



December 12, 2023

Grant White  
Project Manager  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

RE: Eagle Creek Villas First Plat  
Olsson No. A21-2467 (Application Number PL2023209)

Dear Mr. White:

We are responding to comments addressing the Final Plat Applicant's Letter dated Tuesday, November 21, 2023 and are submitting with this letter revised plans. Please find the original comments and our responses in the color red below.

If you have any questions or need additional information, please don't hesitate to contact me by phone at 816.442.6067.

Sincerely,  
**Olsson**

A handwritten signature in blue ink that reads "Nelson Willoughby".

Nelson Willoughby

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**Planning Review (Shannon McGuire) (Pending)**

1. Addresses included in an email dated Tuesday, November 21, 2023.

*Addresses have been added for Lots 1 through 52, Tracts A through E.*

**Engineering Review (Susan Nelson) (Corrections)**

1. Please add easements for all public utilities.

*Easements have been added for all proposed public easements.*

2. Provide a minimum 10-foot wide utility easement along SW Eagle View Dr.

*Existing Utility Easements abutting the Existing Southerly right-of-way line of SW Eagle View Drive.*

*There are four existing recorded utility easement that are along the Existing Southerly right-of-way line of SW Eagle View Drive. Instrument Number 2003I009551 is a centerline 10 feet wide easement abutting the Existing Southerly right-of-way line of SW Eagle View Drive located in the Eastern portion of proposed Tract B, Tract C, Tract D, SW. Suncatcher Road, and extends to the East of the final plat to an un-platted Tract of land. Instrument Number 2003I009550 is a centerline 10 feet wide easement located in proposed Tract A. Instrument Number 2003I009549 is a centerline 42 feet wide easement located in proposed Tract A. Instrument Number 2003I0049082 is a centerline 15 feet wide easement located in proposed Tract A.*

*Proposed Utility Easements abutting the Existing Southerly right-of-way line of SW Eagle View Drive/ Northerly Line Proposed Tract A.*

*A proposed 10 feet wide utility easement to the South of Existing Southerly right-of-way line of SW Eagle View Drive / also being the Northerly line of proposed Tract A, has been added from the Westerly line of the plat boundary, also being the Westerly line of Tract A to the Easterly line of centerline 42 feet wide utility easement Instrument Number 2003I009549. A proposed 20 feet wide utility easement to the South of Existing Southerly right-of-way line of SW Eagle View Drive / also being Northerly line of Tract A has been added. The Southerly line of this proposed 20 feet wide utility easement is the Northerly line of proposed Lot 52. A proposed variable width utility easement to the South of Existing Southerly right-of-way line of SW Eagle View Drive / also being the Northerly line of Tract A has been added from the Westerly line of proposed Lot 52 to the Easterly line of centerline 42 feet wide utility easement Instrument Number 2003I009549, with a bearing of S87°26'53" W and a length of 108.92 feet.*

*Proposed Utility Easements abutting the Existing Southerly right-of-way line of SW Eagle View Drive/ Northerly Line Proposed Tract B.*

*A proposed 20 feet wide utility easement to the South of Existing Southerly right-of-way line of SW Eagle View Drive / also being the Northerly line of proposed Tract B. The Southerly line of this 20' feet wide utility easement is the Northwesterly line of proposed Lot 1. A proposed 10 feet wide utility easement to the South of Existing Southerly right-of-way line of SW Eagle View Drive / also being the Northerly line of proposed Tract B has been added from the proposed 20 feet wide utility easement on the Westerly side of Tract B and extends Northeasterly to the westerly line of an existing 10 feet wide utility easement Instrument Number 2003I009551.*

3. Delineate the location of stream buffer.

*There is no stream buffer within this plat.*

4. Please verify coordination of these plans with the Pryor Road Capital Improvement Plan project.

*The limits of construction for Eagle Creek Villas First Plat are outside the limits of construction shown in the Pryor Road Capital Improvement Plans.*

**Traffic Review (Erin Ravol) – (Corrections)**

1. Sidewalks are required along one side of all streets. Sidewalks need to be included along Eagle View Drive and should extend beyond the plat to meet with the existing sidewalk.

*The existing sidewalk along the South right-of-way of SW Eagle View Drive to the North of Tract C, of EAGLE CREEK – SEVENTH PLAT, LOTS 230 thru 282, Inclusive and Tract C is displayed on sheet 3.*

**GIS Review (Kathy Kraemer) (Corrections)**

1. Is it impossible to tell which way the curves are going on the street: Rambling near Burningwood, R3500/28.55 left or right.

*The curve is going to the right (South).*

2. Need ITB on curves along Lots 51, 1, 13, 14/25 ?

*The initial tangent bearing are as follows:*

*Lot 1 – S29°15'27"E – Displayed on sheet 3 of the final plat drawing.*

*Lot 13 – S80°18'05"W - Displayed on sheet 2 and 3 of the final plat drawing.*

*Lot 14/ 25 (Southerly Line Tract C) – N82°35'36"E - Displayed on sheet 2 of the final plat drawing.*

*Lot 52 – S27°26'45"E - Displayed on sheet 3 of the final plat drawing.*

3. Missing curve data on the north end of Burningwood.

*A radius of 300.00 and an arc length of 103.21 feet is displayed on sheet 2 of the final plat drawing.*

**Fire Review (Jim Eden) – No Comments**