



Wright City Building Department

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Plan Review Comments

Name: Magruder Lot Consolidation Plat Review

Date: 07/15/2026 **Response date:** 7/17/2026 **OK** 7/20/26

Location: Roelker Rd.

Based on a review of the Wright City Subdivision Regulations and the consolidation plat, the plat appears to comply with many of the requirements for a boundary adjustment/lot consolidation, but there are a few items that are either missing, unclear, or cannot be verified from the plat alone.

Also, the plat appears to comply with the boundary adjustment requirements that no additional lot is created and no lot is reduced below zoning requirements because the multiple existing parcels are being merged into a single 58.19-acre tract and no new lots are created.

Questions from review:

Streambank Protection.

Does the tract contain a regulated stream (aka a blue line creek) subject to Chapter 412, and if so, should the required buffer, setback, and plat note be shown on the consolidation plat? If the property contains a regulated stream under Chapter 412, the plat would need to show more than just the FEMA floodplain information. The ordinance specifically requires that all buffer and setback areas be recorded on the plat and that the plat contain a note stating: "There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Stream Buffer Protection Ordinance, Chapter 412 of the Municipal Code." **This note has been added.** **OK** 7/20/26

Additionally, the stream protection area would need to be delineated based on the ordinance standards:

- A 50-foot undisturbed vegetative buffer from the top of bank on each side of a stream shown as a solid blue line on a USGS map; or **This setback has been added and noted.** **OK** 7/20/26
- A 25-foot undisturbed vegetative buffer for other regulated streams; and
- An additional 25-foot setback beyond the buffer where impervious surfaces are prohibited. **This setback has been added and noted.** **OK** 7/20/26

Taxes.

The ordinance requires a "notarized letter (or official certification) showing that there are no delinquent taxes outstanding." This cannot be verified from the plat so this will need to be provided separately. **This is not something to be noted on the consolidation plat.** **OK** 7/20/26

Indication of Consolidated Lot.

The ordinance's purpose is consolidation of adjoining parcels into a single ownership tract. While the plat shows the source parcels and provides a total consolidated acreage of 58.19 acres, usually we see some sort of arrows and depiction of the newly consolidated lot on the plat. In other words, the drawing does not clearly label a newly created "Lot 1", "Lot A" or "Consolidated Tract" boundary.

This consolidated lot has now been named and identified on the consolidation palt. [OK 7/20/26](#)

Two more small items:

First, the subdivision regulations require the out boundary survey to "be tied to the Missouri Coordinate System ... and show state plane coordinates for up to two exterior corners." While the plat says that the "Basis of Bearings" is "Missouri Coordinate System NAD 1983, East Zone – Grid North," We don't see actual state-plane coordinate values identified for exterior corners. This is not a big deal but might be a technical deficiency under Section 410.060(B)(12).

These coordinates are now shown on all exterior corners. [OK 7/20/26](#)

Second, technically the regulations require an abstract of title or proof of ownership interests. The plat contains an owner's certification but supporting ownership documents were not provided. [Title Commitments are attached to this email.](#) [OK 7/20/26](#)

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Wright City Building Department

Sign/Print Acknowledge of Plan Review