

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Thursday, January 16, 2025

To:

Property Owner: CLAYTON PROPERTIES GROUP Email:
INC

Web Registered User: Jake Konnesky Email: jkonnesky@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 28, 2025. Revised documents shall be uploaded to the application through the online portal.

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
------------------------	-----------------------------------	--	--------------------------

1. COMMON AREA TRACTS. 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 comment is being kept for documentation and informational purposes.

2. ADDRESSES. Revise address for Tract M from 3502 to 502, as it will be addressed off of SE Carter Rd (502 SE Carter Rd).

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
---------------------------	---------------------------------------	---	-------------

1. Tract F is called-out on Sheet 1, but on Sheet 3 the same tract is called-out as Tract D. Also, I am seeing only the following tracts on the revised plat: 1) B, 2) C, 3) K, 4) F, 5) D, 6) A, 7) M. You are calling out C, F, H, I, K, L, M, and N. Since there seems to be ongoing issues with resolving these issues, recommend a full review of all tracts shown on the dedication language, and the plat, and ensuring all are properly accounted for and shown correctly on the plat. 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).

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	No Comments
-----------------------	-------------------------------	---	-------------

GIS Review	Kathy Kraemer (816) 969-1277	GIS Technician Kathy.Kraemer@cityofls.net	No Comments
-------------------	---------------------------------	--	-------------
