

SECTION 6

FINAL PLAN

- 6.1 Filing Procedure. For Final Plan approval, the subdivider shall submit to the Commission:
- 6.1.1 A transparent reproduction on an acceptable medium and six (6) blueprint or black-line copies of the Final Plat;
 - 6.1.2 Six (6) certified copies of the Improvement Plans containing all profiles, cross-sections, and specifications;
 - 6.1.3 The filing fee as required by Section 9.2;
 - 6.1.4 A Performance Guarantee as required by Section 9.3 and approved by the City Attorney;
 - 6.1.5 A Maintenance Guarantee as required by Section 9.4; and
 - 6.1.6 A certificate from the Administrative Officer that the Final Plan is in accordance with the Preliminary Plan as approved by the Commission and Council.
- 6.2 Information Required on Final Plan. In addition to the information required for the Preliminary Plan, the Final Plan shall include all of the following information unless specifically waived by the Commission.
- 6.2.1 The sheet size of the Final Plat and Improvement Plans shall measure no less than eighteen (18) inches by eighteen (18) inches and no larger than thirty-six (36) inches by thirty-six (36) inches. In the event the sheet size of the Final Plat exceeds twenty-four (24) inches by twenty-four (24) inches, the subdivider shall also provide a reproducible copy of the original Final Plat at a maximum sheet size of twenty-four (24) inches by twenty-four (24) inches.
 - 6.2.2 The Final Plat shall be prepared by a registered land surveyor and contain the date, title, graphic scale, north arrow, name and location of the subdivision, and the names and addresses of the owner, subdivider, and surveyor. All dimensions, angles, bearings, and similar data shall be related to primary control points. Locations and

descriptions of said control points shall be given. Except as otherwise approved by the City Engineer, the control points shall be located at section corners of the Township and Range Grid for the State of Missouri. All contours, grades, and elevations shall use the USGS Datum Plane and shall be designated on the Final Plat.

- 6.2.3 The Improvement Plans shall be prepared by a registered professional engineer and shall contain specifications, construction details, and profiles and cross-sections [vertical scale of no greater than twenty (20) feet to one (1) inch] for all proposed improvements. If the improvements, or any part thereof, have been installed prior to submission of the Final Plan, the certificate of a registered professional engineer stating that improvements have been installed in conformance with the requirements of this Ordinance shall be submitted with the Final Plan.
- 6.2.4 Accurate boundary lines, with dimensions and bearings or angles that provide a survey of the tract with an error of closure of not more than one (1) foot in five thousand (5,000) feet. The survey shall also provide a description of the location of all property corners.
- 6.2.5 Accurate distances and directions to the nearest established street corner or official monument. Reference corners shall be accurately described upon the Final Plat.
- 6.2.6 The property lines and the number assigned to all lots with accurate dimensions, bearings, and curve data, including radii, arcs and chords, points of tangency, and central angles.
- 6.2.7 The building setback lines and dimensions for all front and side yards.
- 6.2.8 All deed restrictions that shall accompany the land and become covenants in the deeds for lots.
- 6.2.9 The location, purpose, and dimensions of all proposed lots, streets, building lines, easements, rights-of-way, rights of egress and ingress, and the proposed use of all lots, including non-residential and/or public and common usage.

6.3 Commission Procedure.

- 6.3.1 The Final Plan, to include the Final Plat and Improvement Plans, shall be submitted to the City Clerk for transmittal to the Commission for final approval. The City Clerk shall submit the Final Plan to the Commission upon payment of the filing fee.
- 6.3.2 If the Final Plan is approved by the Commission, it shall bear the signature of the Chairman or Secretary of the Commission. If said Final Plan is disapproved by the Commission, the reason for disapproval shall be written into the record of the Commission and forwarded with the Final Plan. After review by the Commission and the City Engineer, the Final Plan shall be returned to the City Clerk for submission to the Council with all recommendations of the Commission attached thereto.
- 6.3.3 After the Council has reviewed the Final Plan, the City Clerk shall attach to a copy of the Plan a certified copy of the Council's Ordinance approving or disapproving the Final Plan. If said Final Plan is disapproved by the Council the reasons for disapproval shall be attached to the Final Plan.
- 6.3.4 The approval of the Final Plat by the Council shall be indicated on the document to be filed for record by affixing the signatures of the Mayor and City Clerk. The approved Final Plan shall be returned to the City Clerk to be held until such time as the subdivider:
 - 6.3.4.1 Posts the Performance Guarantee required by Section 9.3;
 - 6.3.4.2 Provides a Maintenance Guarantee required by Section 9.4;
 - 6.3.4.3 Purchases a Construction Permit required by Section 9.5; and
 - 6.3.4.4 Provides a statement certified by the County Recorder that the Final Plat has been recorded in the Office of the County Recorder.