

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Wednesday, March 30, 2022

To:

Property Owner: JCM DEVELOPMENT LLC

Email:

Applicant: CLAYTON PROPERTIES GROUP, INC

Email: RHONDA@SCHKC.COM

Engineer: ANDERSON ENGINEERING INC

Email:

From: Shannon McGuire, Planner

Re:

Application Number: PL2022091

Application Type: Final Plat

Application Name: COBEY CREEK 2ND PLAT

Location: 500 SE M 150 HWY, LEES SUMMIT, MO 64082

Tentative Schedule

Submit revised plans by 4pm on Tuesday, April 12, 2022. Revised documents shall be uploaded to the application through the online portal.

City Council date will be set after all subdivision related public improvements have been completed and a Certificate of Final Acceptance has been issued. In lieu of completion of public improvements, an escrow secured with cash or an irrevocable letter of credit shall be deposited with the City to secure the completion of all public improvements prior to scheduling a City Council date.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

Electronic Plans for Re-submittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).

- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at 816-969-1200.

Voluntary Residential Development Surcharge

In a combined effort with both the R-4 and the R-7 School Districts the City of Lee's Summit is working together to educate the development community on a new program, the "Lee's Summit Voluntary Residential Development Surcharge." This is a program which will help raise capital to build new schools for our community. Brochures are available at the front counter of both the Development Services Department. You can also find more information on the City of Lee's Summit web site at www.cityofls.net. (For more information please contact the Board of Education at 986-2400).

Analysis of Final Plat:

Planning Review	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Tract K has already been platted with the 1st Plat. Is there a completing reason to replat the tract?
2. East of the future north south stub in the 3rd plat (adjacent to lots 221-232), SE Coby Creek Rd will need to have a unique name for addressing reasons.
3. The portion of SE Corbin Drive adjacent to lots 205-219 & 236-250 will need to have a unique name for addressing reasons.
4. The bump out of SW Judd Court should remain SW Jud Circle (to be renamed).
5. The bump out of NE Coby Creek Court should remain SE Cobey Creek Road (to be renamed).
6. All directional suffixes in this subdivision shall be Southeast.
7. Please label the street names on all sheets.
8. Please label the area in square feet for each lot, parcel, or tract.
9. Please show the location of all oil and/or gas wells. If none are present please add a note stating such and cite your source of information.
10. Please assign lot numbers to the commercial lots adjacent to MO-150.
11. Please update the Planning Commission Secretary signature block to reflect the current City official, Cynda Rader.

12. Please update Ryan A. Elam's signature block to reflect his correct title P.E. and Director of Development Services.
13. Please add the required signature block for the City Engineer, George M. Binger III, P.E.
14. The Section 527.188 RSMo. (2006) statement should be included with the easement dedication statement.
15. Please included a note on the plat specifying that individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots covered by the Master Drainage Plan, unless specific application is made and approved by the City Engineer.
16. Please ensure that the required sidewalks extend to the full limits of the plat boundary. Specifically, adjacent to lot 233, tract K (across from lot 220).
17. Please show the required sidewalk adjacent to M-150 Highway.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Please refer to the Cobey Creek 1st Plat. The large detention basin on Tract H on the 1st Plat has already been platted. Was this done intentionally? If not, please reconcile since this area, along with other adjacent portions shown on the 2nd Plat have already been platted under the 1st Plat.
2. Please capitalize the "Master Drainage Plan" note since this is a document defined by Ordinance. In addition, please reference "the Master Drainage Plan for Cobey Creek 2nd Plat" to differentiate between other Master Drainage Plans (e.g., Cobey Creek 1st, etc.).
3. An exclusive easement for sanitary sewer is required between lots 229/230 and lots 68/69. These easements are located on the sideyards, and present a challenge for Water Utilities for ongoing maintenance. The language to place on the dedication language is as follows: "Sanitary Sewer Easement: A permanent and exclusive easement is hereby granted to the City of Lee's Summit to patrol, alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace sewer pipe lines, manholes, and appurtenances thereto, including the right and privilege at any time and from time to time to enter upon, over, under, through, across, in, and upon those areas outlined or designated upon this plat at "Sanitary Sewer Easement" or within any street or thoroughfare dedicated to the public use on this plat. Grantor, its successors and assigns, shall not obstruct or interfere with Grantee's use and enjoyment of the easement granted hereunder by any means, including, without limitation, obstructing or interfering with the operation, maintenance, or access to such pipe lines, manholes, and appurtenances thereto, by erecting, or causing or allowing to be erected, any building, structure, or other improvements on said easement. Grantor, its successors and assigns, to the fullest extent allowed by law, including, without limitation, section 527.188, RSMo., hereby waives any right to request vacation of the easements herein granted. All easements shall, at all times, be deemed to be and shall be a continuing covenant running with the land and shall be binding upon the successors and assigns of the Grantor."
4. Please see Planning comment related to abandoned oil and gas wells.

Traffic Review

Brad Cooley, P.E., RSPi

Brad.Cooley@cityofls.net

Corrections

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2. The City will require proof of acceptance from MoDOT for any connection to the State highway.

GIS ReviewKathy Kraemer
(816) 969-1277GIS Technician
Kathy.Kraemer@cityofls.net

Corrections

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2. The ITB between coord 49 and 50 has S87-48-48E on the dwg and S87-44-48E in the legal. Please correct one so they match.
3. The coordinates are incorrect.
4. There is no ownership listed on this plat.
5. Please provide distances on every road segment (example SE Cobey Creek RD near CC Ct lacks segment distances for both the curve where CC Ct intersects, as well as the straight segment north of Corbin St). Also along Cobey Creek Rd at Jud.
6. Please provide road widths along the irregular curves on Gillette and Cobey Creek Rd.
7. Dimensions on lot 200 is wrong. Back of lot is more like 102 ft
8. Dimensions on Cobey Creek Dr (curve) is incorrect.
9. Please label every street on each page.
10. On Cobey Creek Rd, there is a curve with radius 335 and length of 36.50, near the intersection with Gillette. I believe this radius is incorrect; when I georeference the drawing to the map, it goes off the centerline at that point. Also, it makes the centerline off by 2.5-3 ft in relation to the plat boundary. If I change the radius to 135, it once again aligns and puts the centerline at 25 ft.
11. The dimensions on Jud Road is incorrect. Where it comes off Cobey Creek Dr, the centerline should be 74 ft, not 62.77
12. There is a mislabel on lot 70. There are 3 curves, and one is mislabeled as a radius instead of a length.
13. Please use tic marks throughout to indicate where one dimension starts and where it ends. For example, on pad 3, there is a straight segment near Carter Way. The street length of that segment is 105.94, but the pad length is 102.58 I'd need to use the tic marks to make sure it's drawn properly. This is especially important on the whole section at Gillette and Cobey Creek Rd with many dimensions and curves.
14. Please label the "cut" on lot 72 with bearing and distance
15. Please provide lot dimensions along Cobey Creek Dr for lots 36, 37, 38, and 39.
16. The outside plat dimension along M150 (682) on page 6 is incorrect.
17. Please rename Jud Circle to 2 separate, distinct street names.

18. The road segment on the northeast part of the plat currently named Cobey Creek Rd should be renamed to a different name. While a 3rd plat may connect them in the future, addressing and 911 centerline ranges will be problematic because the street runs both north/south and east/west. This is also the case on Corbin Dr. Since there is already a n/s Corbin Dr, please rename the e/w portion of Corbin

19. Please check the back lot dimensions on lot 75. When I draw out this lot, the line measures 113.85, but the 2 dimensions listed equal 131.05

Same thing with lot 76: when drawn out using the listed dimensions, the line is 99.70, but it's too short. My line is 115.89

20. Where is the ROW on Jud Rd? It's not listed on this plat. Because it looks like 25ft on the north side of the centerline, and 30ft on the south side of the centerline (using map measuring tools).

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

Corrections

1. NE Jud Circle is not an acceptable name.