

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Thursday, January 02, 2025

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 Tuesday, January 21, 2025. 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	Approved with Conditions
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1. TRACT NAMES. Staff overlooked in the previous review that a Tract J already exists in Cobey Creek, 1st Plat. The proposed Tract J in the proposed 2nd Plat shall be renamed Tract N.
2. PLAT TITLE. Revise the plat title and all plat title references throughout the drawing to reflect the revised tract name.
3. SIDEWALKS. 1) The sidewalk locations are shown on the plat cover sheet (Sheet 1), but not shown on any other sheet. Show, label and dimension the required 5' sidewalks on Sheets 2-4. 2) Add the following sidewalk locations on the drawing: add sidewalks to both sides of SE Cobey Creek Dr south of SE Gillette St; add sidewalk to the east side of SE Cobey Creek Dr north of SE Gillette St; add sidewalks to both sides of SE Gillette St east of SE Cobey Creek Dr.
4. COMMON AREA TRACTS. 1) Update the common area dedication note to include the renamed Tract N 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. No immediate action is required on the CC&Rs comment, but they are required to be submitted for review and approved prior to the release of the plat for recording.
5. ACCESS RESTRICTION NOTE. Label each affected lot (Lots 31-45 and 174-184) with symbology or note that references to the access restriction note.
6. ADDRESSES. Label the following addresses for Tracts M and I off of SE Carter Rd: Tract M -- 502; and Tract I -- 506.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Approved with Conditions
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1. Dedication language on Sheet 1 of 4 is still showing Tract B as a stormwater tract. I am showing Tract B as the monument sign tract near M150. Correction required.
2. Detail A and Detail B on Sheet 4 of 4 should be shown with more details such as width of each element, and easement callouts and widths. Correction required.

3. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
4. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.
5. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
6. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
7. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
8. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.

Traffic Review	Erin Ralovo	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
GIS Plat Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments