



Application Number: PL2022332  
Application Type: Engineering Plan Review  
Application Name: Colbern Road Investments, Lots 1 & 2 - Streets and Storm  
Location: 900 NE COLBERN RD, LEES SUMMIT, MO 64064

Please note our comment responses in bold below.

**Engineering**

1. Please include construction of Street 2 between NE Rice Road and Street 1 in this plan set. **Added**
2. Include a staging/phasing chart with the ESC plan. Is the detention basin to be used as a sediment basin? Please clarify. **ESC has been provided. I don't think the disturbed area is large enough to need the sediment basin but we ok if you feel it is needed**
3. Please revise the sheets labeled Master Drainage Plan to be labeled Grading Plan and Spot Elevations. **Revised.**
4. Please expand the grading limits to include the detention basin area. **Revised.**
5. There are no spot elevations on the spot elevation sheet. Are there supposed to be? **Added spot elevations.**
6. Include ADA ramps at street crossings. **Provided C.204**
7. Modify the detention basin outlet to drain northeast. Perhaps a swale will be required. This will allow the flow to stay on property under the same ownership prior to reaching the pond. **Atcheson owns all the ground now so we did not modify the drainage as it will interfere with our initial grading for the Senior Project that has been submitted**
8. Hatch all areas requiring compacted fill in storm sewer Profile views. **Revised.**
9. Include design details of the outlet structure in the plan set. **Provided on C.302**
10. Include both proposed and required detention basin volume. **Provided on C.302**
11. Show and label the proposed detention basin, including 100-year WSE elevation and boundary, throughout the plan set. **Noted and added to C.302**



12. Please prominently include the following note: CONTRACTOR TO CONSTRUCT STORMWATER MANAGEMENT FACILITIES, SPECIFICALLY THOSE FEATURES RELATED TO DETENTION, PRIOR TO ANY LAND DISTURBANCE OF THE SITE AND PRIOR TO THE CONSTRUCTION OF ANY OTHER SITE DEVELOPMENT WORK AS NOTTO EFFECT DOWNSTREAM NEIGHBORS WITH UNDETAINED STORMWATER DISCHARGE. **Added.**

**Traffic Review:**

1. Plans have not been reviewed. Until we have an approvable traffic study, we cannot review plans for compliance. **Noted.**

Please contact me directly with any questions or concerns.

Sincerely,  
Matthew Schlicht