

AN ORDINANCE ACCEPTING FINAL PLAT ENTITLED THE MANOR AT STONEY CREEK, 3RD PLAT, LOTS 82-108, AS A SUBDIVISION TO THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application PL2017-182, submitted by Engineering Solutions, LLC, requesting approval of the final plat entitled "The Manor at Stoney Creek, 3rd Plat, Lots 82-108", was referred to the Planning Commission as required by Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit; and,

WHEREAS, the Planning Commission considered the final plat on October 24, 2017, and rendered a report to the City Council recommending that the plat be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the final plat entitled "The Manor at Stoney Creek, 3rd Plat, Lots 82-108" is a subdivision in the Southwest One-Quarter of Section 36, Township 47N, Range 32W, in Lee's Summit, Missouri more particularly described as follows:

DESCRIPTION:

THE MANOR AT STONEY CREEK -3RD PLAT BOUNDARY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 69, MANOR AT STONEY CREEK 2ND PLAT, A SUBDIVISION AS RECORDED IN THE OFFICE OF THE RECORDER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 69, NORTH 87° 58' 58" WEST, A DISTANCE OF 678.41 FEET; THENCE NORTH 02° 05' 30" EAST, A DISTANCE OF 504.02 FEET; THENCE SOUTH 87° 54' 21" EAST, A DISTANCE OF 129.79 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56; THENCE SOUTH 87° 54' 16" EAST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING NORTH 02° 05' 30" EAST, A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 87° 54' 21" EAST, A DISTANCE OF 259.59 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 87° 54' 16" EAST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING NORTH 02° 05' 30" EAST, A RADIUS OF 15.00 FEET, AN ARC DISTANCE 23.56 FEET; THENCE SOUTH 87° 54' 21" EAST, A DISTANCE OF 85.42 FEET; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE HAVING A RADIUS OF 475.00 FEET, A DISTANCE OF 159.06 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 20.36 FEET; THENCE SOUTH 60° 13' 29" EAST, A DISTANCE OF 54.69 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING NORTH 2° 12' 45" EAST, A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 27.58 FEET; THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 102.67 FEET; THENCE SOUTH 02° 11' 23" WEST, A DISTANCE OF 81.85 FEET; THENCE NORTH 87° 58' 58" WEST, A DISTANCE OF 170.00 FEET; THENCE SOUTH 02° 12' 45" WEST, A DISTANCE OF 19.83 FEET; THENCE NORTH 87° 54' 30" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 02° 12' 45" WEST, A DISTANCE OF 330.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 375,161.95 SQUARE FEET (8.613 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.

SECTION 2. That the proprietor of the above described tract of land ("Proprietor") has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as "The Manor at Stoney Creek, 3rd Plat, Lots 82-108".

SECTION 3. That the roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares shall be dedicated as depicted on the plat. The City Council hereby authorizes the Director of Development Services, on behalf of the City of Lee's Summit, Missouri, to accept the land or easements dedicated to the City of Lee's Summit for public use and shown on the accompanying plat, upon the subdivider filing and recording a final plat in accordance with Article 7, Subdivisions, Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit; which plat shall conform to the accompanying plat, and hereby authorizes acceptance of the public improvements required by this ordinance and Article 7 of the UDO of the City, upon the Director of Public Works certifying to the Director of Development Services and the City Clerk that the public improvements have been constructed in accordance with City standards and specifications.

SECTION 4. That the approval granted by this ordinance is done under the authority of Section 89.410.2 of the Revised Statutes of Missouri and Section 7.340 of the UDO because all subdivision-related public improvements required by the UDO have not yet been completed. In lieu of the completion and installation of the subdivision-related public improvements prior to the approval of the plat, the Proprietor has, in accordance with Section 7.340 of the UDO, deposited an **irrevocable Standby Letter of Credit** to secure the actual construction and installation of said public improvements, and the City hereby accepts same. No building permit shall be issued until the required public improvements are available to each lot for which a building permit is requested in accordance with the Design and Construction Manual.

SECTION 5. That an easement shall be granted to the City of Lee's Summit, Missouri, to locate, construct and maintain or to authorize the location, construction, and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable TV, or any other necessary public utility or services, any or all of them, upon, over, or under those areas outlined or designated upon this plat as "Utility Easements" (U.E.) or within any street or thoroughfare dedicated to public use on this plat. Grantor, on behalf of himself, his heirs, his assigns and successors in interest, shall waive, to the fullest extent allowed by law, including, without limitation, Section 527.188, RSMo. (2006), any right to request restoration of rights previously transferred and vacation of any easement granted by this plat.

SECTION 6. That building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way line.

SECTION 7. That individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots.

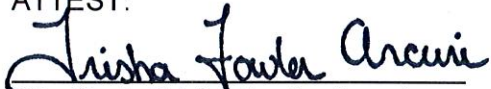
SECTION 8. That the City Council for the City of Lee's Summit, Missouri, does hereby approve and accept, as a subdivision to the City of Lee's Summit, Missouri, the final plat entitled "The Manor at Stoney Creek, 3rd Plat, Lots 82-108", attached hereto and incorporated herein by reference.

SECTION 10. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council for the City of Lee's Summit, Missouri, this 13th day of August, 2019.


Mayor William A. Baird

ATTEST:


City Clerk Trisha Fowler Arcuri

APPROVED by the Mayor of said City this 14th day of August, 2019.


Mayor William A. Baird

ATTEST:


City Clerk Trisha Fowler Arcuri

APPROVED AS TO FORM:


City Attorney Brian W. Head

ENGINEERING COST ESTIMATE

ENGINEERING SOLUTIONS

DATE:
3/26/2019

LEE'S SUMMIT, MO

PROJECT NAME:

The Manor At Stoney Creek - 3rd Plat (Sanitary)

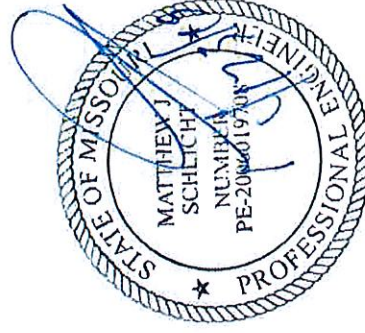
APPLICATION # PL2016106

SITE LOCATION:

SW Menyan Road

Lee's Summit, MO

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY	LABOR AND MATERIAL COST PER UNIT	COST PER ITEM	% Complete	Remaining Cost
SANITARY						\$ -
4" PVC SDR 26 Service Line	LF	1,043.33	\$ 23.60	\$ 24,622.59	95	\$ 1,231.13
8" PVC SDR 26	LF	868.33	\$ 32.00	\$ 27,786.56	95	\$ 1,389.33
4' DIA Manhole	EA	4.00	\$ 4,000.00	\$ 16,000.00	95	\$ 800.00
TEES, BENDS, WYES	LS	24.00	\$ 500.00	\$ 12,000.00	95	\$ 600.00
TRACER WIRE AND EQUIPMENT	L.F.	868.33	\$ 1.00	\$ 868.33	95	\$ 43.42
ORIGINAL COST				81,277.48	REMAINING	4,063.87
= \$				COST = \$		



ENGINEERING COST ESTIMATE

ENGINEERING SOLUTIONS

50 SE 30TH STREET
LEE'S SUMMIT, MO

DATE:
3/26/2019

PROJECT NAME:

The Manor At Stoney Creek - 3rd Plat (Street & Storm)

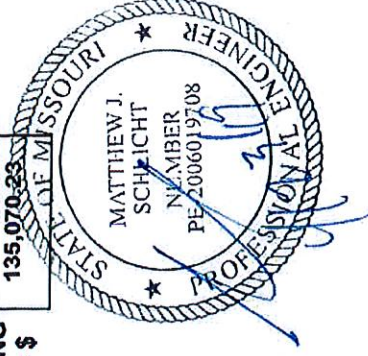
APPLICATION # PL2017185

SITE LOCATION:

SW Merryman Road

Lee's Summit, MO

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY	LABOR AND MATERIAL COST PER UNIT	COST PER ITEM	% Complete	Remaining Cost
ASPHALT PAVING	S.Y.	2,462.39	\$ 25.00	\$ 61,559.75	0	\$ 61,559.75
CURBING	FT	1,737.57	\$ 14.50	\$ 25,194.77	0	\$ 25,194.77
5' SIDEWALK	S.F.	2,824.82	\$ 4.75	\$ 13,417.90	0	\$ 13,417.90
MoDOT Type 5 Base	S.Y.	2,627.35	\$ 7.75	\$ 20,361.96	0	\$ 20,361.96
GEOGRID	S.Y.	2,627.35	\$ 3.25	\$ 8,538.89	95	\$ 426.94
CLEARING, GRADING & GRUBBING	CY	13,810.61	\$ 2.25	\$ 31,073.88	95	\$ 1,553.69
SILT FENCE	FT	1,829.77	\$ 1.25	\$ 2,287.21	95	\$ 114.36
INLET PROTECTION	UNIT	39.00	\$ 80.00	\$ 3,120.00	95	\$ 156.00
SEEDING / MULCHING/ FERTILIZING	AC	8.61	\$ 1,200.00	\$ 10,332.00	0	\$ 10,332.00
CONST. ENTRANCE	UNIT	1.00	\$ 1,750.00	\$ 1,750.00	95	\$ 87.50
STORM						
24" HDPE	FT	43.60	\$ 30.50	\$ 1,330.00	95	\$ 66.50
15" HDPE	FT	417.95	\$ 27.70	\$ 11,577.22	95	\$ 578.86
5' x 5' STORM FIELD INLET	EA	2.00	\$ 4,600.00	\$ 9,200.00	95	\$ 460.00
5' x 4' STORM CURB INLET	EA	4.00	\$ 3,800.00	\$ 15,200.00	95	\$ 760.00
ORIGINAL COST = \$				214,943.57	REMAINING COST = \$	135,070.23



ENGINEERING COST ESTIMATE

ENGINEERING SOLUTIONS

50 SE 30TH STREET
LEE'S SUMMIT, MO

DATE:
3/26/2019

PROJECT NAME:

The Manor At Stoney Creek - 3rd Plat (Water)

APPLICATION # PL2016106

SITE LOCATION:

SW Meritman Road
Lee's Summit, MO

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY	LABOR AND MATERIAL COST PER UNIT	COST PER ITEM	% Complete	Remaining Cost
WATER						
FIRE HYDRANT ASSEMBLY	UNIT	2.00	\$ 3,800.00	\$ 7,600.00	95	\$ 380.00
TEMP. TO PERM. FIRE HYDRANT CONVERSION	UNIT	1.00	\$ 1,200.00	\$ 1,200.00	95	\$ 60.00
8" WATER LINE	UNIT	1.04945	\$ 27.49	\$ 28,849.38	95	\$ 1,442.47
CONNECT TO EXISTING	UNIT	3.00	\$ 475.00	\$ 1,425.00	95	\$ 71.25
8" GATE VALVE/VALVE BOX & COVER	UNIT	4.00	\$ 800.00	\$ 3,200.00	95	\$ 160.00
45 DEG BEND	UNIT	12.00	\$ 450.00	\$ 5,400.00	95	\$ 270.00
THRUST BLOCK	UNIT	14.00	\$ 400.00	\$ 5,600.00	95	\$ 280.00
ORIGINAL COST				53,274.38	REMAINING	2,113.72
= \$					COST = \$	



