



Application Number: PL2024250
Application Type: Final Plat
Application Name: Oldham Village – First 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. UTILITY EASEMENTS. Label and dimension the east-west easement that bisects Lot 1 and extends onto Lot 3. **Updated.**
3. ACCESS EASEMENTS. 1) Add a note to the plat referencing the CC&Rs for dedication of cross-access easements. 2) Provide a copy of the CC&Rs for review of the cross-easement dedication language. **Added**
4. BUILDING LINES. Show, label and dimension a 20' building line along the SW Oldham Pkwy frontage of Lots 10 and 12 **Updated.**
5. COMMON AREA - CC&RS. 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) The common area dedication paragraph has conflicting language. One sentence states that Tracts A-D will be owned and maintained by the HOA. The next sentence states that Tract A ownership and maintenance responsibilities shall run with the ownership of Lot 1. **Updated.**
6. CITY SIGNATURE BLOCK. Add the name of Terry Trafton to the Planning Commission Secretary signature line. **Updated.**
7. EXISTING RIGHT-OF-WAY. There is an east-west segment of right-of-way that extends west of the current SW Jefferson St alignment just south of the alignment of the short segment of SW Oldham Pkwy that "T"s into M-291 Hwy. Show, label and dimension said section of right-of-way to be vacated and label it as "to be vacated". **Updated.**

Engineering Review:

1. Tract A dedication language on the plat is ambiguous. In the first sentence, it states Tracts A through D are to be owned and maintained by the property owner's association. The next sentence states Tract A (i.e., the detention basin tract) shall be owned and maintained by the owner of Lot 1. Concise language shall be used to show who owns and maintains this tract. Correction required. **Updated.**
2. There are no sanitary sewer easements shown on the plat despite the fact they are needed for this project. Show the location of all exclusive sanitary sewer easements using the sanitary sewer plans as a guide. Ensure the callout matches what is shown on the dedication language (i.e., "S.E." or "SANITARY SEWER EASEMENT") Correction required. **Updated.**

GIS Plat Review:

- 1.. Plat still does not close. I believe the error is on the curve along lots 8, 9, 10.
First, an accurate georeference to coordinates revealed that that whole line from coord 3 to coord 2 had a dimension problem. I pulled the previous plat for these parcels, Lelands Commercial Park, and I see the radius along that curve is 1352.39, with an original length of 390. 75

I added up that whole eastern curve (between coord 3 and 2) and lot dimensions don't equal overall length ($79.36 + 151.38 + 252.11 = 482.85$, not 490.71 which is 8.66 off). It definitely appeared the measurements on lot 10 weren't correct, and I was able to determine that the 79.36 dimension is more like 88.02, a difference of 8.66

When I edit that curve radius to 1352.39 (to match the previous curve) and length of 491.51 (after correcting the measurements), the plat closes. **Updated.**
2. Please provide distances on the northern portion of Oldham (dist=78.15) on either side of the street centerline. **Updated.**
3. None of the curves seem right on either Jefferson or Oldham. When I draw the centerlines, the curves veer off. For example, on the east edge of Oldham, the first tangent curve $R=350/41.34$ aligns to the georeferenced image, but continuing west with $R=350/496.86$; the curve is too wide; it veers almost 14 feet off the centerline and towards that road's west ROW. If I change the radius to a smaller number and continue on, then the curve at the north ($R=550$) is also off both in curve radius (too small) and length is ("5 feet short). Jefferson is similar when drawing the centerline from the southeastern plat corner, the curve radius is too large on both of the curves, and the length is too long by over 10ft. **Checked.**
4. Please use hashmarks to indicate where dimensions start and stop, as this plat is very busy and it is hard to determine lengths without them. **Updated.**



5. On the NE ROW of Oldham, there are 2 curves: R=489 and R=512. Can you please confirm if the 512 is a reverse curve to the 489 or if they both go in the same direction? **Confirmed**

Please contact me directly with any questions or concerns.

Sincerely,

Matthew Schlicht