

April 8, 2020

Jennifer Thompson  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

RE: Eagle Creek 16<sup>th</sup> Plat  
Olsson No. 018-0847

Dear Ms. Thompson:

We are responding to your comments dated May 4, 2018 and are submitting with this letter revised plans, as well as other required documents. Please find the original comments and our responses below.

If you have any questions or need additional information, please don't hesitate to contact me by phone at 816.499.9425 or e-mail [rdeiana@olsson.com](mailto:rdeiana@olsson.com)

Sincerely,  
**Olsson Associates**



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## Planning Review

1. *Addressing will come under separate cover.*  
Addresses are shown on page 2

2. *Label the streets on Sheet 2 for SW Ladderback and SW Eagle View Dr. and label the right-of-way widths.*

Added

3. *Label the existing 5 foot sidewalk along the northeast side of SW Ladderback Dr.*  
*Label the proposed 5 foot sidewalk on the east side of SW Ladderback Dr., north of SW River Trail Rd.*

Added

4. *On the south side of SW River Trail Rd and the west side of Ladderback there is a 30' SE and a 15' UE, should this carry over?*

These will not carry over, the 18' U.E. covers all the utilities in that area.

5. *Align the city signature blocks so they are on the same location on each sheet.*

Aligned

6. *Revise the Mayor's signature line to read: William A. Baird*

Revised

7. *A temporary turn around easement is noted on the adjacent plat. Staff will begin the process to vacate this easement.*

City staff will vacate.

8. *Lot widths for 723, 732, 733, 734 are too narrow. The R-1 zoning district requires a minimum of 70 feet.*

Lots have been realigned to accommodate the minimum width.

9. *There are odd utility widths along SW Old Port Rd and SW Hickory Ln., are these necessary?*

The odd utility easements widths cover the odd angles of the proposed utilities.

10. *No final plat shall be recorded by the developer until the Director of Planning and Special Projects and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 5.330 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 5.340 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.*

Noted

11. *A final plat shall be approved and recorded prior to any building permits being issued.*

Noted

12. *The covenants and restrictions shall conform to the common property regulations in Article 5 of the UDO.*

Noted

### **Engineering Review**

1. *It appears that the utility easement for the storm sewer on Lot 747, between structures 1-1 & 1-2, isn't of adequate width. Revise as needed.*

Utility easement in this Lot is a 15' offset of the R/W line.

## **GIS Review**

1. *ITBs for curves should be listed for the streets Old Port Rd and Hickory Ln.  
Need addresses or address table*

Added