Chop has been removed**
4. The drive connection from the library to proposed Rice rd. will need to be determined and ultimately directly across from the subject site driveway. **Noted**
5. The median along Colbern, in front of the library, will need to be extended to restrict library entrance to RIRO. **Median has been extended**

Fire Review:

1. Any off site road improvements need to be reviewed by the Fire Department. **Noted.**

Please contact me directly with any questions or concerns.

Sincerely,
Matthew Schlicht