

**CITY OF WASHINGTON, MISSOURI  
PLANNING & ZONING COMMISSION MEETING  
405 JEFFERSON STREET, WASHINGTON, MISSOURI  
COUNCIL CHAMBERS -- GROUND LEVEL  
Monday, September 13, 2021 @ 7:00 P.M.**

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- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of Minutes from August 9, 2021
- 3) **File No.21-0901**-Applicant is requesting approval of a Special Use Permit for 821 E. First Street for a short-term rental.
- 4) **File No. 21-0902**-John Faulk-Preliminary Plat-Terrace in Washington-Plat 3
- 5) **File No. 21-0903**-Preliminary Plat-Walmart Boundary Adjustment Plat 2
- 6) **Discussion Items:** Rezoning of 86 properties into the C-3 Downtown Commercial District

NOTE: ATTENDANCE AT THIS PLANNING AND ZONING COMMISSION MEETING BY A KNOWLEDGEABLE REPRESENTATIVE OF YOUR INTERESTS IS RECOMMENDED. ANY QUESTIONS CONCERNING YOUR REQUESTS THAT ARE NOT ANSWERED AT THIS MEETING MAY RESULT IN YOUR REQUEST BEING TABLED OR DENIED.

**CITY OF WASHINGTON, MISSOURI  
PLANNING & ZONING COMMISSION MEETING MINUTES  
Monday, August 9<sup>th</sup>, 2021 7:00 p.m.**

The regular meeting of the Planning & Zoning Commission was held on the aforementioned date and time in the Council Chambers of City Hall, located at 405 Jefferson Street in Washington, MO.

1) The meeting was called to order, Pledge of Allegiance, and the following roll call was taken:

**Present:** Carolyn Witt, Mark Hidritch, Mark Kluesner, Mark Piontek, Tom Holdmeier, Sandy Lucy, John Borgmann, Chuck Watson, Samantha Cerutti Wacker, Sal Maniaci

2) **Approval of Minutes from July 12, 2021-Motion made to approve, seconded and passed without dissent.**

3) **File No.-21-0801-Jim Feigherty-Preliminary Plat at 1401 Jefferson Street.**



**Sal Maniaci**-The applicant is requesting approval of a preliminary plat to subdivide 1401 Jefferson Street into two lots. The proposed subdivision meets all size and setback requirements of the zoning code; however, the rear lot does not meet the Right-Of-Way frontage requirement. The code requires every lot created to be able to access a public right-of-way. This plat is asking to waive that requirement and in lieu allow an existing easement to meet the intent of that code section.

The applicant submitted information proving the existence a 50 ft. wide easement allowing access to the proposed lot through the Ameren Property to 14<sup>th</sup> Street. The paperwork is attached to this report. Given that the access meets the intent of the code to not allow a land-locked property, staff sees no issue with this variance. Staff recommends approval of the proposed preliminary plat.

**After a short discussion, a motion was made, seconded and passed without dissent.**

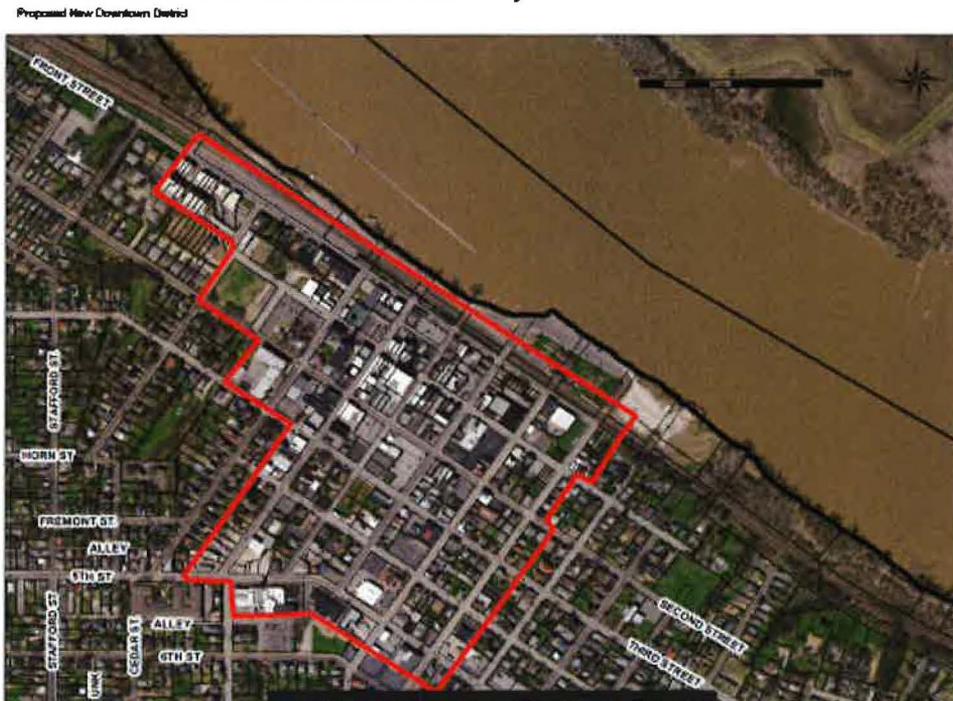
4) **File No.-21-0802-Amendment #24 to 353 Redevelopment Agreement**

**After a short discussion, a motion was made, seconded and passed without dissent.**

5) **File No.-21-0803-Amendment #25 to 353 Redevelopment Agreement**

**After a short discussion, a motion was made, seconded and passed without dissent.**

6) **Discussion Items: Downtown Mixed Used Overlay District**



**Sal Maniaci**-So this has been on our agenda for three months now. I know we amended this a couple times to what we thought was the best course of action. So just to brief people in the audience and the board. This came up a number of months ago that we really don't have a contingent and orderly downtown district as you can see here this is our existing downtown zoning. So in our code book, we have our C-3 Downtown Commercial District that allows for higher density, zero lot lines, pretty much historically, what you'd see in the downtown district development that suits what has been always done historically and then actually just fits into that code. So people want to ask for variances and all that all the time for new development and for a long time what we've done is slowly expanded this. So as people ask for rezoning, if it was contingent with it, it was a pretty obvious approval, this one was done with Rhine River as part of the TIFF district. You can see it is separated from it. There was one here on Fifth Street. This one was ten years ago, I think this one was in 2000 so almost 10 years ago as well. So it's been a while and we have since had some requests. We've had two just in the past year for rezoning that are not contingent with this that are asking for the C-3. It became a discussion point that we need to come up with almost a red line of where we are anticipating our growth boundaries will be for downtown. You can consider part of the downtown district because we had some requests that we thought a mixed use, there is actually probably pretty appropriate use, but if we approve the C-3 without it being contingent, where do you draw the red line, is it one block down two blocks down and you start having this C-3 is supposed to be downtown district spaced out, it could be all throughout town. There was not really any definition that we to discourage people from requesting that. And so we started with the discussion about possibly doing an overlay district and including a certain area and for two months I know we messed with that district. Then after talking with Mark and Darren before last month's meeting the fact that this overlay district really just mimicked exactly this C-3 existing district. We thought the

easier version would be to just draw the boundaries what we want, change the definition and we can talk about the special use that would be a different code change but actually just petition to rezone any property in that district and that boundary to the C-3 and that we don't have to have another overlay district that is that is overlaying multiple overlay districts and kind of piling up and getting too confusing for people. And as you remember, we drew a potential boundary of what we determined to be appropriate downtown growth boundary for future development. If we had someone who came in with a redevelopment here currently, I'm just going to pick on this because it is a green lot that is called a greenfield site that has good potential for downtown development, right next to your outside our door here. That currently is not zoned for a downtown development, it wouldn't allow the zero lot lines, it wouldn't allow mixed use, they would have to either rezone and it wouldn't be contingent with C-3 so we wouldn't really have good precedent to allow it or they have to try and go to a planned district with the property is not large enough, which a lot of these aren't because our code requires an acre and a half. And so we thought really the easiest way was to draw this boundary here so it goes up and down Front to Olive here to include Rhine River and its stair steps back down away from the traditional single family residential on those historic buildings on Cedar and Second that we wouldn't really ever want to encourage redevelopment there. And then goes down to Fifth, it does cross both sides of Fifth here at Jefferson Street. I know there's some discussion about Cedar Crest that was not included, then it goes down to Market and allows properties that access Market Street. And so this would actually give us a boundary that's contingent with all of our existing C-3 properties. There wouldn't be any more gaps in there. And what I highlighted here, these are the 84 properties that would actually be rezoned and brought into the C-3 district. And so it kind of looks like a jagged mess there, but in reality Market here, it's really any property that touches Market. Same with Fifth down here. And then like we said we stair stepped around the residential and so this and we sent a letter to all these property owners which I assume is why some people here tonight and we wanted to make very clear this is not causing any course of action for anybody. They're not asking to stop any uses with their property. It's really just saying hey we're going to actually define this downtown boundary now this is your part of the C-3 district. Everything you're doing today is still permitted you actually just are allowed more uses now actually if someone ever wanted to sell and their adjacent to C-3 they wouldn't have to worry about do I have to rezone to allow that mixed use. This is now we're saying this is the district boundary. So what we did is we published in the paper, we noticed we sent the letters out, we did not actually set a date at council. We wanted a discussion here first and then kind of see if we wanted to amend this boundary. I did forward you a letter from St. Peters. They have two parcels and half the parking lot was included in the other half wasn't. And so they wanted to include all of their parking lot, which makes sense. Why would they want two zonings on their property. And the only reason I didn't include that because that one parcel to the south is not technically touching Fifth Street. So they could get a boundary adjustment. But those kind of things. I wanted to kind of hash that out tonight and let the public speak as well. And then we can come back next month either, well two choices tonight, we could say we like this boundary. We don't think this group needs to discuss anymore and we can send an ordinance to council or we can come back next month and do that. I will say the code amendment for the definition we're still going to do that so that way we're clear about the growth boundary. If someone comes in and ask for C-3 on West 5th Street or East Fifth Street over by the hospital, we can say, nope, it's clear in our zoning code that this C-3 and is defined by a district boundary that they would have to, we would have to amend that code again if we want to get outside this boundary. And then also the special use permit for zero lot lines at four way intersections. That is just an amendment to that C-3. We don't have to do anything with rewriting that at this point, we can still rezone these people at this whole district and then come back with that code amendment for that next month.

**Mark Kluesner**-Now everyone involved there lot lines will stay the same?

**Sal Maniaci**-Yes. There's nothing changing with the parcel boundaries. Nobody's taxes will change because they're everyone's taxes are assessed by use and so just because you're coming into commercial district, your house is not automatically going to be assessed commercially. Everything will stay the same. Same zoning wise. There are more uses that you can do with your property in the future.

**Mark Kluesner**-And everyone has been notified?

**Sal Maniaci**-I want to say we sent 90 letters.

**John Borgmann**-And I was just reading St. Peter's letter, I was thinking that maybe that's something we ought to look at for the east and west side of Jefferson up to Elm and over to Market and include the St. Peter's parcel. Immanuel already has all those parcels and I know that that lot that is left there on that block where Immanuel Lutheran at that we do have a right of first refusal and I'm a member of Immanuel so I know that that is all going to be church property and I was part of the long range planning committee there that decided to stay put and do the church addition and do all that. They're so they're not going anywhere either.

**Sal Maniaci**- St. Peter's actually, half the block does go out of the Sixth already, it's just they have a portion that has been consolidated yet. So you know there is on both ends of this east and west there's portions that already touched Sixth Street. That's another option because it's a really small gap here. We could just make at the southern boundary, you can just make Sixth Street, the southern boundary of that.

**Samantha C. Wacker**-That might be more logical, a small amount of property.

**Sal Maniaci**-It looks like there's only three more parcels there.

**John Borgmann**-That's what my thought was with.

**Sal Maniaci**-So we could just connect really that small gap right here. Actually what I'll do, so this red line essentially would go to the Sixth on Market Street here and we would just include that as well.

**John Borgmann**-That would be my recommendation.

**Samantha C. Wacker**- With the goal being and making it contiguous.

**John Borgmann**-Correct.

**Mike Wood-St. Peters United Church of Christ.**-Mr. Chairman, members of the commission, I think you do have the letter. I am here representing St. Peter's United Church of Christ at the corner of Market and Fifth Street. The parcel that's not included as those of you that have been around this town a long time is the old Napa building. When we purchased that, that's where the parcels come in. We also own the parking lot on Sixth Street below so if you wanted to include that, we would be happy to include that as well. But if you didn't we understand. We're not as concerned with that as we are the property that borders Market Street and Jefferson Street having that all zone the same for us. But it sounds like that's the way you're going. So I will sit down and watch the rest of the meeting. Thank you.

**Ty Strauser-16 East Third Street.** We had just got the letter and didn't know anything more about it but we haven't been getting the paper but it's just basically outlined a downtown areas that basically all it is?

**Tom Holdmeier**-A District, C-3. We do that and Sal can explain better than I can. But there's several things like usually have residential zone and that's it. Downtown you have several different things with people living above and below businesses and this is just outlining a larger area.

**Ty Strauser**-Okay.

**Samantha C. Wacker**-Also it's expanding what you can do with your property. Should you so choose  
**Tom Holdmeier**-If you had a residential in there now you can do office in there in the future or if you wanted to have a live work space or do something different.

**Ty Strauser**- The next question I had already talking to the City Engineer a few months back, and they plan on, in the next year or so, redoing all the 3rd street and redoing our sidewalk and stuff. Will that increase our money that we have to pay towards that are being rezoned.

**Sal Maniaci**-- No, not at all. So that is all those projects for downtown from Front Street to Fifth as they overlay streets. Those are all pre budgeted out 10 years out.

**Sandy Lucy**-We have a half cent sales tax here for transportation and part of it goes to retire the debt on going out to the highway. But the other part is for all of our streets here in Washington.

**Ty Strauser**-So we'll just be included kind of like as the historical district too then?

**Sal Maniaci-** So we have our historical districts are separate from this. We do have different overlaying districts, in there you may be in that, but that really only allows you to, if to apply for the National Register programs up above the city. So this doesn't affect anything with the historic district.

**Samantha C. Wacker-** This is a zoning boundary, not a historical boundary per se. It's really, it's not intended to make it to cost anybody any money. It's just intended to give you more choices as to how you what you can do with your property if you choose.

**Ty Strauser-** Okay, thank you.

**Joseph Bleckmann, the president of Bleckman Machine in Washington.-** And I just wanted to reiterate and to make sure that in rezoning this, that is not going to affect our day to day business in any way. Uh there are several times, you know, not many times, but when we have a big customer that breaks down in the middle of the night and we sometimes have to come in and work in the middle of night and this isn't going to be by rezoning this it's not going to be a problem with that.

**Sal Maniaci-** No. So actually we're bringing that property that you're at into a mixed use district that does allow the commercial and the residential that you already have there. So it actually, I think it would clean things things up for you. So you're not even grandfather and you're actually being brought into conformance.

**Joseph Bleckmann-** A lot of our work sits out on our lot, you know that it's too big to get in our shop. Yeah, that's not going to be a problem?

**Sal Maniaci-** No, that's fine.

**Jim Hartman-419 Elm Street-** And just have a couple of questions. The letter I got this says the development of your property for zero setbacks. That's one of the changes are going to make and the allowance for mixed uses between residential and commercial, if I think that's everything says, is there any other reason why we're doing this?

**Sal Maniaci-** The main reason is to set an actual growth boundary to say, hey look, this is our actual downtown district that we're going to define it. Those are two things that are allowed in the downtown district.

**Jim Hartman-** Isn't this allowed in everything else? Can a person have a zero setback variance for that? Can you get a variance for mixed use residential commercial?

**Samantha C. Wacker-** You have to get variances. I thought we just okay'd one of them didn't we? Okay, something like that.

**Sal Maniaci-** So you can get a variance for setbacks, you can't get a variance for uses. For uses, you have to get a rezoned or not. And the problem with our current zoning outside of the downtown district, it's strictly either residential or strictly only commercial when in a lot of these instances people may want an office on the ground floor residential top like historically you would allow. And so this C-3 allows that mixed use that, we can't ask for a variance for. This is really the only avenue to get a mixed use.

**Jim Hartman-** So you can't get variance for anything else like that?

**Sal Maniaci-** Not for uses.

**Tom Holdmeier-** Sometimes we do on side yard setbacks.

**Jim Hartman-** Downtown we didn't on the commercial, we didn't get any changes?

**Samantha C. Wacker-** It's a special use permit, not a variance, it's just terminology but the other piece is just to try to encourage people to use the historic structures because there's also no parking requirements with C-3 so that if somebody did want to do a live work space or something like that, they're not they would not need to be feel compelled to tear down a historic structure to create parking.

**Jim Hartman**-Okay. Well I have a residential area and right next to me is a vacant lot which we all know, people probably want to put something on there, so right next to me, they can build a two story, three story building?

**Sal Maniaci**- They could yes.

**Jim Hartman**-Right next right next to my house?

**Sal Maniaci**-Correct. That's why totally, I'm against this. I mean this is kind of ridiculous. I just I can't imagine that all the stuff that happened downtown there weren't variances and allowances to do other things.

**Sal Maniaci**-So everything that happened downtown was or is already zoned.

**Jim Hartman**-It's already zoned?

**Sal Maniaci**-Yes and so what we're trying to do is to match everything else that's highlighted. Everything that's highlighted here is going to match the same zoning that's here. So this in this highlighted area, you don't need variances because that's that is allowed by code. And what we're saying is this area is going to grow to cover all of this area.

**Jim Hartman**-Okay. And one was the first one established?

**Sal Maniaci**- Probably in 89.

**Jim Hartman**-1989.

**Sal Maniaci**-I think it's when we adopted that said the zoning codes of mixed use, Sandy was the first one that developed down there.

**Sandy Lucy**-We developed in 2000 though.

**Sal Maniaci**- We didn't even have mixed use at the time.

**Sandy Lucy**-So even after that at the time because we had to we actually had to come before the planning and zoning and the council because there was something on the books that said you could not take two apartments and turn it into one. That was not allowed. We had to ask.

**Sal Maniaci**-So even since then, yeah, I'm not sure when we first wrote the C-3 code to allow for that type of development.

**Sandy Lucy**-Well, we've had zero lot lines.

**Jim Hartman**-But basically that's one of the reasons I'm totally against it because the where we are situated and there are residential houses on that street and a lot of other streets aren't residential houses.

**John Borgmann**-Where is your property located?

**Jim Hartman**-Across know Purcell Ellis?

**Samantha C. Wacker**-Your house backs to the houses on Cedar Street back to yours?

**Jim Hartman**-I did put a new sidewalk in and paid for it myself before we started the sidewalk fiasco. Thank you.

**Jenny Hartman**-And it is the home of the first mayor of Washington. I don't think people don't know that John Ernst built that home. And he was the first mayor of Washington. So we're really concerned we've put a lot of work into. And it's a beautiful home and you're all welcome to come by and see how beautiful the home is. We're just very concerned with what could happen around us. What's all included in a C-3? What can you do in a C-3?

**Sal Maniaci**-Well it's mixed use, general commercial and residential. I mean it's multi family, single family.

**Jenny Hartman**-General commercial. That's what scares me.

**Sal Maniaci**-I mean what you can see on Main Street and Elm Street is like the general retail.

**Jenny Hartman**-Retail.

**Samantha C. Wacker**-there's lots of historic homes on that particular part of Elm Street.

**Jenny Hartman** There is one down in the corner where the Schroeder building is. You know, that's got a lot of history behind that and I actually understand they had slaves in that basement. And then the next one where Dave Tobin lives, that's a very old home. Dick Urschel I think built that home. Another mayor of Washington. And then you have the next home up to it which is an old Bush home, Eric Bushes home, you know, and that's in 1883 I think, you know, so our homes are beautiful homes and people have taken good care of them. I'm just concerned what

C-3 could do to our property or the property right next to us as Jim said that that lot next to us concerns us because it used to be when we bought the house, it was an empty lot with flowers and bushes and grass and everything. And you've got to be concerned with what you're looking at. What you're looking at and what we've done over 42 years we've lived there. So that's my concerns my concerns with what is what is in C. Three. What can somebody do?

**Samantha C. Wacker**-Are any of the properties in that particular block where those historic homes are on Elm Street, are any of those already C-3? Because I'm just trying to look at that boundary because I know we specifically pulled the houses on Cedar Street out and I'm wondering if it might not be appropriate to pull that bank of houses out as well.

**Sal Maniaci**-It stops right here at Fourth are just north of Fourth. I think these are the four homes.

**Samantha C. Wacker**-Yes I think it starts at Fourth and goes up. And I think the whole point when we went south here towards Fifth was to include the Purcell lot itself if that someone want to revert to what was historically. So I mean we could exclude the homes here on Elm there same way we did with Cedar.

**Jenny Hartman**-The lot is what concerns us.

**John Borgmann**-But we could move on Fourth, go East at Fourth and Elm and then come up and still catch the Purcell.

**Sal Maniaci**-Yeah, absolutely.

**John Borgmann**-And leave that half a block of between Elm and Cedar residential. Leave the residential side off.

**Samantha C. Wacker**-Again for the same reason we left off the houses on Cedar. It might be appropriate. I think that probably would be appropriate.

**Sal Maniaci**-That's the exact same reason we did that on Cedar.

**Mark Kluesner**-We certainly could. But once you get up to Jenny and Jim's house and they do have a beautiful house along with the ones below them. But then it becomes an empty lot being Tee's old building and then Fishers parking lot. And I mean that could be in all the way down to Hartman's house and then cut it out. But you know, it draws a straight line up that way I guess that's why we looked at it.

**Tom Holdmeier**-What is that lot zoned now?

**Sal Maniaci**-This dark light blue is already C-2 Overlay. So it could already be commercial.

C-2 To overlay allows single family, two family and commercial. So it could already be commercial today.

**Jenny Hartman**-Okay. But what is the difference between C-2 and C-3?

**Sal Maniaci**-It allows the zero lot line is actually the only thing.

**Samantha C. Wacker**-No parking requirements on the lot.

**Chuck Watson**-It's already commercial. So if you're already in a commercial district.

**Jenny Hartman**-I understood that we were just concerned with C-3 designated and what could go into that lot right next to us.

**Chuck Watson**-Apparently everything that can go into are now the same thing.

**Sandy Lucy**-Nothing would be different. You would just have a zero lot line.

**Jenny Hartman**-We heard that there was going to be a small machine factory going in over there.

**Chuck Watson**-Regardless, it's already zoned as such. So it's like you can't stop it anyway, it's already zoned commercial.

**Samantha C. Wacker**-You can always buy it.

**Jenny Hartman**-The guy behind it that just redid the whole Post building wanted to buy that lot. So we're just curious. Thank you so much.

**Samantha C. Wacker**-So it sounds like there's probably not a reason to remove those if they're already in a commercial zoning, it's probably appropriate to leave them to leave it.

**Sal Maniaci**-To be honest we're cleaning up the boundary, this isn't really because this is already this overlay here does allow some mixed uses. That's not necessarily the concern is what we're trying to encompass everything over here along Fifth Street and then all these gaps that we have on Front Street down here, this residential, single family residential. So that's why we're someone said why even rezoning, because we're trying to clean up this boundary to include all that, it's not just the C-2 overlay. There's a lot of different zoning here that we're trying to just all get into one to really just clean up the boundary.

**Samantha C. Wacker**-So it sounds like there's no purpose really altering it.

**Brian Bogue**-I just wanted, we wanted to show our support for this, we do own a few properties in this in this boundary and I think from a renovation and rehab standpoint it does make things easier. You know what you're getting into right away and what your neighbors and your properties are, how they are, what you're capable of doing. And I think that we have proper restrictions already in downtown as far as improper use and things. I think that all that is already in place. So let's just are thought thank you.

**Sal Maniaci**-People see commercial and they think I'm going to get taxed commercially so that your taxes are done by the assessor and they do it by use. And so no matter what your zoning is, they come and inspect the property and determine the taxes based on what the actual physical uses.

**Tom Holdmeier**-Anyone else, any other comments or questioned by board? You don't need a vote on it right now.

**Sal Maniaci**-Well, I think you could vote to it if you want me to just amend that and if I'm adding properties, Mark, do I have to go come back here? Okay, so we'll come back here next month with those properties to the south there on Sixth and when I send out that new letter to everybody will make sure we have two dates. It'll be the P&Z here in September and then the council will scheduled for the following week. So get wrapped up in September then. Okay, so very good. Any other items for discussion? Okay, nope, I don't have anything else. Thank you.

**Motion to adjourn, seconded and passed without dissent at 7:40 p.m.**

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**Thomas R. Holdmeier**  
**Chairman**

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: September 13, 2021

Re: File #0901 – Dale Greife – Vacation Rental at 821 E First

Synopsis: The applicant is requesting approval Special Use Permit for a Vacation Rental Dwelling located at 821 East First Street

<b>Adjacent Land Use /Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Single Family	R-1B
South	Single Family	R-1B
East	Single Family	C-1
West	Single Family	R-1B

**Analysis:**

The applicant is requesting a special use permit to utilize 821 East First Street for Vacation Rental Dwelling. The structure is currently a single-family home in an R-1B Single Family Residential zoning district. The special use permit would allow the applicant to accept lodgers for periods of 30 days and less. The home will be required to receive a new occupancy inspection to meet the requirements for short-term lodging.

The proposed use is insignificant to the surrounding area and should not detriment the neighborhood. The property has access to an alley to the rear with a garage and has street parking available as well.

**Recommendation:**

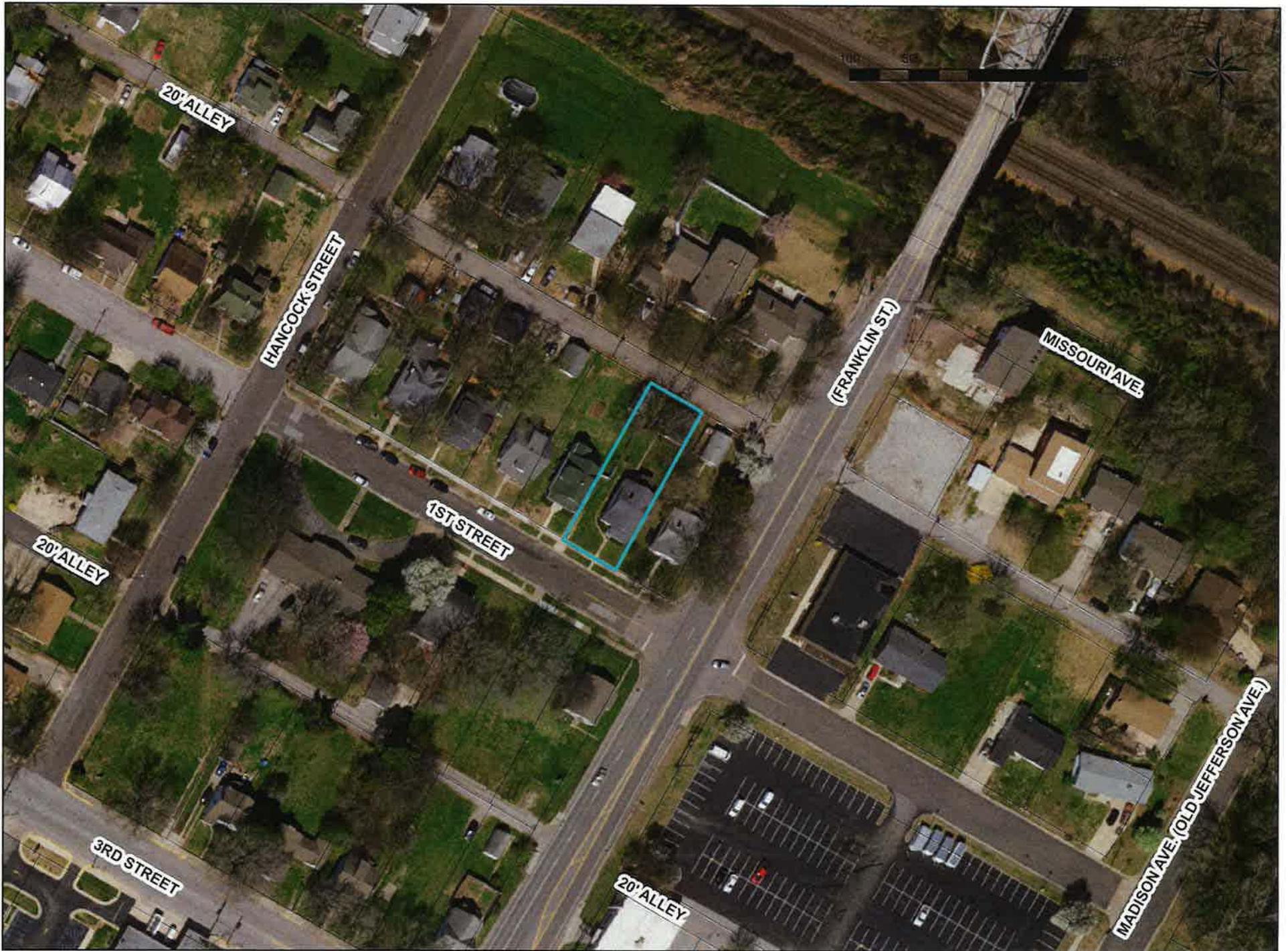
Staff recommends approval of the Special Use Permit to operate a Vacation Rental Dwellings at 821 East First Street



### Legend

-  C-1
-  R-1B
-  R-2





20' ALLEY

HANCOCK STREET

(FRANKLIN ST.)

MISSOURI AVE.

1ST STREET

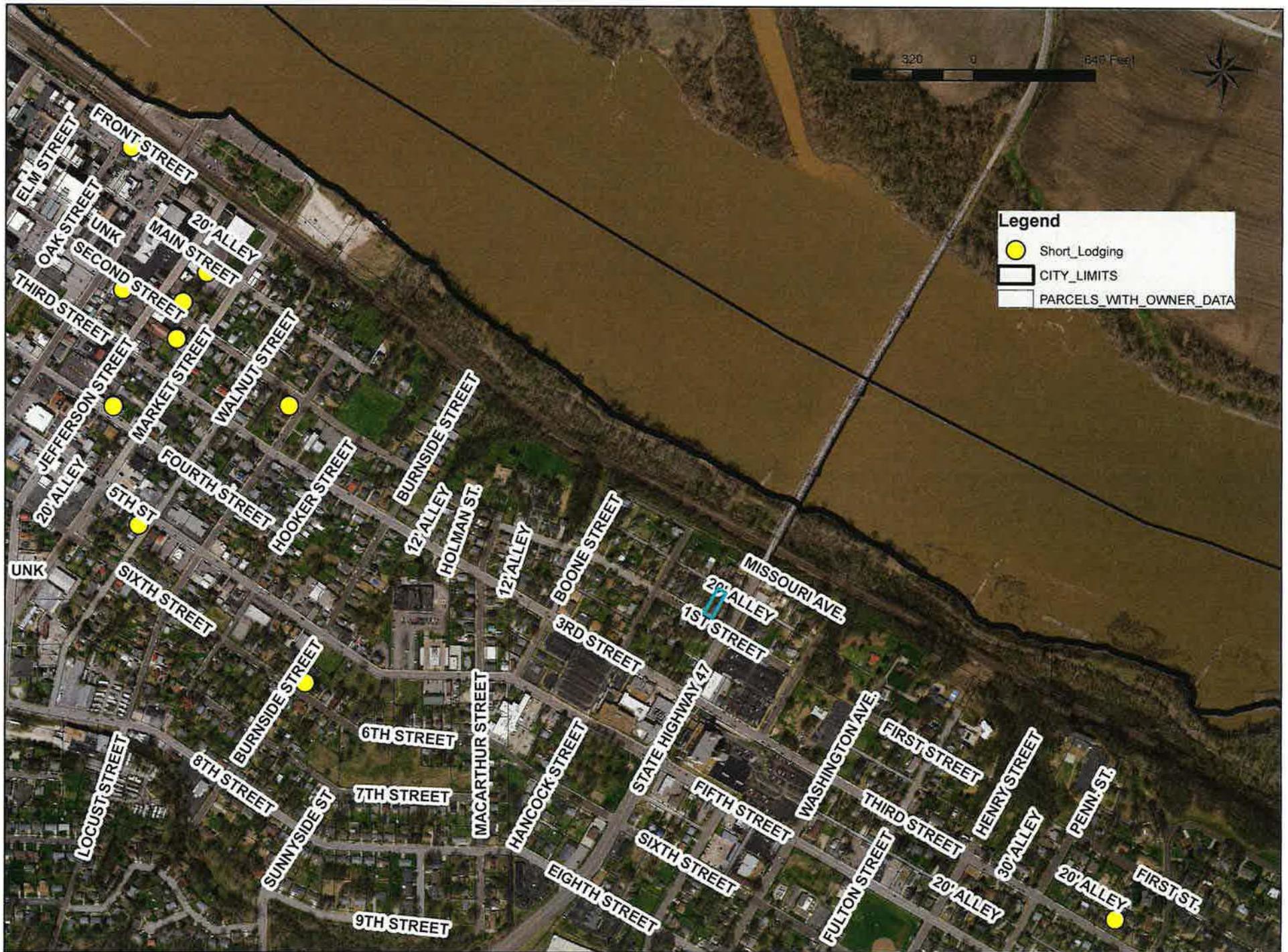
20' ALLEY

MADISON AVE. (OLD JEFFERSON AVE.)

3RD STREET

20' ALLEY

# Existing Short Term Lodging



CITY OF WASHINGTON, MISSOURI

Department of Planning and Engineering Services

405 Jefferson Street · Washington, MO 63090

636.390.1010 Phone · 636.239.4649 Fax

SPECIAL USE PERMIT APPLICATION

All applications for Special Use Permits must be submitted to the Engineering Department at least 15 working days prior to the second Monday of each month in order to be placed on the agenda for the Planning & Zoning Commission Meeting.

Please Print:

Street Address: 821 East 1<sup>st</sup> street

Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_ PID# \_\_\_\_\_

Applicant Name: Dale Greife Phone: 314-277-0926

Address of Applicant: #2 Catawba Place Washington, MO, 63090

Owner: same Phone: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Current Zoning: R1-B Proposed Zoning: \_\_\_\_\_

It is proposed that the property be put to the following use: BNA - 3unit

Lot Size: Frontage 52' (feet) Depth 150' (feet) Number of Stories 1.5

Number of Units: 3 Number of Off-Street Parking Spaces: 3

Include with this Special Use Permit Application:

- 1. Application Fee of \$150.00 (make check payable to the 'City of Washington')
- 2. Completed Special Use Permit Application
- 3. Plot Plan
- 4. Legal Description of Property
- 5. Building Elevation Plan (for new construction only)

Dale Greife  
Signature of Applicant

8/20/21  
Date

Dale Greife  
Applicant Name Printed

## SPECIAL USE PERMIT EVALUATION CRITERIA

The following criteria are used in evaluating a Special Use Permit Application. It is recommended these criteria be addressed as to their applicability to the proposed Special Use Permit request:

1. The compatibility of the proposal, in terms of both use and appearance, with the surrounding neighborhood.

*We have many nurses that stay with us. This will be a perfect location for them.*

2. The comparative size, floor area, and mass of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.

*We are not changing the foot print of the house. House is an eye sore currently.*

3. The frequency and duration of various indoor and outdoor activities and special events, and the impact of these activities on the surrounding area.

*no events.*

4. The capacity of adjacent streets to handle increased traffic in terms of traffic volume, including hourly and daily levels.

*no impact, we have off-street parking*

5. The added noise level created by activities associated with the proposed use.

*no added predictable noise*

6. The requirements for public services where the demands of the proposed use are in excess of the individual demands of the adjacent land uses, in terms of police and fire protection, and the presence of any potential or real fire hazards created by the proposed use.

*NA*

7. Whether the general appearance of the neighborhood will be adversely affected by the location of the proposed use on the parcel.

*appearance of neighborhood will improve*

---

8. The impact of night lighting in terms of intensity, duration and frequency of use, as it impacts adjacent properties, and in terms of presence in the neighborhood.

*adding min. outdoor lighting*

---

9. The impact of the landscaping of the proposed use, in terms of maintained landscaped areas, versus areas to remain in a natural state, as well as the openness of landscape versus the use of buffers and screens.

*NA*

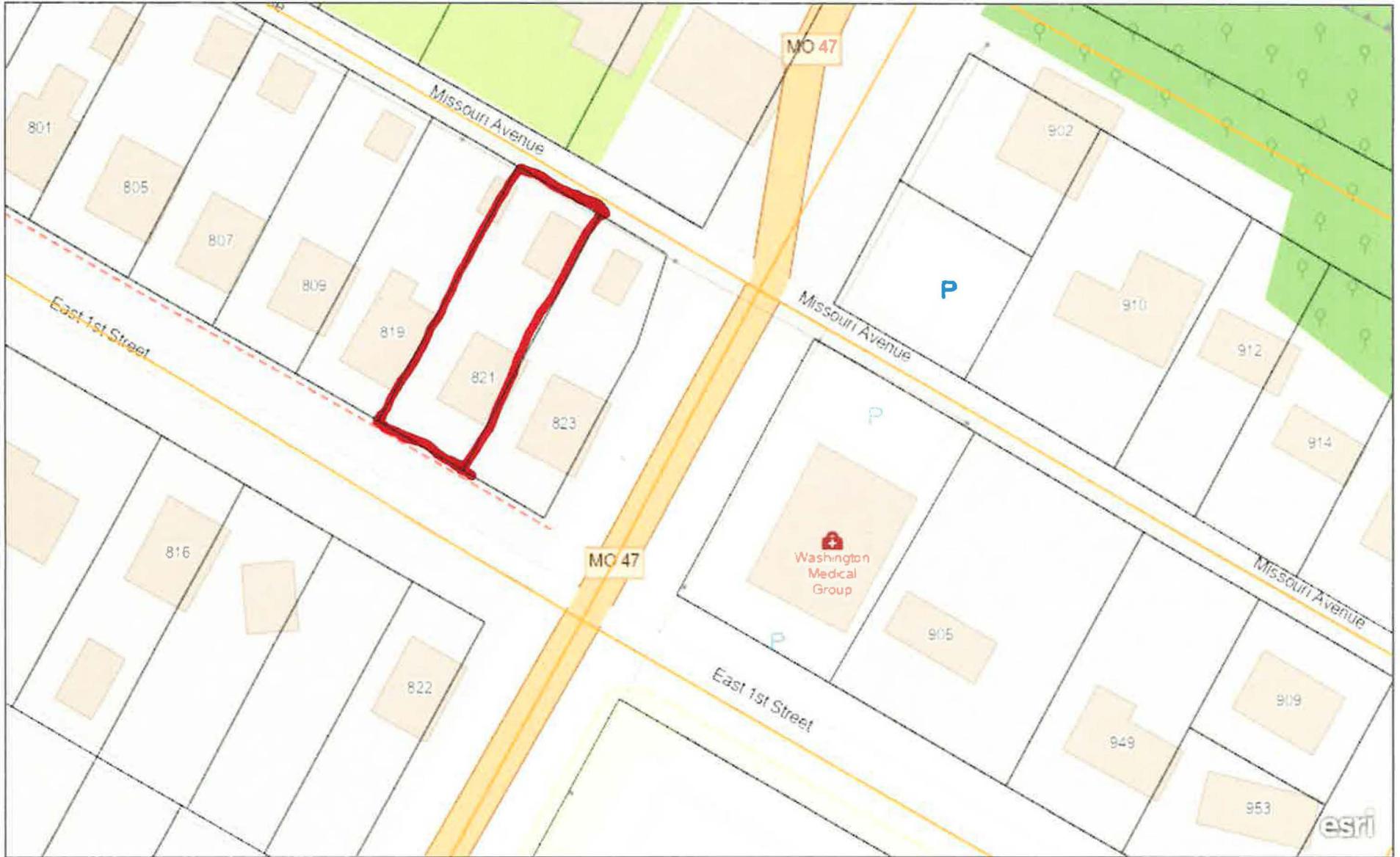
---

10. The impact of a significant amount of hard-surfaced areas for buildings, sidewalks, drives, parking areas and service areas, in terms of noise transfer, water run-off, and heat generation.

*NA*

---

# ZONING - External



Zoning Map for public use

60ft

Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: September 13, 2021

Re: File # 21-0902

Synopsis: The applicant is requesting approval of a preliminary plat for Terrace in Washington Plat 2

<b>Adjacent Land Use /Zoning Matrix</b>		
	<b>Existing Land Use</b>	<b>Existing Zoning</b>
North	Commercial Property and Residential	C-2/ R-1A
South	Commercial Property and Residential	C-2 / R-1A
East	Commercial Development	C-2
West	Residential Development	R-1A

**Analysis:**

The applicant is requesting approval of a preliminary plat for Terrace In Washington Plat 2. The proposed plat shows a 4-lot subdivision, and is in accordance with what was proposed in the future phases of Terrace in Washington Plat 1. The plat proposes the extension of Don Avenue to Pottery Road, in line with what is suggested in the Comprehensive plan for long-term connections. Don Avenue shows a 50 ft. right-of-way, 10 ft. utility easements on both sides, and connections with a proposed KJ Unnerstall Drive as well.

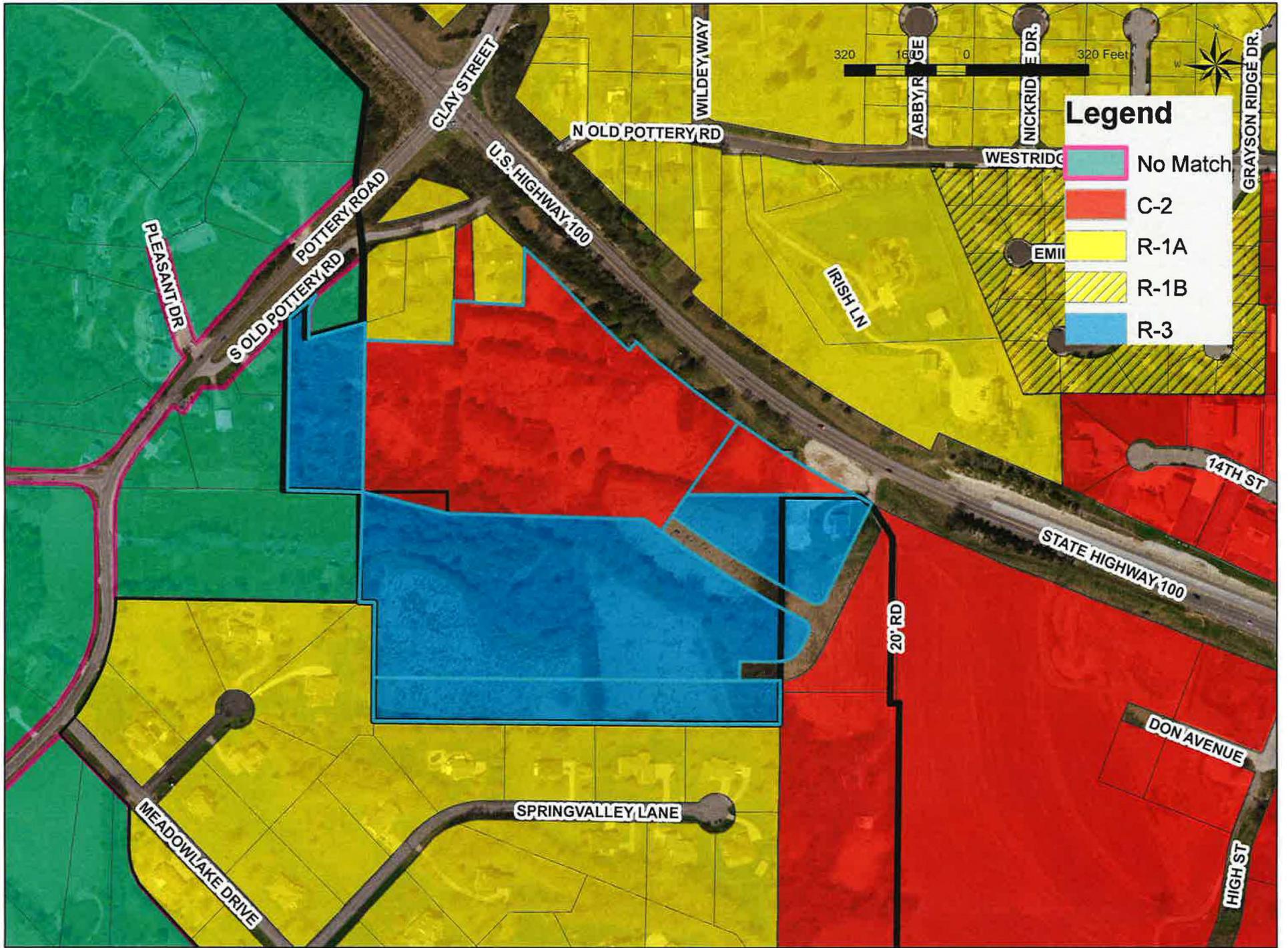
KJ Unnerstall Drive is also proposed with an improved access to Highway 100, utilizing the current access from an old home that was on the property. The proposed drive runs north/south from Highway 100, allows for 60 ft. of right-of-way for off the Highway for potential turn lanes and 50 ft. of right of way after it intersects with Don Avenue. The proposed drive terminates at the western edge of the property. Because this drive does not terminate in some sort of turnaround, staff is requiring an access easement and fire lane to run north/south through Lot 1 and connect Don Avenue and K.J. Unnerstall Drive on the western edge of the property.

Stormwater is to be handled off site. No building permits will be issued until calculations have been verified by our engineering department during site review.

All required easements are also shown on the plat allowing for water, sewer, and storm water detention to be provided for the entire development. A Performance Agreement will have to be signed by the applicant prior to a final plat being recorded assuring that all public improvements will be placed according to this first phase. City Engineering will be reviewing stormwater calculations, pavement details, and utility information assuring that it meets City requirements.

**Recommendation:**

Staff recommends approval of the Preliminary Plat for Terrace in Washington Plat 2.





CITY OF WASHINGTON, MISSOURI  
Department of Planning and Engineering Services  
405 Jefferson Street • Washington, Missouri 63090  
636.390.1010 phone • 636.239.4649 fax

PRELIMINARY PLAT APPLICATION

Date: 09/01/2021

**Applicant Information:**

Name: John Falk, Civil Design, Inc. Phone: 314-265-3693

Address: 5220 Oakland Avenue, St. Louis, MO 63110

Do you own the subject property?  Yes  No

If not, please provide ownership information here:

Name: Monty Taha Phone: 636-938-9928

Address: 400 Legends Terrace, Eureka, MO 63025

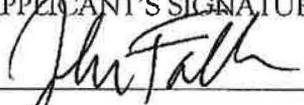
Name of Proposed Subdivision: Terrace in Washington - Plat 3

Number of Lots Proposed: 1 Zoning District(s): R3

*Two copies of a detailed plat of the subject property must accompany this request.*

*Fee: Seventy-five dollars (\$75.00) for the first two lots, plus seven dollars (\$7.00) for each lot in excess of two. This fee must be paid to the City of Washington at the time this application is filed.*

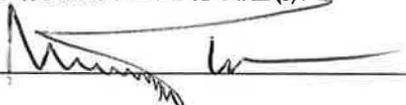
APPLICANT'S SIGNATURE:



APPLICANT/COMPANY NAME (Printed):

JOHN FALK / CIVIL DESIGN, INC.

LANDOWNER SIGNATURE(s):



LANDOWNER NAME (Printed):

Monty Taha

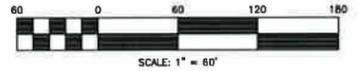
# TERRACE IN WASHINGTON - PLAT 3

A TRACT OF LAND BEING ALL OF LOTS 2, 3, & 5 OF TERRACE IN WASHINGTON - PLAT 1 AND LOT 1 OF TERRACE IN WASHINGTON - PLAT 2, WITHIN THE SOUTH HALF OF SECTION 21 AND A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5TH P.M., CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI

LINE #	DIRECTION	LENGTH
E1	S89°35'51"E	358.30'
E2	S00°18'52"W	129.15'
E3	S15°18'22"W	101.13'
E4	S26°03'55"W	66.69'
E5	S51°39'41"E	286.06'
E6	N82°38'21"E	180.84'
E7	S26°19'06"E	146.35'
E8	S11°16'03"E	92.93'
E9	S00°24'09"W	89.71'
E10	S88°01'47"E	33.23'
E11	S88°01'47"E	31.59'
E12	N00°24'09"W	10.00'
E13	S79°56'43"E	170.73'
E14	N01°38'56"E	34.01'
E15	N61°43'12"W	118.39'
E16	S07°10'13"E	166.32'

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	171.40'	3004.87'	N46°43'34"W	171.37'
C2	748.91'	2974.87'	S55°34'20"E	748.94'
C3	314.38'	2974.87'	S51°23'16"E	314.23'
C4	24.67'	2974.87'	S54°39'10"E	24.67'
C5	190.26'	2974.87'	S56°43'21"E	190.22'
C6	212.06'	2974.87'	S60°35'49"E	212.01'
C7	7.55'	2974.87'	S62°42'42"E	7.55'
C8	39.81'	25.00'	N71°55'07"E	35.74'
C9	75.55'	3276.67'	S63°07'11"E	75.55'
C10	630.95'	3266.67'	S57°11'41"E	629.97'
C11	630.95'	3266.67'	S57°11'41"E	629.97'
C12	156.95'	3265.78'	S53°02'17"E	156.94'
C13	641.46'	3316.67'	S57°12'07"E	640.46'
C14	353.56'	557.00'	S69°50'44"E	347.65'
C15	385.29'	607.00'	S69°50'44"E	378.86'
C16	97.96'	100.00'	S59°57'55"E	94.09'
C17	48.98'	50.00'	S59°57'55"E	47.05'
C18	67.13'	60.00'	N58°20'58"E	63.68'
C19	134.26'	120.00'	N58°20'58"E	127.37'

LINE #	DIRECTION	LENGTH
L1	S29°17'32"E	112.90'
L2	N88°01'47"W	95.95'
L3	N49°59'34"E	50.50'
L4	N49°59'34"E	9.67'
L5	S31°54'02"E	86.70'
L6	S31°54'02"E	93.82'
L7	N26°17'47"E	84.80'
L8	S25°17'23"E	3.13'
L13	S25°17'23"E	0.08'

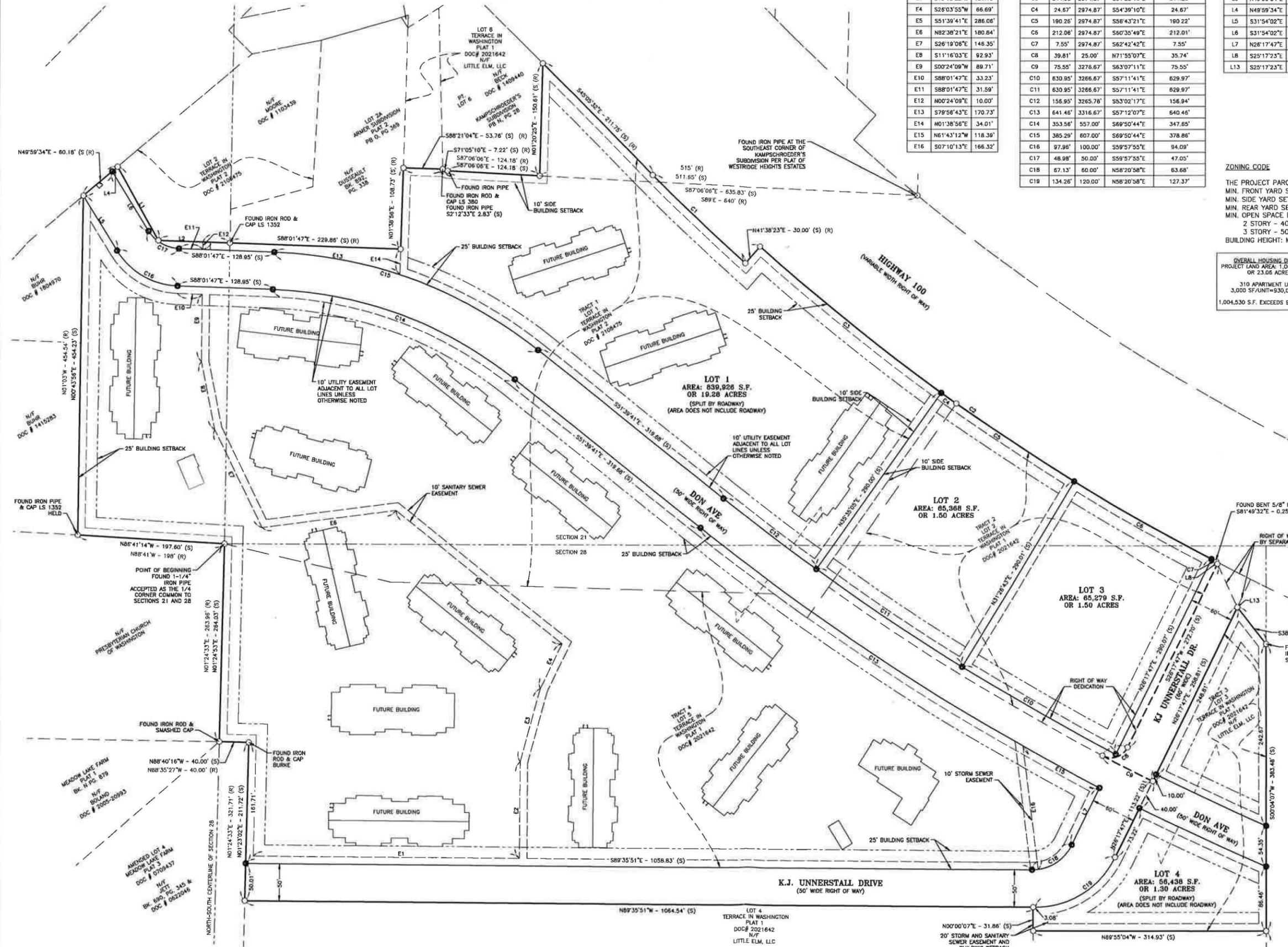


● SET 5/8" X 24" IRON ROD WITH CAP COCHRAN LS 380  
○ FOUND IRON ROD WITH CAP LS 380 OR AS NOTED

**ZONING CODE**

THE PROJECT PARCEL IS ZONED R-3 (MULTI-FAMILY RESIDENTIAL).  
MIN. FRONT YARD SETBACK: 25' REQUIRED, 25' PROVIDED.  
MIN. SIDE YARD SETBACK: 10' FOR 3 STORIES REQUIRED, 10' PROVIDED.  
MIN. REAR YARD SETBACK: 25' REQUIRED, 25' PROVIDED.  
MIN. OPEN SPACE BETWEEN PARALLEL BUILDINGS:  
2 STORY - 40' REQUIRED, 40' PROVIDED.  
3 STORY - 50' REQUIRED, 50' PROVIDED.  
BUILDING HEIGHT: MAX. 3 STORY - 45' REQUIRED, 3 STORY - 45' PROVIDED.

OVERALL HOUSING DENSITY  
PROJECT LAND AREA: 1,004,530 S.F.  
OR 23.06 ACRES  
310 APARTMENT UNITS  
3,000 SF/UNIT=930,000 S.F.  
1,004,530 S.F. EXCEEDS 930,000 S.F.



TERRACE IN WASHINGTON  
PLAT 3  
CITY OF WASHINGTON  
FRANKLIN COUNTY, MISSOURI

**COCHRAN**  
Civil Engineering  
Land Surveying  
Architecture  
Site Development  
General Consulting  
Master Planning

3308 E Independence Dr.  
Union, Missouri 63084  
636-688-8810 (Mo.)  
636-688-8813 (Ia.)  
mitch@cochransurvey.com

DRAWN BY: D.K.G. DATE: 8-3-21 PROJ. NO.: 20-8298  
SCALE: 1"=60' SHEET NO.: 2 OF 2  
MISSOURI STATE LAND SURVEYING CERTIFICATE OF AUTHORITY #000380

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: September 13, 2021

Re: File #21-0903– Preliminary Plat –Walmart Boundary Adjustment Plat 2

Synopsis: The applicant is requesting approval of a preliminary plat of Lot A-2 of Walmart Boundary Adjustment Plat 2

<b>Adjacent Land Use /Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Highway 100	C-2
South	JC Penney	C-2
East	BP Gas Station	C-2
West	Commercial Use	C-2

**Analysis:**

The applicant has submitted a preliminary and final plat request to re-subdivide "Lot 1 of the Walmart Boundary Adjustment Plat" into to create an out-lot called Lot-A2.

Lot A-2 will be .98 acres in size and will be comprised of a mostly grassed area to the northwest corner of the existing lot. The lot has access to public water and sewer that was extended when Panda Express was built, and it has access to Highway right-of-way meeting the subdivision requirements as well as access to an ingress/egress easement on the lot itself.

The plat proposes to vacate an existing 30 wide access easement on the lot itself and relocate it to the south. Staff has reviewed the revised access plan and feels it cleans up an existing situation that causes traffic concerns on the lot. The revised plat and submitted site plan shows curb and gutter on the new lot and revised striping for the existing lot to better show drivers where to traverse the property. The proposed lot will add parking stalls to the development as a whole as they are only taking away approximately 20 parking spaces and adding 45 total, allowing for up to 25 new spaces.

Fire and public access to the property will remain intact. The proposed amendment also shows all necessary easements for utilities and public access. Stormwater runoff will be calculated prior to the building permit being issued, but should be handled off site in the development's existing infrastructure.

A site plan of the proposed development has been attached to this report, however, comments on the site plan will be done by staff internally. A building permit has not yet been issued nor has the site plan been approved.

**Recommendation:**

Staff recommends approval of preliminary plat for the re-subdivision of "Lot 1 of Walmart boundary adjustment" for Lot 2-A





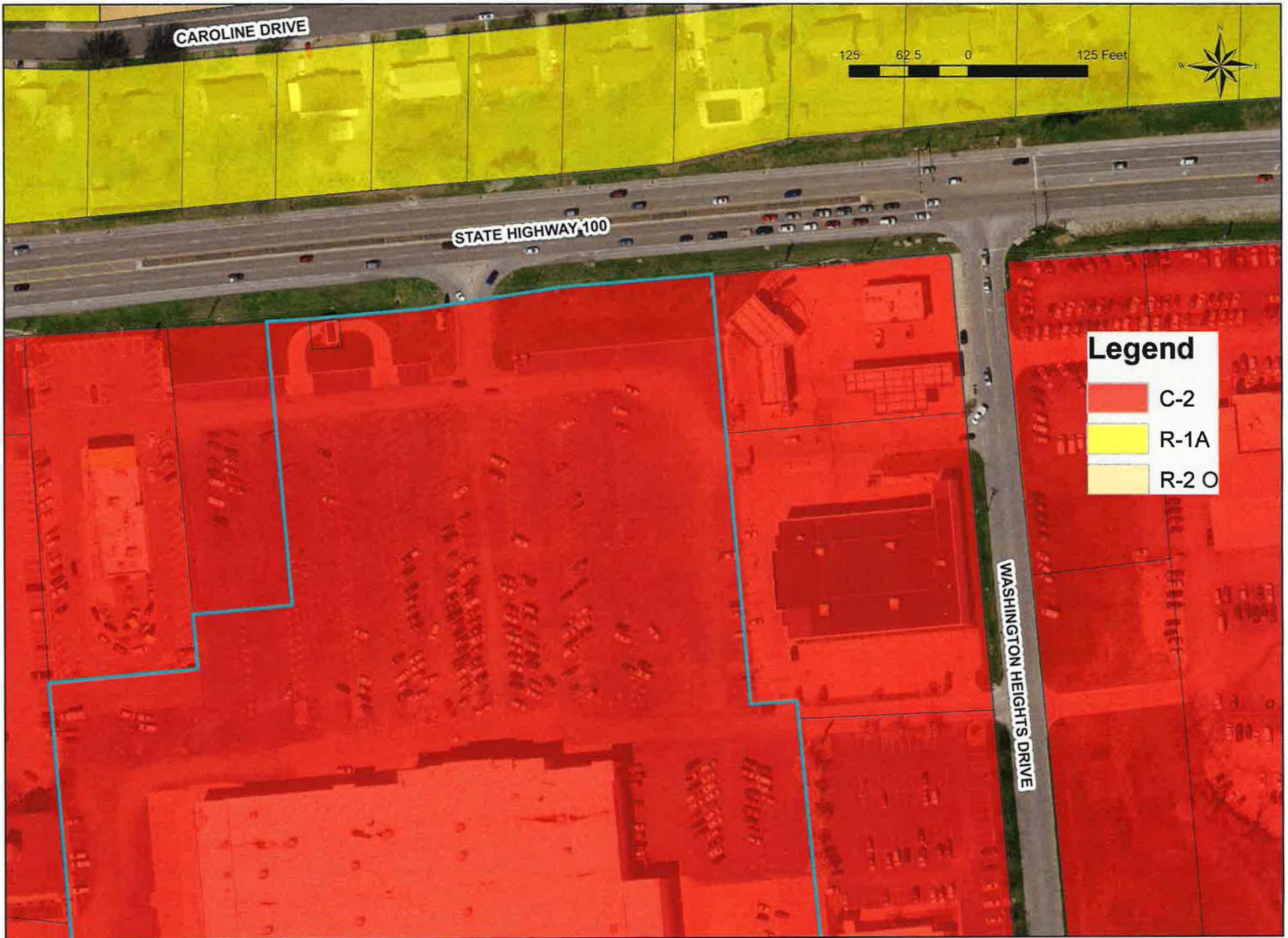


CAROLINE DRIVE

STATE HIGHWAY 100

Legend

WASHINGTON HEIGHTS DRIVE



CAROLINE DRIVE

STATE HIGHWAY 100

WASHINGTON HEIGHTS DRIVE

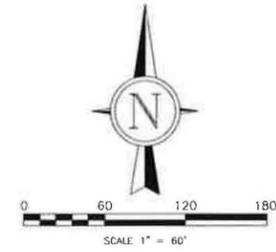
125 62.5 0 125 Feet

**Legend**

- C-2
- R-1A
- R-2 O

# WAL-MART BOUNDARY ADJUSTMENT PLAT 2

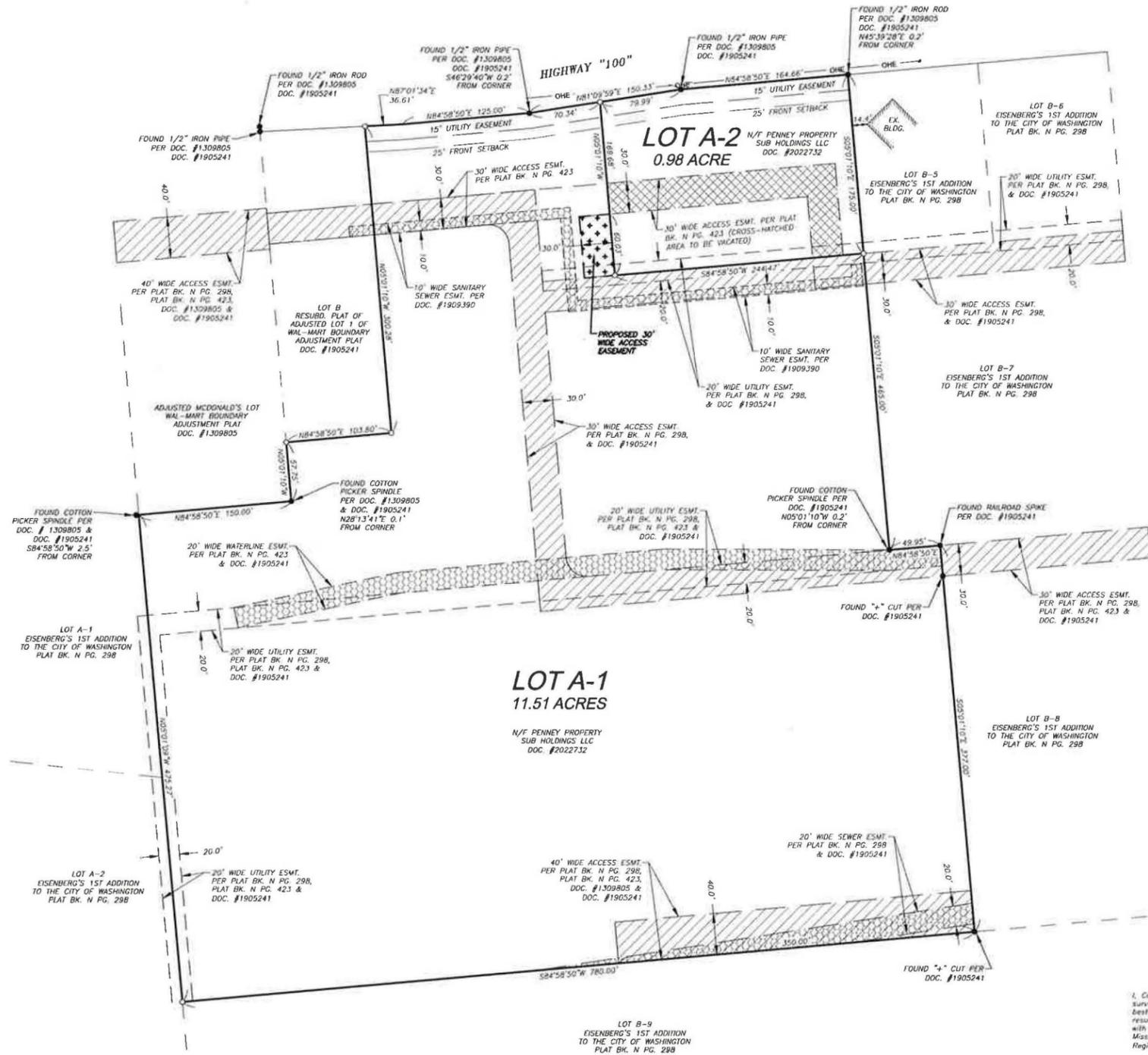
BEING A RESUBDIVISION OF LOT A OF THE  
RESUBDIVISION PLAT OF ADJUSTED LOT 1 OF  
WAL-MART BOUNDARY ADJUSTMENT PLAT  
IN THE CITY OF WASHINGTON,  
FRANKLIN COUNTY, MO



○ = FOUND IRON ROD  
 ○ = SET 1/2" IRON ROD UNLESS NOTED OTHERWISE  
 ○ = OVER-HEAD ELECTRIC  
 ACCURACY STANDARD = URBAN PROPERTY  
 DEED REFERENCE DOC. #2022732  
 BEARINGS BASED ON MISSOURI STATE PLANE  
 COORDINATE SYSTEM, EAST ZONE (GRID NORTH)  
 TRACTS ARE CURRENTLY ZONED "C-2"  
 C-2 ZONING:  
 SETBACKS:  
 FRONT = 25'  
 SIDE = 5'  
 REAR = 25'

**NOTES:**

Schedule B of a current title report has not been furnished to the Land Surveyor by the Client and no investigation has been conducted as to the present status of easements or other restrictive conditions affecting the subject land.  
 Fence line encroachments will not necessarily be shown.  
 Line stakes will not be provided unless specifically requested.  
 Furthermore, without a current title report, the land surveyor makes no guarantee the owners as shown hereon are correct.  
 Anything not visible from the surface is not certified to.  
 Conveyance by deed shall follow recordation of plat to change ownership.  
 The land surveyor makes no guarantee that access to the lands as shown hereon has been granted, identified, or reserved.



**CERTIFICATES:**

I, the \_\_\_\_\_ of Penney Property Sub Holdings LLC, a Delaware limited liability company, the undersigned owner of the tract of land shown hereon have caused the same to be surveyed and resubdivided into lots in the manner shown hereon. Said subdivision shall be known as "WAL-MART BOUNDARY ADJUSTMENT PLAT 2".

The utility easements shown on the plat are hereby granted to the City of Washington, Southwestern Bell Telephone Company, Union Electric Company, Spire Energy and their successors and assigns for installation and maintenance of public utilities.

The portion of the existing 30 foot wide access easement per plat of Wal-Mart's Subdivision as recorded in Plat Book N Page 423 in the Office of the Franklin County Recorder of Deeds its shown cross-hatched hereon across Lot A-2 is hereby removed and vacated.

= 30' WIDE ACCESS EASEMENT TO BE VACATED

The proposed 30 foot wide access easement shown hereon is hereby dedicated to the lot owners. The owner reserves the right to grant said access easement to others.

= PROPOSED 30' WIDE ACCESS EASEMENT

IN WITNESS WHEREOF, I have hereunto set my hands this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

PENNEY PROPERTY SUB HOLDINGS, LLC  
(A Delaware limited liability company)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF MISSOURI  
COUNTY OF FRANKLIN

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me personally appeared \_\_\_\_\_ being a \_\_\_\_\_ (title) of Penney Property Sub Holdings, LLC, a Delaware limited liability company, known to me to be the person who executed the within subdivision in behalf of said limited liability company and acknowledged to me that they executed the same for the purposes therein stated and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires \_\_\_\_\_

Notary Public

I, Doug Trentmann, Collector of Revenue for Franklin County, Missouri, first being duly sworn depose and say that I am familiar with the land belonging to Penney Property Sub Holdings, LLC, and subdivided as "WAL-MART BOUNDARY ADJUSTMENT PLAT 2" and further state that there are no delinquent tax assessments on the aforesaid land shown due Franklin County.

Doug Trentmann  
Collector of Revenue  
Franklin County, MO

I, Sherri Klekamp, City Clerk for and within the City of Washington, Missouri, do hereby certify that the above plat of "WAL-MART BOUNDARY ADJUSTMENT PLAT 2" was approved by the City Council of Washington, Missouri, by Ordinance No. \_\_\_\_\_ passed and approved the \_\_\_\_\_ of \_\_\_\_\_, 2021.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal of the City of Washington, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Sherri Klekamp  
City Clerk, Washington, MO

I, Cameron Luken, hereby certify to Torrey Woodcock that this survey was completed under my direct supervision, and to the best of my knowledge, information and professional judgment the results shown hereon are correct and are made in compliance with the current standards for property surveying of the Missouri Dept. of Insurance, Financial Institutions and Professional Registration (20-CSR 2030-16.0) and are true and correct.



**WSE**

**WUNDERLICH**  
SURVEYING & ENGINEERING INC.  
512 EAST MAIN STREET UNION, MO 63084  
(636) 561-8400

CAMERON LUKEN  
P.L.S. for Wunderlich Surveying & Engineering, Inc.  
Franklin County Surveyor

MISSOURI STATE CERTIFICATE OF AUTHORITY  
 CIVIL ENGINEERING: 001086  
 LAND SURVEYING: 000253

**WAL-MART BOUNDARY ADJUSTMENT PLAT 2**

BEING A RESUBDIVISION OF LOT A OF THE  
RESUBDIVISION PLAT OF ADJUSTED LOT 1 OF  
WAL-MART BOUNDARY ADJUSTMENT PLAT  
IN THE CITY OF WASHINGTON,  
FRANKLIN COUNTY, MO

SCALE: 1"=60'  
 JOB: 7692  
 DATE: 9-2-2021  
 DWN MR  
 REV:

SHEET  
**1 OF 1**

ZONING C-2 GENERAL COMMERCIAL DISTRICT  
 CITY OF WASHINGTON - ARTICLE VI OFF-STREET PARKING AND LOADING REQUIREMENTS  
 SECTION 400.265 - MINIMUM REQUIRED OFF-STREET PARKING AND LOADING SPACES  
 C. SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

RETAIL STORE - 1 PARKING SPACE FOR EACH 250 SQUARE FEET OF FLOOR AREA  
 RESTAURANT - 1 PARKING SPACE FOR EACH 75 SQUARE FEET OF FLOOR AREA  
 AND A MINIMUM OF A 5 CAR STACK FOR A CALL-IN WINDOW

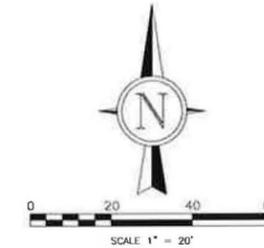
**PARKING RATIOS**

PROPOSED RESTAURANT SQUARE FOOTAGE - 1,680  
 1,680/75 = 22.4 REQUIRED SPACES

PROPOSED RETAIL SQUARE FOOTAGE - 4,592  
 4,592/250 = 18.37 REQUIRED SPACES

TOTAL SPACES REQUIRED - 42  
 TOTAL SPACES PROVIDED - 45

# HIGHWAY 100 WASHINGTON, MO SITE PLAN



OWNER/DEVELOPER: PENNEY PROPERTY SUB HOLDINGS, LLC - TORREY WOODCOCK  
 3545 HIGHWAY D  
 BOURBON, MO 65411

ENGINEER/SURVEYOR: WUNDERLICH SURVEYING & ENGINEERING, INC.  
 512 EAST MAIN STREET  
 UNION, MISSOURI 63084



**WUNDERLICH SURVEYING & ENGINEERING, INC.**  
 512 EAST MAIN STREET  
 UNION, MO 63084 (636) 583-8400  
 WSETEAM.COM

**TOPO/DEMOLITION PLAN**  
**PROPOSED COMMERCIAL BUILDING**  
 A TRACT OF LAND BEING PART OF SECTION 26, T44N,  
 1W OF THE 5TH P.M. IN THE CITY OF  
 WASHINGTON, FRANKLIN COUNTY, MO

**PRELIMINARY**  
 NOT FOR  
 CONSTRUCTION

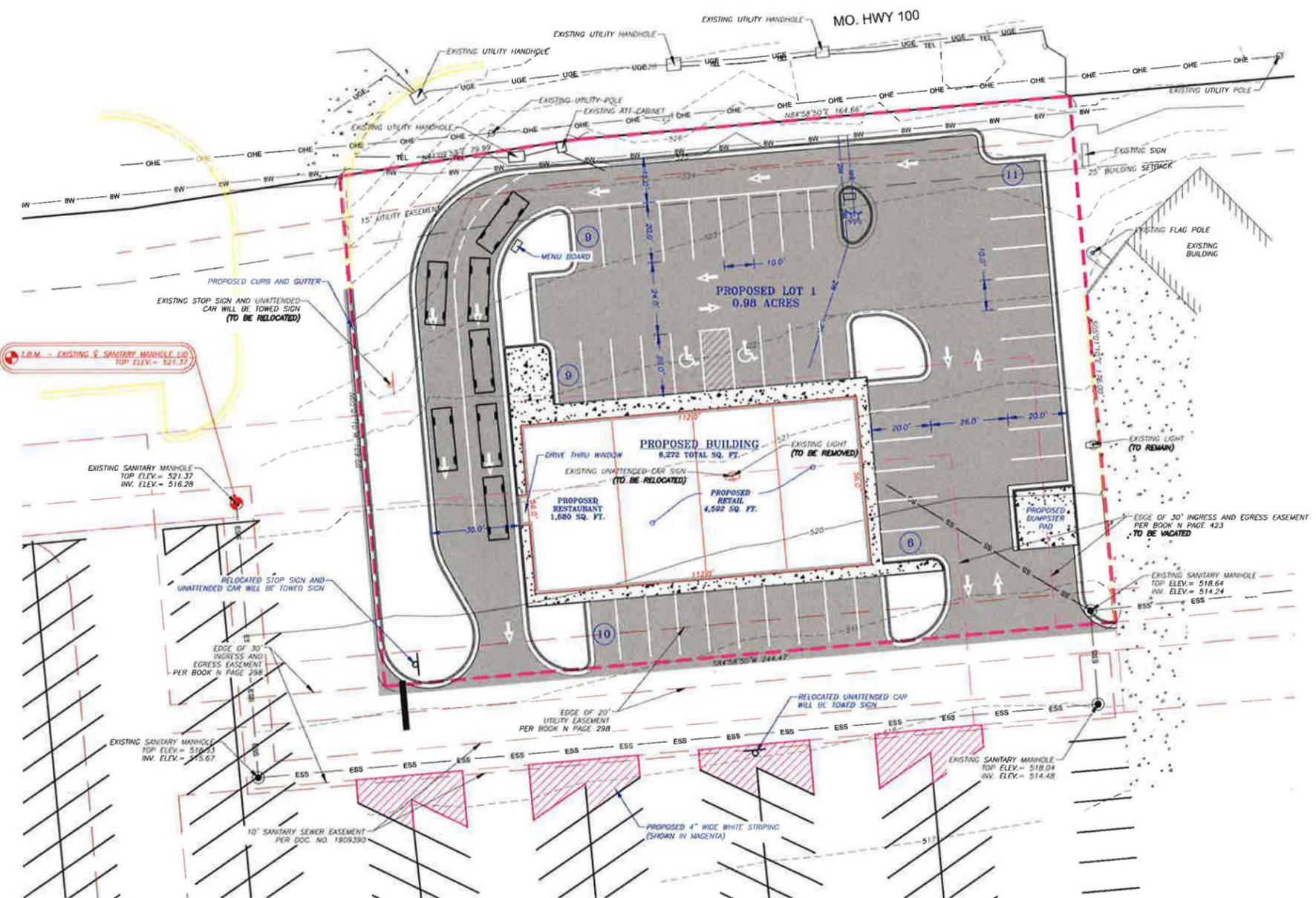
08/19/2021

Kristopher H. Wolfe,  
 P.E. - 2008019619  
 for Wunderlich Surveying  
 & Engineering Inc.

THIS SEAL IS FOR DESIGN  
 ONLY AND NOT CONSTRUCTION  
 INSPECTION OR STAKING OUT  
 OF IMPROVEMENTS

SCALE: 1"=20'  
 JOB: T692  
 DATE: 08/2021  
 DWN. BY: RKS  
 S.C. NR  
 REV:  
 REV:

SHEET  
**C1.2**



**LEGEND**

ESS	ESS	= EXISTING SANITARY SEWER LINE
○	○	= EXISTING SANITARY MANHOLE
OHE	OHE	= EXISTING OVERHEAD ELECTRIC
○	○	= EXISTING UTILITY POLE
UGE	UGE	= UNDERGROUND ELECTRIC
TEL	TEL	= EXISTING TELECOMMUNICATIONS LINE
EW	EW	= EXISTING WATER LINE
+	+	= TEMPORARY BENCHMARK
⊕	⊕	= EXISTING SIGN
⊕	⊕	= EXISTING LIGHT POLE
▨	▨	= EXISTING ASPHALT PAVEMENT
▨	▨	= EXISTING CONCRETE

**CONSTRUCTION NOTES:**

- 1.) UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES, AND UTILITIES MUST BE CONSIDERED APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY UTILITY NOT SHOWN. (ALL UTILITIES SHALL BE LOCATED BOTH HORIZONTALLY AND VERTICALLY TO INSURE CLEARANCE/COVER OF ANY PROPOSED GRADING, SEWER, FOOTINGS, ETC. PRIOR TO CONSTRUCTION. UTILITY COMPANY REPRESENTATIVES SHALL BE ON SITE DURING SUCH TIMES THAT EXCAVATION IS TAKING PLACE IN THE VICINITY OF THEIR FACILITIES.) NO SUB-SURFACE EXPLORATION WAS UNDERTAKEN ON THIS SITE. ALL UNDERGROUND UTILITIES ARE CONSIDERED APPROXIMATE AND ARE NOT CERTIFIED HERETO.
- 2.) ALL ELEVATIONS ARE BASED ON MDDOT VRS NETWORK MAND 1988.
- 3.) BOUNDARY INFORMATION FROM WAL-MART'S SUBDIVISION.
- 4.) CONTOURS BASED ON TOPOGRAPHIC INFORMATION COLLECTED BY WSE IN JUNE 2021.
- 5.) ALL EXCAVATIONS, WHETHER THEY BE UTILITY TRENCHES, BASEMENT EXCAVATIONS, OR FOOTING EXCAVATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS FOR EXCAVATIONS.
- 6.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 7.) ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS. AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS.
- 8.) ALL CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF WASHINGTON, MISSOURI, IN THE ABSENCE OF ANY APPLICABLE LOCAL STANDARDS. THE REQUIREMENTS SET FORTH HEREON SHALL GOVERN.
- 9.) SILTATION AND EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS UNTIL SUFFICIENT VEGETATION HAS BEEN ESTABLISHED ON THE SITE TO PREVENT EROSION.
- 10.) ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DIRECTED BY LOCAL GOVERNING AUTHORITY OR THE STATE OF MISSOURI.
- 11.) SLOPES ON THIS PROJECT SHALL NOT BE GREATER THAN THREE UNITS HORIZONTAL TO ONE UNIT VERTICAL(3:1). IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST GERMINATION ANNUAL SUCH AS RYE GRASSES SHALL BE UTILIZED TO PREVENT EROSION.
- 12.) THE CONTRACTOR SHALL KEEP EXISTING ROADWAY AND SIDEWALKS CLEAN OF MUD AND DEBRIS.
- 13.) CONTRACTOR TO PROVIDE ADEQUATE ON-SITE PARKING FOR CONSTRUCTION EMPLOYEES.
- 14.) SCHEDULE "B" OF A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT AND NO INVESTIGATION HAS BEEN CONDUCTED AS TO THE PRESENT STATUS OF EASEMENTS OR OTHER RESTRICTIVE CONDITIONS AFFECTING THE SUBJECT LAND.
- 15.) NO GEOTECHNICAL EVALUATION HAS BEEN COMPLETED BY THIS OFFICE FOR THE SITE. THIS PLAN DOES NOT CERTIFY THAT THE EXISTING SOIL ON SITE IS SUITABLE FOR CONSTRUCTION. THIS OFFICE RECOMMENDS A GEOTECHNICAL ENGINEER BE CONSULTED TO DETERMINE THE SUITABILITY OF THE EXISTING SUBGRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATIONS.
- 16.) ALL SITE GRADING AND EARTHWORK CONSTRUCTION SHALL COMPLY TO THE GEOTECHNICAL REPORT RECOMMENDATIONS.
- 17.) CONTRACTOR MUST RECEIVE ALL REQUIRED PERMITS FROM THE LOCAL GOVERNING OFFICIALS AND THE STATE OF MISSOURI PRIOR TO ANY EXCAVATION.
- 18.) NO PARKING ALLOWED OUTSIDE OF DESIGNATED PARKING AREAS.
- 19.) CONTRACTOR TO COORDINATE THE ELECTRICAL CONNECTION TO THE NEW BUILDING WITH THE OWNER.
- 20.) ALL WATER MAIN SHALL BE DR14 CLASS 900 PVC (OR CLASS 900 WITH A 200 PSI WORKING PRESSURE) TO MEET AWWA C900 STANDARDS.
- 21.) ALL ELECTRICAL, SANITARY SEWER, AND WATER SERVICE CONNECTIONS TO THE BUILDING SHALL BE COORDINATED WITH THE MEP DRAWINGS AND THE CITY OF WASHINGTON.