



Via: Email
February 12, 2025

Grant White
Project Manager
City of Lee's Summit Development Center
220 SE Green Street
Lee's Summit, MO 64063
Phone: 816.969.1205

Email: Grant.White@cityofls.net

RE: Oldham Village Phase 1
Application Number PL2023188
Lee's Summit, MO

Dear Grant:

The following is provided per your request for Summit Park Church sanitary sewer service to Lot 1 at Oldham Village. In summary, they plan to utilize Lot 1 as an asphalt parking lot and will not need a sanitary service stub. Currently a sanitary sewer stub is not presently available for Oldham Village Lot 1 Phase 1. We propose that the future sanitary line will be ran on the Western part of the property on the outside of Retaining Wall - 1 and inside the property line running North and South utilizing the 47.5' utility easement, then connecting into Manhole A-1. As shown in the attached Exhibit A with the green line. This way if a building does end up being built on Lot 1 in the future, they have the capability to connect to the sanitary infrastructure in place.

We have confirmed with the Church that they do not require a sanitary stub for Lot 1. Below is the email correspondence between J.D. Christie (Drake Development) and Russ Sims (Project Manager of Summit Park Church), Carbon copied on this email was; Scott Obremski (Summit Park Church), Jeremy Needham (Summit Park Church), Daniel Whithorn (Summit Park Church). This email was received at 10:34am on February 12, 2025, and is also attached as Exhibit B.

"Hi JD,

This correspondence serves to communicate that Summit Park Church acknowledges and confirms that a SANITARY sewer system will not be part of Drake Development's land preparation for the property being acquired by Summit Park Church within the current Oldham Village development.

The intended purpose of this site is designated for a parking lot. We understand that STORM sewer infrastructure will be included in the current development. Additionally, it is understood that SANITARY sewer system connections will be made available in the current development, should there be a future change in the site's use that necessitates SANITARY sewer capabilities.



Thank you for your diligent work on this development. Please let me know if you have any questions. Please feel free to contact me if we may be of any further assistance.

Best regards,
Russ”

Sincerely,

Rigby McClure
Monarch Acquisitions, LLC

Matt Pennington
Oldham Investors, LLC

Enclosures: Exhibit A - Lot 1 Future Sanitary Service line, Exhibit B – Email correspondence with J.D. Christie and Russ Sims

DRAKE DEVELOPMENT

Exhibit A: Future sanitary stub for Lot 1.

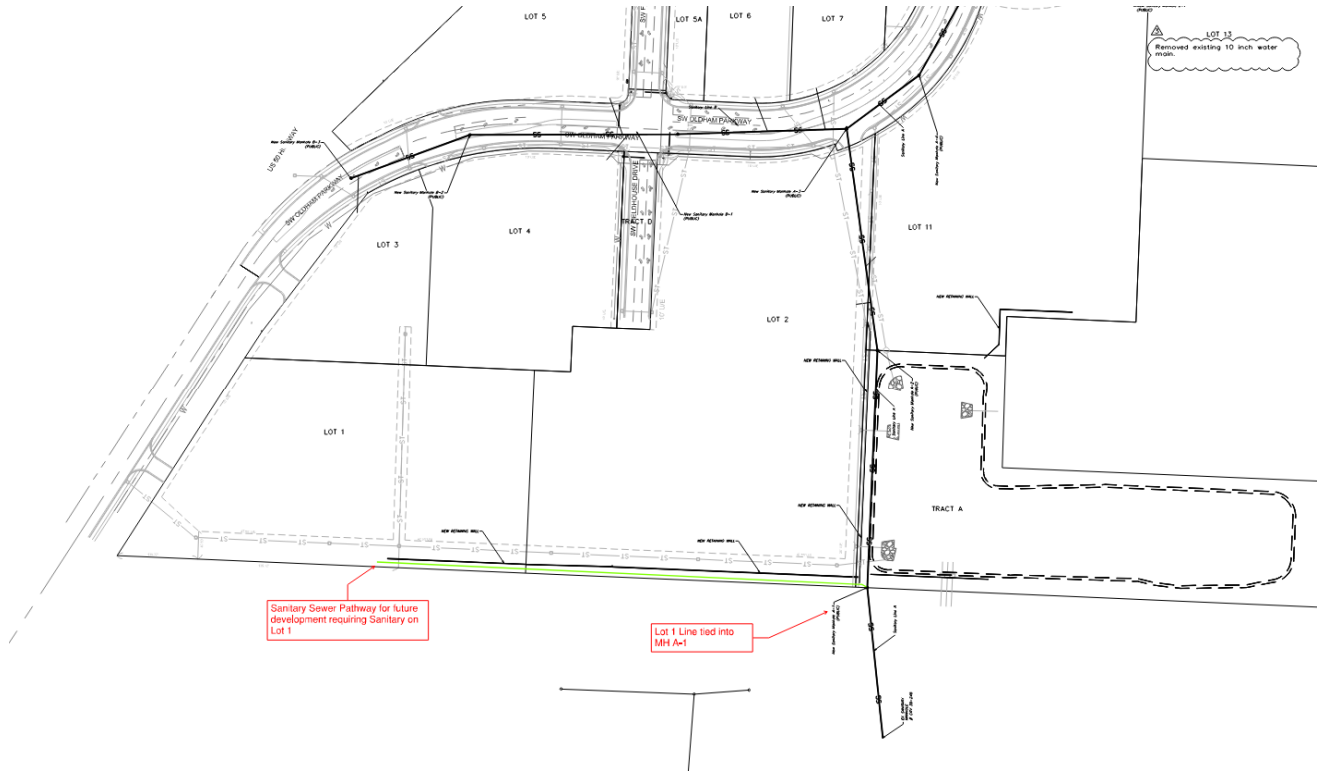


Exhibit B: Email from Russ Sims to J.D. Christie.

From: Russ Sims <russ.sims@summitparkchurch.com>
Sent: Wednesday, February 12, 2025 10:34 AM
To: J.D. Christie <jd@drakekc.com>
Cc: Scott Obremski <Scott@summitparkchurch.com>; Jeremy Needham <Jeremy@summitparkchurch.com>; Daniel Whithorn <daniel.whithorn@summitparkchurch.com>
Subject: Re: Summit Park Utilities | Oldham Village

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Best regards,
Russ

RUSS SIMS

PROJECT MANAGER

 SUMMIT PARK CHURCH

C: 673-825-2637