
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: PL2024251

Application Type: Final Plat

Application Name: Final Plat - Oldham Village second plat

Location: 1051 SW JEFFERSON ST, 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:

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

Planning Review

Hector Soto Jr.
(816) 969-1238

Senior Planner
Hector.Soto@cityofls.net

Approved with Conditions

1. TITLE BLOCK. Fill in the missing lot number in the plat title block reference to the complete plat name. It currently references Lots 12A - (no end range). Fill in the missing 18 to the lot range.

2. ROW TO BE VACATED. 1) Revise the note labeled on the portion of ROW above the proposed Tract E from "Existing City R/W Tract B of Ord # Bill-25-063" to "Existing City R/W to be Vacated. Tract B of Ord #10103". 2) 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. 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.