



Application Number: PL2024251
Application Type: Final Plat
Application Name: Oldham Village – Second Plat

Please note our comment responses in bold below.

Planning Review:

1. APPLICATION. Submit a completed and signed application and Ownership Authorization form. Additionally, the application fee has not yet been paid. **Noted.**
2. LEGAL DESCRIPTION. Provide a copy of the legal description in Word format. **Noted.**
3. SIDEWALKS. Darken the linework and text showing and calling out the proposed 10' sidewalks along SW Oldham Pkwy and SW Jefferson St. A minimum 5' sidewalk shall be required along SW Persels Rd. Please consult with the City Traffic Engineer to determine if a 10' wide sidewalk will be required along SW Persels Rd. **Updated**
4. PROPERTY LINES. Label the distance and bearing for the south property line of Lot 14. **Updated**
5. 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. **Added.**
6. STREETS. Label the ROW width for SW Oldham Pkwy. **Updated.**
7. ACCESS EASEMENTS. Show and dedicate all cross-access easements needed to serve the development on the subject plat. **To be addressed with CC&R's**
8. ERRANT LINEWORK. What does the unlabeled north-south solid line that runs through Lots 12A, 13 and 14 represent? **Updated.**
9. COMMON AREA. 1) 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. 2) Revise the common area dedication note to reference Tract E instead of Tracts A-D **Noted..**
10. CITY SIGNATURE BLOCK. 1) Change the name of Josh Johnson to Aimee Nassif, AICP, and the listed title to Deputy Director of Development Services. 2) The approval language and City signature lines on the drawing are those for a minor plat and shall be changed to those for a final plat. Please note that the same was mistakenly done on the associated plat for Oldham



- Village 1st Plat, but was overlooked on the review. Update the approval language and signature lines on both final plats. **Updated.**
11. . 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". **Updated**
 12. . ACCESS RESTRICTION. Add a note to the plat stating that no direct access onto M-291 Hwy shall be allowed from Lots 13-18. Add a note or symbology to each affected lot that references to the access restriction note. Please do the same for Lots 5 and 8-10 on the associated Oldham Village 1st Plat. **Updated.**
 13. . ADDRESSES. Addresses for Oldham Village 1st and 2nd Plat will be provided under separate cover. **Noted.**

Engineering Review:

1. Minimum ten (10) foot general utility easements required on all street frontage. Correction required. **Added.**
2. Sanitary sewer easements were not shown. Correction required. **Added**

GIS Plat Review:

1. Coordinates are incorrect. #1 and #2 are good, 4 and 6 are the same and actually plot at 1st plat control point 6, and the rest of these coord look like copy pasta from 1st plat. **Updated.**
2. A lot of this plat is in current ROW (inc Market St), 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. Additionally, any new parts of roadway should be dedicated, and any parts of the plat that incorporate existing roadway to remain should have a disclaimer in the description, to the effect of "except those parts in existing roadway." **To be addressed with CC&R's**
3. Line dimension inconsistent between 1st plat and second plat along the south line of the oldham stub; 155.69 vs 155.76 **Updated.**
4. Plat does not close within 1 ft. Even when adjusting for an error (see previous correction), it's still off. Since I cannot verify any lines hitting at the coordinates (see also previous correction), I can see that after drawing from POB, where the line should hit at coordinate 1, it actually hits at N:303378.618 E:860710.114 **Updated**
5. Error on north line of lot 13: 247.41 is 30ft too long) Updated.
6. Please use hashmarks to identify where dimensions start and stop. **Added**



7. Please put dimension that is missing for lot 12A: north line near 155.89 **Updated.**
8. Missing bearing and dimension south line of lot 14**Updated.**

Please contact me directly with any questions or concerns.

Sincerely,

Matthew Schlicht