

Memo

To: Planning and Zoning Commission
From: Edward Ieans, Assistant Public Works Director
CC: File
Date: September 27, 2016
Re: Final Plat: Evan Brook Seventh Plat: Lots 204 Through 227

The Evan Brook property is located generally in the northeast quadrant of the Sunset Lane and Lucy Webb Road intersection. This phase of the development, Evan Brook 7th Lots 204 Through 227, is approximately 8.62 acres.

There are public facilities (water) adjacent to the property of sufficient size and capacity to serve the site without undue burden to the City of Raymore.

Sanitary Sewer:

The site will be served by installing an 8" sanitary sewer main along Cindy Lane and Sunset Lane connecting the to the existing 8" sewer along Sunset Lane and Bristol Drive.

Water System:

The site will be served by installing an 8" main along Cindy Lane and Sunset Lane connecting the to the existing 8" main along Sunset Lane and Bristol Drive.

Transportation System:

This phase of the project includes the construction of Cindy Lane and extending Sunset Lane. These roads will be constructed to city standards. Four stop signs will be required at the interserction of Sunset Lane and Cindy Lane.

Storm Water Management:

This phase uses an enclosed storm water conveyance system and rear yard swales to direct runoff towards the main lake. The proposed storm water conveyance system will accommodate the runoff from the watershed. With this phase's proximity to the creek, installing and maintaining erosion control measures will be critical throughout the entire build-out of the property.

Recommendation:

The Engineering Division reviewed the application and found that the Final Plat for Evan Brook Seventh Plat, Lots 204-227 complies with the design standards of the City of Raymore. The Engineering Division recommends approval of this application.