Final Plat Application

Proj #: 23-042

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Fax: 417-625-4738

Office Use Only

Case No.: 007-23
Filing Fee: $0
Received: 12/16/22
Subdivision No.: _____

Applicant: 4 State Builders Phone No.: (314) 546-1331

Address: 1200 Briarbrook Drive, Ste. E Email: blakeonstot@gmail.com

Owner: Blake Onstot | Jordan Chapman Phone No.: (314) 546-1331

Address: 1200 Briarbrook Drive, Ste. E Email: blakeonstot@gmail.com

Location of Property: Par Lane & Twin Hills Drive

Present Use of Property: Unimproved (In Jasper County) Zoning: R-1

Design Professional who Prepared the Plat: Small Arrow Engineering | Stewart & Neece

Phone No.: (417) 624-2333 Email: jbolte@smallarrow.com

Name of Subdivision: Par Lane 2nd Addition

Total Acres: 4.15 Total Lots: 8*

* Includes Replat of Lot 14 in Par Lane Addition

Instructions:
The following checklist is to be completed **by the applicant** 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 should accompany this checklist.

To be shown on plat:

Yes	No	
☒	☐	Name of the subdivision

☒	☐	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
☒	☐	Location of monuments or benchmarks. 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
☒	☐	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
☒	☐	Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block
☒	☐	Exact locations, widths and names of all streets and alleys to be dedicated. Street names coordinate with existing city streets
☒	☐	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
☒	☐	Minimum area and associated minimum elevation for the building on each lot planned as a building site when requested by the Planning and Zoning Commission
☒	☐	Building setback lines on the front, side, and rear property lines dimensions. Meet minimum zoning requirements
☒	☐	Name and address of the registered land surveyor preparing the plat
☒	☐	Scale of plat, 1" = 100' or larger, date or preparation and north point
☒	☐	Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated

Submission of Documents: – Pending

Yes	No	
☐	☐	Was the original on mylar, and 20 paper copies submitted?
☐	☐	Was a .pdf copy, ArcGIS-compatible shapefile, and .docx of legal description submitted on thumb drive?
☐	☐	Was a bond or letter of credit submitted?

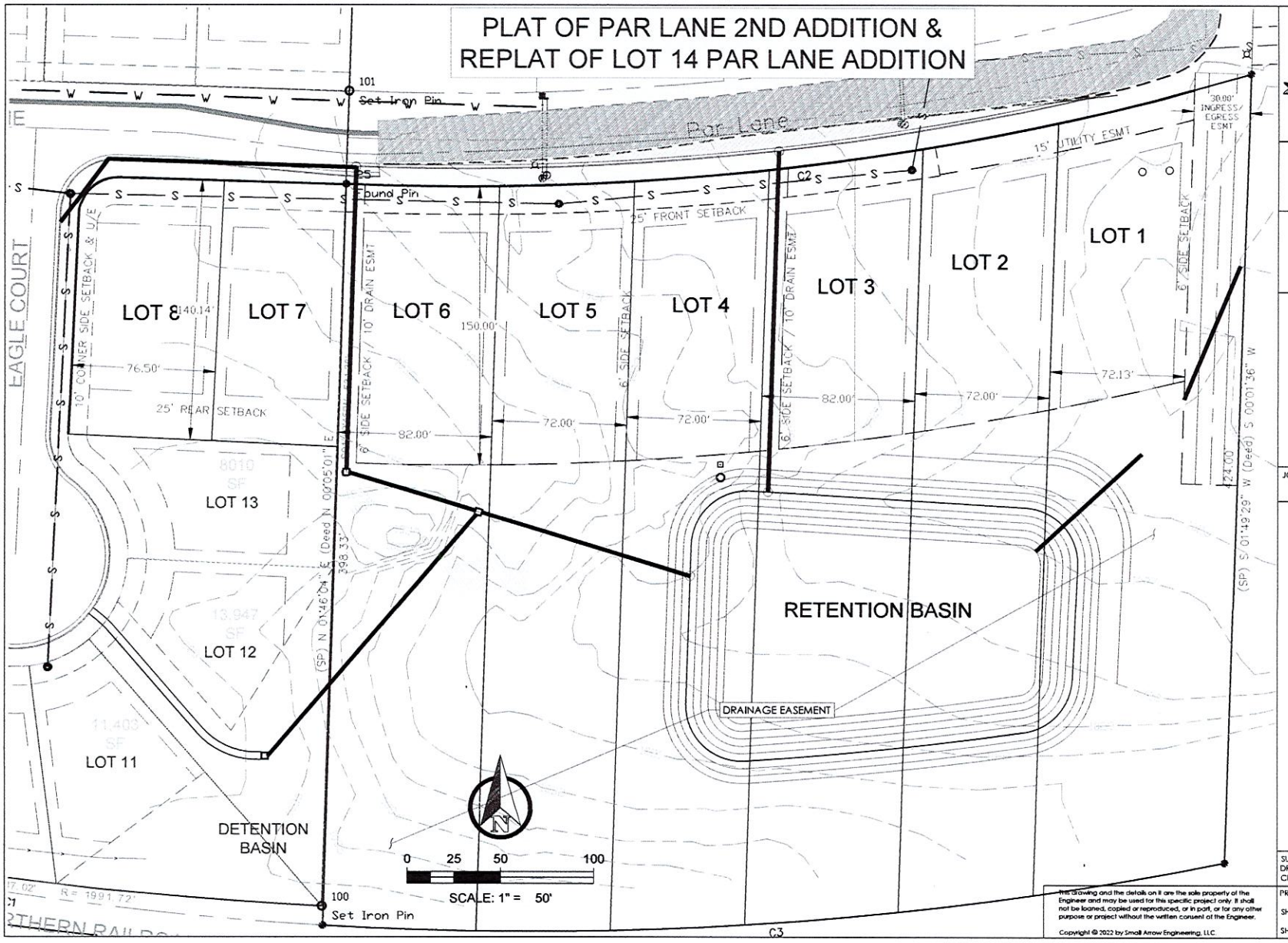
☐	☐	Has certification been submitted stating that all taxes and special assessments due and payable have been paid?
☐	☐	Signature of owner(s) and, as necessary, mortgager(s)
☐	☐	Dedications or reservations
☒	☐	Surveyor preparing plat
☐	☒	Has a copy of any deed restrictions or covenants been provided?
☐	☐	Are additional comments attached?

Final plats that do not meet subdivision regulations will not be processed or scheduled on an agenda to the Planning and Zoning Commission until corrected.

Signature: _____ **Date:** 7/1/22

John H. Bolte, P.E.
Project Engineer
Small Arrow Engineering, LLC

PLAT OF PAR LANE 2ND ADDITION & REPLAT OF LOT 14 PAR LANE ADDITION



SMALL ARROW ENGINEERING, LLC

1302 S. MAIN STREET
P.O. BOX 1538
JOPLIN, MISSOURI 64802
TEL: 417.624.2333
FAX: 417.624.2441
EMAIL: jbolte@smallarrow.com

SMALL ARROW ENGINEERING, LLC.

CERTIFICATES OF AUTHORIZATION:
MISSOURI: E-2010013647
KANSAS: E-1930
ARKANSAS: 2097
OKLAHOMA: 5937

NOT FOR CONSTRUCTION

JOHN H. BOLTE - PROFESSIONAL ENGINEER
MO LIC E22511 OK LIC 18035
KS LIC 14094 AR LIC 14310

PAR LANE 2ND ADDITION
4-STATE BUILDERS
PAR LANE WEST OF TWIN HILLS DR
JOPLIN, JASPER COUNTY, MO
SKETCH PLAT

SURVEY BY: S&N PROJECT #: 22214
DRAWN BY: CMM DATE: 06/24/2022
CHECKED BY: JHB SCALE: 1"=50'

PROJECT: PAR LANE 2ND ADDITION
SHEET DESC: SKETCH PLAT
SHEET: 2 OF: 2

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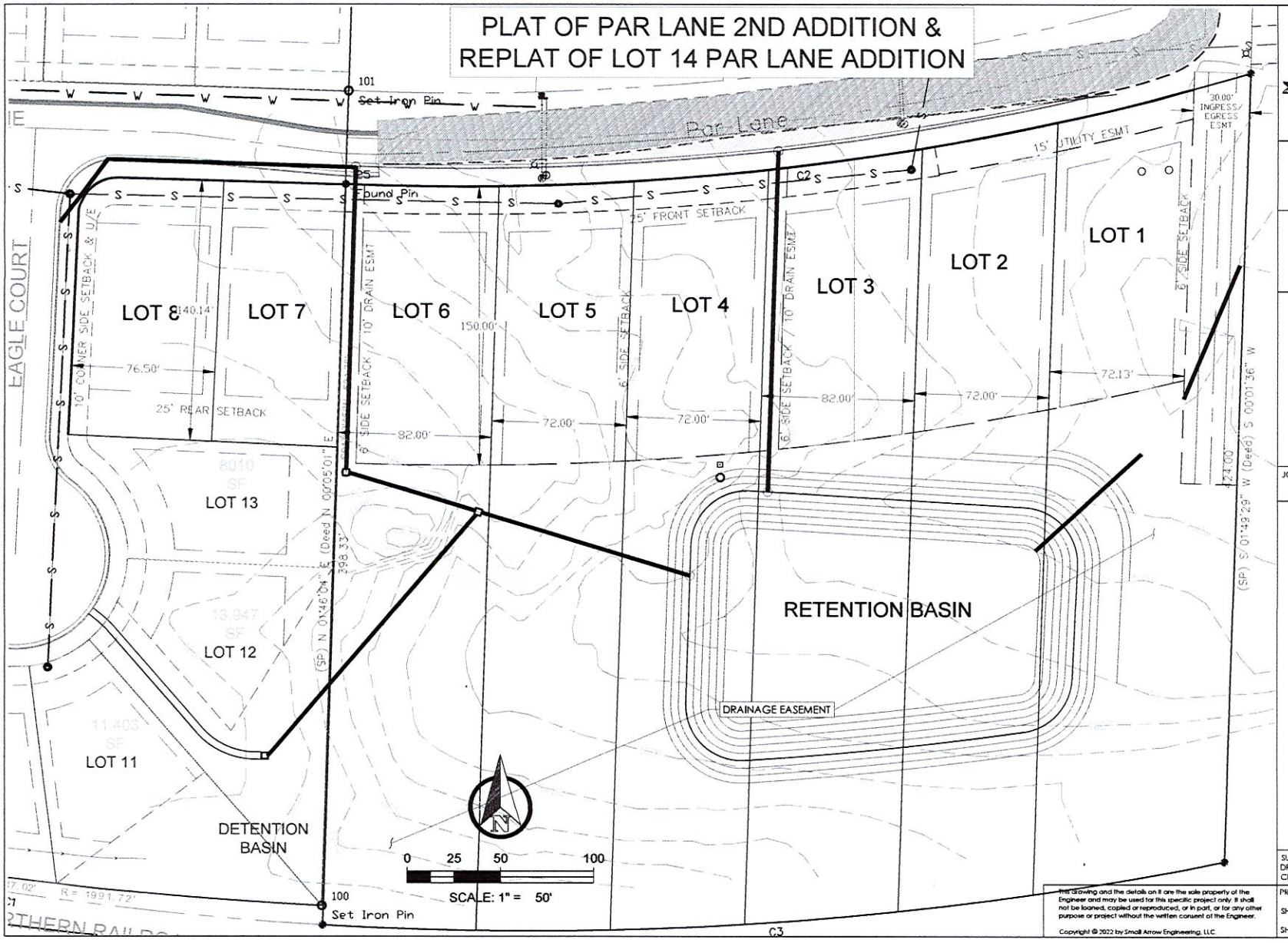
PLAT OF PAR LANE 2ND ADDITION & REPLAT OF LOT 14 PAR LANE ADDITION



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Y	N	
☑	☐	Location of boundary lines and reference to section or quarter-section lines
☑	☐	Legal description, complete with Section, Township, Range, principal meridian, county
☑	☐	Name and address of owner(s)
☑	☐	Name and address of subdivider(s)
☑	☐	Name of planner, engineer, landscape architect, or surveyor who prepared the preliminary plat
☑	☐	Scale of Plat, 1" = 100' or larger, north arrow, and date of preparation
☑	☐	Current zoning classification and proposed use of the area being platted
☑	☐	Location, width, and name of platted streets or other public ways, railroad rights-of-way, utility easements, parks, and other public open spaces
☑	☐	Location of permanent buildings within and adjacent to the proposed subdivision
☐	☑	Location of existing sewers, water mains, gas mains, culverts, or other underground installations within and adjacent to the proposed subdivision with pipe size, sewer main material, manholes, grades, elevation, and location
☐	☑	Location of fire hydrants, streetlights, and sidewalks
☑	☐	Names of adjacent subdivisions together with arrangement of streets and lots and owners of adjacent parcels or un-subdivided land
☑	☐	Topography at contour intervals of not more than two feet referred to U.S.G.S. or City datum and location of water courses, bridges, wooded areas, lakes, ravines, and other significant physical features
☑	☐	Arrangement of lots and their approximate sizes
☑	☐	Location and width of proposed streets, alleys, pedestrian ways, and easements
☐	☑	General plan of sewage disposal, water supply, and utilities
☑	☐	Location and size of proposed parks, playgrounds, churches, school sites, or other special uses of land to be considered for reservation for public use
☑	☐	Relationship to adjacent un-subdivided land
☑	☐	Approximate gradient of streets