

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, February 04, 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: Scott Ready, Project Manager

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, February 25, 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.	Senior Planner	Corrections
	(816) 969-1238	Hector.Soto@cityofls.net	

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).

The previously made comment above was not addressed with the most recent resubmittal. The address correction shall be made prior to mylars and paper copies being submitted for signatures.

3. PROPERTY LINE INFORMATION. Provide dimension and bearing information for the three (3) line segments that make up the right-of-way/plat boundary at the northwest corner of the subdivision, adjacent to the intersection of SE Cobey Creek Dr and SE Sunset Ridge Dr. This also applies to the angled (NE) corner of Lot 162 and south boundary of Lot 160.

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

1. See separate pdf markup showing errors on the Final Plat. Changes were made to the plat from the previous submittal, but either did not resolve the issue or added to the problem. Tract I is called-out in the dedication language despite it not existing, "tracks" are called-out now rather than "tracts", "Track K" is now dedicated as a stormwater detention facility despite it being a monument sign tract. Correction required.

2. 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.

3. 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.

4. 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).