

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, December 10, 2024

To:

Property Owner: CLAYTON PROPERTIES GROUP Email:
INC

Web Registered User: Jake Konnesky Email: jkonesky@weareown.com

Engineer/Surveyor: Marshall Fief Email: mfief@weareown.com

Engineer/Surveyor: Sam DePriest Email: sdepriest@weareown.com

From: Hector Soto Jr., Senior Planner

Re:

Application Number: PL2024308

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 Friday, December 20, 2024. 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

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page 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.

Jackson County Plat Approval

Plats for property located within Jackson County, Mo shall be reviewed and approved by the County. Please send a copy of all plats to ASMTMAPPING@JACKSONGOV.ORG prior to the signature process.

Analysis of Final Plat:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Corrections
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1. DRAWING DATE. Fill in the drawing date in the Drawing Information box on Sheet 1.
2. TRACT NAMES. The proposed plat shows tracts titled A through I. The proposed plat duplicates tract names that already exist in the initial Cobey Creek, 1st Plat, namely Tracts D, E, G and H. Tract names cannot be duplicated. Re-label will different names that don't already exist.
3. PLAT TITLE. Include the proposed lot number and tract names in the plat title and update all references to the plat title on the drawing accordingly. The plat title shall be revised to read, Cobey Creek, 2nd Plat, Lots 31-91, 160-184, 297 & Tracts __ (fill in blank with revised tract names).
4. PROPERTY LINE INFORMATION. Label the west property line dimensions for Lot 72 and Tract J.
5. STREET NAMES. 1) The proposed street segment named Madison Rd shall be changed to SE Carter Rd since it aligns with said street. 2) The proposed street segment along the south side of Lots 40, 51 and 65 named Carter Rd shall be changed because it does not align with the existing SE Carter Rd in the first plat or the preceding segment commented upon. 3) The proposed street name of Sunset Ridge shall be revised. "Ridge" is no longer an acceptable street name suffix in the city, unless it is an extension of a street already named as such. 4) Add the SE directional prefix to all proposed street names.
6. SIDEWALKS. Show and label all 5' sidewalks along all street frontages.
7. BUILDING LINES. Extend the 25' building setback line along the west street frontage of Lots 174-182.
8. EASEMENTS. Label and dimension the 10' U/E along the north boundaries of Lots 162 and 163.
9. COMMON AREA TRACTS. 1) The common area note references a Tract K, but there doesn't appear to be a Tract K shown on the drawing. 2) A copy of the CC&Rs shall be provided for review to show that the newly created common area tracts are subject to the common area language contained in said document in accordance with UDO Section 4.290.
10. CITY SIGNATURE BLOCK. 1) Update the year in the plat approval language and the notary certification above the City signature lines from 2024 to 2025. 2) Change the Planning Commission Secretary name from Cynda Rader to Terry Trafton. 3) Change the name and title of the Director of Development Services to Aimee Nassif, AICP, Deputy

Director of Development Services. 4) The City signature block and plat approval language is required to be included on each of the four (4) plat sheets.

11. ACCESS RESTRICTION NOTE. Add a note to the plat indicating that no direct vehicular access shall be allowed from Lots 31-45 and 174-184 onto SE Cobey Creek Dr. Label each affected lot with symbology or note that references to the access restriction note.

12. ADDRESSES. Label each lot with its proposed address. A copy plat cover sheet marked up with assigned addresses has been uploaded and is accessible via the portal. The drawing is titled as the plat name and tagged with "addresses" at the end of the file name.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Tracts B and C are listed within the dedication language as detention tracts. However, Tracts B and C are called-out at the new intersections at M-150 near the ADA-accessible ramps and are not stormwater detention tracts. Correction required.

2. Why are tracts being being dedicated at both new entrances to M-150? There does not appear to be a compelling reason to dedicate tracts at these locations. Correction required.

3. The tracts at the intersection introduce an issue with contiguous easement. A continuous easement from the right of way to the edge of the easement shall be established. As shown with the tracts, the easement is not contiguous with the right of way, and separated by a tract. Correction required.

4. In addition to showing sidewalks (see Planning comments related to sidewalks), show the general geometry of all ADA-accessible ramps on the plat. Correction required.

5. Sheet 1 of 4: Common area note on right side of plat describes Tracts A, B, and K as stormwater detention tracts. Tract B is shown on Sheet 4 of 4 as a tract within the limits of the ADA-accessible ramp. Correction required.

6. Ensure all tract callouts match what is shown on the dedication language on the right side of Sheet 1 of 4. Correction required.

Traffic Review	Erin Ralovo	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. Please show all sidewalks on the plat.

GIS Plat Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	Corrections
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1. missing mete/bound on drawing:
lot 162
between coord 30 and 31
Tract G south line

2. L1 drawing does not match the legal: 50.89 vs 50

3. C/L of Sunset Ridge has 2 different bearings with the same distance. Which is correct?

4. Tract A is missing south and west dimensions

5. Something is off on lots 72, 73, 74, and tract J. The back lot line of tract J says it is 147.38, which matches the backs of lots 73 & 74. But VISIBLY on the drawing, those cannot be the same since the south lot line of tract J is further north than a length of 147.38 would suggest; it is closer to 140 than 147. Please check and revise

Fire Review

Jim Eden
(816) 969-1303

Assistant Chief
Jim.Eden@cityofls.net

No Comments
