

**CITY OF WASHINGTON, MISSOURI
PLANNING & ZONING COMMISSION MEETING
405 JEFFERSON STREET, WASHINGTON, MISSOURI
COUNCIL CHAMBERS -- GROUND LEVEL
Monday, May 13th, 2024 @ 7:00 P.M.**

- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of Minutes from April 8th, 2024
- 3) Review of Code Changes-Chapter 425 Fire Hydrants and Connections
- 4) Review of Code Changes-Chapter 420-Stormwater Management Standards
- 5) **File No. 23-0202**-Special Use Permit-RV Park-Grading Plan
- 6) **File No. 24-0501**-Special Use Permit-414 Cedar Street-Short Term Rental
- 7) **File No. 24-0502**-Partial Alley Vacation off Wilson Street
- 8) **File No. 24-0503**-Vacation-Right of Way Easement-High Street
- 9) Adoption of Comprehensive Plan
- 10) Adjournment

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, April 8th, 2024 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: Rocco Gonzalez, Chuck Watson, John Borgmann, Mayor Hagedorn, Tom Holdmeier, Mark Piontek, Mark Kluesner, Chad Briggs, Carolyn Witt, Mike Wood, Sal Maniaci, Sarah Skeen

- 2) **Approval of the Minutes from the February 12th, 2024 meeting-** Motion made by Chuck Watson, seconded by Carolyn Witt, passed without dissent.

- 3) **File No. 24-0401-Special Use Permit-331 Olive Street-Short Term Rental-**

Sarah Skeen- The first item we have for you is a Special Use Permit at 331 Olive Street for short term rental. The zoning is R2 Overlay, which means that if you approve, they will get a buffer. As you can see, the buffer around the other two short term rentals in that area is some distance, I think about 50 feet. The house is here where the star is, the blue star, so you can see the space around that residence. They do have a driveway. It will fit at least two cars, Then we have on street parking. This is a visual from the front and then angle.

Tom Holdmeier-Any comments, questions by board? If not, is there anyone in the audience that would like to speak on this? Come on up. Please introduce yourself, your name, address.

Wade Hall-We live at 327 Olive Street, next door. We have a couple of questions. Number one, what is the time frame for this, when they would begin to advertise it as a short-term rental? The other thing, this may not be relevant, is how they propose to have it as a form or the whether it's AirBnB or Zillow or whatever?

Tom Holdmeier--I don't know if we as a board really look into that.

Carolyn Witt-Have you talked to them? Have you talked to the owner?

Wade Hall-General terms, but not specifically.

Carolyn Witt-I think she's here.

Tom Holdmeier-Any other questions or comments?

Kate Bueke-This is my home. Wade, to address your questions. We likely would not start using this as a short term rental until 2025. We would primarily be targeting or offering this as a residence for families with young children, having cribs available, having bikes available. It's really family-friendly, but something that we haven't really seen a lot. We have family that come from out of town, and they look for short term rentals that can accommodate small family, lots of little kids, and they've been struggling to find something. So, we were willing to. And so that means that we moved to a larger home too.

Tom Holdmeier-Any questions or comments by board?

Sal Maniaci-I think that the second question was primarily, is it Airbnb and VRBO?

Kate Bueke-Yes.

Mark Kluesner-But now the limit is still 30 days, correct?

Sal Maniaci-Well, so if it's over 30 days, they do not need a special use permit. So a lot of times the traveling nurses or when the bridge was being built, those were those property owners did not need a special use permit. So this is just to allow the weekend trips. Anything like that.

Tom Holdmeier-All right, thank you. Anyone else that would like to speak on this? If not, I'll entertain a motion. If there's no further discussion.

Mike Wood-Motion to approve.

John Borgmann-Second

Tom Holdmeier-All those in favor?

All-Aye.

Tom Holdmeier-Any opposed? So moved.

4. **File No. 23-0202-Special Use Permit RV Park-Updated Site Plan**

Sarah Skeen- We have the Special Use Permit for the RV park at 1550 West Main Street. Zoning is agriculture. You saw this last year and approved it. It did get extended because they didn't get it completed in the one year term. They got it extended at Council, but they're coming back with a change to the plan. It's not a major change to the footprint. It is still the same number of lots, the same number of buildings. They're struggling with rising costs of concrete, so they're asking that the hard surface be replaced with gravel, except at entrances where they will still have the concrete. So, this is a side-by-side view of what they had submitted a year ago and then what they're submitting now. I don't have any other updates.

Tom Holdmeier-Any questions or comments by board members?

John Borgmann-Yes, sir. Go ahead. First of all, if we would approve gravel that is considered a 20-foot fire lane axis that would have to meet the weight requirements for our fire lane structure, correct? Can that be achieved with gravel?

Sal Maniaci-Well, we have done it in the past. When River Bend Estates first got built, that same thing came up because between phase one and phase two, they asked if they could use gravel, and it was under the condition that they could meet the fire truck, the weight load of 60,000 pounds, I believe is what it was.

They were able to It's the dimensions of that or the depth of that in the specs.

John Borgmann-And was that on level ground or was that on elevating? I don't remember.

Sal Maniaci-It was fairly flat in between those two phases.

John Borgmann-Okay. Because that's the other concern I have, and especially on that hillside, if we get the rain we had a few weeks ago, I always guarantee you without walking on that property that there's probably water migrating through that hillside. And anytime you have that with gravel, you're going to have interior deterioration of that gravel surface just like any gravel road does when you have vehicles traveling over it, whether there are cars, and I know that the trailers or RVs aren't that heavy as the firetrucks are, but you still have had that deterioration of the roadway with gravel. I personally, from the emergency services side, would not be in favor of allowing the gravel because of that reason and long term. That's the other problem. You still have problems with the asphalt if it's not maintained, but at least you have something more solid underneath it to prevent the 2-inch-an-hour rain or the one-inch-an-hour rain that comes down in

a short period of time and washes, just look or drive around some of these other places in town where you see gravel washouts and you end up with a large amount of the gravel that's washed off the roadway onto the asphalt. That's it. My comments.

Tom Holdmeier-Any other questions?

Mark Kluesner-Yes, I have one. So, my question has a lot to do with what John just was. The water will come off of the new surface. It's not a hard surface anymore, and it will go into a nearby ditch, correct?

Sal Maniaci-They do show some stormwater detention in there on their plan.

Mark Kluesner-I think they added it on this one since they changed the surface.

Sal Maniaci-It is revised a little bit.

Mark Kluesner-I guess regardless of that, I'm sure it will run downhill towards the creek. But will that ditch have to be engineered or anything?

Sal Maniaci-Yeah, they will have to. With their plan, their engineer will have to certify that it's not going to have an increase of runoff per the code.

Mark Kluesner-It's like John said, there'll be a lot of water coming out there. So, thank you.

Tom Holdmeier-Any other questions or comments by board members?

Mike Wood-I have the same concern. It's just the slope of that lot. I think it's a perfect place for the use of this, and I was excited about when they came in with the first plan for it and now to back off this much just concerns me with no timeline for improvement. I don't want to spend other people's money because they started smaller. Over a period of time, get it there without having to use as much of the gravel or the gravel at all on this. That's my concern with it. I was very hopeful we were going to do it and do it right, and I'm concerned we're not doing it right now.

John Borgmann-I agree.

Tom Holdmeier-Anyone else on the board? Is the applicant here? If you would, please come up.

Gregg Gross-And the reason for the gravel versus the concrete right at this moment is you got to know the rising cost of everything. I'm trying to keep the cost down because as I mean, there's 35 spots there. It's not like a normal RV park where there's 60, 150, there's 35. So, I had to get the cost down to just... But it's not a permanent thing. I would still eventually want to do concrete because I do not want to deal with, like you guys said, always having to go out there and deal with all the rock and picking up the rock out of the grass all the time. I eventually still want to concrete. There's no question about that. I'd rather prefer the hard surface. But just to get him right now and then after dealing with everything, get it going, get it open, and then start conquering in a few years after it gets gone.

Tom Holdmeier-He mentioned a timeline and start with fewer slots and making it concrete. No, I think he was suggesting, can you start smaller and make it concrete and then expand?

Gregg Gross-We try thinking of it in phases and stuff like that, but you can't just grade one little section of the property because like you said, it's going to roll away. We're going to have it at two different angles like this, where there's a row here, where it was all flat. It's for everybody to pull right into it. And so that's for that reason. I don't know what else to say because they're going to be grading everything else to make it easier where it to be such a slope for it's right in front of there anyway. I know I tried to keep that.

John Borgmann-So have you looked at doing asphalt as opposed to concrete?

Gregg Gross-It's still just about the same as concrete right now. I even thought about chip and seal. Then I'm like, well, then I'm going to be running into the same predicament with the chip and seal rolling down on the hard surface. Then I know I'm going to have everybody yelling at me then. And it's chip and seal. But I'm like, well, if I just wait a couple of years, let it go through, then I'll start doing all the paths. Because I looked into other RV parts, most of the RV parts were gravel. But then when they go to the concrete on the path, they actually upcharge. I didn't know that until I started looking into it for them. And I'm not going to be in a concrete fit at the moment, but it's a premium spot. There's 35. I'm not worried about it. I'm just worried about trying to get this through so we can go in a nice spot.

Carolyn Witt-John, I have a question because I know nothing about this. But if the gravel... I did have a friend that lived on a gravel driveway. She lived off the bottom road across the river in Augusta. They had to constantly work on their driveway because it would... It was the dips to keep it from all disappearing. I know about that. If this is maintained, will that...

John Borgmann-The problem I have with that, first of all, you're going to have to, I call it or camel hump, a road like this because of the elevation, correct?

Gregg Gross-I don't think so. It's pretty flat. They graded and everything?

John Borgmann-This doesn't show elevations on it, so we can't tell that.

That would be my concern there is the change in elevation of it.

Carolyn Witt-That's how their driveway was. But I sympathize with him that that's an expense. But at the same time, okay, I recognize this, too. But I was thinking, if he's aware of this and that it has to be maintained until he's able to go in.

John Borgmann-But I don't know that there's any guarantee that we can put that into the. So, he could build it with gravel and we could say concrete within... He could tell us concrete within five years, but there's no guarantee that he can get that. I know.

Mark Piontek-That's correct. What's the zoning on this property, Sal?

Sal Maniaci-Agriculture. I know AG itself does allow gravel, but the original special use permit ordinance had the plan attached to said hard surface. This is really just an amendment to the existing site plan. Because that was our first thought, too. It's like, well, if it's in AG, you may not have to, but the original plan did say hard surface. At that point, once you're changing, let's attach the ordinance.

Mike Wood-Did it go to the council first?

Sarah Skeen-Not the change.

Darren Lamb-The original went to the council to extend the original.

Mark Kluesner-I think since the majority of the gravel is going to be on the level pads, that would really help. If you compact it, the major problem would be the road, which you have access us to grade that anytime because there's nothing parked on it. That would make the maintenance a lot easier with the pads being level and the gravel being down into the ground a little bit instead of just on top. **Gregg Gross**-They dig it down.

Mark Kluesner-I don't think you have a whole lot of washout if it's done that way. I don't think you'll have a whole lot of washout on those level pads if it's done that way.

John Borgmann-The Mayor and I were just looking at the numbers, and it looks like it drops about 95 feet from the center of the back lot where lot 13 and 14 would be down to the main

entrance. In my opinion, that's not very level. Just so the commission...unless that is the length of the property. Which that might be, too, come to think of it, because I don't see any terrain on it. Is there any way that we could get terrain grades shown on here?

Sal Maniaci-I think BFA has it for you. Because you submitted a grading plan.

John Borgmann-Do we have that here as part of this?

Sal Maniaci-I don't have it available. Our engineering department approved a grading plan for it.

John Borgmann-I mean, that might have some bearing on from what I'm hearing. I'm not sure it would change my mind.,

Mike Wood-I agree with you. The pads are not my concern. I'm not worried about the runoff of the pads because those, obviously, you got to keep level. It's your roadways throughout there that...

Gregg Gross-They have got to be maintained.

Mike Wood-They got it right. I sympathize with you. I'm rooting for you. Believe me.

Tom Holdmeier-Any questions or comments by board? All right. Thanks. Is there anyone else that would like to comment on this? Any further discussion by board?

John Borgmann-The only question I would have, is there a timeline here that he has to have it reviewed or approved since the first one was a little over a year ago? We have to have this acted on tonight, or do we have some time that we could get the grading plan and look at that to see what the.

Sal Maniaci-Yes. Council approved a year extension in February, this February. They have till February '25 to have it substantially complete.

John Borgmann-So, one more month. Could we have the grading plan next month to look at?

Tom Holdmeier-You can make that motion.

John Borgmann-That's what I'm asking if that's possible.

Sal Maniaci-I know the grading plan was submitted and I know BFA has it.

John Borgmann-I would make a motion to table till next month to review the grading plan. I'll second.

Tom Holdmeier-All those in favor?

All-Aye.

Tom Holdmeier-Any opposed? So moved.

Sal Maniaci-This will be on the May agenda then. We'll have Sarah check with Charles to see what we have on file. If not, we'll contact you to get.

Mike Wood-I'll tell you something else. It may not hurt you a bit to bring somebody from BFA in there to help address some of the concerns we have. Because if they've done the work on it already from their point of view, it may help your case is what I'm saying.

Tom Holdmeier-So, it's tabled till next month, and we'll review that plan.

Gregg Gross-After that, then I can start getting all the bids there.

Sal Maniaci-Well, it'd go to Council. They go to Council on May 20th.

5. **R-2 Overlay Code Amendment- Sarah Skeen**-We have R2, two family district and an overlay district on that. The purpose of that R2 district is to allow for the development of two-family dwellings as infill in certain parts of the City of Washington. Currently, the minimum depth of the front yard set back is 25 feet. The minimum size of a lot that you can build a single family

home on is 10,000 square feet. Then if you are going to build a two family, it's 12,000 with a max coverage of 35% well, and I'll show you in a couple of slides, most of these parcels that are in the R2 overlay district are small. There are 7,000 on the bigger end, not very large lots. We have homes that are in disrepair that need to be torn down, but nobody wants to do it because what are you going to build on it? You have lots that are empty. Nobody wants to do anything with them because what are you going to build on it to make a profit. We're proposing that we change the setback, mostly because most of those homes are from a time period where they were a lot closer to the street and the sidewalk. Then with the new code, we pushed those newer homes back, and it's got this zigzag, just disjointed look in the neighborhood. So, we're trying to bring that back. And then changing the family lot size to a 6,000-square-foot across the board. So, whether it's single family or two family, you can put on 6,000 square foot lot. And then just for the sake of sanity, if you look at a lot of those lots, we're not meeting the 35% lot coverage. It's a I shouldn't say crapshoot, but we got all kinds of stuff being built on these lots, and it's hard to enforce, and it doesn't make any sense when you have those setbacks anyway. Here are some examples. These two lots here with the red stars, a lot of people come in at least once a week saying, What can I build there? What can I build there? And we have to tell them single family home because they're both... Well, one 7,000, one is a little over 6,000 square feet. And that's not good because they're not going to make a profit on that. You can also see 601 Locust. It's set back really far. So again, it makes the neighborhood look a little out of whack. But the surrounding homes, and I measured that, I didn't go out there with a ruler, but I went and used my GIS tool. And it's about 12 feet on Sixth Street. And then on Locust, you can see it's 10 to 6 feet from the street. So, to bring those houses back forward makes more sense in those districts. Then, of course, you can see some of the lot sizes, like across the street, you've got some pretty large buildings on a smaller lot. Again, you just have a variety of types of buildings on different size lots, but none of the lots are very big to actually accommodate two family development. Then I went ahead and pulled a Google map picture of that one house that's in question, and you can see it just doesn't fit with the neighborhood. Then there's a vacant lot next to it.

Carolyn Witt-There are huge neighborhoods in the city where they're doing infill. Some of these infill houses are not huge, and a lot isn't huge, but these new houses are gorgeous. Of course, they're expensive. Kirkwood is a scary place. But I think this would really open up some development in an existing neighborhood. Not everybody wants to go out and go into a neighborhood where it's all new. A lot of times you have a certain charm. If you can build new in an existing footprint... My brother He built a house on... No, 314. Anyway, it was Stafford, and there was a pipe, and the city moved the pipe because it wasn't buildable. He built a small one car garage, one bedroom house, which he had no trouble selling because not everybody wants huge. I think this is great. I think this is a good idea.

Rocco Gonzalez-I think it's aligned with at least, we're the next comprehensive plan, making things very equitable, diverse. I mean, especially if you're looking at that lot to say that people are already willing to buy it and redo it, and we just have this current code that doesn't allow that. I mean, we're arm barring ourselves.

Carolyn Witt-You're right. That's exactly what we're talking about.

John Borgmann-Sarah, can you go back to the slide that had the comparisons, please? The only concern I have is the depth of front yard being 10 feet. If it's going to be on an intersection. If

you look at, go back to that map again, if you would, where the star is 601 Locust. We allow that to go 10 feet lot line, correct?

Sal Maniaci-We already have in our code a site triangle code where you have to be, you draw 20 feet back from the intersection. And draw a triangle. Everything has to be out of that. Fencing.

John Borgmann-So, that would all under the proposal.

Sal Maniaci-Yes, at all intersections. That's in our supplementary section for all development. There's a site triangle. And it's 20 by 20, and you draw a line between the two.

John Borgmann-Then the other question, if we reduce the size of the lots and now they have two homes on it, does the code still cover the distance between side lots, property lines, so we have the distance between the buildings maintaining the same and not have to get houses closer together? Because if you get closer together, you have higher density. I'll just say an example. The duplex catches fire. Next thing you know, it's three foot from the property line. Now you have an exposure.

Mike Wood-I don't think they were going to build two structures on that 6,000 square foot.

John Borgmann-No, but you would have two residents because you're allowing a duplex. One up, one down. Okay. I was just saying it's going to be more structured.

Sal Maniaci-The side yard setback is not changing. They'll still be 12 feet between.

John Borgmann-Still 12 feet. Okay. That answers my question.

Sal Maniaci-I think the only thing I want to add to Sarah is that there's not a ton in the R2 overlay, there's not a ton of vacant lots, but this has been a common question. Sarah has been more proactive about it than I was that people come and say, well, at the sale of those, that's only going to work if we can put one up, one down. Right now, you have to do single family. When you look at our two overlay, that's the whole point is to allow that mix of single family or not what I call a duplex. Where they're side by side. It's where you got an A and a B unit, One Up, One Down.

John Borgmann-Two family like we have in a lot of older homes around town. Correct. Okay.

Darren Lamb-The question I've got is to make sure that we don't address, I guess, where front entry garages so that they're not we've had situations where people at homes, closer to the street, try to go in and match it, and they end up putting a driveway in the front of the garage, and the cars are getting out there in front of the sidewalk. I don't think you want to continue that. I guess that'd be my own concern if we don't have anything in it instead of that. So, most of the new construction you see, they don't really... They have front-end garages. And I guess that would be my own concern is do we have anything that.. That 25-foot setback is always there. I'm not going to argue that because I agree. So we made those changes years ago to start to look really, and I think it's good. But that 25-foot setback always accommodated the vehicle. So, it wouldn't be set. I just don't want to have a situation where we tell the developer is out there, build a front entrance garage and the car is sitting over the side of the walk. I don't know if we need to put something in addition to this.

Sal Maniaci-You could put in there 10 feet unless you have front entrance, unless you have a driveway, then it has to be, I think, 19 feet is what our parking space is, 9 by 19.

Mark Kluesner-That will also be reviewed by the building department, right? So couldn't they make that decision?

Tom Holdmeier-Well, we should have something like that. We should have something that says it.

Sal Maniaci-Have it codified. It's always good. To be honest, sometimes in a site plan, they won't show a driveway because in this area, they don't all have driveways, and then they'll put it in later.

John Borgmann-Do we have areas like this that have sidewalks? I don't think this area has sidewalks currently.

Sal Maniaci-We have plenty. Plenty of R2 overlay has sidewalks.

John Borgmann-That's what I thought. I think that's a valid point, Darren, if we can incorporate that somehow into this.

Sal Maniaci-That could be an easy change.

Sarah Skeen-And you can see on the house on Locust Street, they have the house 6 feet to the street or to the sidewalk. And then the garage is back, further back.

Sal Maniaci-On the side?

Darren Lamb-Or even that house that's on the corner of sixth of Walnut for example. The driveway comes in from the house of Sixth. That's right. Or typically, what you see in those neighborhood, they've got a single driveway that goes inside of the house.

Tom Holdmeier-And garages in the rear.

Sal Maniaci-And much of our two overlay has alley access as well. But, yes, if you're going to have some infill you want to protect from that. So you're right in.

Mayor Hagedorn-Guys, it goes about saying anything we can do to improve something, a house that you can walk to town is a good thing, and this does that.

Carolyn Witt-Is there something we can put in to address that?

Mike Wood-Can we approve with the change that was mentioned?

Sal Maniaci-Conditionalize it to say that 10 feet unless it has driveway access in the front, then it must be 20 for the garage. The setback has to be 20.

Darren Lamb-Do we have any contracts on any of these lots?

Sarah Skeen-No.

Sal Maniaci-Well, no. We have condemned this house and we gave them 60 days to tear it down. Sixty days are up. The buyer that they have that would tear it down and build on it is contingent on tonight.

Darren Lamb-Well, I think that they can probably still. I think everybody's going to be agreeing to move in this direction.

Sal Maniaci-Yes. Right. That's why I'm okay with the- We'll get the language- With the condition on it.

Darren Lamb-We'll get the language right at council then. I guess Like I said, we just got to put something in there so you know. I just see that too many times where houses built in the '70s, '80s, and they built those, and they built... They tried to match the front set back, but then somebody still put that front end drop, and it is an inconvenience for people to walk out in the traffic and walk back.

Mark Kluesner-Now, on the percentage of lot coverage, the 35% that you're eliminating, will that change at all? Will you put a new percentage in?

Sarah Skeen-That's up to you.

Mark Kluesner-Okay. What about the square footage on these two family buildings? Is that going to be a maximum on that?

Sal Maniaci-The reason we didn't have a percentage in there is because you already have setbacks, and then the accessory structure cannot be larger than the square footage of your home. That protects you from building a house and then a huge accessory structure in the back. As long as you meet setbacks. The pool and the shed would count as two.

John Borgmann-Percentage Which I understand eliminating that because how do you, as a staff, go out and measure that on every one that you're going to-. As long as we have the setbacks like we talked, I'm fine with that.

Tom Holdmeier-Is there anyone else in the audience that would like to speak on this? If there's no further discussion, I'll entertain a motion.

Mark Kluesner-I'll make a motion to pass it with the condition.

Rocco Gonzalez-Second.

Tom Holdmeier-All those in favor?

All-Aye.

Tom Holdmeier-Any opposed? So moved.

6. **Public Hearing-Comprehensive Plan-Short Term Goals- Sal Maniaci**-We had the workshop before this. We talked about the short term goals. We're going to have two of these. The first one tonight, and then Council would have that same presentation given to them. We would then ask Council for a resolution of support. Then we can bring it back in May. Really, tonight is just to show in the minutes and when we bring it to adoption that we had two more opportunities for the public to comment on this.

Thank you all. Part 2 Second time today. My name is Tim Breihan, Principal with H3 Studio. And we've been pleased to have worked with the City of Washington over the past, approximately 18 months, on developing the 2035 Comprehensive Plan update. I'm going to quickly run through the presentation we went through a little bit more detail at the work session earlier for the benefit of the public hearing this evening, really with focus on, as Sal was mentioning, the community vision strategies, the summary of the future land use plan, and then the implementation action items. So again, this plan was developed over the course of 18 months with a pretty extensive community engagement process that consisted of a series of three stakeholder focus groups early on the process, two business order round table meetings. The city needed a project steering committee, whom we met with five times throughout the process. And then a key points in the process, the visioning phase, the development of draft recommendations, and the development of final recommendations. We also had three large public workshops that were well-attended, typically between 35 and 50 community members in attendance of each of those workshops. And then an online comprehensive plan survey that was available on the city's website, 394 for total responses to that survey, of which 343 were Washington residents. So, we were very pleased with the overall level of engagement and the number of individuals within the community that we're able to provide and put on the plan. Coming out of that community engagement process, there were a series of key community priorities that were identified, and these were identified, again, based specifically on community feedback, resident and stakeholder feedback. Those include the

need for workforce development, housing, diversity, and affordability, road improvements, and congestion mitigation in Washington, particularly on Highway 47 and Highway 100, enhancements to the Fifth Street corridor, continued work on downtown Washington and riverfront development, diversifying the city's jobs base, enhancing park, trails, and recreation amenities, developing the East West Parkway road system south of Highway 100, and finally, ensuring effective implementation of the comp plan. So, developing a plan in such a way that it's really set up to be implemented by the city from day one. And those community priorities really formed the basis of how the various recommendations of the comp plan update were developed. So, the recommendations were developed to address those priorities, in particular.

The recommendations for the comp plan consists of an overall vision statement, a series of goals and strategies, and then a variety of recommendations for the future land use plan and other physical facilities and infrastructure within Washington, so we'll quickly run through each of those. The community vision statement states that Washington will leverage its rich history, riverfront environment, and economic development success to position itself as an innovative and regionally recognized, complete community, to support regional cooperation, a highly-skilled workforce, a diverse economy, and a vibrant high quality life for current and future residents. And again, just to reiterate that this idea of a complete community was very important in the community engagement process. The fact that the committee members and the members of the public did not want to only focus on tourism or only focus on housing or only focus on jobs, but to focus on all of those things and developing an integrated community with great communities that supports principally the residents of Washington. So that's very important. I mean, that serves as an overall guiding principle. That vision statement is then supported by a series of seven goals, each of which has subsidiary strategies for implementation. We'll run through those now by one. Not all the strategies, of course, but seven goals.

1. So, the first goal, community history and regional distinction. Washington will celebrate its community history of entrepreneurship, resiliency, and its location in the Missouri River by enhancing its regional identity and connection to become a vibrant regional destination.
2. Goal two, economic diversity and application. Washington will build and apply its current economy to diversify and attract new businesses by providing training programs, support, and the members target towards a well-educated and highly skilled workforce.
3. Goal three, downtown expansion and enhancement. Washington will expand their fine footprint downtown to strengthen its identity within the city. You can you enhance downtown by developing surrounding areas such as Fifth Street as a part of downtown.
4. Goal four, Housing Development and Diversification. Washington will provide a diversity of housing types, inclusive of workforce and entry-level housing to accommodate the next

generation of young families, professionals, and workers, as well as future growth in the community.

5. Goal Five, Transportation and Infrastructure. Washington will improve its overall major road connectivity, city gateways, and expand infrastructure and utility services in future development areas as well as improve existing infrastructure to accommodate continued development within city limits.
6. Goal number six, natural resources, parks, and recreation. Washington will capitalize on its riverfront and other natural resources to enhance and expand park and recreation opportunities, improve and expand walkability, bikeability, and create a safer, healthier, and more desirable environment for all citizens and visitors.
7. Goal number seven, governmental progress goal number seven. Washington will commit to the current and future governmental members to actively strive for inter-jurisdictional cooperation, relationship building, and efforts to advance the goals of the Washington Community Washington Community Parties and the Comprehensive Plan.

And so these seven goals include 54 individual strategies, again, that are subsidiary to each of the goals. And those strategies are actionable items that the city and partners can move forward with, and those form the basis of the implementation plan that we will get to in just a moment. So, in addition to the policy and programming recommendations that those strategies contain, the comp plan also contains the future land use plan, as well as physical facilities plans for city infrastructure. And the recommendations of those plans also serve to fulfill some of the strategies that are under each of those goals. So, we'll quickly run through what is planned right now.

Starting with the future land use plan. Obviously, this sets out a vision for the future physical development of Washington. We're using a system that we refer to as community place types. And fundamentally, what this does is it links land use with overall development character. So, character of the built environment. So this is a qualitative land use strategy, and it's organized around a series of these community place types. There are part 12, individual community place types in total. Starting out with open space, parks, and natural features, which form the basic framework for development within Washington. Obviously, the Washington's historical settlement, based on its riverfront location, its topography, the creeks, are very important. And today, those systems orchestrate the majority of Washington's outdoor and park recreational amenities. Then there is a system of civic, commercial, and mixed-use amenities, employment centers, from the commercial retail corridors to the industrial commercial areas, downtown, the various institutions, and smaller neighborhood scale retail and commercial areas. And so these really form the edges and centers of residential districts or neighborhoods within Washington. Interestingly, this is a pattern that has occurred organically over time, but we feel it's important.

And working with the city, they felt it was important as well to make sure that the plan reinforces that because that is such an integral part of Washington's built character.

And then finally, a series of three different types of residential areas and subdivisions which actually form the fabric of those neighborhoods. So, that is the future land use plan. One thing And to note on page 5.5 of the plan document, there is a table that correlates the land use categories or the place types as it were with existing residential or existing zoning districts. Essentially within this, what you'll see is that in order to achieve the future land use plan as it's presented in the comp plan, there would essentially going to need to be four key modifications made to the city zoning code, updating two existing zoning districts and creating two new overlay districts. But one of the strengths of this Community Place type system is that it does naturally set up those zoning code updates because of the way that ties the land use to the built environment. Two quick examples of that would be covered in greater detail in the work session, the mixed-use innovation overlay district. In the comp plan document, there is presented a whole series of detailed recommendations about both building location as well as uses within that overlay to be able to support the development of new advanced manufacturing businesses within in Washington.

And likewise, the Type 5 general mixed-use district, which covers the city's major corridor commercial areas, such as along Highway 100. Because the comp plan calls it out as a feature mixed-use district and calls for permitting mixed-use development within that area, which is today a strictly commercial area, The comp plan illustrates some ways in which that evolution of those areas could occur over time with different types of mixed-use development. So, that is the future land use plan. And then the future land use plan is also supported by three physical facilities plans. Again, these are the infrastructure plans of the city. There is a streets and roads plan, which calls out various qualitative improvements, streetscape, public realm, public facilities improvements to keep roadways and street corridors within Washington to help achieve the vision of the future land use plan. There's a Parks, Trails, and Open Space plan, which recommends enhancements to the existing city park facilities, the expansion of city parks, the city park network with some new facilities, including a large scale outdoor sports recreation complex, which is indicated on some of the vacant ground city current owns at the Washington airport. And then also recommendations for trail and Greenway connectivity throughout the city.

And then finally, the Bicycle and Pedestrian Facilities Plan looks at all of the various bike and pedestrian facility types, including both on-street facility types like bike lanes and shared lanes, as well as off-street types like Greenway and Trail Connections, and it actually provides recommended alignments and facility types for each of those depending on their location. Important to note that these things are not set in stone, but they are, again, designed to provide actionable recommendations that the city can use to identify projects and then connect projects with available funding resources, including grants. Having this call out plan with a fairly high degree of specificity makes it much easier for communities to access different funding mechanisms for implementation.

And so that segues into the implementation strategic action plan, which is the final chapter of the comp plan document. And that section consists of basically three components. There are a series of seven early action items that are identified first. And these are items that through A new discussion with the city, based on community priorities, are things that would be very important in setting the stage for ongoing implementation, either by establishing regulatory policy frameworks, initiating heat catalytic projects, and in general, helping to build momentum towards plan implementation and actually demonstrate to community and stakeholders that the plan is being followed.

Then the second section is the implementation matrix, which essentially takes all the 54 strategies that were identified with the associated goals and it assigned defines them a time horizon for implementation, either a short term, zero to three years, medium term, three to seven years, long term, seven years, greater, as well as responsible parties for implementation And then finally, short term implementation action items take the short term strategies from the overall implementation matrix and provide additional detail about how the city can move forward achieving those recommendations. So, to quickly go over the seven early action items that are presented first in that chapter. Those

1. Number one, to establish an outcome reporting system to provide a way for the city staff, the Planning Zoning Commission, other elected officials, and the community to be in communication about what's being done and what's been completed, helping to maintain accountability for plan implementation.
2. Number two, completing those strategic updates to the city's zoning code. Again, basically making two updates to existing zoning districts and then establishing two new overlay districts.
3. Number three, establishing a high-tech education and job training facility in Washington in partnership with an existing educational institution That could be East Central College, it could be State Tech Lynn, Rankin.

It hasn't been determined who that would be yet, but basically getting a branch location open in Washington. That was something that came up through the engagement process and really gained a lot of traction with both the Steering Committee as well as the public as a key way of helping to diversify and ensure that Washington's jobs base is future ready and continues to be competitive.

4. Number four, developing a downtown master plan, Fifth Street master plan, inclusive of a conference partner strategy.
5. Number five, completing phase one of the East-West Parkway, based based on the site, basically on either side of Highway 47.
6. Number six, continuing to pursue strategic annexation of land around Washington, focused primarily on the East West Parkway implementation, as well as any potential annexation that might be required for the s

7. Seventh early action items, which is the development of an outdoor evidence complex, which currently has been identified our city-owned land at the airport site.

Those are the seven early action items. Most of them, the first five, essentially are intended to be completed within... Well, actually, they're all really intended to be completed to some extent or another within seven years of plan implementation.

So these would be the top priority items that the city should look at over the term of the comprehensive plan. The implementation matrix, it's far too detailed to go through one by one, but I'll explain how it is structured. So, this is organized according to the comprehensive plan goals. So, the goal is going first. Then under each of the goals are first, then under each of the goals are the goals' constituent strategies. And for each strategy, there is an assessment of the collective impact of that strategy on each of those nine peak media priorities we'll talk about at the beginning. So, the strategies are assessed by either having a primary action, a secondary action in effect, or an indirect effect on each of those peak media priorities. Then there's an implementation time frame, short term, medium term or long term. And finally, there's a list of the departments and/or other organizations that would be responsible for implementing each of those strategies. And then finally, four, again, strategies in the implementation matrix that have been classified as short term, which is zero to three years. Those are then further detailed in the implementation action. So, in this section, those strategies are actually organized according to the city of Washington Department that would be the primary implementer of that strategy. And then under the department is listed the short term plan strategy. In some cases, as you can see on the screen, there are subtasks. So, the strategy might need to be broken up into several items. And so each of those subtasks is listed. Then there's the department that is primarily responsible for implementation listed in the next column. And that actually can vary between the primary strategy and if there are subtasks, there might be different primary implementers or subtasks, even though there's, in this case, economic development and responsible for the overall strategy. Then there are potential partners listed. These could be other city departments or it could be third-party organizations or entities. And then finally for the strategy and for each of the potential subtasks, if those exist, there are time frames for implementation measured in months and years. So, what this really is intended to do is when a every department is putting together its annual budget, for instance. The Economic Development Department, as an example, they can go to the plan and they can see everything that has been earmarked in the plan that they are entirely responsible for, so they can use that for planning. It's intended that that be used for planning for at least three years. And again, in conjunction with the outcome reporting system, then that would allow them to check off things as they get completed. Just to be perfectly clear, these were developed in conjunction and with review from all of the applicable city departments that are identified as potential people there. So city staff, department heads, have weighed in on these recommendations. So with that, I will turn it back for the comments from the public.

Tom Holdmeier-Any comments? Thank you. Is there anyone in the audience that would like to speak on this? Please introduce yourself, your address.

Charles Schroepfer-I live at 1701 East Rose Lane. I was at the last comprehensive plan when it was with John. It was a disaster. There was a question asked then, and I'm going to ask that

tonight. I was excited to get an answer. How can you put this comprehensive plan in the county, like Franklin County or Warren County? And then you annex, say five years or who knows, ten years from now, say, okay, this comprehensive plan is in force. And if you don't like the comprehensive plan, then you have to go ahead and amend it. It's almost like putting zoning on their property now. And then when they get annexed into the city, then you come along and say, well, you don't like the zoning. You got to go through planning and zoning and change it. It's like an extra hurdle you have to do. Is there a law that allows you to go ahead and put this in the county on other piece of property without damaging you? Are you damaging these people's property? How could the comprehensive plan on that property when they're not in the city?

Mark Piontek-We litigated that very similar issue some years ago when we developed the East West Parkway Plan, which predominantly was outside of the city limits. It was out in the county, in the unincorporated Franklin County. At that time, the Court said, yes, we had the authority to plan for future development, not only within the city limits, but outside of the city limits.

Charles Schroepfer-But when they did that East West Parkway, it was probably it had to be, begin in the city and go through the county and back into the city.

Mark Piontek-Because the statute specifically talked about roadways leading to and from the city. But we're not just designing roadways now. We're talking about the comprehensive planning for the city, both now and in the future.

Charles Schroepfer-I know, but what all are you doing right to go ahead and put this on somebody's property in the county and not damage their property?

Mark Piontek-We're not doing anything to anybody's property. It's a future map, a future plan for how the city anticipates growing both within the city limits and outside of the city limits into the future.

Charles Schroepfer-Again, if somebody owns this piece of property, can't they see this on there? They might not be able to sell their property.

Mark Piontek-Well, you show me a concrete example where that's occurred. **Charles**

Schroepfer-Well, I give you a not that it occurred. I don't know if it occurred before, but if somebody's land is staying or using the commercial today and they're in the county and this plan shows it as residential. Then once they get annexed in the city to be residential in the plan and to change the plan, and to change the plan you have to amend it. That's what we did in the past. So, if somebody wants to buy this commercial property that's in the county and it goes into the city later, they might not want to buy it. Are you damaging that person's property today?

Mark Piontek-No.

Sal Maniaci-And I look at the map, that scenario does not exist in this proposal. There's not any existing commercial property that's proposed to be residential. It's all on the highway.

Mayor Hagedorn-Charlie, I could not disagree with more about this being an important plan? It has helped me since I have become Mayor every decision we make about land or whatever, Darren, Sal, and I say, does it fit the comprehensive plan? Everybody in this town could have influence and input into that comprehensive plan. Would you have no plans at all going willy-nilly about?

Charles Schroepfer-No, I understand a plan for the future, but if you're putting a plan in another area, how would you like us to plan that the county would put a comprehensive plan in the city

and say, we want less residential, we want more commercial so we can get the tax, and more industrial so we can get more people coming in and more jobs.

Tom Holdmeier-When they come in, we decide how they're coming into the city limits. Even though we may say it's commercial, they may want R1 whatever, and we allow it for whatever reason. But we're just saying in general, this is what we see as the future. So, people that are buying the property also know where are the potential uses that the city is seeing, and in the county, too. It helps everyone.

Charles Schroepfer-I understand you need a plan that gives you what you want to do. But when you put this on somebody's property that is not in the city, and then when you annex them into the city, you say you have to amend that comprehensive plan if you want to change this comprehensive plan.

Tom Holdmeier-Darren, do you know that ever happening? I mean, if they are commercial, they'll usually come in commercial, right? I can address them. Okay. All right. Anything else? Thank you. Anyone else that would like to speak on this? Darren, if you want to come up. Yeah, I don't I can cite an example.

Darren Lamb-Typically, it's been 10 years since the city has put an annexation that it's run out. So it's been a long time. Most of the stuff we get is voluntary annexation. We work with those developers. They know what we expect of them. And it's a lot of it is the voluntary annexation. You've seen this road country, the road that you've seen in the south of sport. You guys haven't got to tell me about it. So they pretty well know that That's the type of land use that we expect in those areas. I do not remember the last time we had a conflict with that, to be quite honest. I'm not saying that there couldn't be, but I think it's just a matter of us to make sure that if somebody had proposed a use that was going to be another monthly burden on our utilities, this is the whole reason why we plan for this stuff, so we make sure that that doesn't happen. I will make a comment about something that's a little bit different that we talked about with staff this afternoon, and we talked about it throughout this whole process. And then earlier draft, Tim had some maps that showed different levels of density for residential, and it got much more greater detail than what you see on the maps tonight.

We have typically in the past, this is my third comprehensive plan that we've had a city. We typically have had residential here, commercial here, mixed use here, et cetera, those uses, and not, I guess, I want to say, backed ourselves into a corner. So, one of the concerns we had when we saw those density determinations, I guess, is like, okay, what is high density? What is low density? Define. You know what I mean? And so, in this case, what we got is basically the low density areas that you have are 7,500 square feet or more. And anything less than that is a higher density residential use, which is what you were talking about, the R2 overlay, which goes around, in and out, downtown, etc. So, I just wanted to show you that that is a change a little bit of what we have done in the past in comprehensive plans, because that's going to make a difference when a developer comes in here and they come in and they're standing before you. And again, they're going to be voluntarily annexing the property because they want to hire the utilities. Typically, that's the reason why they're coming. And then they're going to go ahead and say, well, I want this site's development. Well, there may be neighbors that disagree with that, they're going to point to that comprehensive plan and say, Hey, wait a second. What is your

plan? So that's the reason why the city has been open to that in the past in their comprehensive plan with regards to density requirements. It just said residential. They have just said residential, period. It didn't say single family, two family, multiple family. You have done this a little bit more on this map than we have in the previous plans. But like I said, there's nothing wrong with that. It's just a matter of fact, I wanted you to be aware of that so that if you do have a development, we have a voluntary annexation, and they come in and they want to say they want to widen that area, maybe where they want to put some multiple family in, so people may be going to that plan. I know that the language on there is preferred, and that's one of the things that, like I said, we want to make sure that's on. I just want to make you guys aware of that, that the front change.

Mike Wood-Here's the one example that I could see, and I think it can be worked out. Let's say you continue to have that residential growth, and the school district comes in and says, and it's not the case, but let's say we need a school. So, they're going to identify a spot out by the residential growth and say, we need a school out in this area. They're going to work with everybody involved, but that would be a perfect opportunity for us to come back in and amend the plan and say, because of the growth, we need this, then we could do that. Exactly. That would be the one example that I would... I mean, it's far fetched, I think, in the next 10 years.

Carolyn Witt-I think the parks is the same way that a demand as you're expanding, you don't want to drop the ball on having parks. The same thing. A quality of life The school district, the parks.

John Borgmann-There would be justification for the cause.

Mark Kluesner-Keep them coming to.

Mike Wood-And we wouldn't stand in the way of it happening because- No, no.

Darren Lamb-It's flexible. It has to be a living, breathing document. We've had changes before. Changes of where we had to visit in situations because the contracts of plan showed the different land use and It just makes sense to go down the path.

Tom Holdmeier-Thank you. Any further discussion by board?

Mayor Hagedorn-Folks, everybody knows the amount of people that have contributed to this. But Sal, this is your baby. You've given us a really dynamite document, if you ask me, and I know it'll help me going forward.

Tom Holdmeier-Thank you. Thank you for your service to the community and this commission, especially.

Mike Wood-I'm assuming then the next steps on this will be Council for a recommendation back to us for approval or will next month for us?

Darren Lamb-Next month for you guys first to go ahead and adopt the plan and then..

Sal Maniaci-They have to be last because city council technically does not even have to approve it.

Darren Lamb-We've historically always asked for them first.

Mike Wood-To make a recommendation back to us for approval. We make recommendations to them. This is the one time.

Darren Lamb-You guys adopt us.

Mike Wood-We're looking for that next month, I guess, is my question?

Sal Maniaci-Ideally, there's two council meetings in between here and your next meeting. One of those council would have the same presentation and have a resolution of support, and then in May, you can adopt this. If you have any changes that come up after looking at tonight, just if we can get them to us or Tim as quickly as possible so we can have those on there.

John Borgmann-I'm content.

Tom Holdmeier-Entertain one last motion.

Motion to the Adjourn.

Second.

Tom Holdmeier-All those in favor?

All-Aye.

Tom Holdmeier-So moved.

Motion to adjourn the meeting at 8:30 p.m., first and second, passed without dissent.

Thomas R. Holdmeier
Chairperson
Planning & Zoning Commission



April 17, 2024

Planning and Zoning Commission
City of Washington
Washington, MO 63090

RE: Section 425 Fire Hydrants and Connections – Code Revisions

Dear Planning and Zoning Commission:

Please find enclosed proposed code revisions for Section 425 Fire Hydrants and Connections. These code modifications come as a result of the newly adopted International Building and Fire Codes on January 1st 2024. These adopted codes contradicted some of the City ordinances for fire hydrant spacing. As a result much of the revised code reference the Fire Code and better address fire hydrant spacing based on the needed flow. This should overall reduce the amount of fire hydrants for developers while ensuring proper fire flow in the hydrants which is crucial to fire fighting operations. Staff also added sections in the code to address the hydrant paint colors and who is responsible for flow testing and painting of new hydrants. Lastly fire lanes were addressed. Information about fire lanes is scattered throughout other sections of the code. Now as far as design and construction of fire lanes, it is all spelled out in this one section. These were the overall changes as well as minor adjustments made to Section 425. These revisions were reviewed by multiple departments including Public Works, Fire Department, Building, and Engineering and recommended for approval.

Respectfully submitted,

A handwritten signature in blue ink that reads "Charles Stankovic".

Charles Stankovic, P.E.
City Engineer

Chapter 425 Fire Hydrants and Connections

Section 425.010 Placement.

[R.O. 1992 § 425.010; Ord. No. 16-11557, 8-15-2016, effective 3-1-2017]

A.

Placement of fire hydrants for all new structures as defined by [Section 400.045 of the Code of the City of Washington](#) ~~the zoning code~~ except as otherwise provided for herein, shall comply with the following standards:

1.

Placement In Residential Areas.

a.

In areas zoned ~~R 1A, R 1B and R 1D Single Family Residential and R Residential~~ and AG Agricultural, fire hydrant spacing shall not exceed six hundred (600) feet, hydrant to hydrant, and no more than three hundred (300) feet from any structure that requires a permit. No part of the building perimeter shall be more than four hundred (400) feet from one of the hydrants.

b.

~~In areas zoned R 1C Single Family Attached Residential, R 2 Two Family Residential, R 3 Multiple Family Residential and PD R Planned Residential Development, fire hydrant spacing shall not exceed four hundred (400) feet, hydrant to hydrant, and no more than three hundred (300) feet from any protected risk. No part of the building perimeter shall be more than three hundred (300) feet from one of the hydrants.~~

2.

Placement In Commercial And Industrial Areas. Fire hydrant spacing shall be determined in accordance with the Appendix C of the currently adopted version of the International Fire Code as set forth in Section 500.010 of the City Code. ~~In areas zoned C 1 Limited Commercial, C 2 General Commercial, C 3 Central Commercial, PD C Planned Commercial, M 1 Industry and M 2 Industry, one (1) approved fire hydrant within three hundred (300) feet of all buildings, three (3) additional approved fire hydrants within five hundred (500) feet of all buildings and one (1) additional approved fire hydrant within one thousand (1,000) feet of all buildings. No part of the building perimeter shall be more than three hundred (300) feet from one (1) of the hydrants. Notwithstanding the foregoing,~~ the location of any fire hydrant is subject to approval in accordance with Section 201.110 of the City Code.

3.

General Placement Requirements.

a.

Fire hydrants and water mains shall be placed along the full length of the property to be developed that abuts an existing and/or proposed street.

b.

Spacing of fire hydrants along a street shall be regulated according to the zoning of the development that abuts the existing and/or proposed street. Hydrants are only required on one side of the street but shall be placed on the same side of the street as any proposed structures if structures are only on one side. Fire hydrants shall be placed on both sides of the street wherever:

(1)

Right-of-way widths are greater than sixty (60) feet.

(2)

A center median strip exists.

(3)

The roadway is a major highway or thoroughfare identified by MoDOT.

c.

Where a structure is greater than one hundred fifty (150) feet from an existing and/or proposed public street, measured along the drivable access, additional private fire hydrants shall be required on said developed property, private streets and/or parking lots, at a spacing between fire hydrants as required by the zoning as set forth in Subsection ~~(A)(1)(a) and (b)~~ and (2). Private hydrants shall be installed and meet all requirements established for public fire hydrants.

d.

Where fire hydrants are required to be installed in areas where vehicles would be parked or standing, said vehicle parking or standing shall be restricted for fifteen (15) feet in **all directions** from the fire hydrant.

e.

The following shall be unacceptable locations for the placement of fire hydrants:

(1)

Within a culs-de-sac or eyebrow or within fifty (50) feet of either.

(2)

At any location where the fire hydrant could be damaged by vehicular traffic.

f.

Relocation of fire hydrants requested or required by a property owner and/or developer shall be relocated at his/her own expense.

g.

Fire Department connections shall be located not more than seventy-five (75) feet from a fire hydrant and located on the address side of the building.

~~h.~~

~~When Fire Department connections are located in an area where vehicles may be parked or standing, said parking or standing shall be restricted for fifteen (15) feet in each direction from the fire connection.~~

ih.

All fire hydrants shall be set back from the curb or edge of the pavement a minimum of four (4) feet and maximum of ten (10) feet. All hydrants shall be set to the finished grade with the lowest outlet of the hydrant a minimum of eighteen (18) inches above the grade and have no less than thirty-six (36) inches in ~~diameter~~ radius of clear area. The pumper port shall face the street or the most likely route of approach of a fire apparatus if a street is not clearly recognized.

ii.

Water supply connections for fire sprinkler systems installed in accordance with NFPA 13, 13R, and 13D shall be made to a City public water main. A separate domestic water connection shall be made at least ten (10) feet from the fire sprinkler connection on the City main. All connections shall be made and approved by the Public Works Department. A private water main may supply the fire sprinkler system and domestic supply, provided that the private main is approved by the Public Works Department and Fire Department.

~~k.~~

~~All fire lanes shall be at least twenty six (26) feet in width and shall be built with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least eighty thousand (80,000) pounds.~~

lj.

Lateral spacing of fire hydrants shall be in accordance with zoning type and predicated on hydrants being located at street intersections. Radial measurements are not acceptable.

Section 425.015 **Hydrant Identification.**

[R.O. 1992 § 425.015; Ord. No. 16-11557, 8-15-2016, effective 3-1-2017]

A.

For purposes of easy identification and flow level, all fire hydrants shall be painted according to the color coding as follows:

1.

All public fire hydrant barrels are to be painted **Rust-oleum Professional Grade paint Safety Yellow or approved equivalent**. All fire hydrant bonnets and discharge caps are to be painted as follows:

a.

Red: for flows zero (0) to four hundred ninety-nine (499) gallons per minute. The bonnet and discharge cap color shall be a **Rust-oleum Professional Grade paint Safety Red or approved equivalent**.

b.

Orange: for flows five hundred (500) gallons per minute to nine hundred ninety-nine (999) gallons per minute. The bonnet and discharge cap color shall be **Rust-oleum Professional Grade paint Safety Orange or approved equivalent**.

c.

Green: for flows one thousand (1,000) gallons per minute to one thousand four hundred ninety-nine (1,499) gallons per minute. The bonnet and discharge cap color shall be **Rust-oleum Professional Grade paint Safety Green or approved equivalent**.

d.

Light blue: for flows above one thousand five hundred (1,500) gallons per minute. The bonnet and discharge cap color shall be **Rust-oleum Professional Grade paint Safety Blue or approved equivalent**.

2.

All private hydrants shall be painted **Rust-oleum Professional Grade paint Safety Red or approved equivalent** with bonnets and discharge caps painted to match.

Section 425.020 Flow Testing Requirements

A. All newly installed Fire Hydrants as part any new development shall be flow tested by a registered professional engineer. This shall be done at the developer's expense.

B. City staff shall be present for all flow testing.

- C. All fire flow results-, signed by a registered professional engineer, shall be submitted to the City for review and approval before hydrant painting.
- D. All fire flows shall meet City minimum requirements and hydrants shall be painted to correspond with specification Section 425.015 Hydrant Identification at developer's expense.

Section 435.000 Fire Lanes

A.

Fire Lane Width and Construction. All fire lanes shall be at least twenty-six (26) feet in width and shall be built with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least eighty thousand (80,000) pounds. Maximum grade of 10 percent and dead-end access in excess of 150 feet shall have approved turnaround.

B.

Fire Lane Signs. Fire Lanes shall be marked with permanent "NO PARKING-FIRE LANE" signs with minimum dimensions of 12" wide by 18" high. Signs shall have red letters on white reflective background. Signs to be placed in accordance with Adopted Fire Code and approved by the Fire Chief.

C.

Fire Lane Marking. All Fire lanes shall be marked with red paint with a minimum of 6" width stripe. Fire lanes shall be identified by red paint marking when multiple access points are possible to identify the exact fire routes. The fire lane markings shall be in accordance with adopted Fire Code and approved by the Fire Chief



April 26, 2024

Planning and Zoning Commission
City of Washington
Washington, MO 63090

RE: Section 420 Stormwater Management Standards – Code Revisions

Dear Planning and Zoning Commission:

Please find enclosed proposed code revisions for Section 420 Stormwater Management Standards. These code changes were reviewed at the February Planning and Zoning meeting. There were minor adjustments made after that. DNR is satisfied with the code changes as they are presented here.

To recap from the previous meeting, these code modifications come as a result of DNR's findings on non-compliance with MS4 regulations. The modifications will help bring the City into compliance and improve the quality of stormwater runoff making into our local waterways. The major changes DNR needed to see were in Illicit Discharge Detection and Elimination, Construction Site Stormwater Runoff Control, and Post-Construction Stormwater Management. We handled the Construction Site Runoff through adding specific language about grade/land disturbance permits. This added to the code more specific requirements for the permit as well as site monitoring both by the site developers and the City. The Post-Construction Control is in the section with Flood Control as many of the Post-construction will be similar in nature to flood control measures utilizing detention basins but adding in water quality standards that must be met. Lastly, was adding in Illicit Discharge Detection and Elimination measures adding guidelines for what are acceptable stormwater discharges and what the procedures are for eliminating and enforcement of the code for when illicit discharges occur.

I have attached a redlined version that shows the existing codes and new proposed codes in red. The existing codes were unchanged for the most part with these new requirements added.

Respectfully submitted,

Charles Stankovic, P.E.
City Engineer

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

Chapter 420

Stormwater Management Standards

Article I

Purpose And Intent

Section 420.005 Purpose; Intent.

[R.O. 1992 § 420.005; Ord. No. 16-11557, 8-15-2016, effective 3-1-2017]

- A. Purpose. The purpose of this Chapter is to provide minimum standards, controls and criteria for stormwater management. The principal design consideration in this Chapter is to minimize the harmful physical and economic effects of erosion, sedimentation and flooding from stormwater runoff. This is to be accomplished through the requirement of special measures to mitigate erosion, both during and after construction, the detention and controlled discharge of the differential runoff from the development and a well-designed stormwater conveyance system.
- B. Intent. The intent of this Chapter is to ensure that the drainage of surface waters will not be changed by new construction, or that if surface water drainage is to be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas or drains which the property owner or developer has a right to use, and that such surface waters will be planned for so as to reduce the likelihood of damage to adjacent properties.

Article II

Interpretation

Section 420.010 Minimum Requirements And Interpretation Of Provisions.

[R.O. 1992 § 420.010; Ord. No. 16-11557, 8-15-2016, effective 3-1-2017]

- A. Minimum Requirements. The provisions of this Chapter shall be considered the minimum requirements for the promotion of the public health, safety, and welfare. Where provisions of this Chapter impose greater restrictions than those of any statute, other ordinance or regulation, the provisions of this Chapter shall be controlling. ~~Where the provisions of any statute, other ordinance or regulation impose greater restrictions than this Chapter, the provisions of such statute, other ordinance or regulation shall be controlling.~~
- B. Interpretation And Application. In interpreting and applying the provisions of this Chapter, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, morals, prosperity and general welfare. It is not intended by this Chapter to interfere with or abrogate or annul any ordinance, rules, regulations or permits previously adopted or issued, and not in conflict with any of the provisions of this Chapter or this Title, or which shall be adopted or issued pursuant to law relating to the development of property, the use of buildings or premises, and likewise not in conflict with this Chapter or this Title; nor is it intended by this Chapter to interfere with or abrogate or annul any easements, covenants or other agreements between parties; except, that if this Chapter imposes a greater restriction, this Chapter shall control.
- C. Reference To State Law, Rules, Or Regulations. Whenever any provision of this Chapter refers to or cites a section of the relevant State law or rules and regulations and that section is later amended or superseded, this Chapter shall be deemed amended to refer to the amended section or the section that most nearly corresponds to the superseded section.

D. Use Of Words And Phrases.

1. For the purpose of this Chapter, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural the singular; the word "building" shall include the word "structure" and the word "shall" is mandatory and not directory.
2. The terms "shall" and "must" are mandatory and not discretionary; the words "may" or "should" are permissive.
3. The words and phrases expressly defined herein shall be given the defined meaning, unless indicated otherwise by the context.
4. Words and phrases which are not defined herein shall be given their usual meaning except where the context clearly indicates a different or specified meaning.
5. The words "use" or "occupy" shall include the words "intended," "designed," or "arranged" to be "used" or "occupied."

Article III Terminology

Section 420.015 **Definitions.**

[R.O. 1992 § 420.015; Ord. No. 16-11557, 8-15-2016, effective 3-1-2017]

For the purposes of this Chapter, the following terms shall be deemed to have the meaning indicated below:

BEST MANAGEMENT PRACTICES or BMPs

Practices, procedures or a schedule of activities to reduce the amount of sediment and other pollutants in stormwater discharges associated with construction and grading activities.

DESIGN STORM EVENT

A storm of a specified duration expected to occur having a given probability of occurrence in any given year, generally described in frequency intervals.

1. A 100-year storm event will have a one (1) in one hundred (100) [one percent (1%)] chance of occurring in any given year.
2. A twenty-year storm event: five percent (5%).
3. A ten-year storm event: ten percent (10%).

DETENTION FACILITY

A surface water runoff storage facility that is normally dry but is designed to hold (detain) surface water temporarily during and immediately after a runoff event.

DIFFERENTIAL RUNOFF

The difference between the calculated volume and rate of runoff discharged from a site after development versus the calculated volume and rate of runoff discharged from the predeveloped site.

DITCH or DRAIN

Any watercourse or conduit, whether open or enclosed, natural or artificial, by which waters coming or falling upon lands are carried away.

DRAINAGE STRUCTURES

Those structure other than ditch, drain or pumping plants which are intended to promote or aid drainage. Such structures may be independent from other drainage work or may be part of or incidental to such work. The term includes, but is not restricted to, dams, catch basins, bulkheads, walls, spillways, flumes, drop boxes, pipe outlets, junction boxes and structures, the primary purpose of which is to prevent the erosion of soil into a drain.

FILTER STRIP

A belt of vegetation preserved to protect the stream bank, provide infiltration, intercept sediment and other pollutants and reduce stormwater flow and velocity.

FREEBOARD

The difference in elevation between the top of the detention basin dam and the design surface water elevation.

MAJOR STORM EVENT

A storm of a specific duration expected to occur with a frequency of once every one hundred (100) years.

RATIONAL METHOD

An empirical formula for calculating peak rates of runoff resulting from rainfall.

RETENTION FACILITY

A surface water runoff storage facility always contains (retains) a substantial volume of water to serve recreational, aesthetic, water supply or other functions. Surface water is temporarily stored above the normal stage during and immediately after runoff events.

SCS TR-55

Soil Conservation Service Technical Release 55, Urban Hydrology for Small Watersheds, from the Natural Resources Conservation Service.

STORMWATER MANAGEMENT PLAN

The drawings, computations, data, proposed contours, reports, etc., that identify how stormwater runoff is to be handled.

STORMWATER MANAGEMENT SYSTEM

All means, natural or man-made, used for conducting stormwater runoff to, through or from a drainage area to the point of outlet.

STORMWATER RUNOFF

Water that results from precipitation which is not absorbed by soil, evaporated into the atmosphere or entrapped by ground surface depressions and vegetation.

STREAMBANK

Top of existing: The top of the natural incline bordering a stream.

TIME OF CONCENTRATION

An estimate of the time of surface water flow from the hydraulically most remote part of the drainage area to the point in question.

TRIBUTARY AREA

All of the area that contributes stormwater runoff to a given point.

Article IV
Permit Requirements

Section 420.025 Permit Required.

[R.O. 1992 § 420.030; Ord. No. 16-11557, 8-15-2016, effective 3-1-2017]

- A. No person shall commence any construction, substantial improvement or other development that affects the drainage of surface or subsurface water without first obtaining a building permit and/or grading permit (if applicable) from the Building and/or Engineering Department. No permit shall be issued for any proposed alteration which:
1. Will increase the amount and/or rate, or adversely affect the quality, of surface water draining onto other properties;
 2. Will damage other properties;
 3. Does not conform to the general drainage laws of the State, the ordinances of the City, and, in particular, the rules, regulations, and standards of this Chapter; and
 4. Alters or removes wetlands from their present location without City, State, Federal permits as may be required.

Section 420.030 Grading Permit.

A. Purpose

1. The purpose of this Chapter is to control soil erosion on land that is undergoing development for non-agricultural uses and to preserve the natural terrain and waterways of land within the City of Washington. Soil erosion may result in the loss of valuable top soil, the degradation of water quality and obstruct stormwater flows in storm sewers, road ditches and natural watercourses.
2. The provisions in this regulation are intended to promote land preservation and the public welfare by guiding, regulating and controlling the design, construction, use and maintenance of any development or other activity that disturbs or breaks the topsoil or results in the movement of earth. Application of the regulations in this document is intended to control soil erosion and sedimentation.

B. Scope of Authority.

Any person, firm, corporation or business proposing to remove any ground vegetation, to disturb or fill the land or to store soil within the City of Washington shall apply to the Engineering Department for approval and issuance of a grading permit. State and Federal permit conditions that are more stringent than the requirements set forth herein shall govern.

c. Grading Permit Required.

It shall be unlawful for the owner of a property and/or that owner's agent to perform land disturbance activities affecting five thousand (5,000) square feet or more, without obtaining a grading permit. Also any grading, filling, excavating or any change in the grade of property that involves the moving, depletion or replacement of more than fifty (50) cubic yards of material or changes the existing elevation by more than two (2) feet requires a permit. A permit is also required for any land disturbance that is part of a common plan that would meet the above requirements. Common plans can get individual permits for each lot or one to cover the entire site with all lots included.

1. Exemptions.

A grading permit will not be required for the activities listed below, provided that no change in drainage patterns or sedimentation onto adjacent properties will occur.

- a. Land disturbance activities in public rights-of-way covered by a special use permit.
- b. Land disturbance activities for or by any public utility for the installation, inspection, repair or replacement of any of its facilities.
- c. Land disturbance activities in quarries and permitted sanitary landfills that do not drain off the property.
- d. Land disturbance activity of land for farming, nurseries, landscaping or gardening or similar agricultural or horticultural use whenever there is substantial compliance with recommendations or standards of the local soil conservation authority.
- e. Removal of existing or dying grass or similar vegetation by disturbing not more than a maximum area of ten thousand (10,000) square feet and resodding or reseeding with new landscaping to include preparation of the seed bed; provided erosion and sediment control measures are provided until the grass or other vegetation is established.
- f. Gardening and similar activities on property occupied by one- or two-family dwellings.
- g. Any emergency activity that is immediately necessary for the protection of life, property or natural resources.

Section 420.035 Permit Requirements.

A. Plan Submittal Requirements

Two (2) sets of plans (construction drawings) or electronic file shall be submitted to the Engineering Department for review and approval along with the escrow and inspection fee. Initially submitted plans must include all items in Subsections (1) and (2) of this Section and must be supplemented by all items in Subsection (3) of this Section prior to issuance of any permit, unless an item is waived pursuant to Waiver of Requirements section.

1. General information.

- a. Name, address and telephone number of property owner or permittee.
- b. Property address and location map of land disturbance property.
- c. Property boundaries and adjacent property owners.
- d. A site map showing the outlines of the total project area and land disturbance areas.
- e. Total acreage of site or property.
- f. Total acreage of land disturbance.
- g. Name and address of engineering firm or engineer.
- h. Existing land use and zoning.
- i. North arrow and plan scale. The plan scale shall be one (1) inch equals twenty (20) feet to one (1) inch equals fifty (50) feet in any increments of ten (10) feet on one or more sheets not less than eight and one-half (8 1/2) inches by eleven (11) inches or greater than thirty-six (36) inches by forty-eight (48) inches in size. The Zoning Administrator may authorize a different plan scale, so long as the scale is in ten-foot increments and the resulting site plan clearly shows the information required herein.
- j. Existing surface contours at interval no greater than two (2) feet to at least twenty-five (25) feet beyond the land disturbance activity area.
- k. FEMA flood panel number and delineation of 100-year flood plain and floodway.
- l. Location of soil types, wooded areas, watercourses, wetlands, surface water bodies and soil borings.

- m. Location of all underground and above ground utilities, including pipelines.
- n. Delineation of the vegetative buffer plan.
- o. Natural watercourses showing top and toe of banks.
- p. Proposed access to the site either from public right-of-way under a permit issued by the governing agency or through private property under an easement or license.
- q. All proposed permanent improvements to be constructed as part of the land disturbance activity.
- r. Proposed surface contours at intervals no greater than two (2) feet to at least twenty-five (25) feet beyond the land disturbance activity area.
- s. Statement that "The contractor shall request inspection two (2) days in advance of construction startup".
- t. A signed statement by the permittee assuming full responsibility for the performance of the land disturbance activities and that all State, County and private property or roads will be adequately protected.

2. Specific design information.

- a. The sequence of all land disturbance activities including those listed below, and all installations of erosion and sediment controls listed below, shall be shown on construction plans:
 - (1) Stripping and clearing;
 - (2) After changes in drainage courses;
 - (3) Construction of underground infrastructure;
 - (4) Construction of structures, such as buildings, pavement, retaining walls;
 - (5) Final grading; and
 - (6) Landscaping.
 - b. The City Engineer may require that separate construction plans be submitted for separate phases of the project.
 - c. Stabilization of any stream bank erosion problems existing in natural watercourses that are to be left undisturbed, that may jeopardize private lots, public utilities or detention facilities.
 - d. Details of any temporary drainage system proposed to be installed in connection with any and all phases of land disturbance activity.
 - e. Details of proposed water impoundment structures, embankments, sediment or debris basins, grass or lined waterways and diversions with the details and locations of proposed stable outlets and the location of any downstream impoundments which could be affected by the proposed land disturbance activities.
 - f. Location of construction traffic entrance and wash-off pad.
 - g. Description of erosion and sediment controls that will be installed prior to and during land disturbance activity to control pollutants in stormwater discharges.
 - h. Description and location of permanent erosion and sediment controls after land disturbance activities have ended.
- A. Other required submittals. Other items, if applicable, must be submitted prior to issuance of a grading permit.
- a. Alternative material and vendor specifications for erosion and sediment control devices.
 - b. Other City permits, such as flood plain development permit, special use permit, demolition permit and building permit for retaining walls.

- c. Permits from other governmental agencies, such as United States Army Corps of Engineers Section 404 permit and Missouri Department of Natural Resources Section 401 permit.
- d. Missouri Department of Natural Resources land disturbance permit.
- e. Performance guarantee
- f. Executed easements needed for land disturbance activities or access.
- g. Payment of base inspection fee required by this Chapter.

B. Waiver of Requirements.

The applicant may request a waiver of specific plan submittal requirements to the Engineering Department. The City Engineer may grant the request for a waiver, including a reduction in base inspection fees, upon determining that the item to be waived is not applicable to the project under review or that the request for a waiver is justified and that the remaining information on the submitted plans or permit application is sufficient to show that the work will comply with the objectives and principles of this Chapter.

C. Performance Guarantee.

In order to obtain a grading permit, the applicant must insure or guarantee the stabilization of the site upon completion or stoppage of the land disturbance activity.

1. The applicant, or a contractor for the applicant, shall post a performance guarantee with the City in the amount established in this Section.
2. Amount Of Performance Guarantee.
The amount is a \$5,000 escrow per acre of land disturbed. The minimum fee is \$1,000.

D. Release Of Performance Guarantee Funds.

The City Engineer shall authorize release of all remaining performance guarantee funds only when the City Inspector certifies that all land disturbance work has been completed, all temporary sediment and erosion control measures have been properly removed or abandoned, all permanent site improvements have been constructed and approved, including stormwater management facilities, and all soil subject to the grading permit is stabilized, including permanent vegetation.

E. Transfer of Grading Permit.

A Permittee remains bound to said permit even after transfer of land ownership.

F. Requirements Before Construction Startup.

It is the responsibility of the permittee to ensure that the following items are performed prior to construction startup, unless deemed non-applicable to the project by the City Engineer.

1. Schedule a pre-construction inspection with the Engineering Department prior to the start of any land disturbance activity other than installing erosion control BMP's.
2. Notify City Engineer whenever new erosion control BMP's have been installed or any changes to erosion control plan submitted has changed.
3. Identify proposed good housekeeping practices to control general site pollutants, such as construction wastes, site litter, construction debris, dust and sanitary wastes.

4. Identify toxic or hazardous substances, petroleum products, pesticides, herbicides and other pollutants that will be used on site. Identify pollution control method for each substance and submit an emergency management plan for responding to any loss of toxic materials due to a containment failure. This plan must include documentation of actions and mandatory reporting to the City.
5. Provide an erosion and sediment control installation sequencing schedule.

G. Plan Modifications During Construction.

Field Modifications. The permittee shall modify already approved plans or modify descriptions of pollution prevention methods in any of the following circumstances.

1. Inspections by the City Engineer or by the Missouri Department of Natural Resources indicate deficiencies.
2. Inspections by the permittee indicate deficiencies.
3. Either the permittee or the City Engineer determines that the current installations are ineffective in significantly minimizing or controlling erosion of land or sedimentation in streams or lakes.
4. Either the City Engineer or the Missouri Department of Natural Resources determines that total settleable solids from a stormwater outfall exceeds two and one-half (2.5) milliliters per liter per hour (ml/L/hr) or one-half (0.5) ml/L/hr in the event the land disturbance activity is within a valuable water resource area as determined by the Missouri Department of Natural Resources.
5. Either the City Engineer or the Missouri Department of Natural Resources determines that violations of Water Quality Standards 10 CSR 20-7.031(3) may occur or have occurred.
6. Either the City Engineer or the Missouri Department of Natural Resources determines that the pollution prevention methods submitted to the City as required are ineffective in preventing pollution of waterways from construction wastes, chemicals, fueling facilities, concrete truck washouts, toxic or hazardous materials, site litter or other substances or wastes likely to have an adverse impact on water quality.

Section 420.040 Inspections and Reports..

A. City Inspections.

1. The permittee consents to the City inspecting the proposed development site and all work in progress and to payment of additional inspection fees above the base inspection fee, if any, as authorized by ordinance.
2. The City Engineer or his designee shall make inspections and either approve that portion of the work completed or notify the permittee in writing when the work fails to comply with the conditions of the grading permit.
3. The permittee shall notify the City Engineer or his designee at least two (2) working days before the following activities to obtain timely inspection:
 - a. Establishment of stream buffer boundaries.
 - b. Start of land disturbance or construction;
 - c. Installation of erosion and sediment controls;
 - d. Completion of site clearing;
 - e. Completion of rough grading;
 - f. Completion or suspension of final land disturbance activity;
 - g. Close of the construction season; and

h. Completion of final landscaping.

4. The City Engineer or his designee shall inspect the property periodically for compliance with these regulations, after a substantial rain event and after any notice to correct issued. The City Engineer or his designee may inspect the property upon receipt of a citizen complaint concerning erosion or sediment control issues.

B. Permittee Inspections And Reporting.

1. The permittee shall make regular inspections of the permitted site, observing all erosion and sediment control and other pollutant control measures, outfalls and off-site receiving waters. The inspections must be conducted by a person knowledgeable in the principles and practice of erosion and sediment controls, who possess the skills to assess conditions at the construction site that could impact stormwater quality and to assess the effectiveness of the erosion and sediment controls used.
2. Inspections must be made by the permittee at least once per 14 days and no later than two (2) working days after a substantial rain event. A reduction in the weekly inspections may be waived by the City Engineer for the following reasons:
 - a. The entire site is temporarily stabilized;
 - b. Runoff is unlikely due to winter conditions, such as snow cover or frozen ground; and
 - c. Construction is during arid periods when no erosion or sediment has occurred.
3. All inspections by the permittee shall be documented and submitted through the City SWPPP Inspection Portal, located on the City website, or other approved method at the time interval specified in the permit. A report of each inspection shall be kept on site by the permittee if possible. Falsification of reports is in violation of the permit and cause of immediate suspension or revocation of the permit. The inspection reports are to include the information set out in the City's standard inspection template.
4. The permittee shall be responsible for correcting any deficiencies identified within seven (7) calendar days of the date of inspection required by this Subsection identifying these deficiencies.
5. The City Engineer shall make additional inspections as necessary to ensure the validity of the reports filed and, where applicable, to confirm the correction of reported deficiencies.

Section 420.045 Violations, Corrections, and Enforcement.

A. Violations.

1. It shall be a violation of this Chapter to construct, enlarge, alter, repair or maintain any land disturbance activity, excavation or fill, or cause the same to be done, contrary to any provision of this Chapter.
2. It shall be a violation of this Chapter to fail to install and maintain any erosion and sediment control measures and systems authorized and required by a duly issued grading permit.
3. It shall be a violation of this Chapter to fail to comply timely with any notice to correct issued or correct timely any deficiencies identified by the permittee.
4. The need to halt or reduce the permitted construction or grading activity in order to maintain compliance with the permit conditions shall not be a defense to the permittee in an enforcement action.

B. Notice To Correct, Notice Of Violation And Service Of Notices.

1. Upon confirming any violation or deficiency, the City Engineer shall issue a written notice to correct directing abatement of those violations and/or correction of that deficiency within a specified timeframe or within seven (7) calendar days. The notice shall state that failure to comply with its terms shall constitute an additional violation of this Chapter.
2. Upon confirming failure to comply or respond timely with any notice to correct, the City Engineer shall issue a written notice of violation, including a stop work order and notice of fines as authorized by Subsection (C) of this Section.
3. Notwithstanding the foregoing provisions of this Subsection, when the City Engineer finds that any person has undertaken land disturbance activity without a grading permit required by this Chapter, the City Engineer shall issue a notice of violation including a stop work order and notice of fines as authorized by Subsection (C) of this Section and such fines shall accrue from the day on which such unauthorized land disturbance commenced.
4. The City Engineer shall serve any written notice authorized by this Subsection by posting one (1) copy at the work site and by hand-delivering or e-mailing other copies to any and all persons responsible for the violation or deficiency.

C. Enforcement.

1. Stop work order. The City Engineer shall also have the right to stop all or any part of the construction activities and development until all corrections set out in such notice have been satisfactorily made. To that end, the City Engineer shall issue and post on the site a written order directing that such construction activities and development be stopped immediately and shall serve that written order upon any person, firm, corporation or business engaged in such construction activities and development at the site that is the subject of the violation. Every day that such work continues shall constitute a separate violation. This Chapter does not preclude remedies available under Federal, State or common law.
2. Forfeiture of performance guarantee. In the event of a violation or deficiency that is not resolved in a reasonable time, the performance guarantee proceeds may be used by the City to install pollution prevention controls to stabilize the site subject to the grading permit. Prior to resumption of work, permittee must post a new performance guarantee.
3. Fines. Any person responsible for a violation of this Chapter shall be guilty of a misdemeanor and liable for a fine not to exceed one thousand dollars (\$1,000.00) a day. Every day that such violation is ongoing shall constitute a separate violation.
4. Enforcement. It shall be the duty of the City Engineer to enforce this Chapter. In discharging that duty the City Engineer may request and shall receive, so far as may be necessary in the discharge of that duty, the assistance and cooperation of other City Officials including, but not limited to, the following: the Chief of Police, Building Official, and Code Enforcement.
5. Actions for fines and injunctive relief. In the event of a violation, the City Engineer may request the City Counselor to institute in the Circuit Court an appropriate action for fines and injunctive relief against the person or persons responsible for that violation.

The City Engineer shall close grading permits upon permittee's stabilization of all soil at the site subject to the permit and release the entire or remaining performance guarantee as authorized.

Article V

Post-Construction

Section 420.060 Flood Control

A. Post-Construction – Flood Control

a. Purpose. A development's stormwater drainage system shall be designed to:

1. Protect natural waterways.
2. Convey upstream and on-site stormwater runoff to a natural watercourse or to a storm drainage facility.
3. Provide protection from the design storm event and address the major storm so as to prevent major property damage and loss of life.

b. Plans And Calculations

1. A drainage map shall be developed from a base reproduction of the site plan or grading plan. The existing and proposed contours shall be shown, normally at two-foot intervals, for the subject property, extending off-site one hundred (100) feet or less as determined by the Engineering Department for proper design of the proposed improvements. Contour intervals other than the above shall be used as determined by the site topography. Only United State Geological Survey datum shall be used. Locations and elevations of bench mark references are available from the Engineering Department.
2. The location of existing and proposed property lines, streets, sinkholes, railroads, areas within the tract subject to inundation by stormwater and other significant natural features, such as wooded areas and rock formations, etc., shall be included on the map. All existing and proposed stormwater facilities, such as inlets, manholes, pipes, culverts, bridges, channels, etc., and all existing and proposed improvements required for proper design review, such as pavement, buildings, etc., shall be included on the map.
3. The runoff details shall be required, showing individual flows for each existing and proposed structure and cumulative flows in pipes and gutters, including "Q" and area. The map shall show all bodies of water, such as ponds or lakes (including surface area and elevation) and all waterways (including their names or the names of creeks or rivers they flow into).
4. Lots shall be laid out so as to provide positive drainage away from all buildings. Individual lot drainage shall be shown and coordinated with the drainage pattern for the area and designed so that runoff from one (1) lot will not adversely affect an adjoining lot. All necessary grading to direct stormwater runoff shall be located within a drainage easement.
5. All computations, plans and specifications related to the implementation of this Section must be prepared and sealed by a professional engineer registered in the State of Missouri.
6. Elevation versus discharge relationship for the basin.

7. Elevation versus storage relationship for the basin.
 8. Inflow calculations and data for all required frequencies.
 9. Hydraulic grade line computations for pipes entering and leaving the basin for all required frequencies.
 10. Site plan with two-foot contours showing land to be developed and adjoining land whose topography may affect the layout or drainage of a basin site and the location of streams and other runoff channels.
 11. Basic information regarding the receiving watercourse and affected downstream structures to a distance of two hundred (200) feet from the site. Additional analysis of the receiving stream of greater distances from the site shall be performed if required by the City Engineer.
 12. A summary of routing calculations for all required frequencies.
 13. All computations, plans and specifications related to the implementation of this Section must be prepared and sealed by a professional engineer registered in the State of Missouri.
- c. Design criteria
1. Projects shall be designed to detain on site or offsite as approved and released at a rate not to exceed the allowable release rates for the 2-year, 10-year, and 100-year 24-hour events.
 2. The 2-year, 10-year, and 100-year, 24-hour inflow hydrographs shall be determined by using Technical Release 55 (TR-55), "Urban Hydrology for Small Watersheds" from the Natural Resources Conservation Service, formerly Soil Conservation Service (SCS). The inflow hydrograph shall be developed based on the actual flow and timing characteristics upstream of the detention facility. The Rational Method for calculating stormwater runoff may be used for watersheds up to ten (10) acres.
 3. The rainfall distribution shall be Type II. The rainfall quantities to be used are from NOAA's National Weather Service, Atlas 14 Point Precipitation Frequency Estimate, and shall be as follows: 3.29" for the 2-year 24-hour storm, 4.82" for the 10-year 24-hour storm, and 7.94" for the 100-year 24-hour storm.
 4. The volume of detention may be provided through permanent detention facilities such as dry basins or ponds, permanent ponds or lakes, underground storage facilities or in parking lots. It is noted that when runoff volume reduction BMPs are utilized within the tributary area upstream of a flood volume detention basin, the quantified runoff reduction may be used to adjust tributary area TR55 Curve Numbers (CN) for detention basin sizing.
 5. The engineer shall make every effort to locate the detention facility at or near the lowest point of the project such that all of the on-site runoff will be directed into the detention facility.
 6. Flows from offsite, upstream areas should be bypassed around the detention facility to ensure that the proposed detention facility will function as designed and will provide effective control of downstream flows with development in place. If offsite flows are directed into a detention facility, the allowable release rates shall not be modified without City Engineer approval. Modifying the release rate to accommodate offsite flows may reduce or eliminate the effectiveness of the detention facility, because it will no longer control the increased volume of runoff during the critical time period of the watershed.
 7. Detention basin volume will be based on routing the post-developed 2-year, 10-year, and 100 year, 24-hour inflow hydrographs through the detention facility while satisfying the appropriate allowable release rate. The routing computations shall be based on an application of the continuity principle, (i.e., level pool routing).

d. Calculation Of Runoff.

1. The method of calculating and routing stormwater runoff shall be as stated herein. The drainage area shall consider all on- and off-site lands contributing to the proposed development's drainage system. Capacity for such facilities shall be based on the maximum potential water shed development permitted by the Zoning Ordinance.^[2]

[2] *Editor's Note: See Ch. 400, Zoning*

2. Either the Rational Method or the TR-55 Method for calculating stormwater runoff may be used for watersheds up to ten (10) acres.
3. Figures A (rainfall intensity - referenced above) and B (runoff factors) shall be utilized with the Rational Method.^[3]

[3] *Editor's Note: Figures A and B are included as attachments to this Chapter.*

4. For watersheds larger than ten (10) acres, the SCS TR-55 Method shall be utilized. Other methods to determine peak runoff must be approved by the City Engineer prior to acceptance.
5. The minimum percentage of imperviousness to be used in design shall be based on the zoning district as shown in the following table:

Zoning District	Minimum Percentage Impervio
Pre-developed	5%
R-1A Single-Family	45%
R-1B Single-Family	50%
R-1C Single-Family Attached	50%
R-1D Single-Family	50%
R-2 Two-Family	60%
R-3 Multiple Family	70%
C-1 Limited Commercial	85%
C-2 General Commercial	85%
C-3 Central Commercial	90%
M-1 Industrial	90%
M-2 Industrial	90%
PD Planned Development Districts	TBD based on plan type
Parking, streets, roofs	100%

6. The minimum percentage of imperviousness for Planned Development Districts shall be dictated by the development plan proposed for the specific district.
7. Special uses, such as schools, churches, etc., shall have the differential runoff computed and approved by the City Engineer.
8. Special circumstances may dictate that the developed impervious area may differ from that shown in the above table. An example may be single-family lots of larger than ten thousand (10,000) square feet. Calculations prepared by a registered professional engineer may be submitted to the City Engineer for his/her evaluation to determine if a minimum impervious area which differs from that shown in the above table may be utilized. Likewise, the City Engineer may determine that the

percent of impervious area for a particular development differs from that shown in the above table.

9. See Figure B^[4] for the runoff factor to be utilized for various impervious conditions and rainfall durations.

[4] *Editor's Note: Figure B is included as an attachment to this Chapter.*

- e. Inlets. Calculations shall be submitted to demonstrate the capacity of all inlets. Such calculations must consider the cross-slope of the pavement, depth of water at the curb face, size of opening and the longitudinal grade of street. Street inlets and inlets in parking areas shall reduce the spread and depth of flow to acceptable levels during the ten-year design storm. The acceptable level of flow for a minor access or local access street would maintain an eight-foot travel lane with a maximum one-inch depth. One clear ten-foot travel lane must be maintained for a collector street, and two (2) clear ten-foot travel lanes must be maintained for a major street. Any area inundated by water ponding at an inlet during the ten-year storm event shall be located within an easement or right-of-way. The effects of the 100-year storm event shall also be analyzed to ensure no property damage or dangerous conditions result. Inlets located on continuous grades may be designed to permit a portion of flow to bypass the structure; however, calculations for the downstream structure must consider the bypass.

Section 420.070 Water Quality

Post-Construction – Water Quality

A. Purpose

Post-Construction — Water Quality. In order to preserve the quality of water in natural streams, it is important to provide a mechanism to remove contaminants on the site prior to water entering the natural watercourse. Typically called post-construction BMPs (best management practices), these methods identify a critical water quality volume that will need to receive a treatment to remove certain contaminants. These improvements, whether structural or non-structural, will remain in place after the construction is completed. The concepts introduced in the following Subsections are taken from the APWA MARC Manual of Best Management Practices For Stormwater Quality, October 2012. Nothing in the following Subsections shall change or replace any of the City's detention ordinances.

B. Requirements

1. This requirement shall apply to redevelop and new development that exceeds one acre or more disturbed or sites that are part of a common plan development that exceeds one acre or more disturbed, the following assumptions may be made:
 - a. The water quality volume WQv for off-site areas is not required. The following equations are used to determine the storage volume, WQv (in acre/feet of storage):

$$WQv = [(P)(Rv)(A)]/12$$

$$P = 1.14 \text{ inches of rainfall}$$

Where:

$$WQv = \text{Water quality volume (in acre-feet)}$$

$$Rv = 0.05 + 0.009 (I) \text{ where } I \text{ is percent impervious cover}$$

A = Area in acres

- b. Measuring Impervious Cover. The measured area of a site plan that does not have vegetative or permeable cover shall be considered total impervious cover.
 - c. Multiple Drainage Areas. When a project contains or is divided by multiple drainage areas, the WQv volume shall be addressed for each drainage area.
 - d. Off-Site Drainage Areas. The WQv shall be based on the impervious cover of the proposed site. Off-site existing impervious areas may be excluded from the calculation of the water quality volume requirements.
 - e. BMP Treatment. The final WQv shall be treated by an acceptable BMP(s) from the list presented in this Chapter or other approved methods which may include bioretention, permeable pavers, or others. Reference the APWA MARC Manual of Best Management Practices For Stormwater Quality, October 2012 for guidance.
 - f. Extended Detention For Water Quality Volume. The water quality requirements can be met by providing an extended draw down of all or a portion of the water quality volume (WQv) in conjunction with other systems.
 - g. Infiltration trenches / basins for Water Quality Volume. Practices that capture and temporarily store the WQv before allowing it to infiltrate into the soil over a two-day period include:
 - 1. Infiltration trench
 - 2. Infiltration basin
 - 3. Infiltration practices will be allowed on sites where it is proven that infiltration will work. Percolation rates shall be determined for proper use.
 - h. Open Channel Practices. Vegetated open channels that are explicitly designed to capture and treat the full WQv within cells formed by check dams or other means. The drawdown period of each channel shall be less than 24 hours.
 - i. Filter Strip. Filter strips can be provided at the edge of impervious areas where sheet flow is occurring. The edge shall be protected to avoid erosion.
- C. Stream Channel Setbacks. A setback of twenty-five (25) feet from the top of an existing ordinary high water mark on any channel identified on the most current USGS Topographic Survey, shall be avoided. The setback shall clearly be defined on the applicant's site plan and identified in the field by staking.
- D. Gutter downspout disconnect. Gutters and downspouts shall not extend to within 5 feet of any Right-of-Way line or property line, and shall not be directed toward neighboring property to cause damage.

Section 420.070 Detention, Retention, and Stormwater Management System Facilities

General Design Features.

- A. Dry Bottom Basins. A stormwater detention facility, natural or artificial, which normally drains completely between spaced runoff events, may be constructed to temporarily detain the stormwater runoff so that the rate at which it is released is the

same rate as before development. The following features shall be incorporated into the design of any detention basin:

1. Freeboard. Detention storage areas shall have adequate capacity to contain the storage volume of tributary stormwater runoff with at least one (1) foot of freeboard above the water surface.
2. Outlet Control Works. Outlet works shall be designed to limit peak outflow rates from detention storage areas to or below peak flow rates that would have occurred prior to the proposed development.
3. Outlet works shall not include any mechanical components or devices and shall function without requiring attendance or control during operation, unless specifically approved by the City Engineer.
4. Emergency Overflow/Spillway. Emergency structures shall be provided to permit the safe passage of runoff generated in excess of the 100-year design storm event. Antivortex measures shall be provided.
5. Maximum Depth. The maximum planned depth of stormwaters stored shall not normally exceed five (5) feet.
6. Side Slopes. The maximum side slopes for gassed basins shall not normally exceed one (1) foot vertical for three (3) feet horizontal.
7. Limits Of Ponding. In no case shall the limits of maximum ponding be closer than thirty (30) feet horizontally from any building and less than two (2) feet vertically below the lowest sill elevation.
8. Interior Drainage. The basin should be designed to drain within a 24 hour period unless utilized as extended detention for water quality. **Minimizing erosion shall be considered for flows from inflow structure to outflow structure.**
9. Multipurpose Basin. If the detention basin is to have other uses, the design of the basin bottom should include underdrains, **engineering soils, or other methods** to expedite drying of the bottom between runoff events.
10. Aesthetics. Designs should result in aesthetically pleasing configurations which will enhance public acceptability. **Consideration should be given to adding signs for education about the purpose of the Facilities.**
11. A orifice diameter of less than 3.0" will require a special internal control for orifice protection. For orifice between 3" and 1 1/2" diameter, an internally controlled orifice shall be used with slot width less than or equal to 1/3 of orifice diameter. Less than 1 1/2" orifice will not be allowed.

B. Wet bottom basin: a stormwater retention facility, natural or artificial, which maintains a fixed minimum water elevation between runoff events. Wet bottom basins may also be used to temporarily detain the differential runoff from the development. In addition to the general design features enumerated above for dry bottom basins, the following features should also be incorporated into the design of any wet bottom basin:

1. Normal Pool Depth. In order to minimize weed growth, the normal pool depth should be four (4) feet minimum.
 1. **Fish should not be kept in Stormwater Retention Facilities.**
 2. Facilities For Emptying. In order to ease cleaning of the pond or shoreline maintenance, the pond design should include provisions for emptying the pond. **City shall be notified in advance of any cleaning and emptying of facilities, and City shall be present to inspect.**
 3. Low Flow By-Pass. The design of any pond may include a low flow by-pass channel or pipeline to divert runoff that can be accommodated by downstream drainageways.
 4. Side Slopes Below Normal Pool. The side slopes below the normal pool elevation may exceed the maximum side slope permitted above normal pool (3:1 slope). The design shall, however,

include provisions for a safety ledge having a depth of water not greater than three (3) feet immediately adjacent to the shoreline.

5. Forebay. In order to minimize siltation of the pond, a forebay should be included in the design. Calculations for sediment volume and forebay sizing shall be submitted to the City Engineer.

- C. Rooftop Storage. Detention storage may be met in total or in part by detention on roofs. Details of such design, which shall be included in the building permit application, shall include the depth and volume of storage, details of outlet devices and down drains, and elevations of overflow provisions. Direct connection of roof drains to sanitary sewers is prohibited.
- D. Parking Lot Storage. Paved parking lots may be designed to provide temporary detention storage of stormwater on all or a portion of their surfaces. Outlets will be designed so as to slowly empty the stored waters. Depth of storage shall be a maximum of eight (8) inches.
- E. Other Detention Methods. All or a portion of the detention storage may also be provided in underground or surface detention facilities, to include basins, tanks, bioretention, permeable pavers, or swales, etc. Emergency overflow conditions shall be considered in all methods
- F. Shared Facilities And Regional Detention
 1. The City retains the right to require on-site detention storage in all cases in which the proposed development will generate excess runoff that adversely affects the carrying capacity of the receiving watercourse and/or adversely affects adjoining property owners. In certain cases the applicant may make use of off-site or regional detention facilities, in lieu of on-site facilities, as described below:
 - a. Off-Site facility, two (2) or more developments: if two (2) or more developments, including that of the applicant, have provided for a common system.
 - b. Off-site facility by City: if an off-site stormwater management system has been either constructed or programmed or identified for construction by the City and the applicant has agreed to contribute to or participate in the construction thereof. Such contribution shall be determined per the following Subsection **(E)(3)(b)(1)**.
 - (1) Stormwater Management Fund.
 - (a) Eligibility. It is determined that no immediate adverse effects will result to adjacent property and a contribution is made to the Stormwater Management Improvements Fund. Such fund is described in Subsection (E)(3)(b)(1)(c), Establishment Of Fund, below. Developments which have a differential runoff of three (3) cfs or less for the ten-year, twenty-minute event utilizing the Rational Method will be considered as prime candidates for a contribution in lieu of on-site detention. It is the City's intention to provide regional detention storage to accommodate these smaller developments. The City Council will render all decisions concerning participation in the Stormwater Management Fund.
 - (b) Contribution. The contribution shall be an amount equal to a cost estimate prepared by a professional engineer for site specific improvements necessary to provide detention as provided herein. Such estimate shall not include the cost of any land necessary for detention purposes. All cost estimates for site specific detention facilities shall be subject to review and approval by the City Engineer. The developer may request that the City Engineer provide the necessary cost estimate.
 - (c) Establishment Of Fund. The Stormwater Management Improvements Fund shall be and is hereby created. Said fund shall be reserved for funding improvements to stormwater systems owned and maintained by the City and for no other purposes unless authorized in the ordinance. All contributions made by parties developing within the City in

accordance with Subsection (E)(3) of this Section shall be deposited to said fund. Said fund shall be deposited in an interest-bearing account.

G. Maintenance: Each owner of the property being developed has the responsibility and duty to properly operate and maintain any stormwater management system which has not been accepted for maintenance by the City. The responsibility for maintenance of the system in subdivision projects shall remain with the developer until such time as the stormwater management system escrow for such development has been released. Upon release of escrow, the maintenance responsibility goes to vested property owners within the subdivision.

1. The final plat of the subdivision shall contain language substantially as follows: "The owner of each lot within this subdivision shall maintain the stormwater management system serving this subdivision unless the stormwater management system has been accepted for maintenance by the City of Washington, Missouri. The maintenance costs shall be shared equally with each owner of any lot served by the stormwater management system." There shall also be recorded with the final plat of the subdivision deed restrictions containing the same language.
2. The responsibility for maintenance in single-lot development shall remain with the general contractor and owner until final inspection of the development is approved and an occupancy permit is issued. After occupancy, the maintenance of the management system shall be vested in the owner of the project.
3. All such privately owned and maintained systems shall be subject to periodic inspection by the City Engineer or his/her representative. The owner in charge of maintenance shall conduct annual inspections that are reported to the City. The City of Washington, Missouri, upon failure of the responsible party to maintain the systems shall be given Notice of Violation and given 3 weeks to respond to the violation and work with the City Engineer to determine a reasonable timeframe for corrections to be made. Failure to correct the deficiencies within the agreed upon timeframe shall result in a fine of not less than one hundred dollars (\$100.00) per day. If the responsible party fails to correct the deficiencies and maintain the system within the time prescribed the City shall maintain the system and charge the cost thereof against the responsible party. The costs shall be certified to the City Clerk who shall cause a special tax bill therefore against the property to be prepared and to be collected by the Collector with other taxes assessed against the property. The special tax bill from the date of its issuance shall be a first lien on the property until paid and shall be prima facie evidence of the recitals therein and of its validity and no mere clerical error, informality in the same or in the proceeding leading up the issuance shall be a defense thereto. Such tax bills if not paid when due shall bear interest at the rate of eight percent (8%) per annum.
4. A proper access easement to such stormwater management systems shall be provided, and a minimum ten-foot wide hard surface designed to support construction traffic with a maximum twelve percent (12%) grade shall be provided within such easement. A permeable, flexible plantable concrete block pavement system is preferred in residential areas.
5. At the time plat approval, the developer may request for dedication to the City to take over the detention facility for maintenance. This request shall be accompanied by a stormwater impact fee, payable to the stormwater fund, in the amount of 10 years of anticipated basin maintenance, certified by an engineer. Once accepted, the City will immediately begin maintenance of said facility.

H. Existing Basin Maintenance Request

- i. The City reserves the right to accept maintenance responsibility of existing detention facilities at the request of all lots served by the facility.
- ii. Requests shall be submitted in writing and signed by each owner of each lot within the subdivision to which the facility serves.
- iii. Only detention facilities that serve residential subdivision will be reviewed for acceptance.

2. Detention facilities that are wet, such as ponds or lakes, will not be considered as these facilities provide other sources of benefit to the owners of the subdivision.
 3. Upon the City accepting the facility, the owner(s) of the lot to which the detention basin resides upon, shall provide the City with an easement to allow for maintenance, improvements, and storage of water.
 4. The City reserves the right to reject any requests for dedication for City maintenance responsibility.
- I. Storage Capacity.
 - a. The rates (pre-developed and post-developed) of runoff shall be determined for the two-, ten and 100-year rainfall frequencies. The storm duration shall be the twenty-four-hour event when the SCS TR-55 method is utilized and a minimum twenty-minute event when the Rational Method is utilized. Rainfall data shall be determined using the most current twenty-four-hour rainfall data published by the National Weather Service (NWS) Technical Paper 40 (TP40).
 - b. Stormwater shall be detained on site or adjacent property under agreement and metered out at the rate of an undeveloped site for the above frequencies and minimum duration to prevent possible flooding and erosion downstream. Design criteria to establish this differential runoff rate shall be as provided in Subsection (B), Design Criteria. Note that stormwater pipes shall be sized to carry the total developed tributary upstream water shed. No reduction in pipe size shall be permitted because of detention.
 - c. Detention basin volume will be based on providing adequate storage for the 100-year storm event of the required duration. Each post-developed runoff hydrograph (two, ten, and 100-year) shall be routed through the detention facility while satisfying the appropriate allowable release rate. The routing computation shall be based on an application of the continuity principle. The discharge rate shall be based on the maximum head conditions in the detention facility.
 - J. Other Management Techniques. Management techniques other than detention facilities may be utilized by the development, provided that the techniques proposed meet the intent of this Section and provide a benefit to the watershed that equals or exceeds the benefit that a detention facility would provide. Such techniques would include pervious pavement systems and improved vegetation conditions.

ARTICLE VI

Improvements And Design Standards

Section 420.080 Alteration Of Ditches, Drains, And Drainage Structures.

No person shall construct, alter, relocate, remove, or destroy any ditch, drain, or drainage structure upon any real property within the City, whether subdivided or not, without complying with this Chapter.

Section 420.085 Alteration Of Contours.

No person shall alter the contours of any real property within the City, whether subdivided or not, so as to change the flow of water into or through any ditch, drain, or drainage structure without obtaining a permit and complying with the provisions of this Chapter.

Section 420.090 Improvement And Design Standards.

A. Material And Construction Standards.

1. Storm pipes shall be protected from excessive bearing pressures by placing them outside the forty-five-degree influence zone of building structures unless an engineering calculation shows the pipe material or soil condition to be adequate for the subjected load.
2. Pipes on slopes of twenty percent (20%) or greater shall be anchored securely with concrete anchors or equal to prevent the pipe from creeping downhill.

3. Pipes or structures constructed on fill shall be stable and protected against settlement by compacting fill material to ninety-five percent (95%) of the modified proctor maximum dry density, per AASHTO T180 (ASTM D1557).
4. Pipes thirty-six (36) inches or larger may be placed on a curved alignment utilizing alignment radii established by the pipe manufacturer.
5. The receiving surface where pipes discharge shall be protected from erosion by evaluating the discharge velocity for the ten-year design storm. The use of energy-dissipating devices may be necessary to reduce the velocity to acceptable levels for the receiving surface.
6. A manhole, inlet or junction box shall be located at changes in pipe size, grade, alignment or material.
7. The angle between influent and effluent pipes shall be not less than ninety degrees (90°) and the drop between inverts shall be not less than one-tenth (0.1) foot.
8. Manhole and inlet castings located in travel ways shall be capable of withstanding traffic loads and shall be constructed flush with the finished surface.
9. All materials and appurtenances for stormwater management systems shall conform to current standards of the American Society for Testing and Materials (ASTM).
10. Manholes shall be precast or cast-in-place concrete, brick, concrete block, with concrete or brick risers and approved manhole covers.
11. A new drainage channel or pipe shall intersect an existing drainage channel at a maximum angle of sixty degrees (60°).
12. All trenches under roadway pavement shall be backfilled with Missouri Department of Transportation (MoDOT) Type I aggregate in six-inch layers and compacted to ninety-five percent (95%) of the modified proctor maximum dry density per AASHTO T180 (ASTM D1557).
13. All piping shall be bedded per the manufacturer's requirements.
14. Grated inlets will not be allowed without special approval by the City Engineer.
15. All materials used in the construction of storm sewers shall be subject to inspection and approval of the City Engineer.
16. Acceptable pipe material is as follows.
17. Reinforced concrete pipe shall conform to the requirements of the Specifications for Reinforced Concrete Culvert, Storm Drain and Sewer Pipe, ASTM C76. Strength class or classes shall be as required per design specifications of the latest edition of the Concrete Pipe Handbook as published by the American Pipe Association.
18. Corrugated metal pipe shall conform to the requirements of AASHTO M36, Standard Specification for Zinc Coated (Galvanized) Pipe, or the Standard Specifications for AASHTO M196 Corrugated Aluminum Pipe. Structural design requirements shall be per the latest edition of the Handbook of Steel Drainage and Highway Construction Products, as published by the American Iron and Steel Institute.
19. Corrugated polyethylene pipe shall conform to the requirements of AASHTO M294, Standard Specifications for Corrugated Polyethylene Pipe. All polyethylene pipe should be installed according to ASTM D2321, Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications.
20. Dual wall and triple wall polypropylene pipe shall conform to the requirements of AASHTO M330, Standard Specification for Polypropylene Pipe, ASTM F2736 for sizes twelve (12) inches to thirty (30) inches and ASTM F2764 for sizes thirty (30) inches to sixty (60) inches. All polypropylene pipe shall be installed according to, ASTM F2321, Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications.
 - a. Reinforced concrete pipe and corrugated polypropylene complying with the provisions in Section **420.035(F)(16)**, above, shall be required under road pavement.

- b. A minimum pipe size of twelve (12) inches is required to prevent blockage.
- c. All construction details pertaining to stormwater drainage shall be in accordance with the Metropolitan St. Louis Sewer District requirements and standards for construction of sewers and drainage facilities, unless otherwise noted herein.

Section 420.095 **Sediment Control and Revegetation of Disturbed Areas**

Sediment And Erosion Control Standards

- A. **General.** Sediment and erosion control will be accomplished by applying conservation practices that will reduce the potential for damage from these hazards. Control practices use trapping, filtering or diversion techniques to protect adjacent properties from land disturbance activities.
- B. **NPDES Stormwater Permits.** Construction sites, where the area to be disturbed is one (1) acre or more, must apply for a stormwater discharge permit from the Missouri Department of Natural Resources. If required, the applicant must obtain and submit proof of an NPDES stormwater permit to the City, before plans will be approved. Permit requirements are set forth in 10 CSR20-6.200 of the Missouri clean water laws.
- C. **When Controls Are Required.** Sediment and erosion control shall be implemented to prevent damage to off-site property, drainage facilities or watercourses. Generally, standard vegetative and structural practices, as specified below, that filter, divert or promote the settlement of sediment particles from storm runoff shall be provided in the following situations:
 - i. To prevent sediment-laden runoff from leaving disturbed areas.
 - ii. To isolate disturbed areas from erosive surface runoff associated with significant undisturbed areas.
 - iii. To protect storm drainage conveyance systems at operable inlets.
- D. **Types Of Controls.** The stormwater management plan shall be selected, installed, operated and maintained to adequately control erosion, capture sediment and prevent pollution. To achieve these goals BMPs in accordance with the concepts and methods described in either of the following two (2) documents should be utilized.
 - i. Protecting Water Quality, MDNR (Latest Edition).
 - ii. Field Manual on Sediment and Erosion Control BMPs. Jerald S. Fifield, Ph.D., CPESC, Forester Press, Latest Edition.
 - iii. The developer is not limited to the use of BMPs identified in the above publications. Engineering professionals are encouraged to design innovative ways to address site specific conditions.
- E. **Sediment And Erosion Control Plan.** Where natural vegetation is removed during grading operations, it shall be replaced as specified herein. The sediment and erosion control plan shall indicate the proposed phasing of the project to include conveyance systems, detention facilities, clearing, rough grading and construction, final grading, landscaping. When grading operations are substantially complete or have been suspended for fourteen (14) days, revegetation shall occur. Such revegetation shall meet the below criteria for either temporary or intermediate seeding.
- F. **Temporary Seeding.** This is the establishment of fast-growing annual vegetation to provide economical erosion control for up to twelve (12) months and reduce the amount of sediment moving off the site. This practice applies when the landscape is anticipated to be disturbed within the next twelve (12) months. The required application rates are as follows: one (1) bushel of wheat or oats per acre; 10-20-10 fertilizer at four hundred (400) pounds per acre; eighty (80) to one hundred (100) bales of straw mulch per acre.
- G. **Intermediate Seeding.** This is the establishment of perennial vegetation on disturbed areas for periods longer than twelve (12) months. This type of vegetation provides economical

long-term erosion control and helps prevent sediment from leaving the site. The required application rates are the same as for temporary seeding with the addition of forty (40) to fifty (50) pounds per acre of fescue grass seed. The application of fescue is not required during the period of May 15 to August 15. However, it shall be applied as soon as weather conditions permit following August 15.

- H. **Off-Season Cover.** Revegetation is still required in all seasons using alternative seed mixes better suited for growth in the summer and winter. Alternative stabilization methods may be explored such as erosion matting or mulch cover.
- I. **Reseeding.** Reseeding shall occur at any time at the direction of the City Engineer if necessary to obtain the desired erosion control benefits. Vegetation types other than those specified herein may be utilized upon approval of the Engineer.
- J. **Minimum Requirements.** The criteria established herein are the minimum requirements for erosion and sediment control. The owner may at any time establish permanent vegetation which exceeds these requirements.

ARTICLE VII

Illicit Discharge

Section 420.100 Stormwater Quality Management And Illicit Discharge Control.

1. **Purpose And Intent.** The purpose of this Section is to provide for the health, safety and general welfare of the citizens of the City of Washington through the regulation of non-stormwater discharges to the storm drainage system to the maximum extent practicable as required by Federal and State law. This Section establishes methods for controlling the introduction of pollutants into the municipal separate storm sewer system (MS4) in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process. The objectives of this Section are:
 - a. To regulate the contribution of pollutants to the municipal separate storm sewer system (MS4) by stormwater discharges by any user.
 - b. To prohibit illicit connections and illicit discharges to the municipal separate storm sewer system (MS4).
 - c. To establish legal authority to carry out all inspection, surveillance and monitoring procedures necessary to ensure compliance with this Section.
2. **Applicability.** This Section shall apply to all water entering the storm drain system generated on any developed and undeveloped lands unless explicitly exempted by an authorized enforcement agency.
3. **Responsibility For Administration.** The City of Washington shall administer, implement and enforce the provisions of this Section. Any powers granted or duties imposed upon the City Administrator may be delegated by the City Administrator to persons or entities acting in the beneficial interest of or in the employ of the City.
4. **Severability.** The provisions of this Section are hereby declared to be severable. If any provision, clause, sentence or paragraph of this Section or the application thereof to any person, establishment or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this Section.
5. **Ultimate Responsibility.** The standards set forth herein and promulgated pursuant to this Section are minimum standards; therefore, this Section does not intend nor imply that compliance by any person will ensure that there will be no contamination, pollution nor unauthorized discharge of pollutants.
6. **Discharge Prohibitions.**

- a. Prohibition Of Illegal Discharges. No person shall discharge or cause to be discharged into the municipal storm drain system or watercourses any materials, including, but not limited to, pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards, other than stormwater.
- b. The commencement, conduct or continuance of any illegal discharge to the storm drain system is prohibited except as described as follows:
 - i. The following discharges are exempt from discharge prohibitions established by this Section as long as there are no impacts to waters of the state: water line flushing or other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising groundwater, groundwater infiltration to storm drains, uncontaminated pumped groundwater, foundation or footing drains, sump pumps (not including active groundwater dewatering systems), crawl space pumps, air-conditioning condensation, springs, non-commercial washing of vehicles, natural riparian habitat or wetland flows, swimming pools [if dechlorinated — typically less than one (1) PPM chlorine], emergency firefighting activities and any other water source not containing pollutants.
 - ii. Discharges specified in writing by the authorized enforcement agency as being necessary to protect public health and safety.
 - iii. Dye testing is an allowable discharge, but requires a verbal notification to the authorized enforcement agency prior to the time of the test.
 - iv. The prohibition shall not apply to any non-stormwater discharge permitted under an NPDES permit, waiver or waste discharge order issued to the discharger and administered under the authority of the Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver or Missouri Department of Natural Resources (MoDNR) and other applicable laws and regulations and provided that written approval has been granted for any discharge to the storm drain system.

7. Prohibition Of Illicit Connections.

- a. The construction, use, maintenance or continued existence of illicit connections to the storm drain system is prohibited.
- b. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.
- c. A person is considered to be in violation of this Section if the person connects a line conveying sewage to the MS4 or allows such a connection to continue.

8. Suspension Of MS4 Access.

- a. Suspension Due To Illicit Discharges In Emergency Situations. The City of Washington may, with appropriate notice, suspend MS4 discharge access to a person in order to prevent an actual or threatened discharge which presents or may present imminent and substantial danger to the environment or to the health or welfare of persons or to the MS4 or waters of the United States. If the violator fails to comply with a suspension order issued in an emergency, the authorized enforcement agency may take such steps as deemed necessary to prevent or minimize damage to the MS4 or waters of the United States or to minimize danger to persons.
- b. Suspension Due To The Detection Of Illicit Discharge. Any discharge to the MS4 in violation of this Section may result in termination of MS4 access. If such termination would abate or reduce an illicit discharge, the City shall notify the violator of the proposed termination of its MS4 access. The violator may petition or request a hearing before the City Council, but must suspend the illicit discharge until after the reconsideration and hearing are held.

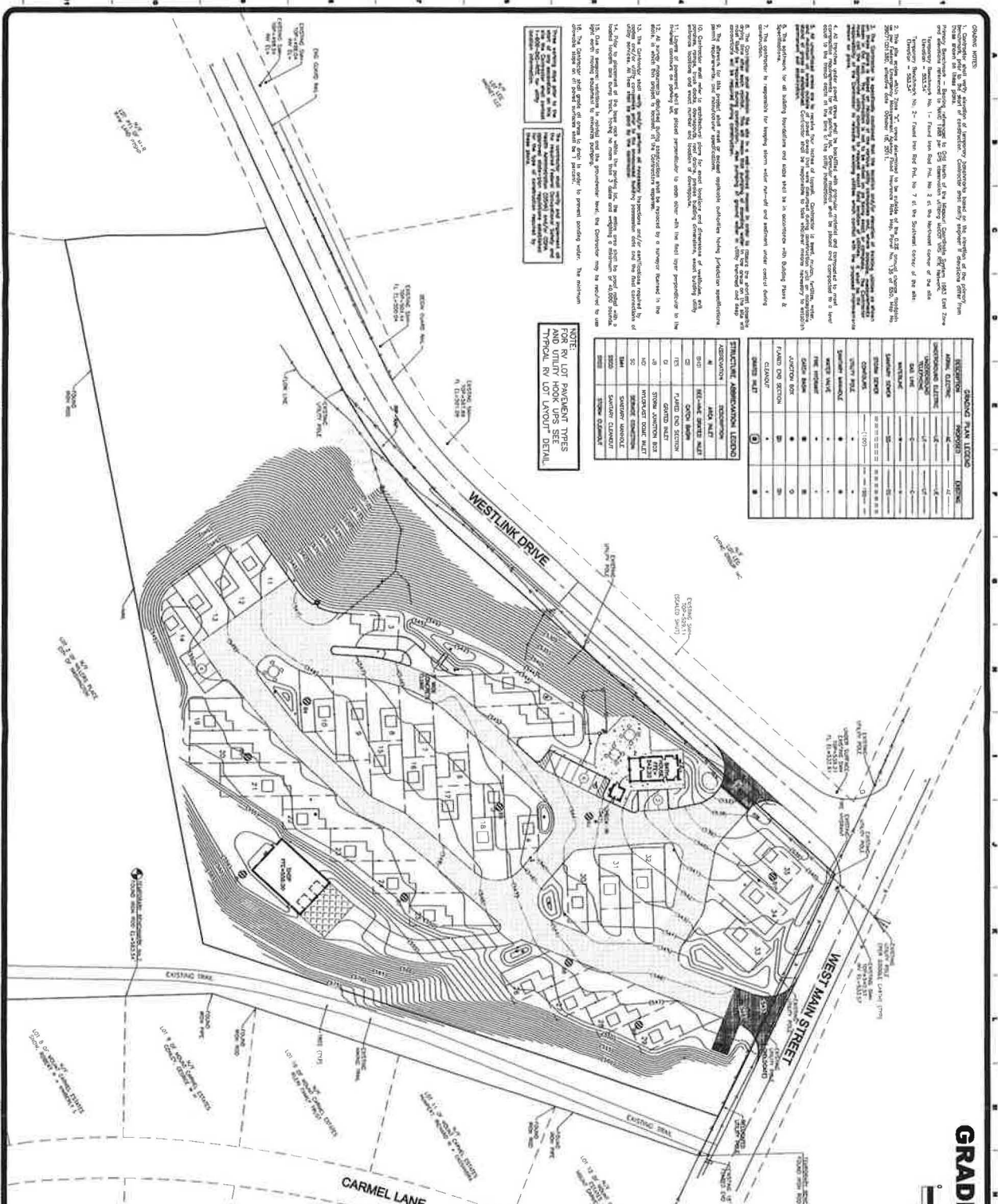
- c. A person commits an offense, if the person reinstates MS4 access to premises suspended or terminated pursuant to this Section without the prior approval of the authorized enforcement agency.
9. Industrial Or Construction Activity Discharges. Any person subject to an industrial or construction activity NPDES stormwater discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the City of Washington prior to the allowing of discharges to the MS4.
10. Monitoring Of Discharges.
 - a. Applicability. This Section applies to all facilities that have stormwater discharges associated with industrial activity, including construction activity.
 - b. Access To Facilities And Records.
 - c. Facility operators shall provide to the City of Washington copies of records that must be kept under the conditions of an NPDES permit to discharge stormwater.
 - d. Upon consent of the property owner, the City of Washington may install monitoring equipment as necessary. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition in by the discharger at its own expense; however, such equipment shall remain the property of the City of Washington. All devices used to measure stormwater flow and quality shall be calibrated to ensure their accuracy. No person shall damage such equipment or alter such equipment so that proper results cannot be obtained.
 - e. If the City of Washington has been refused access to any part of the premises from which stormwater is discharged or if the property owner is not available to give consent to access the premises, the City may, upon demonstrating probable cause to believe that there may be a violation of this Section or a need to inspect and/or sample to verify compliance with this Section or any order issued hereunder, seek issuance of an administrative search warrant from any court of competent jurisdiction.
11. Requirement To Prevent, Control And Reduce Stormwater Pollutants By The Use Of Best Management Practices (BMPs). The City of Washington will adopt requirements identifying best management practices (BMPs) for any activity, operation or facility which may cause or contribute to pollution or contamination of stormwater, the storm drain system or waters of the United States. The owner or operator of a commercial or industrial establishment shall provide, at their own expense, reasonable protection from accidental discharge of prohibited materials or other wastes into the municipal storm drain system or watercourses through the use of these structural and non-structural BMPs. Further, any person responsible for a property or premises, which is or may be the source of an illicit discharge, will be required to implement, at said person's expense, additional structural and non-structural BMPs to prevent the further discharge of pollutants to the municipal separate storm sewer system (MS4). Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of stormwater associated with industrial activity, to the extent practicable, shall be deemed compliance with the provisions of this Section. These BMPs shall be part of a Stormwater Pollution Prevention Plan (SWPPP) as necessary for compliance with requirements of the NPDES permit.
12. Watercourse Protection. Every person owning property through which a watercourse passes or such person's lessee shall keep and maintain that part of the watercourse within the property free of trash, debris, excessive vegetation and other obstacles that would pollute, contaminate or significantly retard the flow of water through the watercourse. In addition, the owner or lessee shall maintain existing privately owned structures within or adjacent to a watercourse so that such structures will not become a hazard to the use, function or physical integrity of the watercourse.
13. Notification Of Spills. Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting or may result in

illegal discharges or pollutants discharging into stormwater, the storm drain system or waters of the United States, said person shall take all necessary steps to ensure the discovery, containment and cleanup of such release. In the event of such a release of hazardous materials, said person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of non-hazardous materials, said person shall notify the City in person or by phone or facsimile no later than the next business day. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the City of Washington within three (3) business days of the phone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three (3) years.

14. Enforcement.

- a. Notice Of Violation. Whenever the City Engineer finds that a person has violated a prohibition or failed to meet a requirement of this Section, the City Engineer may order compliance by written notice of violation to the responsible person. Such notice and order may require without limitation:
 - i. The performance of monitoring, analyses and reporting;
 - ii. The elimination of illicit connections or discharges;
 - iii. That violating discharges, practices or operations shall cease and desist;
 - iv. The abatement or remediation of stormwater pollution or contamination hazards and the restoration of any affected property; and
 - v. The implementation of source control or treatment BMPs
- b. The City Engineer may order that such work be completed by implementing the following procedure:
 - i. If any section of this code, including, but not limited to, soil, mud, earth, sand, gravel, rock, stone, concrete, or other materials, or liquids from any site are deposited, dropped upon or permitted to roll, flow, stand, or wash upon or over any public street, street improvement, road, sewer, storm drain, watercourse, right-of-way, or any other public property in any manner, it shall be deemed a nuisance which is detrimental to the property, health, safety and welfare of the public, and the owner of the site shall be notified and shall abate the nuisance within specified timeframe or within four (4) hours of notification. Notification may be made by telephone, fax, personal contact or site posting. The notice will include the time notified and deadline for abating the violation.
 - ii. If the owner of the site fails or refuses to abate the nuisance within six (6) hours after time specified on notification, the owner shall be issued a summons to appear in the Circuit Court. The City shall then cause the nuisance to be abated at the property owner's expense. The expense for abating the nuisance shall also be assessed against the owner of the site, and against the site, and a special tax bill shall be issued against said site for said expenses.
 - iii. Any person found to be in violation of any provision of this Article shall be subject upon conviction to a fine of not less than two hundred fifty dollars (\$250.00), as well as the costs of removal of the materials from the public street, street improvement, road, sewer, storm drain, watercourse, right-of-way, or any other public property.
 - iv. If the property owner fails to abate the violation and/or restore the affected property within the time prescribed following notice or appeal, the work may be done by the City or a contractor designated by the City Administrator and the expense in accordance with the City's procedures for abatement of a nuisance. The property owner shall be responsible for all costs of such work.

- v. **Appeal Of Notice Of Violation.** Any person receiving a notice of violation may appeal the determination and order of the City Administrator. The notice of appeal must be received within thirty (30) days from the date of the notice of violation. Hearing on the appeal before the City Council or its designee shall take place within thirty (30) days from the date of receipt of the notice of appeal. Any aggrieved party shall then be entitled to judicial review in accordance with the provisions of the Missouri Administrative Procedures Act.



1. Contractor shall verify depths of temporary dewatering basins at the corners of the property, from the center of the lot.
2. The contractor shall verify depths of temporary dewatering basins at the corners of the property, from the center of the lot.
3. The contractor shall verify depths of temporary dewatering basins at the corners of the property, from the center of the lot.
4. All proposed water control structures shall be designed and constructed to meet the design criteria for the site.
5. The contractor shall verify depths of temporary dewatering basins at the corners of the property, from the center of the lot.
6. The contractor shall verify depths of temporary dewatering basins at the corners of the property, from the center of the lot.
7. The contractor shall verify depths of temporary dewatering basins at the corners of the property, from the center of the lot.
8. The contractor shall verify depths of temporary dewatering basins at the corners of the property, from the center of the lot.
9. The contractor shall verify depths of temporary dewatering basins at the corners of the property, from the center of the lot.
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14. The contractor shall verify depths of temporary dewatering basins at the corners of the property, from the center of the lot.

REVISIONS	NO.	DATE	DESCRIPTION
1			
2			
3			
4			

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	4/18/2004
2	REVISED TO SHOW CONSTRUCTION DETAILS	4/18/2004
3	REVISED TO SHOW CONSTRUCTION DETAILS	4/18/2004
4	REVISED TO SHOW CONSTRUCTION DETAILS	4/18/2004

NOTE: SEE LOT PAVERS TILES AND CURB HOOK UPS SET TYPICAL RV LOT LAYOUT DETAIL.

GRADING PLAN



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	4/18/2004
2	REVISED TO SHOW CONSTRUCTION DETAILS	4/18/2004
3	REVISED TO SHOW CONSTRUCTION DETAILS	4/18/2004
4	REVISED TO SHOW CONSTRUCTION DETAILS	4/18/2004

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	4/18/2004
2	REVISED TO SHOW CONSTRUCTION DETAILS	4/18/2004
3	REVISED TO SHOW CONSTRUCTION DETAILS	4/18/2004
4	REVISED TO SHOW CONSTRUCTION DETAILS	4/18/2004

Washington RV Park
 1550 West Main Street
 City of Washington,
 Franklin County, Missouri

PRELIMINARY DRAWING
 FOR REVIEW PURPOSES ONLY
 NOT TO BE USED FOR CONSTRUCTION

TEL: 417-233-4511

 188 ELM STREET
 SPRINGFIELD, MISSOURI 65704

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: May 13, 2024

Re: File #24-0501–Clayton and Sabrina Jostes Short Term Rental Dwelling

Synopsis: The applicant is requesting approval of a Special Use Permit for a Short-Term Rental Dwelling located at 414 Cedar Street

Adjacent Land Use /Zoning Matrix		
	Existing Land Use	Existing Zoning
North	Single Family	R-1B
South	Single Family	R-1B
East	Single Family	C-3
West	Single Family	R-1B

Analysis:

The applicant is requesting a special use permit to utilize 414 Cedar Street for Short Term Rental Dwelling. The structure is currently a multi-family home in an R-3 Zoning District. The R-3 zoning allows for vacation rentals dwellings by owner with a special use permit without a buffer. The special use permit would allow the applicant to accept lodgers for periods of 30 days or less.

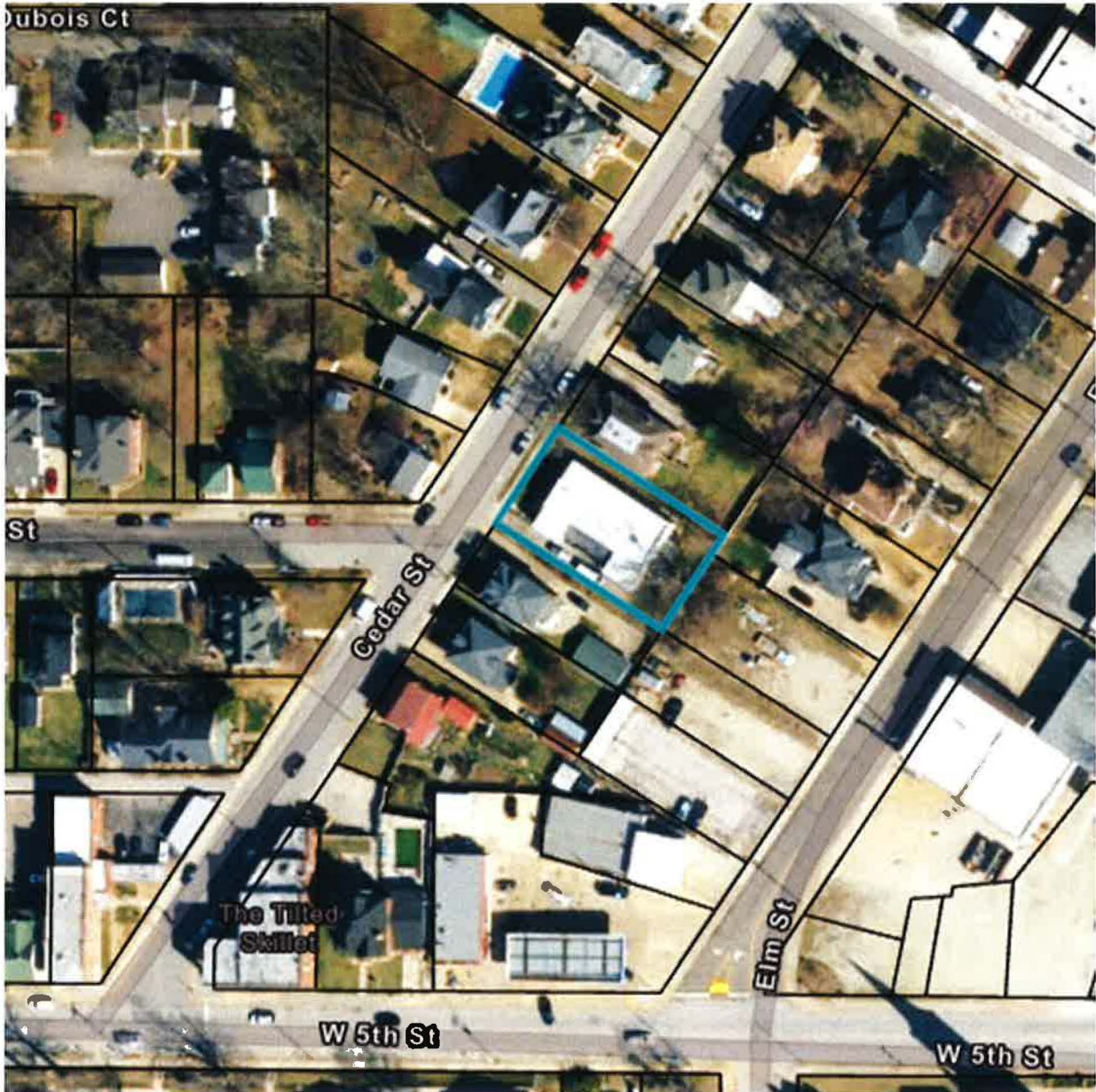
The home has a 100-foot driveway that can accommodate six car tandem parking with an additional 70 feet of on-street parking lot frontage without infringing on the parking for other residents.

The homeowners are requesting to rent a single unit in this building, as they plan to continue to reside in the building part time.

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.

Recommendation:

Staff recommend approval of the Special Use Permit to operate a Short-Term Rental Dwelling at 414 Cedar Street.



05-0501
13th of MAY

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: 414 CEDAR ST., WASHINGTON, MO 63090

Lot: _____ Subdivision: _____ PID# _____

Applicant Name: SABRINA + CLAYTON JOSTES Phone: 573-802-0000

Address of Applicant: 414 CEDAR ST. WASHINGTON MO 63090

Owner: SABRINA + CLAYTON JOSTES Phone: 573-802-0000

Owner's Address: 414 CEDAR ST. WASHINGTON MO 63090

Current Zoning: R3 Proposed Zoning: R3-SH


It is proposed that the property be put to the following use: SHORT TERM RENTAL

• 22 acres
Lot Size: Frontage _____ (feet) Depth _____ (feet) Number of Stories 1 storey

Number of Units: 1 Number of Off-Street Parking Spaces: 6

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)



Signature of Applicant

4/26/2024

Date

CLAYTON JOSTES

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.

Building is near tilted Skillet, Brick Rose BNB
Fishers Food Stop, Tatoo shops, multifamily houses, close
to downtown.

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.

Handicap accessible and plenty of off street
parking.

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

Should not change. We have a special needs
child with therapists coming and going all day.
maybe less traffic.

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

The Commercial business and school + church
on street keep the road busy. We have off street
parking.

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

In Commercial area. very vibrant. Festivals
restaurant goes, children playing, live music events.
smells of food.

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.

NONE.

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

NONE. wont notice a change.

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.

NONE. wont notice a change.

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.

Wont notice a change.

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.

NONE



April 17, 2024

Planning and Zoning Commission
City of Washington
Washington, MO 63090

RE: Partial Alley Vacation off Wilson Street

Dear Planning and Zoning Commission:

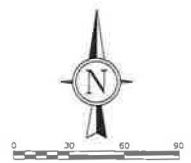
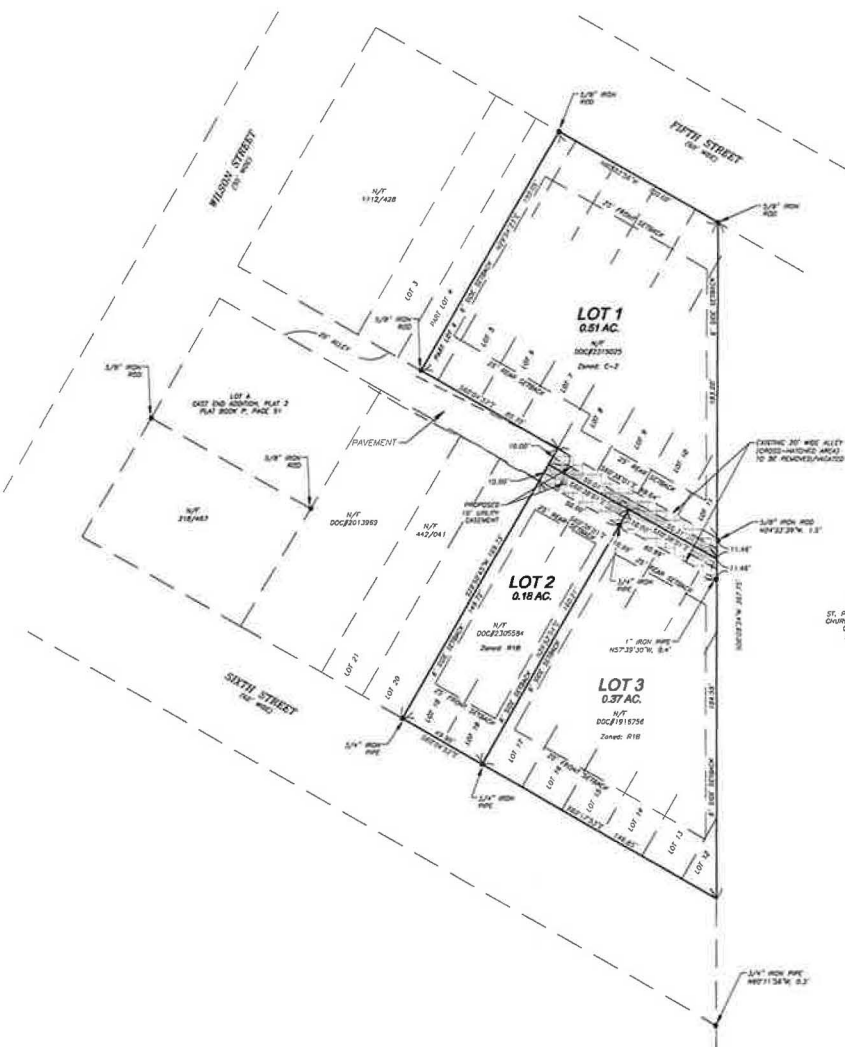
Please find enclosed proposed plat showing the vacation of a portion of City alley. The alley is east of Wilson Street between 5th Street and 6th Street. Currently roughly the last 100 feet east of the alley is unimproved and has never had pavement. The City has had to clean up debris and dead trees in this area over the years. There are no future plans to extend the alley with the neighboring property being St. Peters Cemetery. The three homeowners involved are aware and supportive of the alley vacation. Therefore it is recommended to approve this plat vacating a partial of the City alley.

Respectfully submitted,

A handwritten signature in blue ink that reads "Charles Stankovic".

Charles Stankovic, P.E.
City Engineer

EAST END ADDITION, PLAT 3
PART OF LOT 5, LOTS 6-18 THE EAST END ADDITION TO
THE CITY OF WASHINGTON
LOT A, EAST END ADDITION PLAT 2, ALL IN THE
CITY OF WASHINGTON, MISSOURI



SCALE 1" = 30'
 ● FOUND MONUMENT
 ○ SET 1/2" IRON ROD
 U.L. = UTILITY EASEMENT
 S.D.E. = STORM DRAINAGE EASEMENT
 ST = COURSE TEXT
 [Hatched] MEASURED BEARING AND/OR DISTANCE
 [Dashed] UN-MEASURED BEARING AND/OR DISTANCE
 [Cross-hatched] UTILITY EASEMENT AREA EXCLUDING ANY AREA
 ACCURACY CLASSIFIED AS UTILITY PROPERTY
 [Dotted] DEED REFERENCE DOC #2315025
 [Dotted] DEED REFERENCE DOC #1918754
 BEARINGS BASED ON MISSOURI STATE PLANE
 COORDINATE SYSTEM, EAST ZONE/ZONE NORTH

PROPOSED 10' UTILITY
 EASEMENT
 EXISTING 20' WIDE ALLEY
 (DOTTED-HATCHED AREA)
 TO BE RECONSTRUCTED
 PAVED ALLEY

NOTES:
 Schedule # of a current title report has not been furnished to the Land Surveyor by the Owner and no investigation has been conducted as to the present status of encumbrances or other restrictive conditions affecting the subject land. Hence the encumbrances 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 are shown herein are correct. Anything not visible from the surface is not certified to. Conveyance by deed shall follow recollection of plat to change ownership.
 The land surveyor makes no guarantee that access to the lands or adjacent hereto has been granted, identified, or returned.

N/4
 ST. PETERS UNITED
 CHURCH OF CHRIST
 CHURCHERY
 241/100

1/4" IRON PIPE
 4071134' 0.3'

I, Doug Trammell, Clerk of Records for Franklin County, Missouri, do hereby certify that the above plat of 'East End Subdivision, Plat 3' was approved by the City Council of Washington, Missouri, by Ordinance No. _____ passed and confirmed on _____ day of _____, 2018.

Doug Trammell
 Clerk of Records
 Franklin County, MO

I, Steve Klasing, City Clerk for and within the City of Washington, Missouri, do hereby certify that the above plat of 'East End Subdivision, Plat 3' was approved by the City Council of Washington, Missouri, by Ordinance No. _____ passed and confirmed on _____ day of _____, 2018.

Steve Klasing
 City Clerk
 City of Washington, MO

CERTIFICATES:
 I, the undersigned President, of the Bank of Franklin County, of the tracts of land shown herein have caused the same to be surveyed and subdivided in the manner shown herein. Said subdivision shall be known as 'EAST END ADDITION PLAT 3'.
 The utility easements shown on the plat are hereby granted to the City of Washington, Southwestern Bell Telephone Company, Union Electric Company, Sprint Energy and their successors and assigns for installation and maintenance of public utilities.
 All jobs in this subdivision are subject to restrictions of record, as now exist, or may be subsequently recorded or amended.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of _____ day of _____
 By: Robert Gibson, President, Bank of Franklin County

STATE OF _____
 COUNTY OF _____

On this _____ day of _____, 2018, before me personally appeared Robert Gibson, to me known to be the person intended to execute the foregoing instrument, and acknowledged that they executed the same as their free act and deed as President of Bank of Franklin County.

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 _____

CERTIFICATES:
 I, the undersigned member of Eric, Curbish Trust, owner of the tracts of land shown herein have caused the same to be surveyed and subdivided in the manner shown herein. Said subdivision shall be known as 'EAST END ADDITION PLAT 3'.
 The interests therein are established as shown herein.
 The utility easements shown on the plat are hereby granted to the City of Washington, Southwestern Bell Telephone Company, Union Electric Company, Sprint Energy and their successors and assigns for installation and maintenance of public utilities.
 All jobs shown herein has been recorded.

All jobs in this subdivision are subject to restrictions of record, as now exist, or may be subsequently recorded or amended.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____

By: Michael Lee, Member of Eric, Curbish Investments, LLC

STATE OF _____
 COUNTY OF _____

On this _____ day of _____, 2018, before me personally appeared Michael Lee, Member of Eric, Curbish Investments, LLC, to me known to be the person intended to execute the foregoing instrument, and acknowledged that they executed the same as their free act and deed as Member of Eric, Curbish Investments, LLC, a Missouri Limited Liability Company, as a member of the members of said company.

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 _____

CERTIFICATES:
 We, the undersigned owners of the tracts of land shown herein have caused the same to be surveyed and subdivided in the manner shown herein. Said subdivision shall be known as 'EAST END ADDITION PLAT 3'.
 The interests therein are established as shown herein.
 The utility easements shown on the plat are hereby granted to the City of Washington, Southwestern Bell Telephone Company, Union Electric Company, Sprint Energy and their successors and assigns for installation and maintenance of public utilities.
 All jobs shown herein has been recorded.

All jobs in this subdivision are subject to restrictions of record, as now exist, or may be subsequently recorded or amended.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____

By: Steve Harwood, Phillip Harwood

STATE OF _____
 COUNTY OF _____

On this _____ day of _____, 2018, before me personally appeared Steve Harwood and Phillip Harwood, who are husband and wife, to me known to be the persons intended to execute the foregoing instrument, 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, Cameron Lusk, hereby certify to Eric P. Johnson, Successor Trustee, Phillip & Steve Harwood, & Eric Curbish Investments, LLC, that my survey was completed under my direct supervision and to the best of my knowledge, observation and professional judgment, the results thereon are correct and are made in compliance with the current standards for primary boundary surveys of the Missouri State of Surveyors, Professional and Professional Registration (MSR-CR 2008-160) on the first shown.



EAST END ADDITION PLAT 3
PART OF LOT 5, LOTS 6-18 THE EAST END
ADDITION TO THE CITY OF WASHINGTON
LOT A, EAST END ADDITION PLAT 2, ALL IN THE
CITY OF WASHINGTON, MISSOURI

Cameron Lusk
 P.E. 10000
 P.E. for Boundary Surveying
 & Engineering in
 Franklin County, Missouri

SCALE: 1"=30'	SHEET
DATE: 7/27/21	1 OF 1
BY: [Signature]	
CHECKED BY: [Signature]	
DATE: 7/27/21	
BY: [Signature]	
CHECKED BY: [Signature]	
DATE: 7/27/21	

DRAFT



**Engineering Surveys
& Services**

DELIVERING YOUR VISION™

1113 Fay St
Columbia, MO 65201
www.ess-inc.com
573-449-2646

April 17, 2024

Mr. Sal Maniaci
Community and Economic Development Director
City of Washington
405 Jefferson Street
Washington, MO 63090

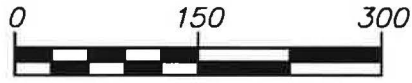
Dear Mr. Maniaci:

On behalf of Riverbend Estates, L.P., Riverbend Estates II, L.P., and Riverbend Estates III, L.P., we request the vacation of the Permanent Public Road Right-of-way Easement recorded in book 1449 page 1344. We believe this easement is no longer valid as permanent street right-of-way for High Street has been dedicated by platting actions along the entire length of the easement. Please consider this request at your earliest convenience. If this request is acceptable please let me know the schedule for vacation as I will attend the Council Meeting.

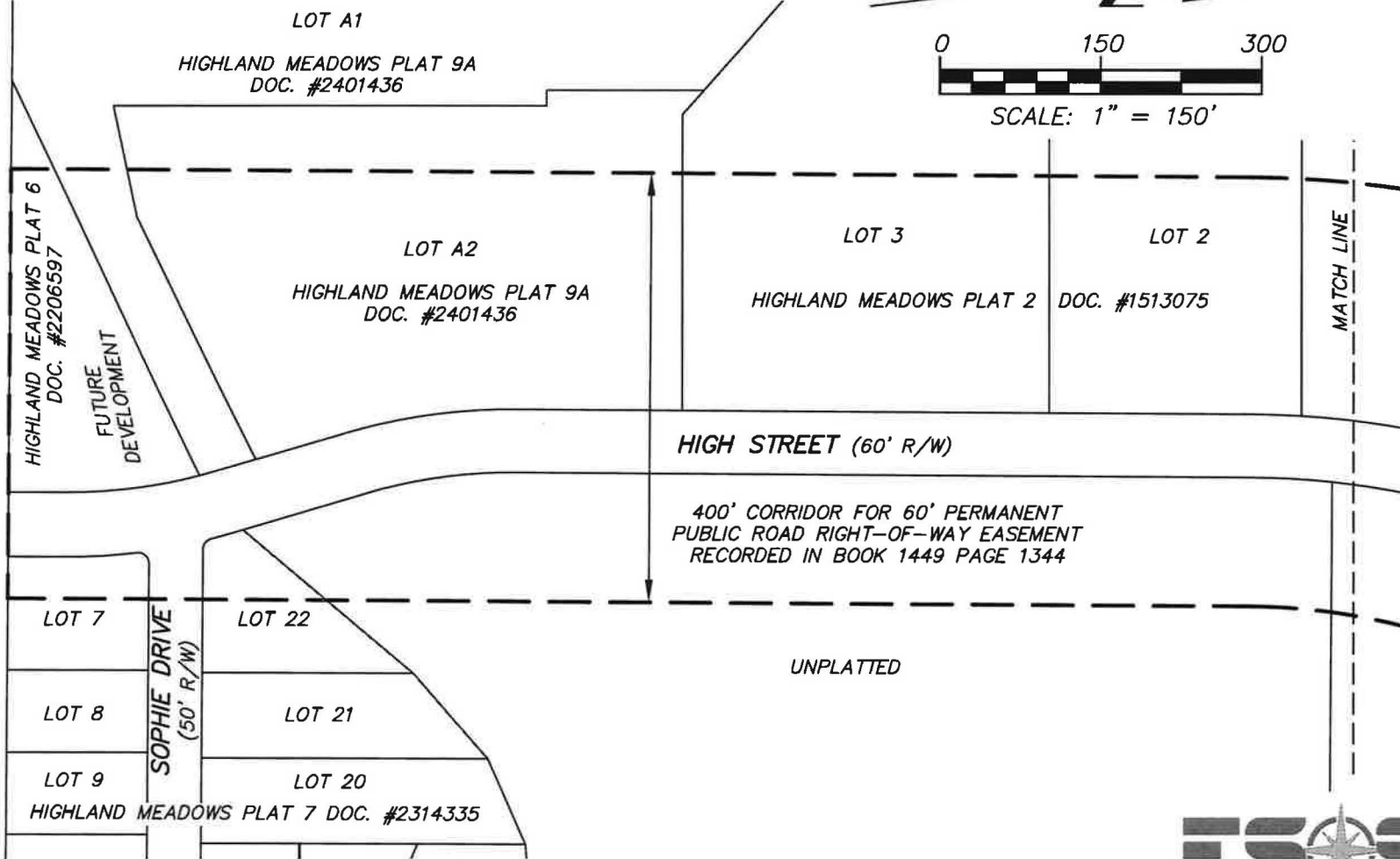
Please contact me if you have any questions.

Respectfully,

Frederick E. Carroz III, PLS.
Vice President - Surveying
O: 573-449-2646 | M: 573-881-3733
fcarroz@ess-inc.com



SCALE: 1" = 150'

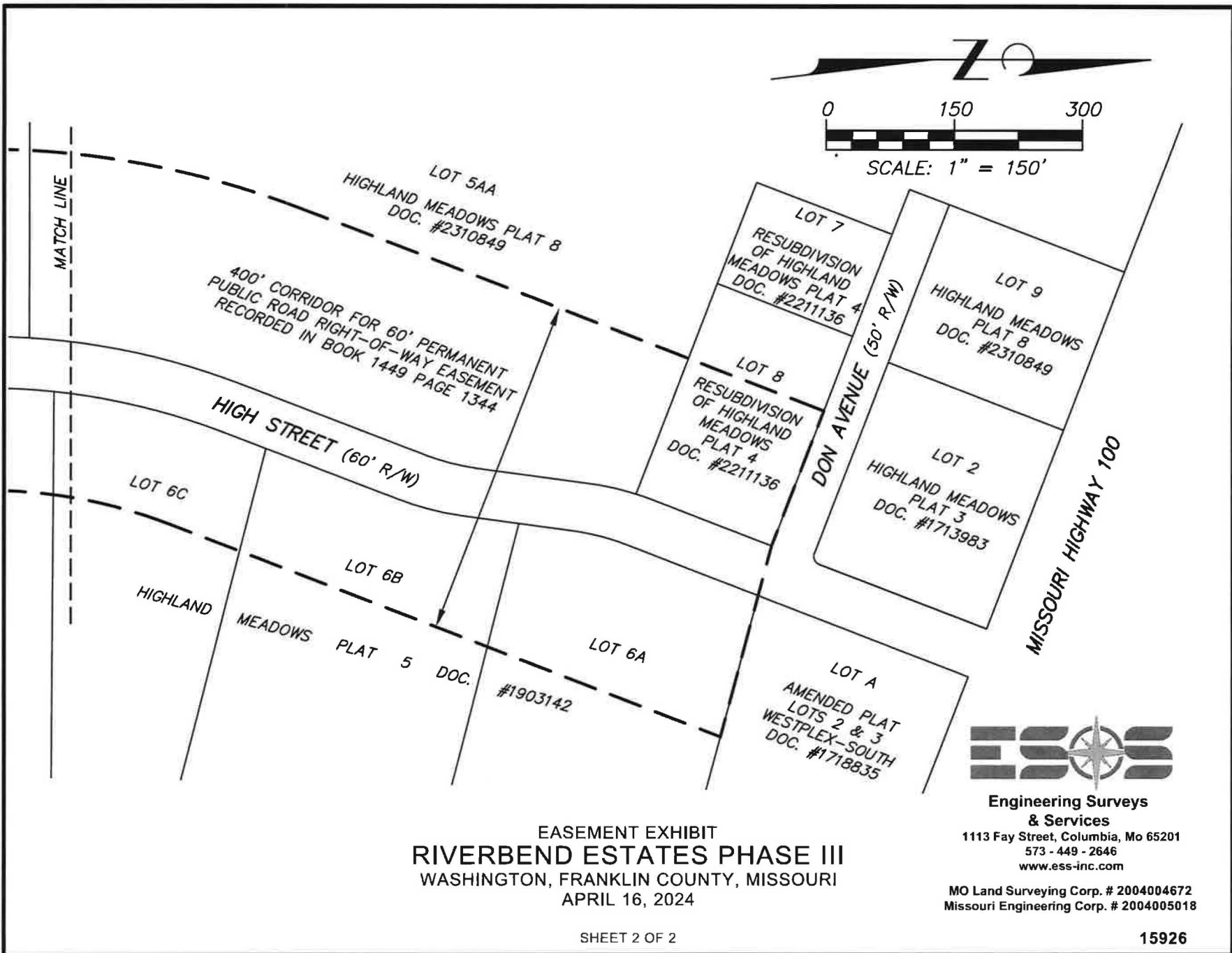
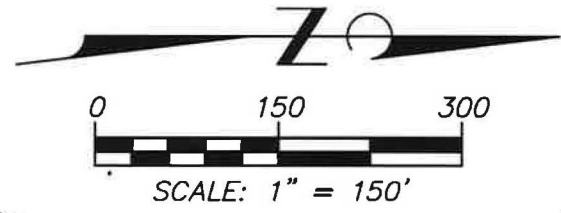


EASEMENT EXHIBIT
RIVERBEND ESTATES PHASE III
 WASHINGTON, FRANKLIN COUNTY, MISSOURI
 APRIL 16, 2024



**Engineering Surveys
& Services**
 1113 Fay Street, Columbia, Mo 65201
 573 - 449 - 2646
 www.ess-inc.com

MO Land Surveying Corp. # 2004004672
 Missouri Engineering Corp. # 2004005018



EASEMENT EXHIBIT
RIVERBEND ESTATES PHASE III
WASHINGTON, FRANKLIN COUNTY, MISSOURI
APRIL 16, 2024



**Engineering Surveys
& Services**
1113 Fay Street, Columbia, Mo 65201
573 - 449 - 2646
www.ess-inc.com
MO Land Surveying Corp. # 2004004672
Missouri Engineering Corp. # 2004005018

HIGHLAND MEADOWS PLAT 1
 BEING A RESUBDIVISION OF LOT 1 OF SECTION 27 & PART
 OF SECTION 28 AND PART OF SECTION 29, T44N, R17W, IN THE CITY OF WASHINGTON,
 DISTRICT OF COLUMBIA



THE DISTRICT OF COLUMBIA, by and through the Board of Commissioners, do hereby certify that the above described plat is a true and correct copy of the original as filed in the office of the Recorder of Deeds for the District of Columbia, and that the same is in conformity with the provisions of the Act of Congress, approved March 3, 1909, and amended July 1, 1909, and July 1, 1910, relating to the recording of plats of land.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the District of Columbia at Washington, D.C., this 11th day of April, 1958.

By _____
 Recorder of Deeds

APPROVED AND FORWARDED:

 Surveyor

SEAL OF THE DISTRICT OF COLUMBIA

SEAL OF THE DISTRICT OF COLUMBIA

SEAL OF THE DISTRICT OF COLUMBIA

SEAL OF THE DISTRICT OF COLUMBIA

SEAL OF THE DISTRICT OF COLUMBIA

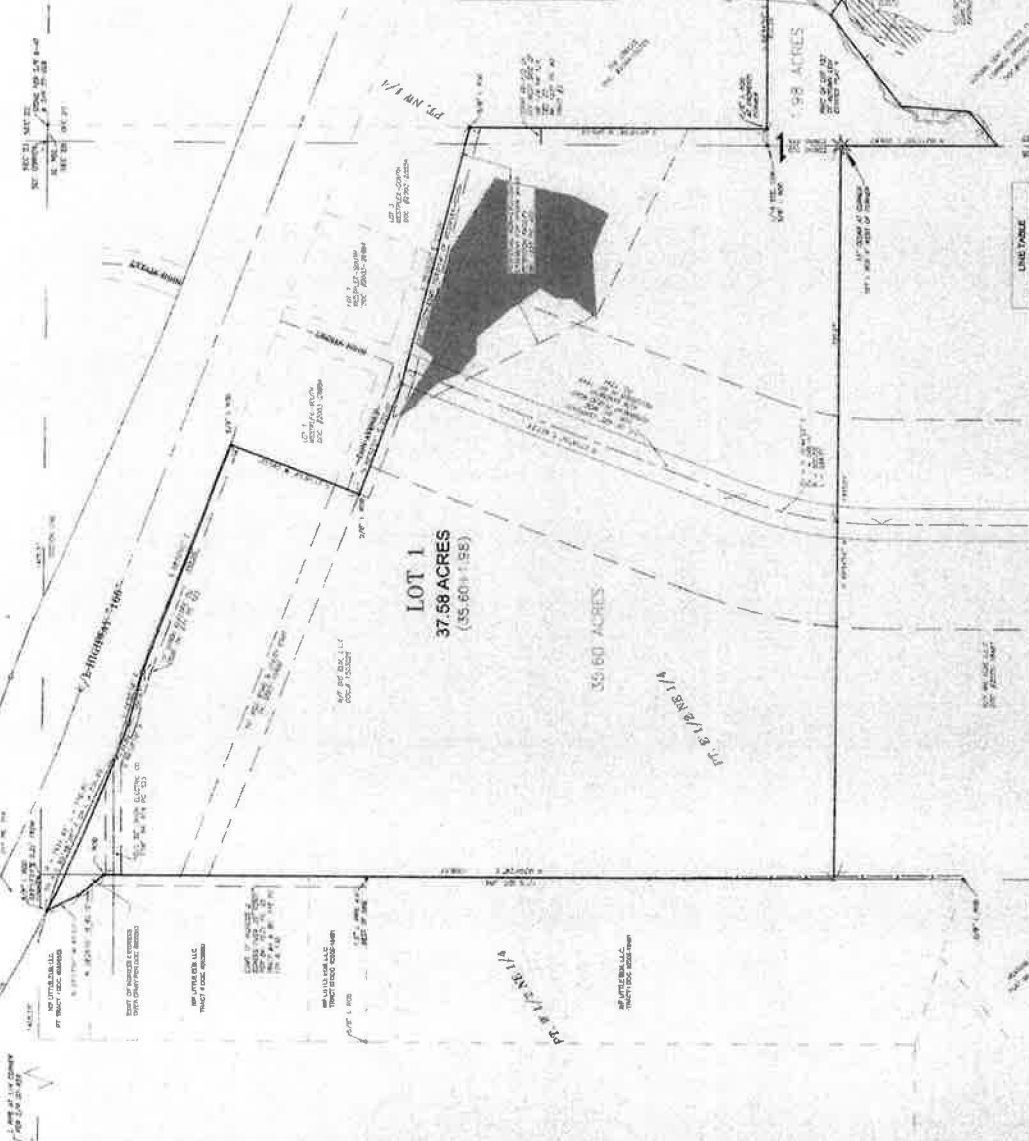
SEAL OF THE DISTRICT OF COLUMBIA



NOT TO SCALE
 1" = 100' (Horizontal)
 1" = 200' (Vertical)

FIELD BOOK LEGEND

SYMBOLS FOR FIELD BOOKS
 ...
 ...



COMPUTATION TABLE

LINE	BEARING	DISTANCE	EASTING	NORTHING
1	N 0° 00' 00" E	100.00	100.00	0.00
2	S 0° 00' 00" E	100.00	0.00	-100.00
3	S 90° 00' 00" E	100.00	100.00	-100.00
4	N 90° 00' 00" E	100.00	0.00	100.00
5	N 0° 00' 00" E	100.00	100.00	0.00

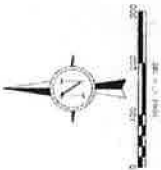
FIELD BOOK LEGEND

SYMBOL	DESCRIPTION
---	Boundary of Lot 1
---	Boundary of Lot 2
---	Boundary of Lot 3
---	Boundary of Lot 4
---	Boundary of Lot 5

HIGHLAND MEADOWS PLAT 1
 A TRACT OF LAND BEING PART OF THE 1/4 SEC.
 27 AND PART OF SECTIONS 28 AND 29, T44N,
 R17W, IN THE CITY OF WASHINGTON,
 DISTRICT OF COLUMBIA



HIGHLAND MEADOWS PLAT 2
 PT. EAST HALF OF THE NE 1/4 AND PT. SW 1/4 OF THE NE 1/4
 IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MO.



NOTICE
 THIS PLAT IS SUBJECT TO THE CITY OF WASHINGTON, FRANKLIN COUNTY, MO. ZONING ORDINANCES AND REGULATIONS. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF WASHINGTON, FRANKLIN COUNTY, MO. ZONING ORDINANCES AND REGULATIONS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



STATE OF MISSOURI
 COUNTY OF FRANKLIN
 I, the undersigned, County Clerk of Franklin County, Missouri, do hereby certify that the within and foregoing plat of Highland Meadows Plat 2, containing the East Half of the NE 1/4 and the SW 1/4 of the NE 1/4 of Section 21, Township 35 North, Range 20 West, 3rd Meridian, is a true and correct copy of the original plat as the same appears on the records of this office, and that the same has been duly recorded in the office of the County Clerk of Franklin County, Missouri, this 15th day of September, 2015.

[Signature]
 County Clerk

WSE ENGINEERING, INC.
 1100 W. 10th Street, Suite 100
 Lawrence, Kansas 66044
 Phone: 785.843.8888
 Fax: 785.843.8889
 www.wse-engineering.com

REGISTERED PROFESSIONAL ENGINEER
 STATE OF MISSOURI
 No. 10000
 EXPIRES 12/31/2016

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF MISSOURI
 No. 10000
 EXPIRES 12/31/2016

WSE ENGINEERING, INC.
 1100 W. 10th Street, Suite 100
 Lawrence, Kansas 66044
 Phone: 785.843.8888
 Fax: 785.843.8889
 www.wse-engineering.com

HIGHLAND MEADOWS PLAT 2
 A TRACT OF LAND BEING PT. EAST HALF OF
 THE NE 1/4 AND PT. SW 1/4 OF THE NE 1/4
 IN THE CITY OF WASHINGTON, MO.

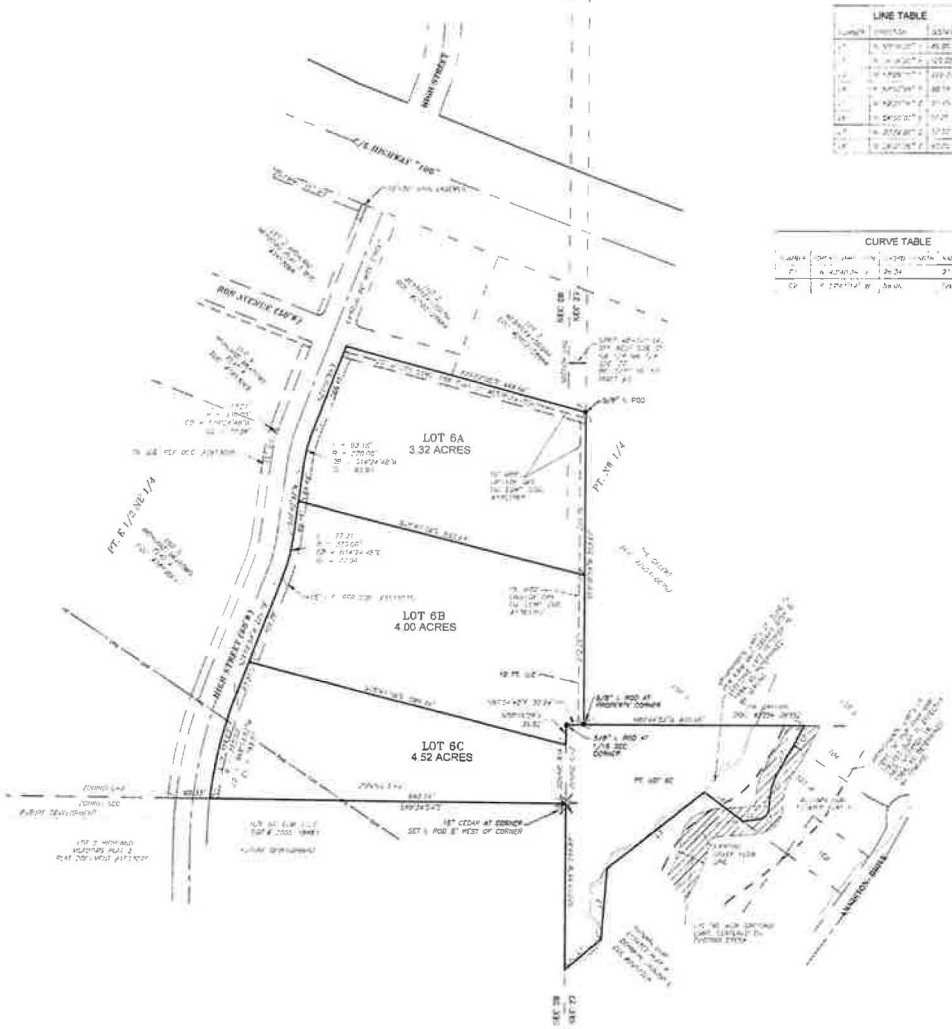
1 OF 1

HIGHLAND MEADOWS PLAT 5
 BEING A RESUBDIVISION OF LOT 6 OF HIGHLAND MEADOWS PLAT 3 IN PART OF
 NW 1/4 SEC. 27 & PART OF E 1/2 NE 1/4 SEC. 28
 ALL IN T44N, R14W IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MO.

WEST 1/4 SEC. 27
 SEC. CORNER
 34' REC.
 1/4 SEC. 27
 1/4 SEC. 27
 1/4 SEC. 27

LINE NO.	DESCRIPTION	LENGTH	BEARING
1	TO POINT OF BEGINNING	148.25	S 89° 00' 00" W
2	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
3	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
4	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
5	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
6	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
7	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
8	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
9	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
10	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
11	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
12	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
13	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
14	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
15	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
16	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
17	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
18	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
19	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
20	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
21	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
22	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
23	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
24	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
25	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
26	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
27	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
28	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
29	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W
30	TO POINT OF BEGINNING	100.00	S 89° 00' 00" W

CURVE NO.	START POINT	END POINT	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ANGLE
1	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
2	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
3	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
4	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
5	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
6	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
7	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
8	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
9	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
10	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
11	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
12	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
13	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
14	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
15	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
16	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
17	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
18	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
19	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
20	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
21	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
22	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
23	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
24	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
25	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
26	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
27	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
28	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
29	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00
30	100+00	100+00	S 89° 00' 00" W	100.00	100.00	90.00



• POINT OF BEGINNING
 SET 1/2" IRON PIPE 24" LONG
 1" DIA. 1/4" DIA. N. 1/4" DIA.
 SET IN CONCRETE FOUNDATION

REVISIONS:
 1. 01/15/2014 - 100' WIDE EASEMENT
 2. 02/10/2014 - 100' WIDE EASEMENT
 3. 03/10/2014 - 100' WIDE EASEMENT
 4. 04/10/2014 - 100' WIDE EASEMENT
 5. 05/10/2014 - 100' WIDE EASEMENT
 6. 06/10/2014 - 100' WIDE EASEMENT
 7. 07/10/2014 - 100' WIDE EASEMENT
 8. 08/10/2014 - 100' WIDE EASEMENT
 9. 09/10/2014 - 100' WIDE EASEMENT
 10. 10/10/2014 - 100' WIDE EASEMENT
 11. 11/10/2014 - 100' WIDE EASEMENT
 12. 12/10/2014 - 100' WIDE EASEMENT

NOTES:
 1. This plat is subject to all existing and future easements, rights, and interests of record.
 2. The plat is subject to all existing and future zoning ordinances and regulations.
 3. The plat is subject to all existing and future utility easements and lines.
 4. The plat is subject to all existing and future flood zone designations.
 5. The plat is subject to all existing and future environmental regulations.
 6. The plat is subject to all existing and future state and federal laws and regulations.
 7. The plat is subject to all existing and future court orders and judgments.
 8. The plat is subject to all existing and future tax assessments and liens.
 9. The plat is subject to all existing and future liens and encumbrances.
 10. The plat is subject to all existing and future claims and demands.

FLOOD ZONE LEGEND

---	LIMITS OF FLOODPLAIN AS DETERMINED BY "BEST" AVAILABLE DATA
---	LIMITS OF 100 YEAR FLOOD AS DETERMINED BY "BEST" AVAILABLE DATA
---	LIMITS OF 500 YEAR FLOOD AS DETERMINED BY "BEST" AVAILABLE DATA
---	APPROXIMATE LIMITS OF 100 YEAR FLOOD MAP DATED OCTOBER 10, 1988, AS DETERMINED BY READING

STATEMENT OF WORK:
 The undersigned has been employed by the City of Washington, Missouri, to prepare a subdivision plat for the subdivision of Lot 6 of Highland Meadows Plat 3 in part of NW 1/4 Sec. 27 & part of E 1/2 NE 1/4 Sec. 28, all in T44N, R14W in the City of Washington, Franklin County, Missouri.

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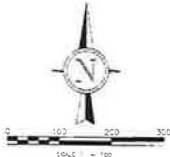
	HIGHLAND MEADOWS PLAT 5 BEING A RESUBDIVISION OF LOT 6 OF HIGHLAND MEADOWS PLAT 3 IN PART OF NW 1/4 SEC. 27 & PART OF E 1/2 NE 1/4 SEC. 28 ALL IN T44N, R14W IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MO.	
	WUNDERLICH SURVEYING & ENGINEERING INC. 202 S.W. 14th Street, Suite 101 Leawood, MO 64084 (816) 555-8400	SHEET NO. 1 OF 1

HIGHLAND MEADOWS PLAT 6

A TRACT OF LAND BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, T44N, R1W OF THE 5TH P.M., IN THE CITY OF WASHINGTON, MO

JOHN E. L. McCALP
 RECORDED ON DEEDS
 HANCOCK COUNTY,
 STATE OF MISSOURI
 INSTRUMENT 2306597
 04/25/2023 13:08 PM
 122-08-03
 PAGE 1

A2422

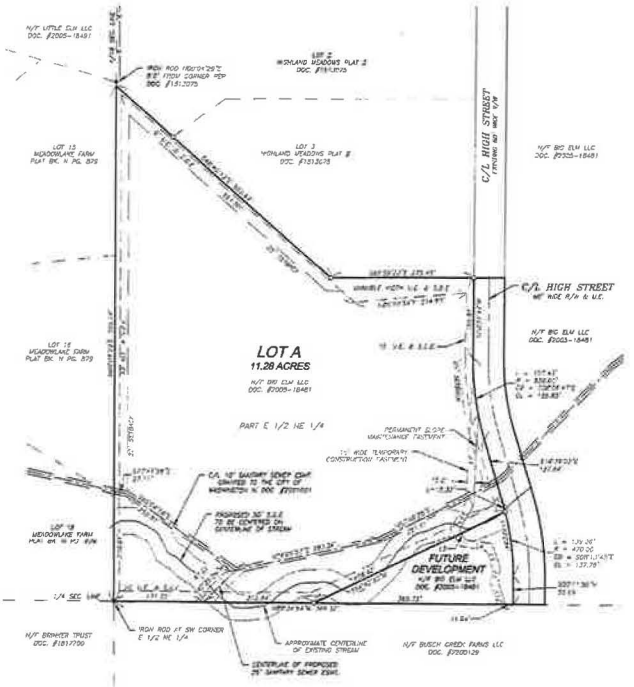


1" = 100' (GRAPHIC SCALE)
 1" = 100' (GRAPHIC SCALE)
 NON/PREVIOUSLY FOUND MONUMENT
 O= NON/PREVIOUSLY SET 1/2" IRON ROD
 H= 1/4" IRON PEG
 S.D.C. = STATION DATA CARD
 37" = SQUARE FEET
 ACCURACY STATEMENT = ± 0.02 HORIZONTAL
 ± 0.03 VERTICAL
 BEARING BASED ON ASSUMED STATE PLANE COORDINATE SYSTEM (SANT 2295 (TOWN NORTH)
 TRACT IS SURVEYED "AS IS"
 SCD ZONING:
 DISTRICT:
 FRONT YARD = 25'
 SIDE YARD = 25'
 REAR YARD = 25'
 MAXIMUM LOT TO FRONT BOUNDARY:
 FRONT = 125'
 SIDE = 5'

LINE TABLE

LINE NO.	BEARING	DISTANCE	CUMULATIVE DISTANCE
1	N 60° 00' 00" E	42.10	42.10
2	N 80° 00' 00" E	142.45	184.55
3	N 70° 00' 00" E	100.00	284.55
4	N 50° 00' 00" E	173.61	458.16
5	N 30° 00' 00" E	233.63	691.79
6	N 10° 00' 00" E	271.83	963.62

NOTES:
 1. ANY ERROR IN A CORNER OR BEARING HAS NOT BEEN RECALCULATED TO AFFECT THE AREA OF THE TRACT OR THE INTERIOR BEARING OR DISTANCE.
 2. THE SURVEYOR HAS NOT INVESTIGATED THE EXISTENCE OR LOCATION OF ANY ADJACENT PROPERTIES OR INTERESTS.
 3. THE SURVEYOR HAS NOT INVESTIGATED THE EXISTENCE OR LOCATION OF ANY ADJACENT PROPERTIES OR INTERESTS.
 4. THE SURVEYOR HAS NOT INVESTIGATED THE EXISTENCE OR LOCATION OF ANY ADJACENT PROPERTIES OR INTERESTS.
 5. THE SURVEYOR HAS NOT INVESTIGATED THE EXISTENCE OR LOCATION OF ANY ADJACENT PROPERTIES OR INTERESTS.
 6. THE SURVEYOR HAS NOT INVESTIGATED THE EXISTENCE OR LOCATION OF ANY ADJACENT PROPERTIES OR INTERESTS.
 7. THE SURVEYOR HAS NOT INVESTIGATED THE EXISTENCE OR LOCATION OF ANY ADJACENT PROPERTIES OR INTERESTS.
 8. THE SURVEYOR HAS NOT INVESTIGATED THE EXISTENCE OR LOCATION OF ANY ADJACENT PROPERTIES OR INTERESTS.
 9. THE SURVEYOR HAS NOT INVESTIGATED THE EXISTENCE OR LOCATION OF ANY ADJACENT PROPERTIES OR INTERESTS.
 10. THE SURVEYOR HAS NOT INVESTIGATED THE EXISTENCE OR LOCATION OF ANY ADJACENT PROPERTIES OR INTERESTS.



ABSTRACTS:
 1. The instrument number of Dg. 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000


STATE OF MISSOURI
 COUNTY OF HANCOCK
 I, JAMES A. BOYD, Surveyor,
 do hereby certify that the foregoing plat is a true and correct copy of the original plat as the same appears in the office of the Surveyor.
 Witness my hand and seal of office this 25th day of April, 2023.
 JAMES A. BOYD
 Surveyor
 (Seal)

I, James A. Boyd, Surveyor of Hancock County, Missouri, do hereby certify that the above plat is a true and correct copy of the original plat as the same appears in the office of the Surveyor.
 Witness my hand and seal of office this 25th day of April, 2023.
 JAMES A. BOYD
 Surveyor
 (Seal)

I, James A. Boyd, Surveyor of Hancock County, Missouri, do hereby certify that the above plat is a true and correct copy of the original plat as the same appears in the office of the Surveyor.
 Witness my hand and seal of office this 25th day of April, 2023.
 JAMES A. BOYD
 Surveyor
 (Seal)

MISSOURI ENGINEERING BOARD
 I, James A. Boyd, do hereby certify that the above plat is a true and correct copy of the original plat as the same appears in the office of the Surveyor.
 Witness my hand and seal of office this 25th day of April, 2023.
 JAMES A. BOYD
 Surveyor
 (Seal)

HIGHLAND MEADOWS PLAT 6



SURVEYING & ENGINEERING INC.
 312 WEST 57TH STREET, SUITE 100
 HENRI 362 8482
 2140 W. MISSOURI AVE., SUITE 100
 CLAYTON, MISSOURI 63105

A TRACT OF LAND BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, T44N, R1W OF THE 5TH P.M., IN THE CITY OF WASHINGTON, MO

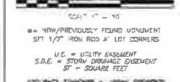
1 OF 1

LISA A. SMART
 RECORDER OF DEEDS
 FRANKLIN COUNTY
 STATE OF MISSOURI
 DOCUMENT# 231922
 12/04/2023 03:23 PM
 PAGE 18 OF 28
 PAGE 1
A2523

HIGHLAND MEADOWS PLAT 7

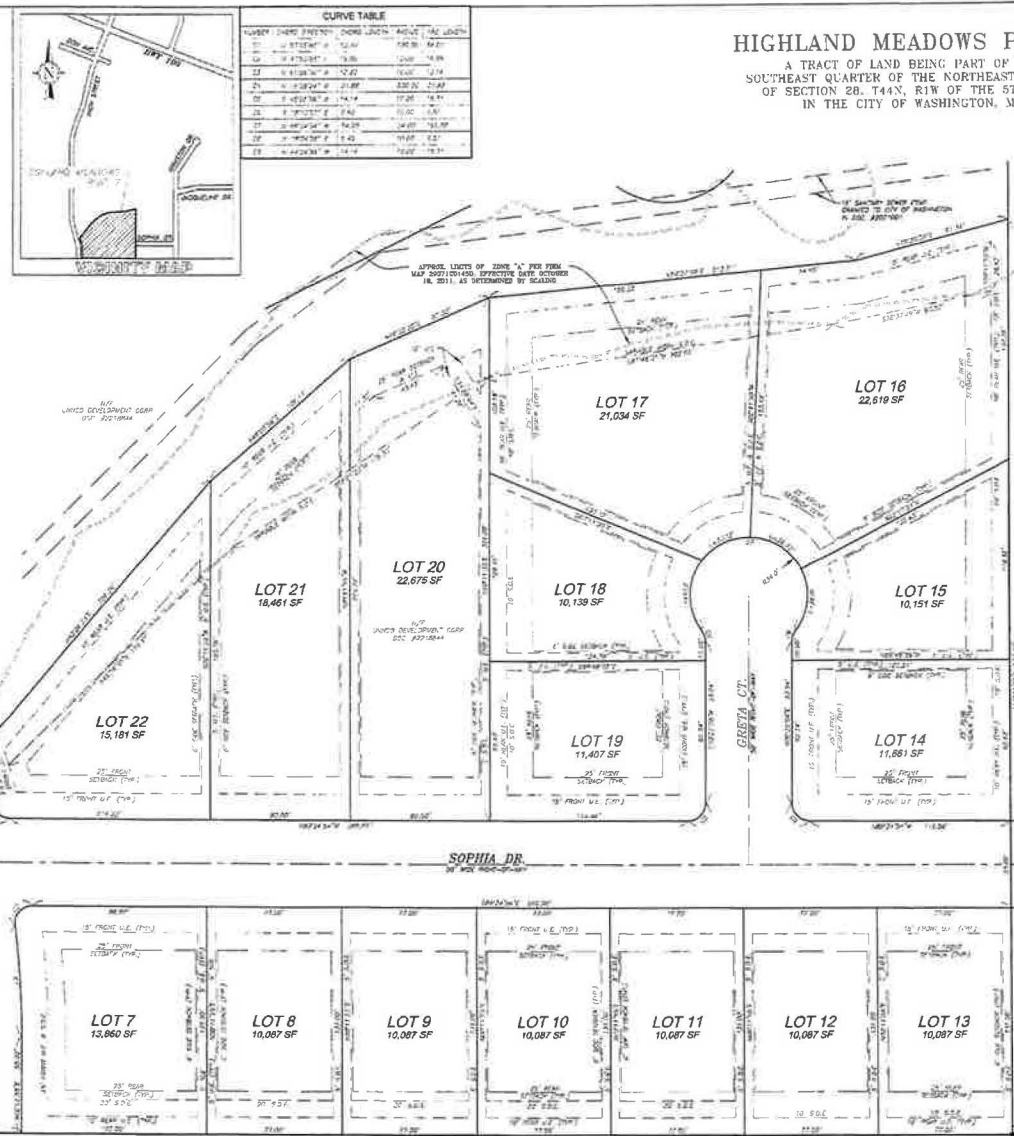
A TRACT OF LAND BEING PART OF THE
 SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
 OF SECTION 26, T44N, R1W OF THE 5TH P.M.,
 IN THE CITY OF WASHINGTON, MO

CURVE TABLE			
CURVE	CHORD BEARING	CHORD LENGTH	ANGLE (ACR. LOGTH)
11	S 73° 52' 17" W	120.62	105° 48' 26"
12	S 73° 52' 17" W	120.62	105° 48' 26"
13	N 16° 07' 43" E	120.62	73° 52' 17"
14	N 16° 07' 43" E	120.62	73° 52' 17"
15	S 73° 52' 17" W	120.62	105° 48' 26"
16	S 73° 52' 17" W	120.62	105° 48' 26"
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19	S 73° 52' 17" W	120.62	105° 48' 26"
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21	N 16° 07' 43" E	120.62	73° 52' 17"
22	N 16° 07' 43" E	120.62	73° 52' 17"
23	S 73° 52' 17" W	120.62	105° 48' 26"
24	S 73° 52' 17" W	120.62	105° 48' 26"
25	N 16° 07' 43" E	120.62	73° 52' 17"
26	N 16° 07' 43" E	120.62	73° 52' 17"



SCALE: 1" = 30'
 ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND DECIMALS THEREOF.
 U.S. = QUANTITY EQUIVALENT
 S.F. = SQUARE FEET
 ACRES = SQUARE FEET DIVIDED BY 43,560
 DEED REFERENCE NO. J88617184
 DEED REFERENCE NO. J88617184
 SURFACE BASED BY ADDRESS STATE PLANE COORDINATE SYSTEM, DATA DATE (2020, 2021)
 HATCH = CURRENTLY APPLIED 3/4" X 1 1/2" = 15' ZONING
 SETBACK: FRONT YARD = 25'
 SIDE YARD = 5'
 REAR YARD = 5'
 MINIMUM LOT FRONT SETBACK: FRONT = 15'
 SIDE = 5'
 REAR = 5'

NOTES:
 1. THIS PLAT IS A PART OF A LARGER PLAT WHICH WAS FILED FOR RECORD IN FRANKLIN COUNTY, MISSOURI, DOCUMENT # 2319224.
 2. THIS PLAT IS A PART OF A LARGER PLAT WHICH WAS FILED FOR RECORD IN FRANKLIN COUNTY, MISSOURI, DOCUMENT # 2319224.
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 10. THIS PLAT IS A PART OF A LARGER PLAT WHICH WAS FILED FOR RECORD IN FRANKLIN COUNTY, MISSOURI, DOCUMENT # 2319224.



1. The Plat of 2023 Development Code...
 2. The Plat of 2023 Development Code...
 3. The Plat of 2023 Development Code...
 4. The Plat of 2023 Development Code...
 5. The Plat of 2023 Development Code...
 6. The Plat of 2023 Development Code...
 7. The Plat of 2023 Development Code...
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 19. The Plat of 2023 Development Code...
 20. The Plat of 2023 Development Code...
 21. The Plat of 2023 Development Code...
 22. The Plat of 2023 Development Code...

[Signatures and stamps]

Wanda Department City
 Lisa A. Smart
 County of Franklin
 Date of 19 December 2023
 John J. Beck
 City of Washington, MO

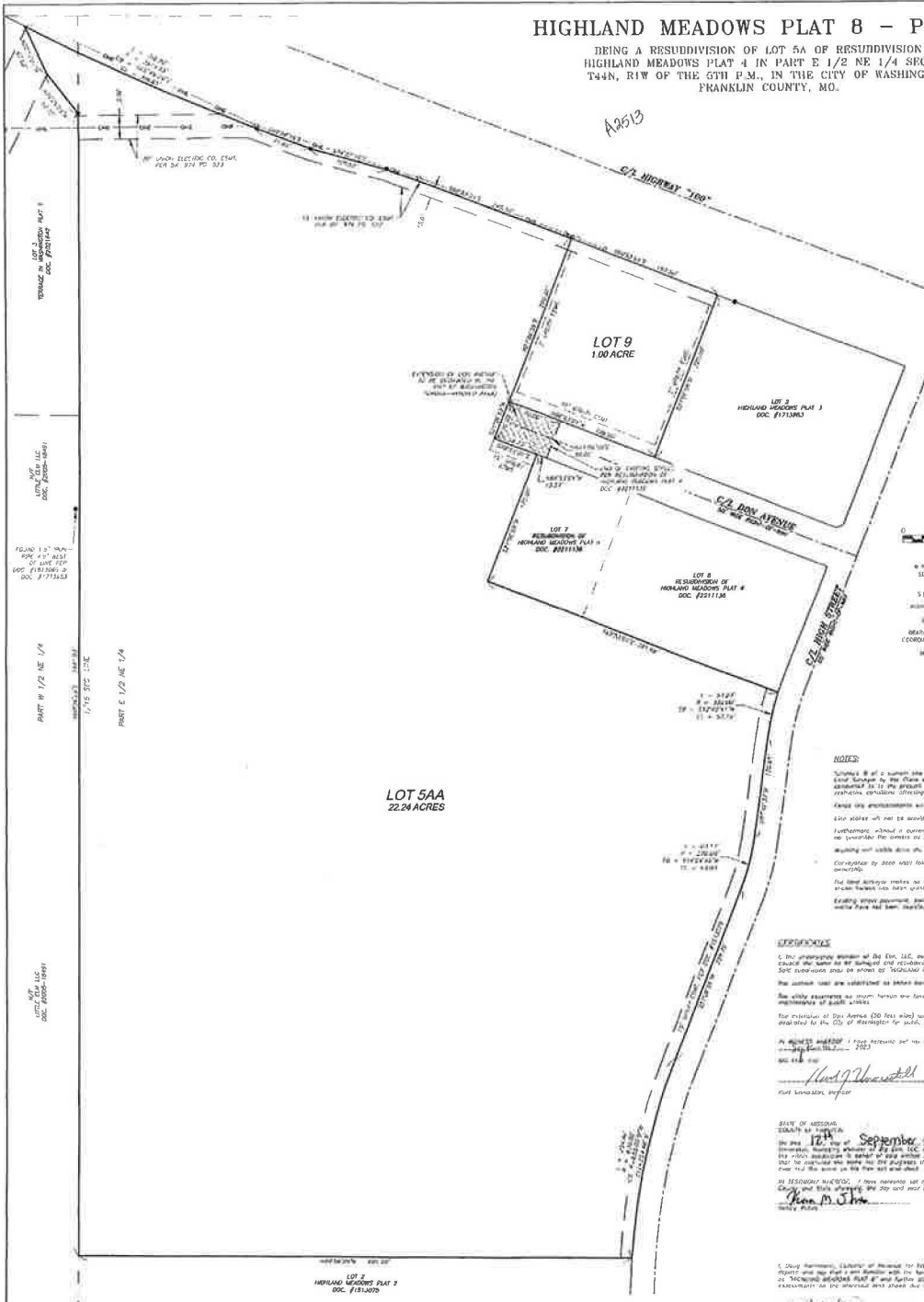
1. This plat is a part of a larger plat...
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 21. This plat is a part of a larger plat...
 22. This plat is a part of a larger plat...

		HIGHLAND MEADOWS PLAT 7 A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, T44N, R1W OF THE 5TH P.M., IN THE CITY OF WASHINGTON, MO
<p>1 OF 1</p>		

HIGHLAND MEADOWS PLAT 8 - PHASE 1

BRING A RESUBDIVISION OF LOT 5A OF RESUBDIVISION OF HIGHLAND MEADOWS PLAT 4 IN PART E 1/2 NE 1/4 SEC. 20, T44N, R17W OF THE 5TH P.M., IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MO.

LISA A. GRANT
FRANKLIN COUNTY
STATE OF MISSOURI
DOCUMENT # 231048
09/13/2002 03:15 PM
PAGES 6



• A NON/RECOVERED FOUND MONUMENT SET 1/2" HIGH IRON IS LOC. CORNER.
 U.T. = UTILITY EASEMENT
 S.O.L. = STORM OVERFLOW EASEMENT
 SHOWN IN RED
 BRICK MEASUREMENTS: SEE #170308
 READINGS BASED ON WOODRUFF STATE PLATE (COORDINATE SYSTEM, EAST ZONE (GTD WORK))
 PRICE IS CURRENTLY FIXED "E-2"

NOTES
 1. The undersigned has not been furnished with any record of the original survey of the tract shown herein and the same has been resurveyed by the undersigned and the same is being resurveyed to the ground shown on this plat. The original plat is on file in the office of the Recorder of Deeds for Franklin County, Missouri.
 2. The plat shown herein is not intended to be a substitute for a plat of the original survey of the tract shown herein.
 3. The plat shown herein is not intended to be a substitute for a plat of the original survey of the tract shown herein.
 4. The plat shown herein is not intended to be a substitute for a plat of the original survey of the tract shown herein.
 5. The plat shown herein is not intended to be a substitute for a plat of the original survey of the tract shown herein.

TESTIMONY
 I, the undersigned, being duly sworn, depose and say that I am a duly qualified and licensed Surveyor in the State of Missouri, and that I have personally surveyed and laid out the tract shown herein and the same is being resurveyed to the ground shown on this plat. The original plat is on file in the office of the Recorder of Deeds for Franklin County, Missouri.

Lisa A. Grant
 Surveyor
 State of Missouri

STATE OF MISSOURI
 I, the undersigned, being duly sworn, depose and say that I am a duly qualified and licensed Surveyor in the State of Missouri, and that I have personally surveyed and laid out the tract shown herein and the same is being resurveyed to the ground shown on this plat. The original plat is on file in the office of the Recorder of Deeds for Franklin County, Missouri.

Kevin M. Johnson
 Surveyor
 State of Missouri

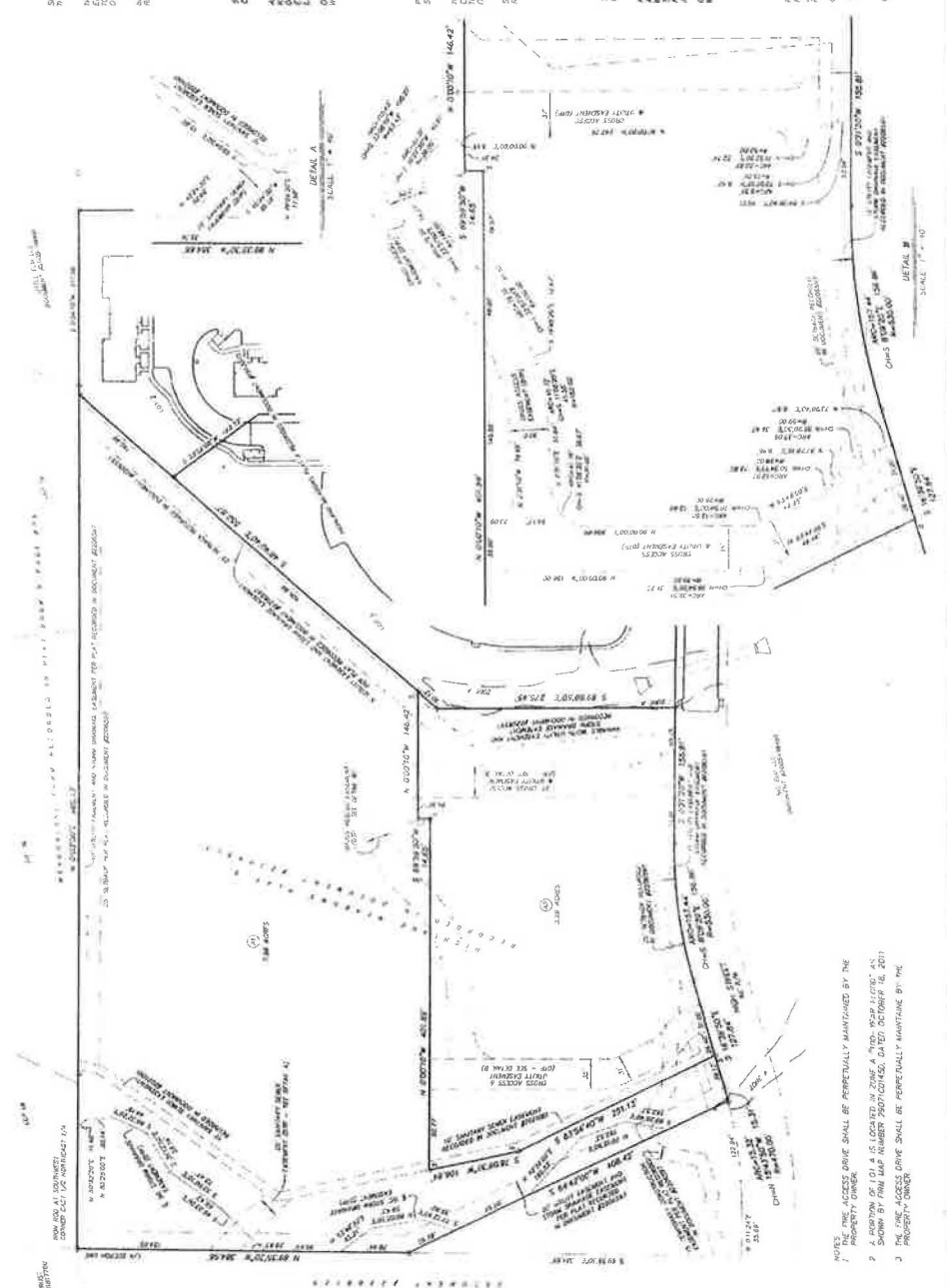
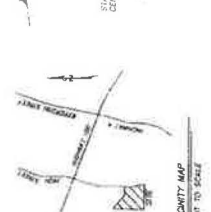
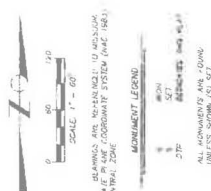
NOTICE TO THE PUBLIC
 I, the undersigned, being duly sworn, depose and say that I am a duly qualified and licensed Surveyor in the State of Missouri, and that I have personally surveyed and laid out the tract shown herein and the same is being resurveyed to the ground shown on this plat. The original plat is on file in the office of the Recorder of Deeds for Franklin County, Missouri.



HIGHLAND MEADOWS PLAT 8 PHASE 1	
BRING A RESUBDIVISION OF LOT 5A OF RESUBDIVISION OF HIGHLAND MEADOWS PLAT 4 IN PART E 1/2 NE 1/4 SEC. 20, T44N, R17W OF THE 5TH P.M., IN THE CITY OF WASHINGTON, FRANKLIN COUNTY, MO.	
DATE	2002 09 13
FILE	2002 09 13
PLAT	8
PAGE	1 OF 1

HIGHLAND MEADOWS PLAT 9A

A RE-SUBDIVISION OF LOTS A1 & A2 HIGHLAND MEADOWS PLAT 9 NW 1/4 SECTION 28 T48N R1W, WASHINGTON, FRANKLIN COUNTY, MISSOURI JANUARY 30, 2024



A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, T48N R1W, WASHINGTON, FRANKLIN COUNTY, MISSOURI, NAMED LOTS A1 AND A2 OF HIGHLAND MEADOWS PLAT 9, RECORDED IN BOOK NO. 23000 AND CONTAINING 17.8 ACRES.

THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO EASEMENTS DEPOSITED BY THE PLAT OF HIGHLAND MEADOWS PLAT 9 AND ARE SUBJECT TO THE RIGHTS OF THE CITY OF WASHINGTON, MISSOURI, AS TO THE CROSS ACCESS AND UTILITY EASEMENTS SHOWN ON THIS PLAT.

THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE RIGHTS OF THE CITY OF WASHINGTON, MISSOURI, AS TO THE CROSS ACCESS AND UTILITY EASEMENTS SHOWN ON THIS PLAT.

THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE RIGHTS OF THE CITY OF WASHINGTON, MISSOURI, AS TO THE CROSS ACCESS AND UTILITY EASEMENTS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, THIS 30th DAY OF JANUARY, 2024.

ATTEST:

CITY CLERK

THE CITY OF WASHINGTON, MISSOURI, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE SAME COMPLY WITH THE CITY ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

THE CITY OF WASHINGTON, MISSOURI, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE SAME COMPLY WITH THE CITY ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

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THE CITY OF WASHINGTON, MISSOURI, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE SAME COMPLY WITH THE CITY ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

NOTES:
1. THE CROSS ACCESS DRIVE SHALL BE PERPETUALLY MAINTAINED BY THE PROPERTY OWNERS.
2. A PORTION OF LOT A1 IS LOCATED IN ZONE A "TWO-WAY STREET" AS SHOWN BY PLAN MAP NUMBER 23070242C, DATED OCTOBER 16, 2011.
3. THE FIRE ACCESS DRIVE SHALL BE PERPETUALLY MAINTAINED BY THE PROPERTY OWNER.