

January 9, 2025

City of Lee's Summit – Development Services
ATTN: Daniel Fernandez
220 SE Green Street
Lee's Summit, Missouri 64063

RE: Application Number PL2024308 Cobey Creek 2nd Plat

Hector, below are the comments in reference to the comments provided January 2, 2025.

Analysis of Final Plat:

Planning Review Hector Soto Jr. Senior Planner Approved with Conditions

(816) 969-1238 Hector.Soto@cityofls.net

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. – **Tract J has been renamed Tract N.**
2. PLAT TITLE. Revise the plat title and all plat title references throughout the drawing to reflect the revised tract name. – **The plat title has been revised.**
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. – **The sidewalks have been added and shown on all sheets.**
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. – **The common area note has been updated.**
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. – **The lots are shown with access restriction.**
6. ADDRESSES. Label the following addresses for Tracts M and I off of SE Carter Rd: Tract M -- 502; and Tract I -- 506. – **The addresses have been added.**

Engineering Review Gene Williams, P.E. Senior Staff Engineer Approved with Conditions

(816) 969-1223 Gene.Williams@cityofls.net

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. – **The dedication language has been revised.**
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. – **Additional detail has been added.**
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. – **Understood.**
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. – **Understood.**
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). – **Understood.**
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. – **Understood.**
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. – **Understood.**
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. – **Understood.**

Traffic Review Erin Ralovo Senior Staff Engineer Erin.Ravolo@cityofls.net

No Comments

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

No Comments

If you have any additional comments or concerns, please let me know.

Thank you



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