

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Return Form To:
Municipal Planner
Municipal Building
303 East Main
P. O. Box 1355
Joplin, Missouri 64802
417-624-0820

Subdivision No: 008-15
Date Filed: _____
Date of Meeting: 4-13-15
Fee: _____
Deposit: _____

- I. Name of Subdivision: The Woodlands Plat 1
- II. Name of Owner: Schuber Mitchell Homes, LLC
- III. Name of Sub divider: Schuber Mitchell Homes, LLC
- IV. Name of Person who prepared the Plat? Jerrod Hogan, PLS
- V. Date of Hearing: _____
- VI. Location of Property by Streets: John Duffy Dr and Cottage Circle
- VII. Present Zoning of Property R-1 PD
- VIII. Present Uses of Property Vacant
- IX. No. of Acres I Total Tract 8.44 No. of Lots 35

Instructions:

The following checklist is to be completed by the Zoning Administrator and shall accompany the Final Plat when it is submitted to the Planning and Zoning Commission. If the answer to any of the questions is "No", a written explanation must accompany this checklist.

- X. Does the Final Plan show the following information?

| | |
|-----------------------------|----------------|
| <u>Yes</u> | <u>No</u> |
| A. Name of the subdivision. | <u>✓</u> _____ |

- B. Location of section township, range, county and state, including the descriptive boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must be mathematically correct. _____
- C. Location of monuments or bench marks. Location of such monuments shall be shown in reference to existing official monuments or the nearest established street, lines, including the true angles and distances to such reference points or monuments. _____
- D. The location of lots, blocks, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimals of feet with the length of radii on all curves, and other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all curbs to lot lines. _____
- E. Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block. _____
- F. Exact locations, widths and names of all streets and alleys to be dedicated. _____
- G. Boundary lines and descriptions of the boundary lines of any area other than streets and alleys, which are to be dedicated or reserved for public use. _____
- H. Minimum area and associated minimum elevation for the building on each lot planned as a building site when requested by the Planning Commission. _____
- I. Building setback lines on the front and side streets with dimensions. _____
- J. Name and address of the registered land surveyor preparing the plat. _____
- K. Scale of plat, 1" = 100' or larger, date of preparation and north point. _____
- L. Statement dedicating all easements, streets, alleys, and all other areas are not previously dedicated. _____

XI. Was the original on Mylar, tracing cloth, or similar material, and were 10 copies submitted? _____

XII. Have all acknowledgments been signed? _____

A. Owner or owners and all mortgager. _____

B. Dedications or reservations. _____

C. Engineer, surveyor or person preparing plat. _____

D. Zoning Administrator and County Collector. _____

XII. Title Opinion: _____

A. Submitted (Date) _____

B. Have all owners and mortgager signed plat? _____

XIII. Has certification been submitted stating that all taxes and special assessments due and payable have been paid? _____

XIV. Deed Restrictions: _____

A. Are any deed restrictions planned for subdivision? _____

B. If so, has a copy been submitted? _____

XV. How has the installation of the following improvement been guaranteed? _____

| | <u>Construction</u> | <u>Bond</u> | <u>Petition (%)</u> |
|--------------------|---------------------|-------------|---------------------|
| Streets | _____ | _____ | _____ |
| Water | _____ | _____ | _____ |
| Sewer | _____ | _____ | _____ |
| Sidewalks | _____ | _____ | _____ |
| Other, As required | | | |
| 1. _____ | _____ | _____ | _____ |
| 2. _____ | _____ | _____ | _____ |
| 3. _____ | _____ | _____ | _____ |

XVI Are additional comments attached? _____

Case 008-15: John Duffy Drive and Cottage Circle – A request to review the Final Plat for The Woodlands, a 35-lot residential subdivision, for future residential development – Schuber Mitchell Homes.

Mr. Eastman opened the public comment period for Case 008-15.

Mr. Dan Mitchell, 1621 Anderson Drive, Webb City, Missouri, appeared representing Schuber Mitchell Homes to request the review of the final plat for The Woodlands to construct a 35-lot residential subdivision.

Ms. Cunningham stated the City surveyor is still reviewing this final plat, so approval of this plat would be contingent upon any changes the surveyor recommends. Mr. Bolander stated the surveyor is just making sure the legal description is correct prior to the City Council meeting.

Mr. Eastman asked for comments from the commissioners, and none were received. He then closed the public comment period for Case 008-15.

MR. RAMSOUR MOVED, SECONDED BY MR. BROWN, THAT THE FINAL PLAT AS PRESENTED IN CASE 008-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC COMMENT PERIOD. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).

