

## Staff Report

**Subject:** Final Plat Approval (Third District)  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** September 16, 2023  
**Item Description:** Justin Palmer, for Coleman Company Inc, requests approval of the final plat, warranty deed, and infrastructure agreement for Lonadine Phase 3. Map #344 Parcel# 26A

### Summary Recommendation

Staff have reviewed the plat, and inspected the roads and drainage infrastructure identified in the warranty deed, and recommends approval.

### Executive Summary/Background

- Coleman Company Inc contractors have built roads and drainage infrastructure for phase 3 of Lonadine to sell the 35 lots in this PD subdivision.
- Water & Sewer services will be provided by the City of Springfield.
- The County Engineer inspected all roads, right-of-ways, and drainage infrastructure that is being dedicated to the county and recommended approval.
- Development Services Staff reviewed the Final Plat and Final Plat Checklist. All documents are in order, and consistent with zoning, plans, and plats previously approved.
- The bond recommendation has been reviewed and approved by the County Engineer. \$68,066.03 is 10% of the total cost of construction for this phase.
- The County Attorney has reviewed and approved the warranty deed and infrastructure agreement.

### Alternatives

1. **Approve** the final plat and infrastructure agreement for Lonadine Phase 3, and accept the roads and drainage infrastructure identified in the warranty deed.
2. **Take no action**

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services, County Attorney

**FUNDING:** N/A

**Attachments:**

1. Final Plat for Lonadine Ph. 3
2. Final Plat Submittal Form & Checklist
3. Warrant Deed
4. Bond
5. Infrastructure Agreement