

BILL NO. 11-06-2024

ORDINANCE NO. 5918

AN ORDINANCE APPROVING AND ACCEPTING THE FINAL PLAT OF COPPER RIDGE — 1ST PLAT, A SUBDIVISION IN THE CITY OF WARRENSBURG, MISSOURI, LOCATED AT 1015 E. HALE LAKE ROAD

WHEREAS, Fryeko, Inc. submitted a Final Plat of Copper Ridge — 1st Plat for property located at 1015 E. Hale Lake Road in the City of Warrensburg, Missouri; and

WHEREAS, the Planning and Zoning Commission, at its meeting on November 4, 2024, found the final plat complies with the purpose of Chapter 21 and promotes the orderly development of the community and recommended approval of the final plat; and

WHEREAS, the final plat has been considered by City Council at their meeting on November 12, 2024.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WARRENSBURG, MISSOURI, AS FOLLOWS:

Section 1. That the Final Plat of Copper Ridge — 1st Plat, a Subdivision in the City of Warrensburg, is hereby approved as presented in the attached Exhibit A subject to the following conditions:

- 1) Per the 2018 International Fire Code, Appendix D, only 30 dwelling units will be allowed, and building permits issued until the second fire apparatus access road is completed.
- 2) Remove Note 12 stating Fire Hydrant locations approved by Fire Department.
- 3) Replace the Notary Block with the following:

On this ____ day of ____, in the year ____ before me, (notary name), a Notary Public in and for said state, personally appeared ____ of (name of corporate officer), being the ____ (position held) of ____ (name of corporation) known to me to be the person who executed the within plat in behalf of said corporation and acknowledged to me that he (or she) executed the same for the purposes therein stated. Said Corporation has no seal.

- 4) Confirm whether Leo Kostas or Rick Frye is the President of Fryeco Inc. The last Missouri Secretary of State business filing shows Leo Kostas as the President.
- 5) Provide communication from the state regarding sidewalk along Missouri Route DD/E. Hale Lake Road.
- 6) Since no building permits will be issued for Tract A, the required sidewalk along Evie Avenue is required to be built or bonded by the time the first building permit for a lot in Copper Ridge – 1st Plat is issued. More information about the performance bond is in Sec. 21-54 Step 9 (2) of the Code of City Ordinances.
- 7) Provide proof showing the establishment of the HOA prior to the recording of the final plat.
- 8) Provided copy of recorded easement for off-site sanitary sewer easement prior to the recording of the final plat.
- 9) Provide engineered soils report prior to the recording of the final plat.

Section 2. This ordinance shall be in force and effect after passage by the City Council.

Read two times and passed by the City Council for the City of Warrensburg, Missouri, this
12 day of November, 2024



Bruce D. Uhler, Mayor

ATTEST:



Jodi L. Schneider, City Clerk



