

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Tuesday, November 26, 2024

To:

Property Owner: OLDHAM INVESTORS LLC

Email:

Engineer/Surveyor: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Grant White,

Re:

Application Number: PL2024250

Application Type: Final Plat

Application Name: Final Plat - Oldham Village First Plat Lots 1-13 & Tracts A-D

Location: 101 SW OLDHAM PKWY, LEES SUMMIT, MO 64081

Tentative Schedule

Submit revised plans by 4pm on Tuesday, December 10, 2024. 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

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).

- Studies – Studies, such as storm and traffic, shall be provided in 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.

Analysis of Final Plat:

Planning Review	Hector Soto Jr.	Senior Planner	Corrections
	(816) 969-1238	Hector.Soto@cityofls.net	

1. APPLICATION. Submit a completed and signed application and Ownership Authorization form. Additionally, the application fee has not yet been paid.
2. LEGAL DESCRIPTION. 1) In the third line of the metes and bounds description, the listed bearing distance of 371.44' does not match the labeled distance of 371.41' on the drawing. 2) Provide a copy of the legal description in Word format.
3. SIDEWALKS. Darken the linework and text showing and calling out the proposed 5' and 10' sidewalks along the proposed roadways.
4. UTILITY EASEMENTS. 1) Show, label and dimension all proposed easements. None are shown on the drawing. 2) The plat includes a Sanitary Sewer Easement dedication paragraph, but no sanitary sewer easement (S.E) is shown on the drawing. Remove the dedication paragraph if no specific sanitary sewer easement will be dedicated as part of the subject plat.
5. ACCESS EASEMENTS. Show and dedicate all cross-access easements needed to serve the development on the subject plat.
6. ERRANT LINEWORK. What do the dashed lines at the southeast corner of Lot 13 represent?
7. BUILDING LINES. Show, label and dimension all proposed building lines on the proposed lots.
8. COMMON AREA - CC&RS. Submit a copy of the CC&Rs for the proposed development for review that includes the required common property language from UDO Section 4.290. The plat shall not be released for recording until such time as the CC&Rs have been submitted and reviewed by staff for compliance.
9. CITY SIGNATURE BLOCK. Change the name of Josh Johnson to Aimee Nassif, AICP, and the listed title to Deputy Director of Development Services.
10. EXISTING RIGHT-OF-WAY. Show, label and dimension the existing SW Jefferson St and SW Oldham Pkwy right-of-way boundaries that are proposed to be vacated and label them as "to be vacated".

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

1. Minimum ten (10) foot general utility easement required along all street frontage, unless greater width necessary to accommodate utilities. Correction required.
2. Tract A is for detention of stormwater, and as such, shall include the standard language for stormwater detention tract. It should "stand out" from the other tracts due to this special designation. Corrections required. (P.S., please contact me for the special dedication language for stormwater dedication tract language if you do not have it).
3. Easements for the sanitary sewer line appear to be missing in several locations. Exclusive easement required in these instances. Correction required.
4. Easements shall be shown along private streets where public utilities are shown on the plans. General utility easements are required. Correction required.
5. Easements for stormwater shall be dedicated where needed. See stormwater plans for placement of these easements. Please dedicate a general utility easement for these. Correction required.

Traffic Review

Erin Ralovo

Corrections

Erin.Ravolo@cityofls.net

1. Sidewalks and Mutli-use paths should be shown on the plat.

GIS Plat Review

Kathy Kraemer

GIS Technician

Corrections

(816) 969-1277

Kathy.Kraemer@cityofls.net

1. Calls with issues:

The very first call after POB is inconsistent between description and drawing (length).

The call between coord 8 and 9 is inconsistent (missing length).

Missing a call in description between coord 4 and 3.

Call after ctl pt 3 is inconsistent dwg vs description (NWvNE)

2. Plat does not close. It is about 10ft off. The line along reconfigured Oldham Pkwy appears short, although I can't tell if it is the curve length between ctl pt 2 and POB, the straight distance N43-39-15W (484.93), or the N44-17-15W (122.21).

When georeferenced, though, it seems likely that the curve is short; the curve ends ~11ft before the eastern line of lot 5 starts.

3. Curve on SW Oldham is wrong. Either the radius is wrong on the tangent curve, or it is not a tangent curve.

4. Please mark the dimensions on each side of the centerline of Jefferson St (near ctl pt 5)

5. Radius missing from dwg on Jefferson St, the part within lot 13 (221.32)

Also, dimension wrong on SW Jefferson: it cannot be 350 ft when all the other like lines are 150 ft

6. Please provide ITB on SW Oldham curves:

R=393.42 (after N70-42-39E, ITB probably NW)

R=377.95 (after N70-42-39E, but ITB probably SE)

R=600.00 west side of road after S68-55-47W, ITB probably SE)
R=631.51 east side of road after S68-55-47W, ITB probably SE)

7. Lot 2 missing correct dimension at NE corner. Cannot be 559 ft

8. Lot 10 missing a lot dimension along the south lot line: S87-50-52E.

9. Lot 17 east line dimension is incorrect; 245.03 is the total length of the line that includes tract B. West line is also wrong 310.54 is total length includes tract B

10. Lot 5: the curve near Oldham and Tract C seems off. It seems like it needs a larger radius like 24.00 to follow the georeferenced drawing.

11. Lot 1 missing a dimension in the NE corner near POB

12. Please double check the line between tract A and lot 11: The dimension seems more like 240.81

13. Please use hashmarks to indicate where dimensions stop and start, particularly on curves. It's very hard to verify dimensions without them.

14. A lot of this plat is in current ROW, whilst dedicating ROW for reconfig Oldham and Jefferson. Are there recorded documents vacating this ROW? I am not sure where MoDot owns ROW and where we own ROW based on ours or JaCo's maps, so any vacations would have to be based on ownership: JaCo/LSMO vacation and any MoDot vacations

Fire Review

Jim Eden

Assistant Chief

No Comments

(816) 969-1303

Jim.Eden@cityofls.net
