



May 23, 2022

City of Lee's Summit, Missouri
Attn: Mike Weisenborn
220 SE Green Street
Lee's Summit, MO 64063

RE: Application PL2022151 – Eagle Creek Villas Preliminary Development Plan

We are responding to your comments dated May 9, 2022, and are submitting with this letter revised plans, and other required documents. Please find the original comments below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,

A handwritten signature in black ink, appearing to read "Chris Holmquist", written over a horizontal line.

Chris Holmquist

Planning Review

1. Vicinity map. Please show a north arrow next to the vicinity map.
A north arrow has been added to the vicinity map.
2. Elevations. Please show all four sides since this is a planned residential district. Please label the materials. Is this the only architectural style of house you are proposing? Are you wanting any two-story homes?
4-sided representative elevations and proposed materials have been added. As Hunt Midwest will be coordinating with builders, it is impossible to provide an exhaustive list of examples. The intent is that the images provided are general representations of building character.
3. CCRs. Please submit the "Declaration of Covenants and Restrictions". Refer to UDO DIVISION IV. – COMMON PROPERTY Sec. 4.290-4.310
Acknowledged; CCRs will be provided with Final Plat per City requirements. See note 7 on Sheet C200.
4. Landscaping. Please show the required number of trees and proposed number of trees. Ornamental trees must be a 3" caliper at planting. Please refer to the UDO Article 8, Subdivision 3-Landscaping Requirements.
Landscape buffer calculations have been added to sheet L100.
5. Medium Impact Buffer. Please show the calculation to for the landscaping separating the SF from the quadplexes to ensure that you are meeting the UDO requirements Sec. 8.890.
Tracts F & G now show a Medium-intensity buffer type B.

Engineering Review

1. General:

1. Correct road name from SW Eagle Creek Drive to SW Eagle View Drive.
Road names have been corrected.
2. Correct road name from SW Suncaster Road to SW Suncatcher Road.
Road names have been corrected.
3. Correct road name from SW Hunter Brook Terrace to SW Huntbrook Terrace.
Road names have been corrected.

2. C100 Existing Conditions:

1. Identify and provide sizes of all existing utilities that will be connected to/utilized with this development.
Existing utility sizes have been labeled.
2. Show the existing water and storm systems along Pryor Road.
Existing water line and storm sewer have been labeled.
3. Existing buildings in/adjacent to the development area must be shown. However, the buffer needs only be 185', not 300'.
Existing buildings have been shown within 185' of the property.

3. C200 Overall Preliminary Site Plan:

1. The City plans to widen Pryor Road between Longview and Hook Road. This project will not only expand the road towards the Eagle Creek Villas development, but will also include waterline relocation and approximately 240' of significant regrading of SW Eagle View Drive where it meets Pryor. Please include a note stating that required easements will be provided and proposed grading will not conflict with the regrading of SW Eagle Creek Drive and Pryor Road.
A note has been added allowing for grading/easements per comment.
2. Provide a street section detail for residential streets that meets City requirements.
A typical street section has been added.
3. Provide a utility easement in Tract B for the stormwater pipe outside of the ROW.
An easement has been added in Tracts B, C, & D for existing storm pipe.
4. Show the existing 40' U.E. easement in the NW corner of Tract C of Eagle Creek Seventh Plat and provide a similar U.E. in Tract A to allow for maintenance of the existing culverts.
The easement covering the culverts under Eagle View Drive has been added.
5. Provide a dimension of the U.E. shown in Tract A and identify the joining easement over the sanitary sewer line.
Dimensions have been added.

4. C201-203 Site Plan A-C:

1. Label or hatch the sidewalks so they can be identified.
Sidewalks and asphalt pavement have been hatched.

5. C400 Utility Plan

1. Existing contours are different than those shown on the rest of the plan set and don't match up with the proposed contours. Please review and revise as necessary.
Existing contours are updated to be consistent throughout the plan set.
2. Provide approximate sizes of all proposed utility lines.
Approximate utility sized have been added; these have not been engineered for final design size.

6. C500 Preliminary Stream Buffer Plan

1. Show the ordinary high-water mark. The stream buffer should be measured off that line rather than the 100-year floodplain boundary.

Per email 5/19, OHWM will be determined at a later date.

2. Stream Buffer Table has no acreage noted.

Acreage of stream buffer have been added.

7. L100 Overall Preliminary Landscape Plan

1. Remove street trees from overtop City utilities and from within the water quality basin.

Trees have been shifted out of easements and storm basin.

2. Include the water quality basin on landscaping sheets L100 and L101.

Storm basin has been added on sheets L100 & L101.

8. Stormwater Drainage Report

1. Sign and seal the report.

Report has been signed/sealed.

2. Include a table of contents.

Table of Contents has been added.

3. SW Hook Road and SW Eagle View Drive do not intersect. Please correct the location.

Roadway names have been updated.

4. There are no calculation sheets included with the report. Please provide these for review.

Calculations have been included in the report.

5. Correct the grammar in the last sentence of the first paragraph on page 2.

Grammar of the sentence in question has been corrected.

6. Correct spelling of Recommendations in section III title.

Spelling has been corrected.

Traffic Review

1. There should be "No Parking" signs along the north side of Timbertrace Lane.

A note has been added to Sheet C202 showing "No Parking" signs along the north side of Timbertrace Lane.

Fire Review

2. IFC 503.3 - Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Action required- Continue the No Parking signage on one side of SW Timbertrace Lane until it intersects with SW Rambling Vine.

A note has been added to Sheet C202 showing "No Parking" signs along the north side of Timbertrace Lane.