

DEVELOPMENT SERVICES

**Final Plat
Applicant's Letter**

Date: Thursday, May 08, 2025

To:

Property Owner: OLDHAM INVESTORS LLC

Email:

Engineer/Surveyor: ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

From: Hector Soto Jr., Senior Planner

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

Jackson County Plat Approval

Plats for property located within Jackson County, Mo shall be reviewed and approved by the County. Please send a copy of all plats to ASMTMAPPING@JACKSONGOV.ORG prior to the signature process.

Analysis of Final Plat:

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

1. CC&Rs. Submit a copy of CC&Rs for staff to review that said document contains the required common property language from UDO Section 4.290.
2. ROW TO BE VACATED. Revise the note labeled on the existing portion of SW Jefferson St that is to be vacated to read, "Ex. R/W to be vacated by Ord #10103. See note No. 10". Also, revise the end of Note 10 from "...vacated by separate document" to "...vacated by Ord #10103."
3. TITLE BLOCK. Add the missing words "First Plat" in the plat title block reference to the complete plat name. It currently just reads "Oldham Village, Lots 1-12...").
4. PRIVATE DRIVES. Add a label of "Private Street" to the private drive name labels of SW Fieldhouse Crossing, SW Oldham Crossing and SW Jefferson Crossing.

-
1. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
 2. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
 3. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
 4. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
 5. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to the issuance of a Certificate of Substantial Completion or approval of the final plat. A certified copy shall be submitted to the City for verification.
 6. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
 7. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.
 8. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.
 9. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan prior to issuance of any occupancy permit for the proposed development.