

Clay County, Missouri Land Survey Document

(4 of 6)

STAFF REPORT

TO: City Manager

FROM: Community Development

FILE NO.: 579

DATE: March 21, 1988

GENERAL INFORMATION

APPLICANT:

Richard Saunders

STATUS OF APPLICANT:

Owner's representative

OWNER:

DBFJ Partnership

REQUESTED ACTION:

Final plat approval - Northaven Woods

PURPOSE:

Develop a 28-lot single family subdivision

LOCATIONS:

7100 block of N. Woodland

SIZE:

Total tract - 13.8 acres

EXISTING LAND USE:

Undeveloped single family

SURROUNDING LAND USE
& ZONING:

N: developed C-1 E: Undeveloped CP-0
S: develop. R-1 W: developed R-1

MASTER PLAN:

Single family

ZONING HISTORY:

Planning Commission denied preliminary plat 2-1-88
City Council approved preliminary plat 2-8-88

APPLICABLE REGULATIONS:

Subdivision Regulations and Zoning Ordinance

ADDITIONAL INFORMATION

1. Attached is the staff report from the Preliminary Plat stage.
2. The conclusions of Bucher, Willis and Ratliff are included in this report, noted as page 7. Comments on the Traffic Study are attached and are part of this report.
3. The construction plans should include construction detail sheets for: streets - cross section detail for each width of street; water mains - backing blocks, hydrant sets, etc., to be constructed to City standards; sanitary sewers - manholes, etc.; storm sewers - curb inlets, junction boxes, manholes, etc. Service lines not permitted to stub from manholes. All testing of sanitary and water mains to be performed by contractor under direction of Community Services Dept.
4. Sheet 2 of 15: show handicap ramps to be located on sidewalks at intersections of N. Woodland with NE 70th Street and NE 72nd Street.
5. Sheet 3 of 15: substitute "Top" on all structures in lieu of "Rim" on storm profiles. Storm line "g" use 15" CSP instead of 12" CSP. 15" dia. pipe is the minimum size allowed in street R/W. Clarify exact centerline elevation at sta. 47+50 on NE 70th Street profile. Specify CAGE and corrugations for all corrugated steel pipe used in the project.

OVER

9/1/88 gmm
Boyd 23