

S/D No.: 85-55 Name: WEST MEADOWS ADDITION

Preliminary Approved: 8/1/85
Scheduled S/D Meeting: 8/29/85

DESCRIPTION

General Location: North of 13th Street in an area west of Cowskin Creek between 119th and 135th Streets West.

Owner: Association of General Baptist of Indian, General Baptist Mission Board, Inc., 100 Stinson, Poplar Bluff, MO 63901

Surveyor/Engineer: Terra Tech Land Surveying, Inc.

1. Gross Acreage of Plat: 9.88 Acres ±
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 404,550 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "R-1"
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STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall submit proof as to which individual(s) are authorized to execute documents on behalf of the General Baptist Home Mission Board, Inc.
- C. On the final plat tracing, the overall north/south dimension of 990 feet shall be indicated on the face of the plat. The 940-foot dimension shall be moved to a place on the face of the plat which is inside the perimeter of the lot.
- D. On the final plat tracing, the M.A.P.C.'s secretary's name shall be indicated as MICHAEL E. LINDEBAK.
- E. On the final plat tracing, the signature line for the engineer's text shall be amended to read: "T. L. Daniels on behalf of Terra Tech Land Surveying, Inc."
- F. Perimeter closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property.

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Owner: Association of General Baptist of Indian, General Baptist Mission Board, Inc., 100 Stinson, Poplar Bluff, MO 63901

Surveyor/Engineer: Terra Tech Land Surveying, Inc.

1. Cross Acreage of Plat: 9.88 Acres ±
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 404,550 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "R-1"
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STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall submit proof as to which individual(s) are authorized to execute documents on behalf of the General Baptist Home Mission Board, Inc.
- C. The final plat shall indicate the dedication of 50 feet of half-street right-of-way for 13th Street adjacent to this property.
- D. The final plat shall indicate the platting of "access control except for two openings" to 13th Street North across the south line of the lot.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- G. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this plat.