

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Friday, September 02, 2022

To:

Property Owner: JCM DEVELOPMENT LLC

Email:

Applicant: CLAYTON PROPERTIES GROUP, INC

Email: RHONDA@SCHKC.COM

Engineer: ANDERSON ENGINEERING INC

Email:

From: Dawn Bell, Project Manager

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

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	Approved with Conditions
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1. Tract K should to be included in the Common Area dedication paragraph along with tracts A and B.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Sheet 5 of 6: For clarity, please add two (2) labels along the south side of Gillette St. and two (2) labels along the east and west side of Sunset Ridge, and one (1) label along the west side of Cobey Creek Dr. denoting "U/E". It is a little difficult to make this determination, and hoping this will clarify where the easements are located. Please revise.
2. "Corner" easements shown on the monument sign tracts should be labeled to avoid confusion. Please add a label and leader line to each corner specifying the fact these are "U/E"s. Please revise as appropriate.
3. Ensure the monument signs are not encroaching within the limits of the "corner" easements. The monument sign application is currently under review, so please keep in mind the potential for Traffic, Planning, or Fire comments related to the monument signs that may cause the plat to change.
4. Please be aware the email from Garrett Cates concerning the monument signs dated Aug. 29, 2022 appears to meet the requirements of Engineering in terms of setback from the water mains, but will need to be reviewed by Traffic, Planning, and Fire. We did notice, however, the "corner" easements within the tracts were not shown, but it did not appear the monument signs were located within them. This will eventually need to be corrected to show these "corner" easements within the tracts, but as previously discussed, comments shall be forthcoming on this application.

5. Please call me if any clarification is needed concerning the "corner" easements and how to show them on the plat and the monument sign application. We are looking for a clear identification of the U/E along the corners of these monument sign tracts.

6. We are still awaiting MoDOT approval of the new access to the development. This shall be required prior to formal approval of the plat.

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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Traffic Review	Brad Cooley, P.E., RSPI Brad.Cooley@cityofls.net	Approved with Conditions
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1. Review and acceptance from the State is required. Any requirements presented by MoDOT will be subject to conditioning approval.

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. The ownership at Jackson Co is both Clayton Properties AND JCM Development LLC. If ownership has transferred, please provide recorded document number of deed.