

## Comment Response to MCPL Colbern Road Final Development Plan (2nd Response)

Lees Summit # PL 2024277 Olsson Project # 024-07021 December 10, 2024

Dept	No	Comment	Response
Planning	1	PARKING LOT SCREENING. The area where the existing driveway connection to NE Colbern Rd will be removed shall be taken back to grass. To comply with the City's parking lot screening requirements, screening to a height of 2.5' shall be provided along the length of the reclaimed area. The City's development ordinance provides different options by which the required screening can be provided under UDO Section 8.820.C. Any landscape material used to meet the screening requirements shall be of an evergreen variety in order to provide year-round screening. Provide a landscape material schedule listing the number, variety and size of the proposed landscape material(s).	Olsson is currently working with MCPL to expand the scope for land scaping. We will provide that sheet when complete. Please review the remainder of the comments to expedite the process.
Engineering	1	Sheet C2.0: It appears that the asphalt pavement symbol in the Proposed Conditions Legend is missing shading. Please revise.	Revised.
Engineering	2	Sheet C4.0: The City no longer specifies APWA asphalt. Please revise the asphalt pavement section to require KCMMB asphalt.	The pavement labels have been revised.
Traffic	1	Light on Colbern should be relocated onto the new island. Please show new location on the plan sheets.	A note was provided on the new location of the lightpole in the original submittal. The light pole is shown in the new location on Sheet C2.0
Traffic	2	The turn lane will require more than one Left Turn arrow.	All of the other left turn lanes of similar length on Colbern Road only have one arrow. Another arrow has been added with 60' spacing.
Traffic	3	Please add Keep Right signs on the end of each island nose.	I was looking for an example of a similar sign on Colbern Road and did not see any in the vicinity of our project. I added 1 at the end if the left turn lane island by our east entrance.
Traffic	4	The closures on Colbern need to be phased in order to prevent conflict.	Phasing has been added to the traffic control sheet.
Traffic	5	Eastbound closure should be the entire inside lane to push traffic away from the construction crews	The markers have been relocated for the entire lane.