CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Subdivision No.:_____
Date Filed:_____
Date of Meeting:_____
Filing Fee: $0

Case 050-22

Return Form To:
Planner
602 S. Main St.
Joplin, Missouri 64802
417-624-0820 Ext. 1511
FAX 417-625-4738

I. Name of Subdivision: E 32nd Place First Plat Subdivision

II. Name of Owner: Woodsonia Joplin Apartments, LLC

III. Name of Subdivider: Woosoniaa Joplin Apartments, LLC

IV. Name of Person who prepared the Plat: Anderson Engineering

V. Point of Contact: Trevor Fox Phone No.: 816-777-0400

VI. Email: tfox@ae-inc.com

VII. Location of Property by Streets: E 32nd Street and S Hammons Blvd.

VIII. Present Zoning of Property: C-3

IX. Present Uses of Property: Vacant

X. No. of Acres in Total Tract: 27.07 No. of Lots: 2

XI. Date of Hearing: August 8, 2022

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.

XII. Does the Final Plat show the following information?	Yes	No
A. Name of the subdivision	☑	☐
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 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. ☑ ☐

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. Street names coordinate with existing city streets. ☑ ☐

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 and Zoning Commission. ☑ ☐

I. Building setback lines on the front, side, and rear property lines dimensions. Meet minimum zoning requirements. ☑ ☐

J. Name and address of the registered land surveyor preparing the plat. ☑ ☐

K. Scale of plat, 1" = 100' or larger, date or preparation and north point. ☑ ☐

L. Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated. ☑ ☐

XIII. Was the original on mylar, and 20 paper copies submitted? ☑ ☐

XIV. Was a .pdf copy, shapefile, and .docx of legal description submitted on thumb drive? ☑ ☐

XV. Have all acknowledgments been signed?

A. Owner or owners and all mortgager. ☑ ☐

B. Dedications or reservations. ☑ ☐

C. Surveyor preparing plat. ☑ ☐

XVI. Has certification been submitted stating that all taxes and special assessments due and payable have been paid? ☑ ☐

XVII. Deed Restrictions:

A. Are any deed restrictions planned for subdivision? ☐ ☑

B. If so, has a copy been submitted? ☐ ☑

No deed restrictions planned

XVIII. How has installation of the following improvement been guaranteed?

	Construction	Bond	Petition (%)
Streets	N/A	N/A	N/A
Water	N/A	N/A	N/A
Sewer	N/A	N/A	N/A
Sidewalks	N/A	N/A	N/A
Stormwater	N/A	N/A	N/A
Other, as required			
1. N/A	N/A	N/A	N/A
2. N/A	N/A	N/A	N/A
3. N/A	N/A	N/A	N/A

XIX. Are additional comments attached? ☐ ☑

No additional comments

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

07/01/2022

Date