NOTICE OF PUBLIC HEARING

PLANNING AND ZONING COMMISSION OF JEFFERSON COUNTY, MISSOURI
NOTICE OF MEETING

Notice is hereby given that the Planning and Zoning Commission of Jefferson County, Missouri, will conduct a meeting at 6:30 p.m., Thursday, February 10, 2022 in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street, Hillsboro, Missouri. The public will be given an opportunity to be heard.

The tentative agenda of this meeting includes:

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES
January 27, 2022

V. SWEARING IN OF WITNESSES

VI. INTRODUCTION OF EVIDENCE

VII. NEW BUSINESS

1. Consent

A. FP22005
The Final Plat for the Valley at Winding Bluffs Plat Three, parcels 02-2.0-09.-0-000-314., 02-5.0-16.0-0-000-005.50, 02-5.0-16.0-0-000-005.51, located southeast of the intersection of Saline Road and Romaine Creek Road, Fenton, in Rock Township and Council District #2.

2. Consideration

A. CC221100
A Request for a Zone Change for parcel 09-4.0-20.0-2-001-027., located near the intersection of Missouri State Highway K and US Highway 61/67, Imperial, Windsor Township and Council District #4, from Single-Family Residential (R-7) Zone District to Non-Planned Commercial (CC-2) Zone District.

B. PM21102
A Revised Development Plan Approval Big River Boat & Storage - Phase 2, parcel 03-1.0-12.0-4-001-003., located at 2232 Gravois Road, in High Ridge Township and Council District #1.

C. VR21104
A Request for a Deviation for parcel 02-2.0-04.0-2-004-005., located at Siesta Manor Mobile Home Park, Fenton, in Rock Township and Council District #1, for relief from Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances.

D. VR21105
A Request for a Deviation for parcel 02-9.0-29.0-3-001-012., located at Country Club Manor Mobile Home Park, Imperial, in Rock Township and Council District #2, for relief from Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances.

VIII. REPORTS TO THE COMMISSION

IX. CITIZENS TO BE HEARD

X. ADJOURNMENT

Representatives of the media may obtain copies of this notice by contacting Elaine Roesch, Planning Clerk at 636-797-5580, Jefferson County Planning Division, PO Box 100, Hillsboro, Missouri 63050.

Due to COVID-19, seating in the room will be limited in an effort to maintain proper social distancing practices. In the event of large crowds, attendees may be asked to wait outside until the case they wish to participate in or observe is called for hearing. Temperatures will be screened at the door.

Any person requiring special accommodation under the Americans with Disabilities Act should contact Jefferson County Human Resources at 636-797-5071.

"Please be Advised: Members of the County Council May Be in Attendance at this Meeting"

County of Jefferson
PLANNING DIVISION
PO Box 100
HILLSBORO, MO 63050
(636) 797-5580

Staff Report to the Jefferson County Planning and Zoning Commission
Meeting Date: February 10, 2022

General Information:

Petition Number:	FP22005
Petition Name:	Valley at Winding Bluffs Plat III
Surveyor Name:	The Sterling Company – Jamey Henson, P.L.S.
Street Address:	5055 New Baumgartner Road
City, State:	St. Louis, MO 63129
Developer Name:	Winding Valley LLC – Chris Cutler
Street Address:	5091 New Baumgartner Road
City, State:	St. Louis, MO 63129
Location of Site:	Site is located on Saline Rd, near the intersection of Diehl Rd. and Saline.
Requested Action:	Approval of the Final Plat for The Valley at Winding Bluffs Plat III.
Lot Count:	60
Size of Tract:	14.24
Parcel Numbers:	02-2.0-09.0-0-000-314, 02-5.0-16.0-0-000-005.50, 02-5.0-16.0-0-000-005.51
Existing Zone District :	PR1 – Planned Residential
Township:	Rock
Prepared By:	Josh Jump, Planner II
Date:	January 31, 2022
Recommend:	Approval, subject to conditions
Attachments:	Final Plat

Regulatory Requirements

Permitted Uses

Single-family residential detached dwellings.

Floor Area, Height, and other Building Requirements

Minimum Lot Size: 6,200 square feet (with required open space)
Minimum Lot Width: 50 feet
Maximum Structure Height: 45 feet

Improvement Plan / Site Development

Required Yards

Front Yard: 25' Side Yard: 6' Rear Yard 25'

Design Standards

The development shall comply with Suburban Design Standards in accordance with Article VII of the Jefferson County Unified Development Order.

Access

Access shall be provided in accordance with the Jefferson County Unified Development Order.

Street Improvements

All streets located in the proposed subdivision shall comply with Article VII and Article XVI of the Jefferson County Unified Development Order.

Parking

Parking for the single-family residences shall be 2 per dwelling unit, excluding garage.

Signs

Signs shall comply with Article XIII of the Jefferson County Unified Development Order. The developer shall provide all regulatory signs, including stop signs, speed limit, etc. The developer shall provide a sign at appropriate location in the subdivision, which states "Private Maintenance Begins". This will be reviewed at the improvement plan stage if a preliminary plat is approved.

Landscaping

Landscaping shall comply with landscaping requirements as outlined in Article XIII of the Jefferson County Unified Development Order.

Stormwater

Stormwater management shall comply with Chapter 505 of the Jefferson County Code of Ordinances.

Erosion and Sediment Control

Erosion and sediment control shall comply with Article X of the Jefferson County Code of Ordinances.

Geotechnical

A geotechnical study prepared by an Engineer licensed in the State of Missouri shall be required where there are more than 5 feet of cut or 5 feet of fill and any slopes steeper than 3:1.

Staff Recommendations
Approval of this petition shall be subject to the conditions outlined below:

General Conditions:

1. All required improvements must be installed and approved and/or escrow must be established.
2. A recorded set of covenants and restrictions, which includes the provision for collection of the required $300 yearly minimum assessment per lot to provide continued maintenance of roadways and drainage improvements shall be submitted with the final plat. This shall include language relative to the permanent conservation areas and the restrictions placed upon the same.
3. Erosion and sedimentation controls shall be in place and approved prior to Jefferson County recording the approved final plat.
4. Conditions of approval for the improvement plans shall be fully addressed before the final plat is recorded.
5. Proof of 911 approvals for the street names shall be provided to the Planning Division prior to recording the final plat.
6. All lots shall be built in compliance with the Jefferson County Unified Development Order and any previously approved modifications.
7. All easements shall appear on the final plat and shall correspond to the location of utilities on the approved improvement plan and in accordance with the Jefferson County Unified Development Order.
8. Pursuant to Ordinance No.: 18-0294, the developer is required to pay a Traffic Generation Assessment of $250.00 per lot. This amount may be collected as one lump sum with recording of the plat or as building permits are issued for each lot. Said amount shall be paid to the Planning Division.
9. Common ground on lots 160 to 172 and lot 182 must have crosshatched drainage easement for the swales.
10. A note shall be added to the plat that no lot shall have direct access to the County Road.
11. Show retaining wall easement in common ground at Lot 38.
12. The limits of the 100-year flood should be provided within a stormwater management easement.

THE VALLEY AT WINDING BLUFFS PLAT THREE

A RESUBDIVISION OF PARCEL A OF THE VALLEY AT WINDING BLUFFS PLAT ONE (PLAT DOC. # 2019P-000054) AND A RESUBDIVISION OF PARCELS C1 AND C2 OF THE VALLEY AT WINDING BLUFFS PLAT TWO (PLAT DOC. # 2021P-000074) LOCATED IN U.S. SURVEY 3011 AND SECTION 16, TOWNSHIP 43 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "THE VALLEY AT WINDING BLUFFS PLAT THREE". CREEK VIEW DRIVE (40 FEET WIDE), STONE VIEW COURT (40 FEET WIDE), AND WINDING VALLEY DRIVE (40 FEET WIDE), TOGETHER WITH ALL CUL-DE-SACS AND ROUNDINGS LOCATED AT THE STREET INTERSECTIONS WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED (/ / /) ON THIS PLAT, ARE HEREBY DEDICATED FOR PUBLIC USE FOREVER, AND ARE TO BE MAINTAINED BY THE VALLEY AT WINDING BLUFFS HOMEOWNERS' ASSOCIATION, AND DEDICATED THE SAME FOR ALL PUBLIC UTILITIES.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE DEDICATED TO ALL CORPORATIONS AND GOVERNMENTAL ENTITIES PROVIDING UTILITY SERVICE TO THIS DEVELOPMENT. SUCH UTILITIES INCLUDE, BUT ARE NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, AND SEWER, AS APPLICABLE. EACH SUCH UTILITY MAY MAKE USE OF THESE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING UTILITY, WATER AND SEWER FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF UTILITY, WATER AND SEWER FACILITIES. CONSTRUCTION BY EACH UTILITY WITHIN THE EASEMENTS SHOULD CONFORM TO ALL APPLICABLE STATE AND FEDERAL REGULATIONS AS TO SEPARATION OF SUCH UTILITY'S SYSTEM FROM OTHER UTILITIES USING SUCH EASEMENTS. CANTILEVERED FIREPLACES AND EGRESS WINDOW WELLS SHALL BE ALLOWED TO ENCROACH INTO SIDE YARD EASEMENTS AS LONG AS NO WATER MAINS, SANITARY SEWERS, STORM SEWERS OR DRAINAGE STRUCTURES ARE PRESENT IN SAID SIDE YARD EASEMENTS.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE DEDICATED TO THE VALLEY AT WINDING BLUFFS HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING STORMWATER DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF STORMWATER DRAINAGE FACILITIES. ALL CONSTRUCTION WITHIN THE EASEMENTS SHOULD CONFORM TO ALL APPLICABLE STATE AND FEDERAL REGULATIONS AS TO SEPARATION OF SUCH STORMWATER DRAINAGE FACILITIES FROM ALL OTHER UTILITIES USING SUCH EASEMENTS.

THE DRAINAGE EASEMENTS WHICH FOR BETTER IDENTIFICATION ARE SHOWN CROSS-HATCHED (XXXXXX) ON THIS PLAT, ARE HEREBY DEDICATED TO THE VALLEY AT WINDING BLUFFS HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING STORMWATER DRAINAGE SWALES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF STORMWATER DRAINAGE SWALES. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER AND THE SLOPE OF THE AREA AND GRADE OF THE LAND SHALL NOT BE ALTERED BY THE OWNER AND NO IMPROVEMENTS SHALL BE LOCATED IN SUCH AREAS AS TO AFFECT THE DRAINAGE SYSTEM. IN THE EVENT THAT DRAINAGE SWALES ARE NOT PROPERLY MAINTAINED OR OBSTRUCTED, THE VALLEY AT WINDING BLUFFS HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS, RESERVES THE RIGHT TO ACCESS SAID DRAINAGE EASEMENTS IN ORDER TO MAKE ANY AND ALL NECESSARY REPAIRS TO THE DRAINAGE SWALES. THE DRAINAGE EASEMENTS DEPICT THE "APPROXIMATE LOCATION" OF THE DRAINAGE SWALES THAT ARE REQUIRED TO BE LOCATED ON THE PROPERTY. THE DRAINAGE SWALE MAY BE PHYSICALLY INSTALLED ANYWHERE WITHIN THE GENERAL VICINITY OF THE EASEMENTS SHOWN ON THIS PLAT. WHENEVER THE DRAINAGE SWALE IS ACTUALLY CONSTRUCTED IN A LOCATION DIFFERENT FROM THE AREA PLATTED HEREON, AS LONG AS THE DRAINAGE IS FUNCTIONING APPROPRIATELY FOR THE COMMUNITY AS DETERMINED BY JEFFERSON COUNTY AND THE VALLEY AT WINDING BLUFFS HOMEOWNERS' ASSOCIATION, THE DRAINAGE EASEMENT SHALL ONLY ENCUMBER THE AREA COVERED BY THE SWALE, INCLUDING ANY NECESSARY WORKING ROOM, AND SHALL NOT ENCUMBER ANY OTHER AREA.

PERMANENT SIGHT DISTANCE EASEMENTS LABELED AS "SIGHT DISTANCE EASEMENT" ON THIS PLAT ARE HEREBY DEDICATED TO JEFFERSON COUNTY, MISSOURI, TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY. NO PART OF SAID EASEMENT SHALL BE BUILT ON WITH ANY STRUCTURE (INCLUDING SIGNS, FENCES OR POLES) OR PLANTING (INCLUDING ANY TREES, SHRUBS, ORNAMENTAL GRASS, OR WEEDS) IN ANY MANNER WHATSOEVER, NOR SHALL THE GRADE OF THE LAND WITHIN THE EASEMENT BE CHANGED, UNLESS EXPRESSLY APPROVED BY JEFFERSON COUNTY, MISSOURI. ANY STRUCTURE OR PLANTING APPROVED BY JEFFERSON COUNTY, MISSOURI SHALL BE MAINTAINED TO PROVIDE SIGHT DISTANCE. ANY STRUCTURES, PLANTS OR GRADING WHICH IS NOT APPROVED BY JEFFERSON COUNTY, MISSOURI, OR WHICH IS NOT MAINTAINED, SHALL BE REMOVED OR CORRECTED.

THE RETAINING WALL AND FENCE EASEMENTS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE VALLEY AT WINDING BLUFFS HOMEOWNERS' ASSOCIATION FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING RETAINING WALLS AND FENCES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID RETAINING WALLS AND FENCES, AND FOR THE RIGHT TO ACCESS SAID RETAINING WALLS. THE CURRENT AND FUTURE OWNERS OF THE LOTS AFFECTED BY SAID RETAINING WALL AND FENCES EASEMENTS ARE HEREBY GRANTED ACCESS ACROSS THE RETAINING WALL AND FENCE EASEMENTS FOR ACCESS TO THEIR RESPECTIVE REAR YARDS.

THE VALLEY AT WINDING BLUFFS HOMEOWNERS' ASSOCIATION MAY ERECT SUBDIVISION SIGNS/MONUMENTS, LANDSCAPING AND IRRIGATION WITHIN THE COMMON GROUND/COMMON OPEN SPACE AREAS, AS SHOWN ON THIS PLAT LABELED "ENTRANCE MONUMENT AREA", WHICH SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF THE VALLEY AT WINDING BLUFFS HOMEOWNERS' ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS.

SIDEWALK EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE FOREVER. SIDEWALKS LOCATED WITHIN THE SIDEWALK EASEMENTS SHALL BE MAINTAINED BY THE VALLEY AT WINDING BLUFFS HOMEOWNERS' ASSOCIATION

ALL COMMON GROUND SHALL BE MAINTAINED BY THE VALLEY AT WINDING BLUFFS HOMEOWNERS' ASSOCIATION.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE VALLEY AT WINDING BLUFFS HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE ________ DAY OF ____________, 2022 AS DOCUMENT NO ____________ IN THE JEFFERSON COUNTY RECORDER OF DEEDS OFFICE.

THIS SUBDIVISION IS SUBJECT TO THE VALLEY AT WINDING BLUFFS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. SAID DECLARATION WAS FILED ON THE 18TH DAY OF APRIL, 2019 AS DOCUMENT NUMBER 2019R-010318 OF THE JEFFERSON COUNTY, MISSOURI RECORDER'S OFFICE OR AMENDED THEREAFTER.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ________, DAY OF ______________, 2022.

WINDING VALLEY, LLC
BY: ELITE DEVELOPMENT SERVICES, LLC, MANAGER

BY: ______________________
JEREMY ROTH
AUTHORIZED AGENT

STATE OF MISSOURI)
) SS.
COUNTY OF ________)

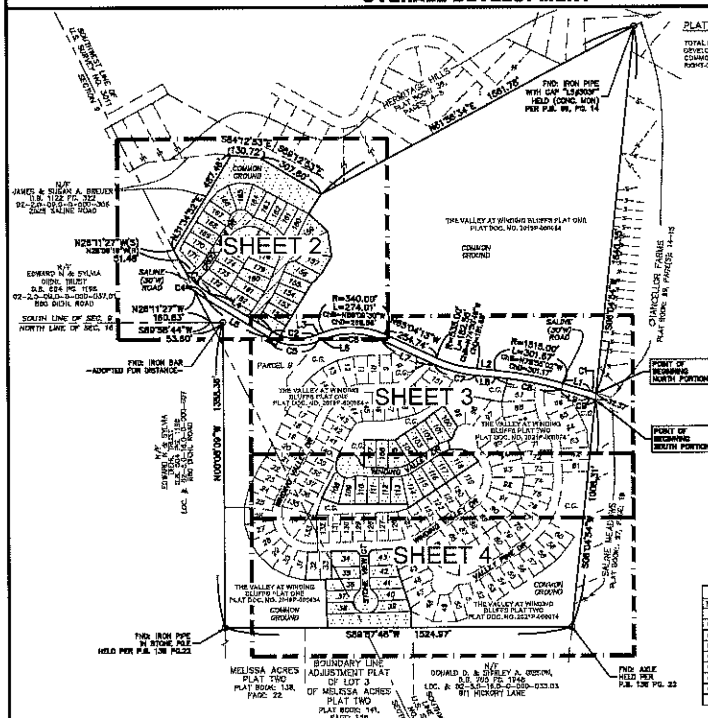
ON THIS ________ DAY OF ______________, 2022, BEFORE ME PERSONALLY APPEARED JEREMY ROTH, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE DULY AUTHORIZED AGENT OF ELITE DEVELOPMENT SERVICES, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND MANAGER OF WINDING VALLEY, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID JEREMY ROTH ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY 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 COMMISSION EXPIRES: ______________________

____
NOTARY PUBLIC

OVERALL DEVELOPMENT



PLATTED AREA DETAIL:

TOTAL PLAT THREE AREA:	620,531 S.F. (14.2406± ACRES)
DEVELOPABLE LOT AREA:	430,476 S.F. (9.8824± ACRES)
COMMON GROUND:	100,874 S.F. (2.3114± ACRES)
RIGHT-OF-WAY:	89,182 S.F. (2.0471± ACRES)

SYMBOL LEGEND:

- ⊕ - BENCHMARK
- ■ - FOUND PERMANENT MONUMENT
- ▪ - FOUND SEMI-PERMANENT MONUMENT

HATCHING LEGEND:

- PUBLIC RIGHT-OF-WAY - ▨
- PLAT THREE - ▨

GRAPHIC SCALE

0 100 200 400
(IN FEET)
1 inch = 200 ft.

LINE TABLE		
NO.	LENGTH	DIRECTION
L1	124.18'	N73°12'46"W
L2	82.98'	N84°37'18"W
L3	38.23'	S68°45'14"W
L4	318.91'	N57°40'44"W
L5	318.91'	S57°40'44"E
L6	38.23'	N68°45'14"E
L7	254.74'	S65°04'13"E
L8	82.99'	S84°37'18"E
L9	124.18'	S73°12'46"E

CURVE TABLE					
NO.	LENGTH	RADIUS	CH. BEARING	CH. LENGTH	DELTA
C1	29.36'	180.00'	N68°32'23"W	29.33'	009°20'46"
C2	196.33'	210.00'	N84°27'40"W	189.26'	053°34'03"
C3	211.68'	385.00'	N41°58'06"W	208.83'	031°29'18"
C4	60.31'	415.00'	S52°52'40"E	60.25'	008°34'09"
C5	224.38'	240.00'	S84°27'45"E	216.30'	053°34'03"
C6	249.84'	310.00'	S88°09'30"E	243.13'	046°10'33"
C7	192.80'	585.00'	S74°50'46"E	191.87'	018°53'05"
C8	295.70'	1485.00'	S78°55'02"E	295.21'	011°24'32"
C9	35.58'	150.00'	S66°25'05"E	35.49'	013°35'24"

PLANNING CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT OF "THE VALLEY AT WINDING BLUFFS PLAT THREE" AS SHOWN HEREON, HAS BEEN APPROVED BY THE JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT THIS ________ DAY OF ______________, 2022

____
PLANNING DIRECTOR

PROPERTY TAX CERTIFICATE:

WE FIND FROM THE COLLECTOR OF REVENUE RECORDS THAT THERE ARE NO OUTSTANDING DELINQUENT TAXES ON THE FOLLOWING PARCEL NUMBERS, LAST ASSESSED IN THE NAME OF WINDING VALLEY, LLC:

02-2.0-09.0-0-000-314
02-5.0-16.0-0-000-005.50
02-5.0-16.0-0-000-005.51

______________________ ______________
PLANNING TECHNICIAN DATE

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, BUSEY BANK, BY A DEED OF TRUST DATED OCTOBER 19, 2018 AND RECORDED IN DOCUMENT NUMBER 2018R-032062 OF THE JEFFERSON COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH: AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTIALLY PAID AND SATISFIED.

NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT AND DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT: ALL COMMON GROUND OR COMMON OPEN SPACE, ALL STREETS, PUBLIC OR PRIVATE, AND ROADWAY EASEMENTS, SHOWN ON THIS PLAT.

TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS ________ DAY OF ______________, 2022.

BUSEY BANK

BY: ______________________

____
PRINT NAME AND TITLE

STATE OF MISSOURI)
) SS.
COUNTY OF ________)

ON THIS ________ DAY OF ______________, 2022, BEFORE ME APPEARED ______________________, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE ______________________ OF BUSEY BANK, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID ______________________, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: ______________________

____
NOTARY PUBLIC

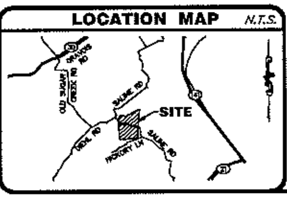
BENCHMARKS:

THE STERLING COMPANY HAS ESTABLISHED 1 SITE BENCHMARK, AS DESCRIBED HEREON. THE SITE DATUM HAS BEEN ESTABLISHED BY GPS OBSERVATIONS RELATIVE TO CORS REFERENCE STATION "MOGF" USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

SITE BENCHMARK:
ELEVATION=488.73 (NAVD 1988 DATUM)

P.K. NAIL SET ON NORTH EDGE OF ASPHALT OF SALINE ROAD BEING 163 FEET SOUTHEAST OF POWER POLE IN FRONT OF RESIDENCE #2526 SALINE ROAD.

LOCATION MAP *N.T.S.*



THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	*GFS*	*MSD P# - N/A*
CHECKED BY:	*JAH*	*DATE: JAN. 11, 2022*
JOB NO.:	*17-06-146*	*THE VALLEY AT WINDING BLUFFS PLAT THREE*

SURVEYOR'S NOTES

1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT APPEARS.
2. THE OVERALL DEVELOPMENT INCLUDING ALL FUTURE DEVELOPMENT PARCELS AND PREVIOUS PLATS CONTAIN A TOTAL OF 84.898 ACRES MORE OR LESS. THIS PLAT CONTAINS 14.240 ACRES MORE OR LESS (2.311 ACRES MORE OR LESS OF COMMON GROUND) AND A TOTAL OF 50 DEVELOPABLE LOTS.
3. ALL DISTANCES AND BEARINGS ARE RECORD (R) AND SURVEYED (S) UNLESS NOTED OTHERWISE.
4. BASIS OF BEARINGS: ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983 - EAST ZONE (2401).
5. SOURCE OF RECORD DESCRIPTION: GENERAL WARRANTY DEED TO WINDING VALLEY, LLC, RECORDED IN DOCUMENT NO. 2018R-023630 OF THE JEFFERSON COUNTY, MISSOURI RECORDS.
6. THE SUBJECT TRACT IS CURRENTLY ZONED "PR1" PLANNED SINGLE FAMILY RESIDENTIAL ZONE DISTRICT BY JEFFERSON COUNTY, MISSOURI UNDER ORDINANCE NUMBER 18-0294, DATED JUNE 27, 2018.
7. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (UNSHADED), ZONE "X" (SHADED), AND ZONE "AE" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS FOR JEFFERSON COUNTY, MISSOURI AND INCORPORATED AREAS, THE MAPS ARE IDENTIFIED AS MAP NUMBER 29099C0110F, WITH AN EFFECTIVE DATE OF JUNE 20, 2019, AND MAP NUMBER 29099C0104F, WITH AN EFFECTIVE DATE OF JUNE 20, 2019

   ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

   ZONE "X" (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

   ZONE "AE" IS DEFINED AS AREAS WITH BASE FLOOD ELEVATIONS DETERMINED AND WITHIN THE 1% ANNUAL CHANCE FLOOD.
8. PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.
9. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC., WITH FILE NUMBER 1703521 WITH AN EFFECTIVE DATE OF AUGUST 9, 2017 AND HAVING A REVISION DATE OF AUGUST 13, 2018. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:

   ITEMS 1-4: GENERAL EXCEPTIONS OR INTENTIONALLY DELETED WITH NO COMMENT BY SURVEYOR.

   ITEM 5: INTENTIONALLY DELETED BY TITLE COMPANY.

   ITEMS 6-7: GENERAL EXCEPTIONS OR INTENTIONALLY DELETED WITH NO COMMENT BY SURVEYOR.

   THE 15-FOOT WIDE NORTHEAST PUBLIC SEWER DISTRICT EASEMENT AS SHOWN HEREON WAS GRANTED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2020R-004727 OF THE JEFFERSON COUNTY, MISSOURI RECORDS AND WAS RECORDED AFTER THE EFFECTIVE DATE OF THE AFOREMENTIONED TITLE COMMITMENT. SAID EASEMENT AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.

PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):

NORTHERN PORTION:

A TRACT OF LAND BEING THE NORTHERN PORTION OF A TRACT OF LAND BEING LOT 2 AND PART OF LOT 1 IN SECTION 16; ALSO THE WEST PART OF LOT 4 IN LOT 7 IN U.S. SURVEY 3011, LOCATED IN TOWNSHIP 43 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF CHANCELLOR FARMS AS RECORDED IN PLAT BOOK 39 PAGE 14 OF THE JEFFERSON COUNTY, MISSOURI RECORDER'S OFFICE AND THE NORTH RIGHT-OF-WAY OF SALINE ROAD, 30 FEET WIDE AS TRAVELED, THENCE ALONG THE NORTH RIGHT-OF-WAY OF SALINE ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 29.36 AND A CHORD BEARING AND DISTANCE OF NORTH 68°32'23" WEST, 29.33 FEET; NORTH 73°12'46" WEST, 124.18 FEET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1515.00 FEET, AN ARC LENGTH OF 301.87 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 78°55'02" WEST, 301.37 FEET; NORTH 84°37'18" WEST, 82.98 FEET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 555.00 FEET, AN ARC LENGTH OF 182.56 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 74°50'46" WEST, 181.69 FEET; NORTH 65°04'13" WEST, 254.74 FEET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 274.01 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 88°09'30" WEST, 266.65 FEET; SOUTH 68°45'14" WEST, 38.23 FEET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET, AN ARC LENGTH OF 196.33 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 84°27'45" WEST, 189.26 FEET; NORTH 57°40'44" WEST, 318.91 FEET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 385.00 FEET, AN ARC LENGTH OF 211.68 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 41°58'06" WEST, 208.80 FEET; NORTH 26°00'19" WEST, 51.46 FEET TO A POINT AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY OF SALINE ROAD AND THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED BY DEED TO JAMES & SUSAN A. BREUER AS RECORDED IN DEED BOOK 1122 PAGE 322 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG SAID SOUTHEAST LINE OF BREUER TRACT NORTH 31°34'32" EAST 497.45 FEET TO A POINT ON THE SOUTH LINE OF HERMITAGE HILLS AS RECORDED IN PLAT BOOK 36 PAGES 4-5 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE OF HERMITAGE HILLS THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 84°12'53" EAST 130.72 FEET, SOUTH 86°12'53" EAST 307.80 FEET, NORTH 61°58'34" EAST 1561.78 FEET TO A POINT AT THE INTERSECTION OF SAID SOUTH LINE OF HERMITAGE HILLS AND SAID WEST LINE OF CHANCELLOR FARMS; THENCE ALONG SAID WEST LINE OF CHANCELLOR FARMS, SOUTH 00°04'54" WEST 1640.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.026 ACRES MORE OR LESS ACCORDING TO THE SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JANUARY, 2018.

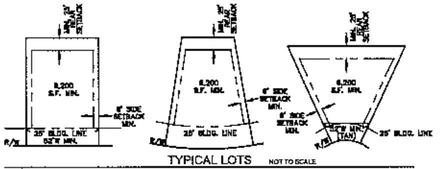
SOUTHERN PORTION:

A TRACT OF LAND BEING THE SOUTHERN PORTION OF A TRACT OF LAND BEING LOT 2 AND PART OF LOT 1 IN SECTION 16, ALSO THE WEST PART OF LOT 4 IN LOT 7 IN U.S. SURVEY 3011, LOCATED IN TOWNSHIP 43 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SALINE MEADOWS AS RECORDED IN PLAT BOOK 97 PAGE 19 OF THE JEFFERSON COUNTY, MISSOURI RECORDER'S OFFICE AND THE SOUTH RIGHT-OF-WAY OF SALINE ROAD, 30 FEET WIDE AS TRAVELED; THENCE ALONG SAID WEST LINE OF SALINE MEADOWS, SOUTH 06°04'54" WEST 1006.31 FEET TO A POINT AT THE INTERSECTION OF SAID WEST LINE OF SAID SALINE MEADOWS AND THE NORTH LINE OF A TRACT OF LAND CONVEYED BY DEED TO DONALD D. & SHIRLEY A. GIBSON AS RECORDED IN DEED BOOK 705 PAGE 1946 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE OF THE GIBSON TRACT AND THE NORTH LINE OF A LOT 3 OF BOUNDARY ADJUSTMENT PLAT OF LOT 3 OF MELISSA ACRES PLAT TWO AS RECORDED IN PLAT BOOK 141 PAGE 130 OF THE ABOVE MENTIONED RECORDER'S OFFICE AND THE NORTH LINE OF LOT 2 OF MELISSA ACRES PLAT TWO AS RECORDED IN PLAT BOOK 138 PAGE 22 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 89°57'45" WEST 1524.97 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 2 OF SAID MELISSA ACRES PLAT TWO, SAID POINT ALSO BEING ON THE EAST LINE OF TRACT OF LINE CONVEYED BY DEED TO EDWARD N. & SYLVIA DIEHL TRUST AS RECORDED IN DEED BOOK 824 PAGE 1195; THENCE ALONG SAID EAST LINE OF SAID DIEHL TRUST TRACT THE FOLLOWING BEARINGS AND DISTANCES: NORTH 00°09'09" WEST 1388.35 FEET; SOUTH 89°58'44" WEST 53.50 FEET; NORTH 26°11'27" WEST 180.63 FEET TO A POINT AT THE INTERSECTION OF SAID EAST LINE OF DIEHL TRUST TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF THE ABOVE MENTIONED SALINE ROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SALINE ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 415.00 FEET, AN ARC LENGTH OF 60.31 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 52°52'40" EAST, 60.25 FEET; SOUTH 57°40'44" EAST, 318.91 FEET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 224.38 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 84°27'45" EAST, 216.30 FEET; NORTH 68°45'14" EAST, 38.23 FEET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 310.00 FEET, AN ARC LENGTH OF 249.84 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 88°09'30" EAST, 243.13 FEET, SOUTH 65°04'13" EAST, 254.74 FEET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 192.80 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 74°50'46" EAST, 191.87 FEET; SOUTH 84°37'18" EAST, 82.99 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1485.00 FEET, AN ARC LENGTH OF 295.70 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 78°55'02" EAST, 295.21 FEET, SOUTH 73°12'46" EAST, 124.19 FEET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 35.58 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 66°25'05" EAST, 35.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.872 ACRES MORE OR LESS ACCORDING TO THE SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JANUARY, 2018.

PROPERTY DESCRIPTION (PLAT 3):

A TRACT OF LAND BEING ALL OF PARCEL A OF THE VALLEY AT WINDING BLUFFS PLAT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT DOCUMENT NUMBER 2019P-000054 OF THE JEFFERSON COUNTY, MISSOURI RECORDS, AND ALL OF PARCELS C1 AND C2 OF THE VALLEY AT WINDING BLUFFS PLAT TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT DOCUMENT NUMBER 2021P-000074 OF THE JEFFERSON COUNTY, MISSOURI RECORDS, ALL BEING LOCATED IN U.S. SURVEY 3011 AND SECTION 16, TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI.



TYPICAL LOTS NOT TO SCALE

NOTE: CANTILEVERED FIREPLACES AND EGRESS WINDOW WELLS SHALL BE ALLOWED OVER THE SIDE YARD SETBACKS

SURVEYOR'S CERTIFICATION

ORDER NUMBER: 17-06-146
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
PHONE: (314) 487-0440

PREPARED FOR:

WINDING VALLEY, LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
PHONE: (314) 487-0517

THIS IS TO CERTIFY TO WINDING VALLEY, LLC THAT WE HAVE, DURING THE MONTH OF JANUARY, 2018, PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAND BEING PARCEL A OF THE VALLEY AT WINDING BLUFFS PLAT ONE (PLAT DOC. # 2019P-000054), AND PARCELS C1 AND C2 OF THE VALLEY AT WINDING BLUFFS PLAT TWO (PLAT DOC. # 2021P-000074), ALL LOCATED IN U.S. SURVEY 3011 AND SECTION 16, TOWNSHIP 43 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI", AND BASED UPON SAID SURVEY HAVE SUBDIVIDED IN THE MANNER SHOWN HEREON. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS OR EXCEEDS THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS AN "URBAN" CLASS PROPERTY IN EFFECT AT THE DATE OF THIS PLAT.

THE STERLING COMPANY
MO. REG. 327-D

______________________ ________
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE
MO. REG. L.S. #2007017983

SHEET 1 OF 4

THE VALLEY AT WINDING BLUFFS PLAT THREE

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

CURVE TABLE					
NO.	LENGTH	RADIUS	CH. BEARING	CH. LENGTH	DELTA
C2	69.31'	410.00'	N82°55'40"E	69.23'	009°34'06"

SOUTH LINE OF SECTION 9
NORTH LINE OF SECTION 16
53.60'
S89°58'44"W

FND: IRON BAR
—HELD FOR DISTANCE—

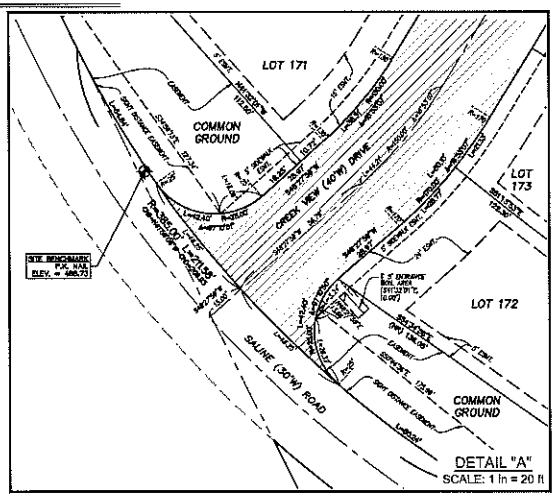
MATCH LINE SHEET 2 OF 4

MATCH LINE SHEET 2 OF 4

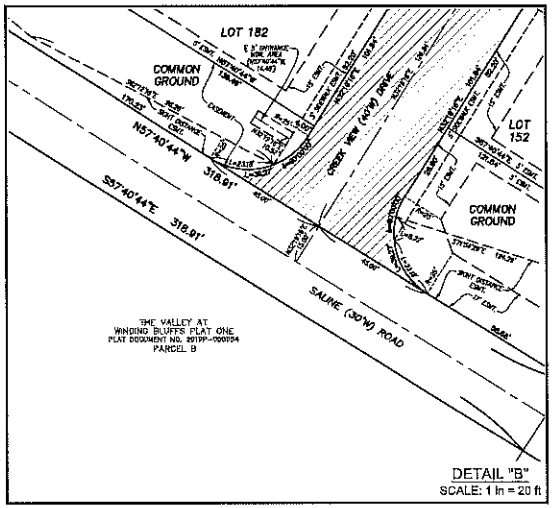
MATCH LINE SHEET 2 OF 4

THE VALLEY AT WINDING BLUFFS PLAT ONE
PLAT DOCUMENT NO. 201PP-000034
PARCEL B

THE VALLEY AT WINDING BLUFFS PLAT ONE
PLAT DOCUMENT NO. 201PP-000034
COMMON GROUND

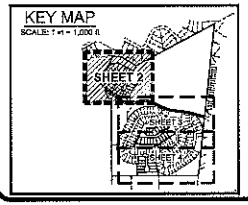


DETAIL "A"
SCALE: 1 in = 20 ft



DETAIL "B"
SCALE: 1 in = 20 ft

KEY MAP
SCALE: 1 in = 1,000 ft



ABBREVIATION LEGEND:

BK.	=	BOOK
BLDG.	=	BUILDING
C.G.	=	COMMON GROUND
CHS	=	CHORD BLARING
CHD	=	CHORD DISTANCE
D.B.	=	DEED BOOK
EMNT.	=	EASEMENT
FND.	=	FOUND
N/F	=	NOW OR FORMERLY
(NR)	=	NON-RADIAL
P.B.	=	PLAT BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
PVMT.	=	PAVEMENT
(R)	=	RECORD
R.O.W.	=	RIGHT-OF-WAY
RET.	=	RETAINING
(S)	=	SURVEYED
S.F.	=	SQUARE FEET
T.S.C.L.	=	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W	=	WIDTH

SYMBOL LEGEND:

- ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" LROD W/ ALUMINUM CAP).
- ● = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS. (1/2" LROD W/ PLASTIC CAP OR CUT CROSS).
- ○ = SET PERMANENT MONUMENT IN PREVIOUS PLAT.
- ✡ = SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
- ⊡ = FOUND PERMANENT MONUMENT
- ⊙ = FOUND SEMI-PERMANENT MONUMENT
- + = FOUND CROSS
- ✦ = FOUND ANCHOR
- ◆ = BENCHMARK
- 523 = ADDRESS

HATCHING LEGEND:

- PUBLIC RIGHT-OF-WAY
- DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 of 4 FOR CERTIFICATION.

THE STERLING COMPANY
MO RCO 3HFD

JAMES A. HENSON, P.L.S. - VICE PRESIDENT — DATE
MO. RLS. L.S. #2007047963

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: JAN. 11, 2022
JOB NO.:	17-06-146	THE VALLEY AT WINDING BLUFFS PLAT THREE

THE VALLEY AT WINDING BLUFFS PLAT THREE

CURVE TABLE					
NO.	LENGTH	RADIUS	CH. BEARING	Ch. LENGTH	DELTA
C1	26.38'	180.00'	N88°35'33"W	26.35'	008°26'46"
C2	35.58'	180.00'	S88°25'00"E	35.49'	013°35'24"
C4	31.96'	54.00'	S31°34'06"W	31.51'	033°36'36"
C5	33.39'	30.00'	S46°38'10"W	31.69'	063°45'42"

LINE TABLE		
NO.	LENGTH	DIRECTION
L1	10.18'	N14°46'18"W
L2	40.00'	S11°27'08"E

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

MATCH LINE SHEET 3 OF 4

MATCH LINE SHEET 4 OF 4

SALINE (30'W) ROAD

THE VALLEY AT WINDING BLUFFS PLAT ONE
PLAT DOCUMENT NO. 2019P-000084
COMMON GROUND

THE VALLEY AT WINDING BLUFFS PLAT TWO
PLAT DOCUMENT NO. 2021P-000074

WINDING VALLEY (40'W) DRIVE

VALLEY PINE (40'W) DRIVE

PARCEL B

POINT OF BEGINNING NORTHERN PORTION

POINT OF BEGINNING SOUTHERN PORTION

SALINE ROAD (NOTH, HAINES)

SOUTHWEST LINE OF U.S. SURVEY 2011 SECTION 16

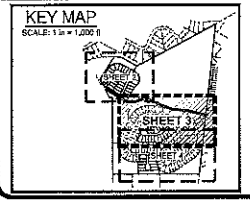
COMMON GROUND

C.G.

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: JAN. 11, 2022
JOB NO.:	17-06-146	THE VALLEY AT WINDING BLUFFS PLAT THREE

KEY MAP
SCALE: 1 in = 1,200 ft



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D.B.	=	DEED BOOK
ESMT.	=	EASEMENT
FND.	=	FOUND
NF	=	NOW OR FORMERLY
(NR)	=	NON-RADIAL
P.B.	=	PLAT BOOK
P.O.B	=	POINT OF BEGINNING
P.O.C	=	POINT OF COMMENCEMENT
PVMT.	=	PAVEMENT
(R)	=	RECORD
R.O.W.	=	RIGHT-OF-WAY
RCT	=	RETAINING
(S)	=	SURVEYED
S.F.	=	SQUARE FEET
T.S.C.L.	=	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W	=	WIDTH

SYMBOL LEGEND:

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- ● = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" IRON W/ PLASTIC CAP OR CUT CROSS).
- ○ = SET PERMANENT MONUMENT IN PREVIOUS PLAT.
- ✡ = SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
- ⊠ = FOUND PERMANENT MONUMENT
- ⊙ = FOUND SEMI-PERMANENT MONUMENT
- + = FOUND CROSS
- ⊕ = FOUND ANCHOR
- ⊕ = BENCHMARK
- 3273 = ADDRESS

HATCHING LEGEND:

- PUBLIC RIGHT-OF-WAY =
- DRAINAGE EASEMENT =

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 of 4 FOR CERTIFICATION.

PHL STERLING COMPANY
MO REG. 3070D

JAMES A. HENSON, P.L.S. - VICE PRESIDENT
MO. REG. L.S. #2007001740

DATE

SHEET 3 OF 4

THE VALLEY AT WINDING BLUFFS PLAT THREE

MATCH LINE SHEET 3 OF 4

CURVE TABLE					
NO.	LENGTH	RADIUS	CH. BEARING	CH. LENGTH	DELTA
C6	39.27'	25.00'	S47°01'06"E	35.36'	090°00'00"
C7	39.27'	25.00'	N42°58'51"E	35.36'	090°00'00"
C8	13.82'	315.00'	N06°42'56"E	13.82'	002°31'32"

LINE TABLE		
NO.	LENGTH	DIRECTION
L3	40.00'	N87°56'51"E

S89°57'48"W 1524.97' (OVERALL DEVELOPMENT)

S89°57'48"W 1524.97' (OVERALL DEVELOPMENT)

S89°57'48"W 385.33' (PLAT 3)

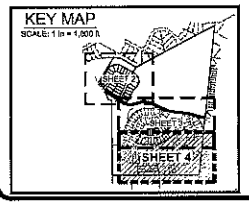
BOUNDARY LINE ADJUSTMENT PLAT OF LOT 3 OF MELISSA ACRES PLAT TWO

MELISSA ACRES PLAT TWO

SOUTHWEST LINE OF U.S. SURVEY 2011 SECTION 16

KEY MAP

SCALE: 1 in = 1,000 ft.



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FND.	=	FOUND
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P.B.	=	PLAT BOOK
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T.S.C.L.	=	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
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- ✿ = SET SEMIPERMANENT MONUMENT IN PREVIOUS PLAT.
- ⊡ = FOUND PERMANENT MONUMENT
- ⊙ = FOUND SEMI-PERMANENT MONUMENT
- + = FOUND CROSS
- ⊕ = FOUND ANCHOR
- ⊕ = BENCHMARK
- 227 = ADDRESS

HATCHING LEGEND:

- PUBLIC RIGHT-OF-WAY =
- DRAINAGE EASEMENT =

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 of 4 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 331-D

JAMES A. HERRON, P.L.S. - VICE PRESIDENT — DATE
MO. REG. L.S. #2001017963

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
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www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: JAN. 11, 2022
JOB NO.:	17-06-146	THE VALLEY AT WINDING BLUFFS PLAT THREE

Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580
<www.jeffcomo.org>

Jefferson County, Missouri
Planning and Zoning Commission
Meeting Date: February 10, 2022

Staff Report
General Information:

Petition Number:	CC221100
Petition Name:	Bax Built
Petitioner Name:	Mike Bax
Street Address:	1901 Parkton Way
City, State:	Barnhart MO 63012
Owner Name:	RBS Enterprise LLC
Street Address:	1901 Parkton Way
City, State:	Barnhart, MO 63012
Location of Site:	The property is located on the western side of US HWY 61-67 in between the intersections of US Hwy 61-67 and Rebecca Lane, as well as US Hwy 61-67 and State Rd K.
Requested Action:	To rezone from Single-Family Residential (R07) to Non-Planned Community Commercial (CC2)
Size of Tract:	0.96 acres (per the Assessor's records)
Parcel Number:	09-4.0-20.0-2-001-027
Existing Zone District:	R07
Township:	Windsor
Council District	#4
School District:	N/A
Fire District:	N/A
Water District:	PWSD 10
Sewer District:	Rock Creek PSD
Prepared By:	Rachel Krispin, Planner I
Date:	January 28, 2022
Recommend:	Approval
Attachments:	1. Aerial Map 2. Zoning Map

Subject Property
The subject property is located on the west side of US Hwy 61-67 between the intersections of US Hwy 61-67 and Rebecca Ln, as well as US Hwy 61-67 and State Rd K. The property is undeveloped.

According to FEMA's Flood Rate Insurance Maps, roughly half of the property is located within the floodplain, and no portion of the property is located within the floodway. No stream orders traverse the property.

Surrounding Area
The surrounding zone districts and land uses are as follows:

To the North:	Zoning:	CC2, R07
	Land Use:	Developed Commercial
To the East:	Zoning:	R07 (Across US Hwy 61-67)
	Land Use:	Undeveloped Residential
To the South:	Zoning:	R07
	Land Use:	Undeveloped Residential
To the West:	Zoning:	R07
	Land Use:	Cemetery

Petitioner's Request
The petitioner is requesting a zone change from Single-Family Residential (R07) to Non-Planned Community Commercial (CC2).

Official Master Plan Growth Area
The subject property is located within the Primary Growth Area of the Official Master Plan. The growth policies for this area include the following:

1. Development will be one of the eight development patterns as defined by this plan.
2. Commercial and employment centers shall be located in either the municipality or the "Primary Growth Area," immediately adjacent, and it shall have direct access to a County, State or Federal highway.

Suburban Development Pattern
The Suburban Development Pattern is the most appropriate pattern of development for the proposed development. The Suburban Development Pattern is appropriate in areas with access to services, with characteristics of access being adjacency and strong transportation connections. This pattern is characterized by non-residential development located along high-traffic roads. Highway 61-67 is considered a high-traffic transportation corridor.

Land Uses	A variety of land uses exist in the Suburban pattern spanning all categories (residential, commercial, industrial). These land uses are separated based on broad classifications of uses. Non-residential development tends to occur in large strips along major roads.
Edges / Transitions	Generally within Suburban patterns, buffers or berms further separate each individual site. These areas may be either natural or manicured. Edges between Suburban patterns and other Development Patterns are generally difficult to define, because this pattern attempts to assimilate qualities of different Development Patterns (urban and rural) into one pattern.
Open Space	Open space is more formal, often designed as part of individual site landscape plans. Private open space consists of medium or large yards, common subdivision grounds or landscape areas as part of non-residential site plans. Private open space can be disjointed, due to its individualized design and purposes – (i.e.: designed to serve specific lots or developments). Public open space may exist as part of a formal community-wide planning effort, typically removed from commercial sites and occasionally incorporated in residential subdivisions.
Street network /Transportation	The street network is hierarchical, including local, collector and arterial streets, with county roads functioning as arterial streets. Arterial streets carry the majority of traffic, requiring detailed engineering (width, turning lanes, etc.). Connectivity is generally only provided by collector or arterial streets. This factor, combined with the separation of uses on functional classes make pedestrian, transit or para-transit access impractical. Most trips require an automobile.
Service Infrastructure	Sewer and water service may be common systems – typically municipal extensions but they also may involve development of private systems. Larger lots, however, (over 1 acre) may be able to support well or septic use if state standards are met.
Community Infrastructure	Fire, police, schools, parks and other community infrastructure can be supplied by existing, but remote facilities, if sufficient capacity exists. New facilities must be phased in as subdivisions increase, but may be difficult to provide efficiently.
Lot sizes	Lot sizes are variable. Overall density typically remains between 3 and 6 units / acre.
Criteria for Implementation	♦ Traffic impact is a major determinant of development, as vehicle miles traveled and congestion increase with this pattern. ♦ Typically triggered by immediate availability or short-term practicality of service infrastructure investments. ♦ Community infrastructure (fire, schools, parks) must be provided by existing remote facilities or developed over time as subdivisions increase. ♦ Generally, not appropriate for areas with significant natural features worthy of preservation.

Relation to Unified Development Order
Proposed Zone District
The Non-Planned Community Commercial District established by this Order is designed to promote commercial development that provides for service oriented commercial activities. The purposes and intent include the following:

1. To provide sufficient space in appropriate locations that have appropriate levels of accessibility for service oriented commercial activities.
2. To provide for non-residential areas where traffic generation and the size of the use may be appropriate for locations near residential uses.
3. To protect adjoining uses from fire, noise, glare, and other similar impacts.
4. To protect logical commercial services areas from adverse impacts such as noise, vibration, and traffic associated with general retail, warehousing, and industrial uses.
5. To provide for a district designation appropriate for limited commercial uses in accordance with the Jefferson County Official Master Plan.

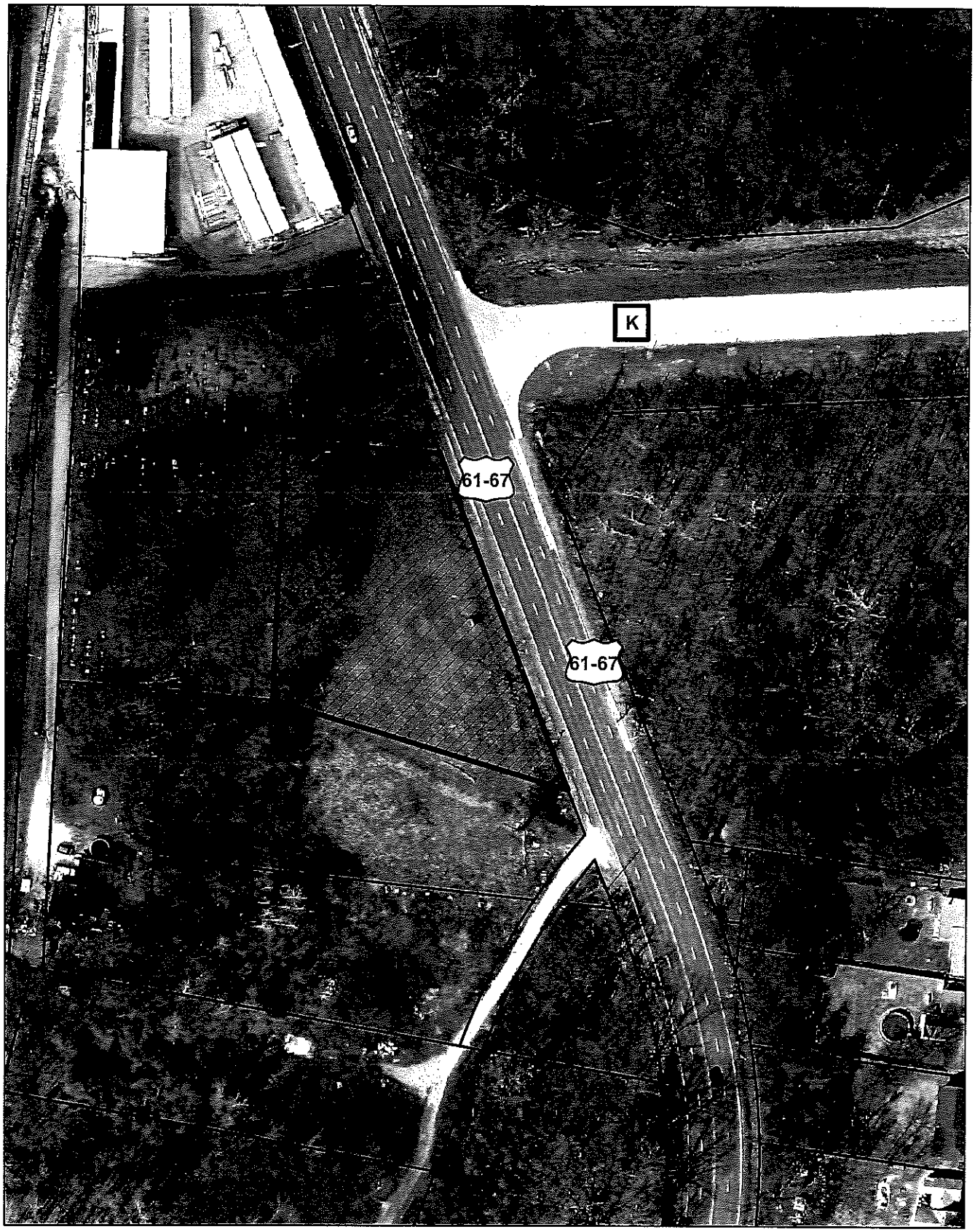
Analysis
The subject property is located in the Primary Growth Area of the Official Master Plan of Jefferson County. The property to be rezoned is currently undeveloped. While there is residentially zoned property surrounding most of the property, there is a large commercial corridor located just North of the subject property (at the intersection of US Hwy 61-67 and Imperial Main St.).

The proposed "CC2" zoning fits the character of the surrounding area. To the North of the property is split zoned between Single-Family Residential "R07" and Non-Planned Community Commercial "CC2". Residential use of the property along a heavily traveled road makes the current zoning less desirable. Commercial zoning could be more desirable given the proximity to a commercial corridor located just North at the intersection of US Hwy 61-67 and Imperial Main St.

The commercial use of the property, if approved, would need to go through the county's site development process to ensure all requirements of the UDO are met for the commercial use.

Staff Recommendation
Based on the analysis above, staff recommends ***Approval*** of CC221100, a request for a change in zoning from Single-Family Residential (R07) to Non-Planned Community Commercial (CC2).

CC221100 - Bax Built



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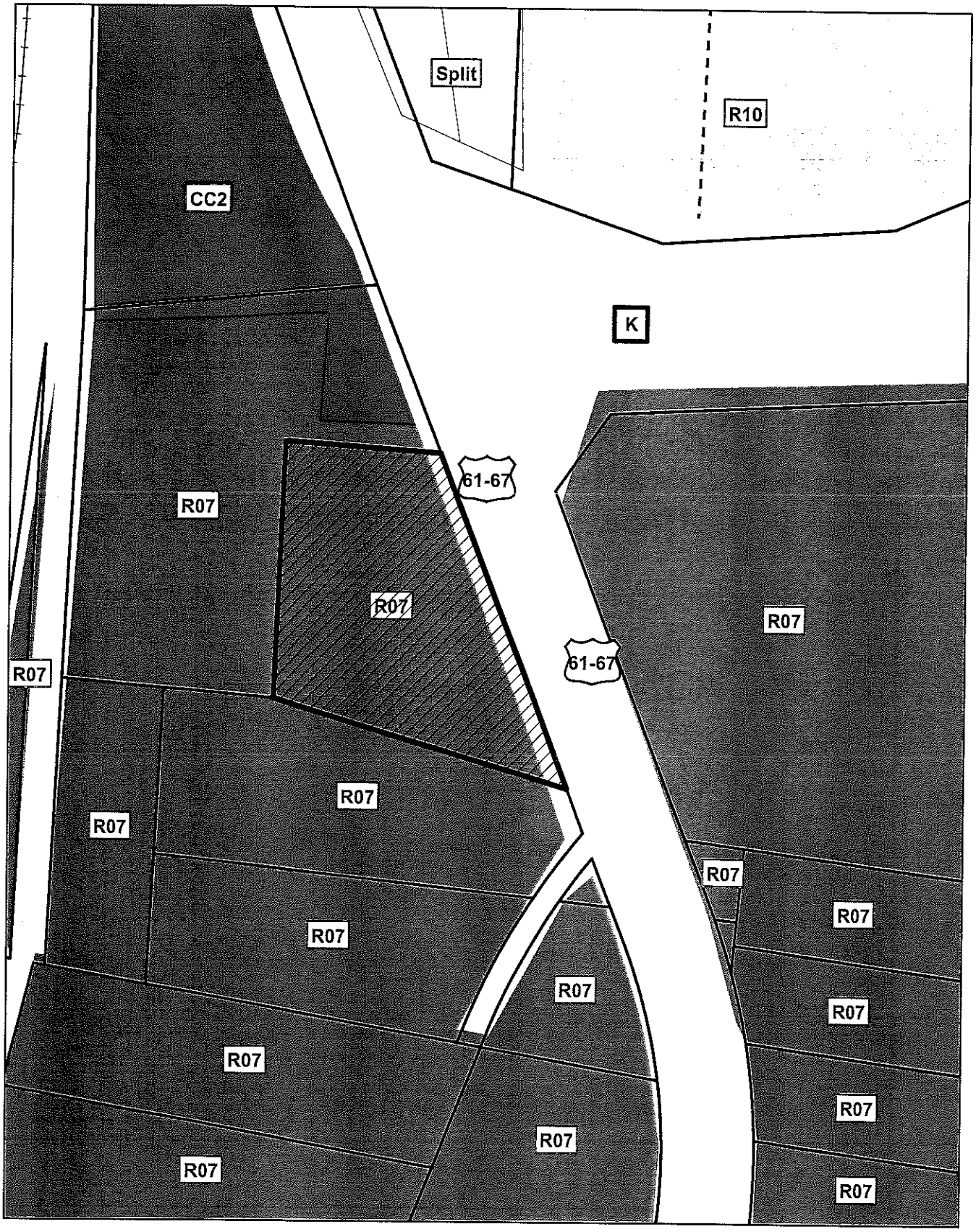
Subject Property

0 95 190 380
Feet

CC221100 - Bax Built



N
W E
S

Subject Property

0 95 190 380
Feet

Jefferson County, Missouri
PLANNING DIVISION
PO BOX 100
HILLSBORO, MO 63050
(636) 797-5580
<www.jeffcomo.org>

Jefferson County, Missouri, Planning and Zoning Commission
Meeting Date: February 10, 2022

Staff Report
General Information:

Petition Number:	PM21102
Petition Name:	Big River Boat and RV Storage
Petitioner Name:	68 N Elm LLC Attn. Matt Hashley
Street Address:	PO Box 215
City, State:	Valley Park, MO 63088
Design Professional:	Wind Engineering Company
Street Address:	122 North Kirkwood
City, State:	Kirkwood, MO 63122
Location of Site:	Subject property located on Old Gravois Rd. right off State Highway 30
Requested Action:	The petitioner is requesting: 1. Revised Development Plan Approval for Big River Boat and RV Storage
Size of Tract:	4.21 acres
Parcel Numbers:	03-1.0-12.0-4-001-003
Existing Zone District:	PM
Council District:	#1
Township:	Rock
School District:	Northwest R-1
Fire District:	High Ridge Fire Protection District
Water District:	PWSD #2
Sewer District:	Northeast Public Sewer
Prepared By:	Josh Jump, Planner II
Date:	January 31, 2022
Recommendation:	Approval, subject to conditions and regulatory requirements
Attachments:	1. Aerial Map 2. Zoning Map 3. Development Plan

Subject Property
The subject property is located on Old Gravois Rd. right off the intersection of Old Gravois and State Highway 30. The rectangularly-shaped parcel is 4.21 acres in size. The property doesn't exhibit any major topography issues.

There are no issues with floodway or floodplain, and there are no stream orders that traverse the property.

Surrounding Areas
The following are the zoning and land uses near the subject property:

To the North:	Zoning:	PC and CC2
	Land Use:	Developed Planned Commercial (PC) and Developed Non-Planned Community Commercial (CC2)
To the East:	Zoning:	R40
	Land Use:	Residentially Developed
To the South:	Zoning:	R40
	Land Use:	Residentially Developed
To the West:	Zoning:	CC2
	Land Use:	Commercially Developed

Official Master Plan
The subject property is located in the Primary Growth Area on the Preferred Growth Alternative Map. This area is potentially suitable for all development patterns. The most appropriate development pattern in this case is an Industrial Development Pattern. This development pattern will be used to determine the design criteria applied to the property. The growth policies for this area include the following:

1. Development within the "Primary and Secondary Growth Areas" shall be required to utilize or extend public infrastructure systems, including water, sewer and roads.
2. Septic or on-site wastewater treatment systems shall be discouraged in the "Primary and Secondary Growth Areas" and lots with existing systems in these areas should be connected to public sewer when physically and financially possible.
3. Development will be one of the eight development patterns as defined by this plan.
4. Commercial and employment centers shall be located in either the municipality or the "Primary Growth Area," immediately adjacent, and it shall have direct access to a County, State or Federal highway.

Suburban Development Pattern
The Suburban Development Pattern is the most appropriate pattern of development for the proposed development. The Suburban Development Pattern is appropriate in areas with access to services, with characteristics of access being adjacency and strong transportation connections.

Land Uses	A variety of land uses exist in the Suburban pattern spanning all categories (residential, commercial, industrial). These land uses are separated based on broad classifications of uses. Non-residential development tends to occur in large strips along major roads.
Edges / Transitions	Generally within Suburban patterns, buffers or berms further separate each individual site. These areas may be either natural or manicured. Edges between Suburban patterns and other Development Patterns are generally difficult to define, because this pattern attempts to assimilate qualities of different Development Patterns (urban and rural) into one pattern.
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Service Infrastructure	Sewer and water service may be common systems – typically municipal extensions but they also may involve development of private systems. Larger lots, however, (over 1 acre) may be able to support well or septic use if state standards are met.
Community Infrastructure	Fire, police, schools, parks and other community infrastructure can be supplied by existing, but remote facilities, if sufficient capacity exists. New facilities must be phased in as subdivisions increase, but may be difficult to provide efficiently.
Lot sizes	Lot sizes are variable. Overall density typically remains between 3 and 6 units / acre.
Criteria for Implementation	• Traffic impact is a major determinant of development, as vehicle miles traveled and congestion increase with this pattern. • Typically triggered by immediate availability or short-term practicality of service infrastructure investments. • Community infrastructure (fire, schools, parks) must be provided by existing remote facilities or developed over time as subdivisions increase. • Generally, not appropriate for areas with significant natural features worthy of preservation.

Unified Development Order

PM — Planned Mixed Use District

It is the intent and purpose of the PM — Planned Mixed Use District to permit the most efficient use of land that combines a variety of commercial, office, residential and public uses. The district is designed to have uses that are centrally located and compact so that maximum

convenience is afforded the users and occupants of the district and the following intent and applicability:

1. To allow greater flexibility in development standards (lot coverage, setbacks, building heights, lot sizes, etc.) to facilitate adaptation of development to the unique conditions of a particular site, while providing higher standards of site design and building design, a high level of environmental sensitivity, and more satisfying living and working environments than can be achieved under the standards of other zoning districts.
2. To promote a streetscape that encourages buildings to be moved forward adjacent to the front yard setback line or adjacent to the required landscape improvements.
3. To encourage pedestrian friendly development.
4. Permit a mixture of uses that, with proper design and planning, will be compatible with each other and with surrounding uses or zoning districts,
5. An area may be considered for rezoning to PM District if any one of the following conditions exist:
    a. More than one land use or land use intensity is proposed for development on a single parcel, where only a single use is permitted under other zoning classifications; or
    b. Different land uses that would not otherwise be permitted to locate within the same zoning district are proposed for development on one or more adjacent parcels under single or separate ownership.

Office Uses — Characteristics:

1 . The PM district may contain office -and institutional uses compatible with the surrounding area.

Commercial Uses — Characteristics:

1 . The PM district may provide for maximum attainable commercial usage of property while ensuring development consistent with the adopted County long-range plans.

Mixed Use Design Standards — Objectives Residential Uses:

1 . Encourage developments with mixtures of densities, lot sizes, and housing types.
2. Foster neighborhood security with means for maintaining activity at all times of the day.
3. Encourage linking neighborhoods with safe, attractive pedestrian connections both along the street and on open space greenways.
4. Connect residences to each other and to neighborhood parks, schools, public facilities, and shops with direct pedestrian pathways.
5. Encourage interconnectivity among neighborhoods to distribute traffic evenly and avoid excessive traffic on any one street and limit traffic cutting-through from one neighborhood to another or from one County maintained road to another.
6. Minimize cut-through traffic within a neighborhood by providing a safe access configuration for internal and external traffic movement and design streets with appropriate speeds based upon the intended use, allowing for narrower widths and other traffic calming measures.
7. Encourage parks and community facilities.

Non-residential Uses:

1 . Provide a focal point for neighborhoods surrounding office and commercial development.
2. Allow a mixture of non-residential and residential uses to occur in a compact, pedestrian friendly manner.

3. Allow vehicular access to the varied activities that occur in the mixed-use development pattern, but never at the expense of pedestrian safety.
4. Encourage buildings with diverse and interesting architectural styles that allow mixed-use developments to attain a unique identity in the County.
5. Prescribe compact development patterns that preserve rural qualities of outlying areas.

Development Plans
A Development Plan is intended to establish regulations and restrictions that are in harmony with the general purpose and intent of the UDO, but in a manner that allows the regulations to differ in one or more respects from the zoning regulations that are generally applicable to the underlying zoning districts.

Development Plan – Objectives – Section 400.1390
The objectives of the Development Plan process are:

1. To permit the use of more flexible land use regulations.
2. To provide latitude in the location of buildings, structures, open spaces, play areas, parking, roads, drives and variations in setbacks and yard requirements.
3. To facilitate use of the most advantageous techniques of land development.
4. To encourage the combination and coordination of architectural styles, building forms and relationships.
5. To encourage the conservation of existing natural resources and maintain the character of the County.
6. To limit specific uses within the underlying zoning district to a particular Development Plan when it is deemed more appropriate and/or compatible to surrounding, uses, proposed or future uses or when deemed to be in the best interest of the of the community to limit the uses, based on existing and / or proposed traffic conditions and / or concerns and other land use concerns.

Development Plan – Criteria for approval – Section 400.1230D
According to the UDO, the applicable zoning district regulations are to be used as a guide for the review of the Development Plan. Conditions or restrictions may be imposed. These conditions or restrictions may be required prior to submittal of a Preliminary Plat or Site Development Plan. The Planning Commission and County Council may consider the following criteria:

1. Whether the development is designed, located and proposed to be operated so that the health, safety, and welfare of the public will be protected.
2. Whether the development will impede the orderly development and improvement of surrounding property.
3. Whether the development incorporates adequate ingress and egress and an internal street network that provides for the efficient flow of traffic.
4. The criteria set forth in Section 400.1140D as follows:
    a. The character of the neighborhood.
    b. The existing and any proposed zoning and uses of adjacent properties, and the extent to which the proposed use is compatible with the adjacent zoning and uses.

c. The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
d. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.
e. The length of time, if any, the property has remained vacant as zoned.
f. The extent to which the proposed use will negatively affect the character of the property and neighboring property.
g. The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.
h. The extent to which the proposed use will adversely affect the capacity or safety of the portions of the street network impacted by the use, or present parking problems in the vicinity of the property.
i. The extent to which the proposed use will address and conserve the natural resources of the site, effectively manage storm water runoff, and prevent air, water, and noise pollution and conserve habitat.
j. The impact the proposed use has on achieving the goal of economic diversity in the community.
k. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this UDO.
l. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.
m. The gain, if any, to the public health, safety and welfare due to approval of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
n. The conformance of the proposed use to the Official Master Plan and other adopted planning policies.
o. The analysis by professional staff.

In accordance with 400.1240, any substantial changes to an approved Development Plan may only be approved by the County Council after review and recommendation by the Planning and Zoning Commission.

Proposed Development Plan (received December 16, 2021)

Proposed Uses:

The proposed development plan shows a total of 151 spaces for RVs, Boats, and maintenance equipment storage. There are an existing 75 spaces currently developed on the site. The phase two plan adds an additional 76 spaces. The final layout will include the following: 7 – 10 X 15 spaces, 42 – 10 X 20 spaces, 34 – 12 X 30 spaces, 48 – 12 X 40 spaces, and 20 – 12 X 45 spaces. There was an existing plan approved in 2017 that included an office building and parking for that office building. This plan seeks to revise the original plan to allow for the entirety of the property to be used for the Boat, RV, and maintenance equipment storage.

Access:

The site includes a gated entrance and two-way access in and out of the site. This entrance is currently being used for the part of the property that has been developed.

Parking and Stormwater:

The stormwater requirements have been installed as part of the 1st phase for the entirety of the development.

Landscaping:

The development plan does include a landscaping plan. There is landscaping located on the street frontage of Gravois. The landscaping configuration will be reviewed for its conformance to the UDO during site development should the revised development plan be approved.

Modifications:

There were several modifications approved with the development plan in 2017. Those modifications remain approved for this Revised Development Plan.

Revised Development Plan Analysis:

Zoning
The subject property is located within the Primary Growth Area of Jefferson County and is consistent with the County's Official Master Plan. The Planned Mixed Use (PM) zone district would not be out of character for the area in which it is located. Both the proposed office and commercial uses of the property appear to be compatible with adjacent zoning and uses. The proposed Development Plan is consistent with the intent and purpose of the Planned Mixed Use (PM) zone district. The development promotes variations of commercial uses across different commercial zone districts.

Development Plan
Staff has not seen any evidence to indicate there would be any risk to public health, safety, and welfare from the development as proposed. The development does not appear to have any features that would impede the normal and orderly development and improvement of the surrounding property.

Regulatory Requirements
Permitted Uses

Land uses shall be permitted per the approved Development Plan. The permitted use for is as follows:

Boats, recreation vehicles and maintenance equipment storage

Floor Area, Height, and other Building Requirements

The floor area, height, and other building requirements shall comply with applicable Articles of the UDO.

Site Development

Required Yards
Required yard setbacks shall be as follows in accordance with Article V of the UDO.
Front yard – 20 feet, Side yard – 10 feet, Rear yard – 20 feet

Design Standards

The development shall comply with Industrial Design Standards in accordance with Article VII of the UDO, except as previously modified.

Access

Access shall be provided in accordance with the UDO, except as previously modified.

Parking

Parking and loading shall be provided in accordance with Article XII of the UDO, except as previously modified.

Signs

Signs shall comply with Article XIII of the UDO. All regulatory signs, including stop signs, speed limit, etc. shall be provided by the developer.

Landscaping

Landscaping, buffers, and tree protection shall comply with Article XIV of the UDO, except as previously modified.

Geotechnical

A geotechnical study prepared by an Engineer licensed in the State of Missouri shall be required where there is more than 5 feet of cut or 5 feet of fill or slopes greater than 3:1.

Performance and Design Standards

Outside storage

Outside storage of materials is not permitted on the site.

Physical appearance

Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are screened from view.

Performance standards

Fire hazards

All flammable substances involved in any activity established in this district shall be handled in conformance with the latest edition of the applicable local fire code published by the International Code Council and applicable codes and ordinances.

Noise

No operation shall be carried on that involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour of traffic volume. Noise shall be measured at the property line and when the level of this noise cannot be determined by observation with the natural senses, a suitable instrument may be used, and measurement may include breakdowns into a reasonable number of frequency ranges. All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness.

Sewage and other liquid waste

No operation shall be carried on which involves the discharge into a sewer, water course, or the ground of liquid wastes of any radioactive nature or liquid waste of a chemical nature which are detrimental to normal sewage plant operation or corrosive and damaging to sewer pipes and installations.

Stormwater

Land disturbance activities shall follow stormwater management best management practices to prevent and reduce the discharge of pollutants directly or indirectly into stormwater, except as previously modified.

Odor

Odor-causing operations shall be controlled so as to reduce escape of odors to the minimum practical within the limits of reasonable technology and economics.

Hazardous materials

Operations involving the storage or use of hazardous materials in reportable quantities, as classified by the Environmental Protection Agency (EPA), shall obtain any necessary permits from the Fire District(s) and make improvements to the building and grounds required by the International Fire Code.

Departmental Comments:

1) Site Development will be required, and all improvements must be completed or escrowed for before occupancy will be granted.
2) All required improvements for Phase 2 shall be installed prior to occupancy/usage of Phase

Staff Recommendation for Revised Development Plan approval

Staff recommends ***approval*** of PC21102, a request for revised development plan approval for Big River Boat and RV Storage, subject to departmental comments and regulatory requirements as set forth above.

PM21102 - Big River Boat and RV Storage

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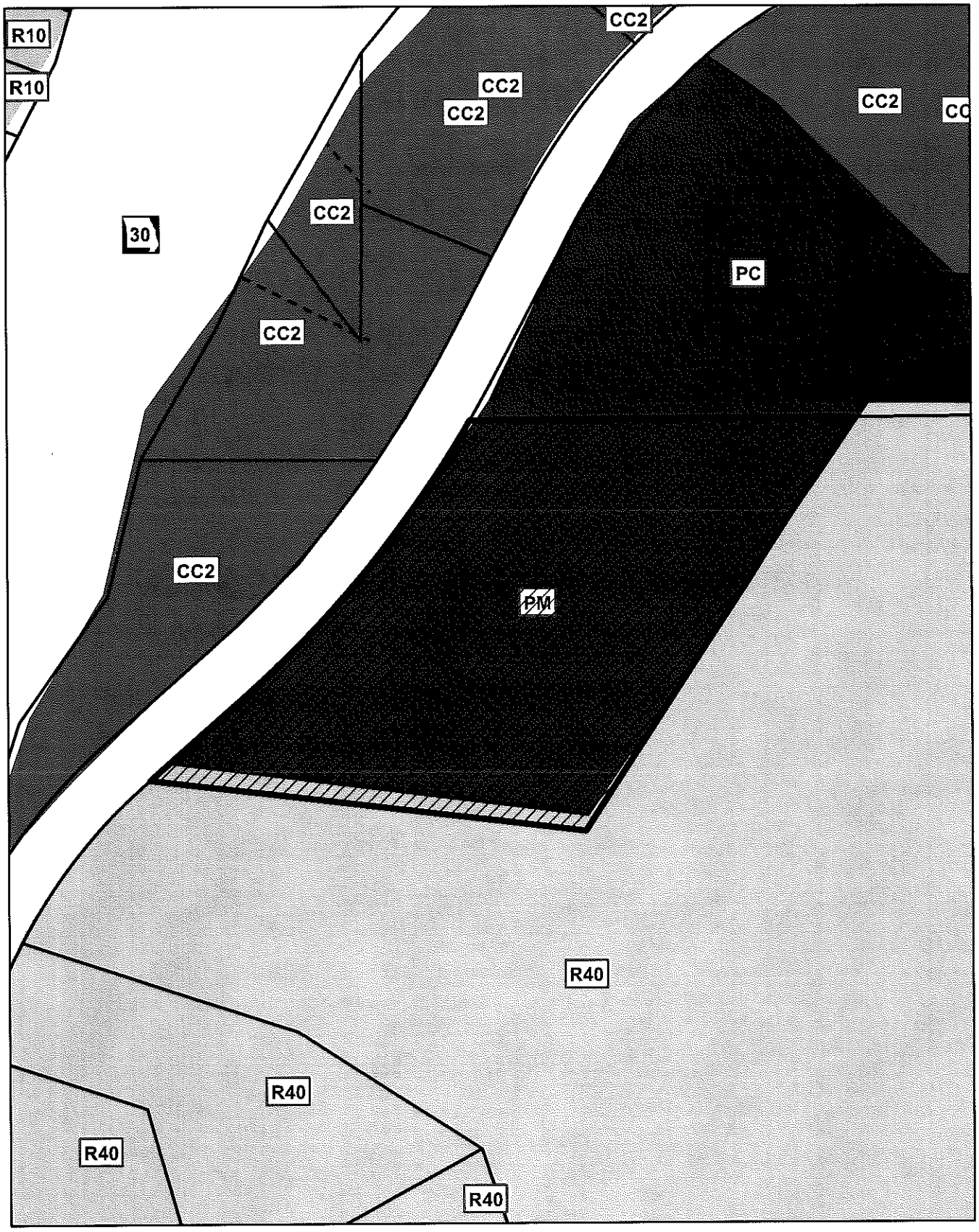
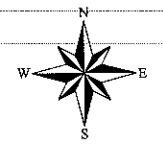
Subject Property

0 120 240 480
Feet

PM21102 - Big River Boat and RV Storage





Subject Property

0 120 240 480 Feet

AMMENDED PRELIMINARY DEVELOPMENT PLAN

FOR

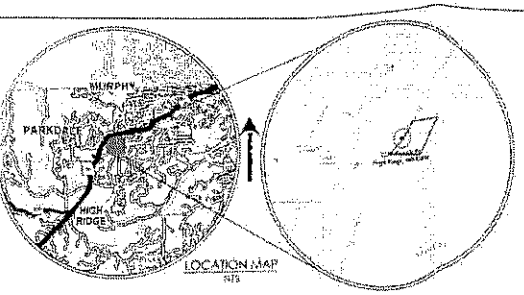
BIG RIVER BOAT & STORAGE

PHASE 2

TO BE LOCATED AT

2232 GRAVOIS ROAD

HIGH RIDGE, MO 63049



LOCATION MAP
NTS

SOURCE OF BOUNDARY AND TOPOGRAPHIC INFORMATION

BENCHMARK

LEGAL DESCRIPTION

UTILITIES/SERVICE PROVIDERS

EXISTING CONDITIONS

NOTICE TO CONTRACTOR

BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

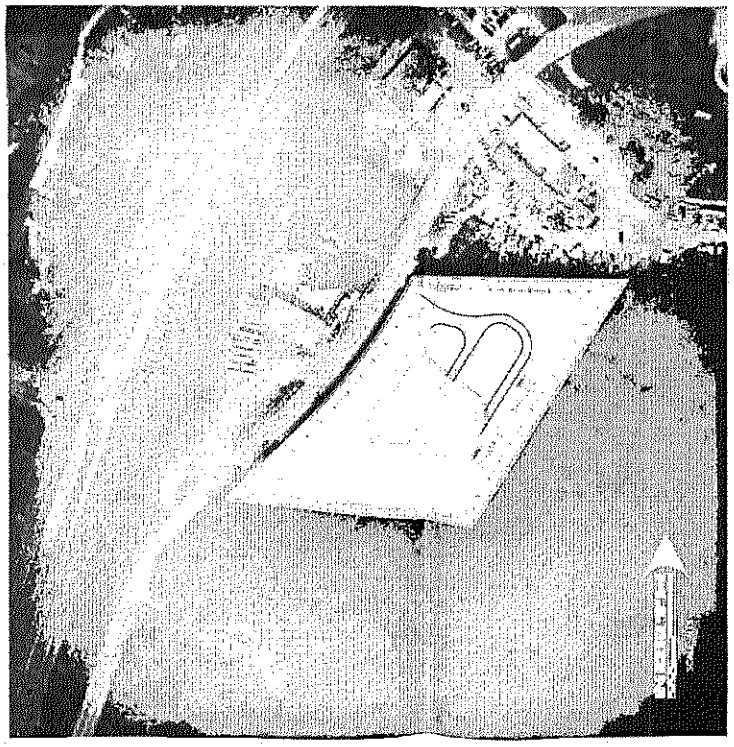
MODIFICATIONS

ZONING INFORMATION

Minimum Setbacks				
Zoning District	Front Yard	Side Yard (feet)	Side Yard (corner)	Rear Yard
"PDR"	25'	15'	25'	25'

TRIP GENERATION

USE	AREA/UNITS	PEAK HOUR OF THE PEAK HOUR GENERATED TRIPS		CALCULATED DAILY TRIPS	COMMENTS
Mini-Warehouse	44 Units	44 Units	25 Trips	1,000 Trips	1,000 Trips, 1 Trip per Unit
			TOTAL	25 Trips	CONSTRUCTION ENTRANCE MUST BE PAVED



KEY MAP : NTS

PERTINENT DATA

LEGEND

EXISTING	DESCRIPTION	PROPOSED

ABBREVIATIONS

INDEX OF SHEETS

RESERVED FOR AGENCY REVIEW

RECEIVED
OCT 15 2020
Planning & Development

PRELIMINARY PLAN DISCLAIMER
THESE DRAWINGS ARE FOR AGENCY REVIEW AND UNDER CONSIDERATION FOR APPROVAL, NOT FOR CONSTRUCTION.

BIG RIVER BOAT AND RV STORAGE-PHASE 2
2232 GRAVOIS RD, HIGH RIDGE, MO 63049 JEFFERSON COUNTY, MO
Title Sheet

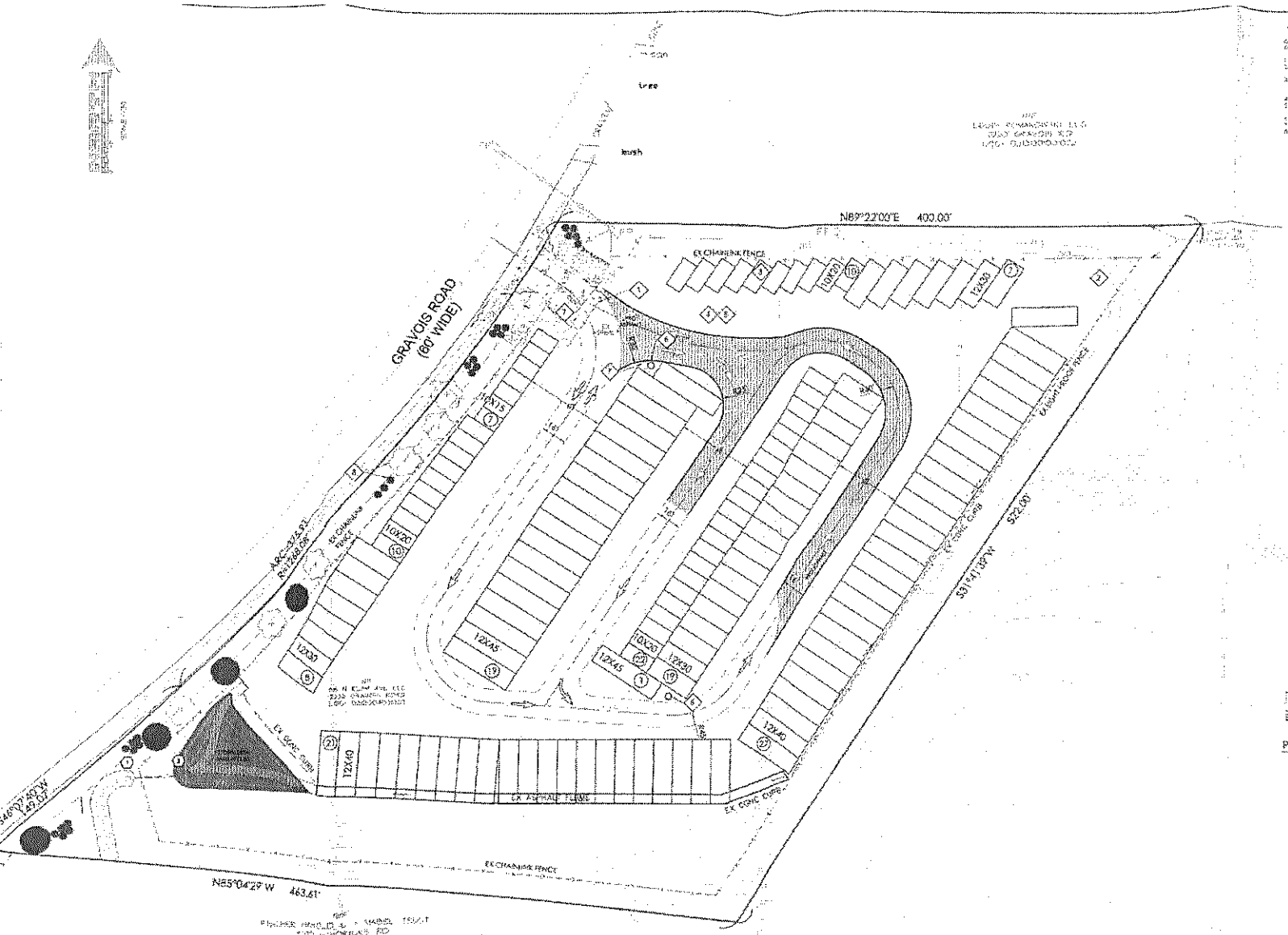
BIG RIVER

Prepared by
Wind

REVISIONS/STATUS

WIND ENGINEERING COMPANY
COPYRIGHT 2021

Date	11/28/2020
Drawn by	DW
Checked by	PC
Approved by	DW
Scale	
Project No.	17008.01
Sheet No.	PDP1



KEYED NOTES

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3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]

MACHINE DEFECTS LIMITS OF EXISTING CRUSHED STONE SURFACING

PARKING COUNT: (PHASE 1&2)

SIZE	QUANTITY
10X15	7 SPACES
10X20	42 SPACES
12X30	34 SPACES
12X40	48 SPACES
12X45	20 SPACES
TOTAL	151 SPACES

LEGEND

(1) EDGE PAVE (1&2)

(2) EDGE PAVE (3&4)

NOTES:

1. [illegible]
2. [illegible]

PRELIMINARY PLAN DISCLAIMER

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BIG RIVER BOAT AND RV STORAGE
SITE AND GRADING PLAN (PHASE 2)

2373 GRAVOIS RD, HIGH RIDGE, 63049 (UNINCORPORATED JEFFERSON COUNTY, MO)

Prepared for: BIG RIVER

Prepared by: WIND ENGINEERING COMPANY

REVISIONS/STATUS

WIND ENGINEERING COMPANY

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11/20/2020

DW

PC DW

DW

17008.01

PDP4

Jefferson County, Missouri
PLANNING DIVISION
PO Box 100
HILLSBORO, MO 63050
(636) 797-5580
<www.jeffcomo.org>

Jefferson County, Missouri
Planning and Zoning Commission
Meeting Date: February 10, 2022

Staff Report
General Information:

Petition Number:	VR21104
Petition Name:	Siesta Manor MHP
Petitioner Name:	Scott Sampson
Street Address:	4003 Birch Dr
City, State:	Imperial, MO 63052
Owner Name:	Siesta Manor MO LLC
Street Address:	4600 Cox Rd Ste 400
City, State:	Glen Allen, VA 23060
Requested Action:	Relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design Criteria that requires a 100' buffer for a Stream Order 3.
Parcel Number:	02-2.0-04.0-2-004-005
Township:	Rock
Council District	#1
School District:	Northwest
Fire District:	High Ridge
Water District:	PWSD 3
Sewer District:	Northeast Public Sewer
Ambulance District:	North Jefferson
Prepared By:	Josh Jump, Planner II
Date:	January 31, 2022
Recommendation:	Approval W/Conditions

Attachments:

1. Aerial Map
2. Location Map
3. Site plan
4. Letter from the Stormwater Department including the analysis of the variance request.

Subject Property
The subject property, Siesta Manor MHP, is zoned Planned Mixed Residential Use "PR2". The Stream Order 3 traverses the southern edge of the park. The petitioner would like to receive a permanent variance for the Stream order 3 buffer requirements.

According to FEMA's Flood Rate Insurance Map, a small portion of the property lie within the floodway and floodplain. Additionally, a Stream Order 3 traverses the property.

Surrounding Area
The surrounding zone districts and land uses are as follows:

To the North:	Zoning:	CC2 and PC
	Land Use:	Developed Commercial
To the East:	Zoning:	CC2, PI, and PB
	Land Use:	Developed Commercial
To the South:	Zoning:	R7
	Land Use:	Developed Residential
To the West:	Zoning:	PR2 and R7
	Land Use:	Developed Residential

Petitioner Requests
The petitioner has submitted a request for relief from one (1) development requirement. The request is as follows:

1. Relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design Criteria, which requires a 100-foot buffer for a Stream Order 3, both on each side of the stream beginning at the top of the stream bank. The petitioner is requesting permanent relief for stream buffer setbacks.

Analysis

The Department of Public Works, Stormwater Division is responsible for enforcing the Erosion and Sediment Control/Stormwater Management Design Manual, and therefore provided the analysis:

> The Stormwater Division recommends approval from the Planning and Zoning Commission for the above variance requests. Jefferson County Stormwater Division is recommending the following conditions to be listed and required on this request.
>
> 1. Designated and approved concrete washout area as required by Jefferson County Stormwater Codes 505.
> 2. No trash containers or construction material stored in the stream buffer.
> 3. Sediment and erosion controls measures installed as required in Jefferson County Stormwater Codes 505.
> 4. All vegetation must be re-established after construction is completed.

Staff Recommendation

1. The Stormwater Division recommends ***Approval*** of VR21104 - relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design to receive permanent relief for the Stream Order 3 buffers with the following conditions:

    a. Designated and approved concrete washout area as required by Jefferson County Stormwater Codes 505.
    b. No trash containers or construction material stored in the stream buffer.
    c. Sediment and erosion controls measures installed as required in Jefferson County Stormwater Codes 505.
    d. All vegetation must be re-established after construction is completed.

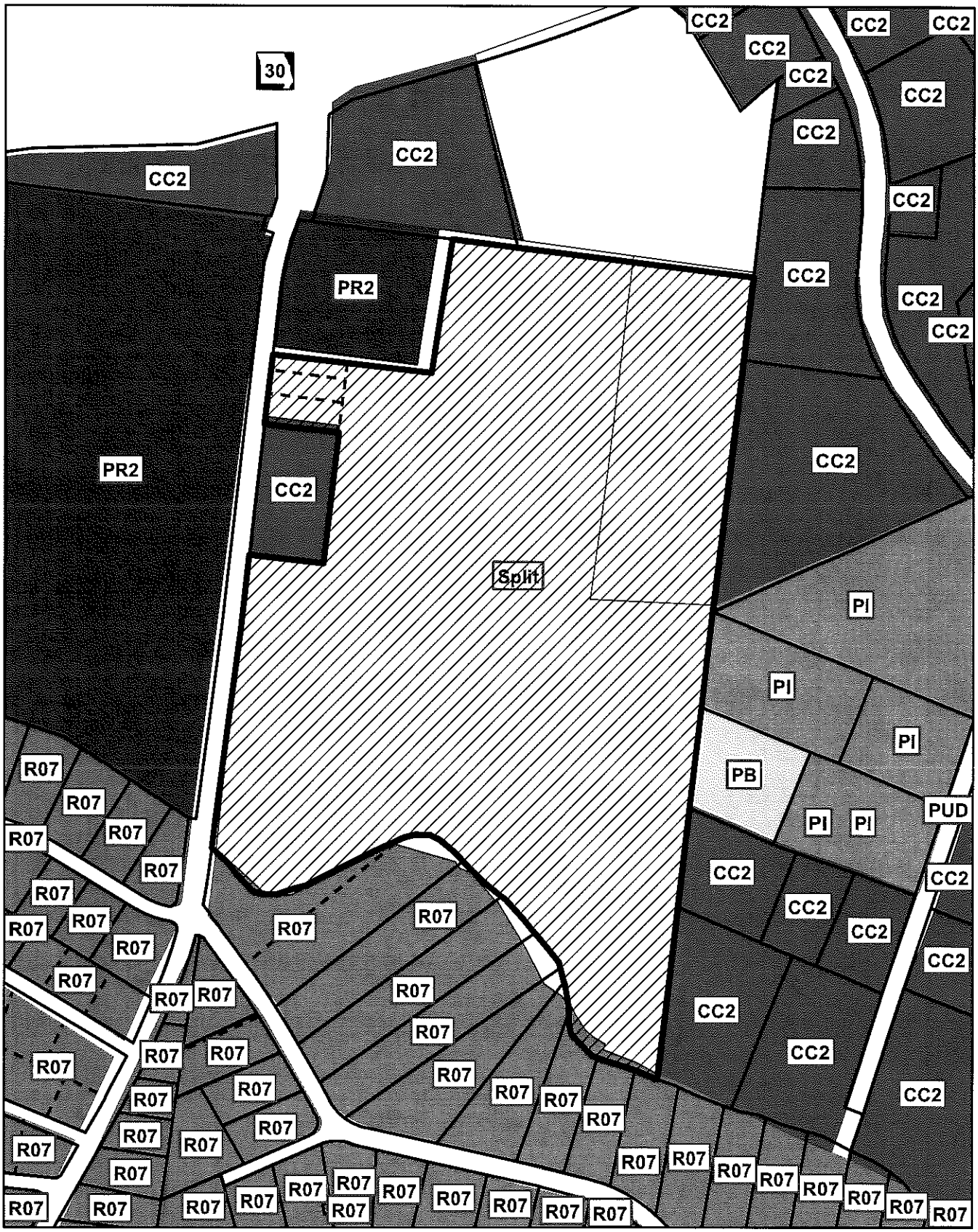
VR21104 - Siesta Manor Mobile Home Park

N
W E
S

Subject Property

0 235 470 940
Feet

VR21104 - Siesta Manor Mobile Home Park



N
W E
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Subject Property

0 235 470 940
Feet

Calle del Norte Dr
Brock Dr
San Lorenzo Ct
Avero Dr
San Aymores Ct
Buena Vista Dr
Quintana Dr
San Marcos Dr
Circle Dr
Delores Dr
Sun Valley
Manoleto Dr
Santa Clara
Fondaqui Ln
Delores Dr

Memo

TO: Josh Jump
FROM: Mike Cook, Stormwater Division
DATE: January 28, 2022
RE: Variance Request
LOCAT: Siesta Manor Mobile Home Park

Josh,

The Jefferson County Engineer recommends that the Planning and Zoning Commission approve the above variance request. Jefferson County Engineer is recommending the following conditions to this request.

1. Designated and approved concrete washout area as required by Jefferson County Stormwater codes 505.
2. No trash containers or construction material stored in the stream buffer
3. Sediment and erosion control measures installed as required in Jefferson County Stormwater codes 505.
4. All vegetation be re-established after construction is completed

Thank you,

Michael Cook
Storm Water Division of
Jefferson County, Mo
725 Maple Street
Hillsboro, Mo 63050
636-797-6318

Jefferson County, Missouri
PLANNING DIVISION
PO Box 100
HILLSBORO, MO 63050
(636) 797-5580
<www.jeffcomo.org>

Jefferson County, Missouri
Planning and Zoning Commission
Meeting Date: February 10, 2022

Staff Report
General Information:

Petition Number:	VR21105
Petition Name:	Country Club Manor MHP
Petitioner Name:	Scott Sampson
Street Address:	4003 Birch Dr
City, State:	Imperial, MO 63052
Owner Name:	Country Club Manor MO LLC
Street Address:	4600 Cox Rd Ste 400
City, State:	Glen Allen, VA 23060
Requested Action:	Relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design Criteria that requires a 25' buffer for a Stream Order 2 and a 100' buffer for a Stream Order 3.
Parcel Number:	02-9.0-29.0-3-001-012, 02-9.0-32.0-1-002-001, 02-9.0-32.0-1-002-002, 02-9.0-32.0-1-002-003, 02-9.0-32.0-1-002-004.08, 02-9.0-32.0-1-002-005, 02-9.0-32.0-1-002-004.06, 02-9.0-32.0-1-002-004.02, 02-9.0-32.0-1-002-004.09, 02-9.0-32.0-1-002-004.04, and 02-9.0-32.0-1-002-004.
Township:	Rock
Council District	#2
School District:	Fox
Fire District:	Saline Valley
Water District:	PWSD C1
Sewer District:	Rock Creek
Ambulance District:	Rock
Prepared By:	Rachel Krispin, Planner I
Date:	January 28, 2022
Recommendation:	Approval

Attachments:

1. Aerial Map
2. Location Map
3. Site plan
4. Letter from the Stormwater Department including the analysis of the variance request.

Subject Property
The subject property, Country Club Manor MHP, is zoned Planned Mixed Residential Use "PR2". Country Club Manor MHP encompasses numerous parcels of land. The Stream Order 2 and the Stream Order 3 traverse multiple parcels. The petitioner would like to receive a permanent variance for Stream Order 2 and Stream Order 3 buffer requirements.

According to FEMA's Flood Rate Insurance Map, a small portion of the property lie within the floodway and floodplain. Additionally, a Stream Order 2 and a Stream Order 3 traverse the property.

Surrounding Area
The surrounding zone districts and land uses are as follows:

To the North:	Zoning:	R10
	Land Use:	Developed Residential
To the East:	Zoning:	R10, PR2
	Land Use:	Developed Residential
To the South:	Zoning:	R20, PR2
	Land Use:	Developed Residential
To the West:	Zoning:	R40, PUD
	Land Use:	Developed Residential

Petitioner Requests
The petitioner has submitted a request for relief from one (1) development requirement. The request is as follows:

1. Relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design Criteria, which requires a 25-foot buffer for a Stream Order Two and a 100-foot buffer for a Stream Order Three, both on each side of the stream beginning at the top of the stream bank. The petitioner is requesting permanent relief for stream buffer setbacks.

Analysis

The Department of Public Works, Stormwater Division is responsible for enforcing the Erosion and Sediment Control/Stormwater Management Design Manual, and therefore provided the analysis:

> The Stormwater Division recommends approval from the Planning and Zoning Commission for the above variance requests. Jefferson County Stormwater Division is recommending the following conditions to be listed and required on this request.
>
> 1. Designated and approved concrete washout area as required by Jefferson County Stormwater Codes 505.
> 2. No trash containers or construction material stored in the stream buffer.
> 3. Sediment and erosion controls measures installed as required in Jefferson County Stormwater Codes 505.
> 4. All vegetation must be re-established after construction is completed.

Staff Recommendation

1. The Stormwater Division recommends ***Approval*** of VR21105 - relief from Section 505.170.B.3 – Buffer Strips – of the Erosion and Sediment Control/Stormwater Management Design to receive permanent relief for the Stream Order One and Stream Order Two buffers with the following conditions:
    a. Designated and approved concrete washout area as required by Jefferson County Stormwater Codes 505.
    b. No trash containers or construction material stored in the stream buffer.
    c. Sediment and erosion controls measures installed as required in Jefferson County Stormwater Codes 505.
    d. All vegetation must be re-established after construction is completed.

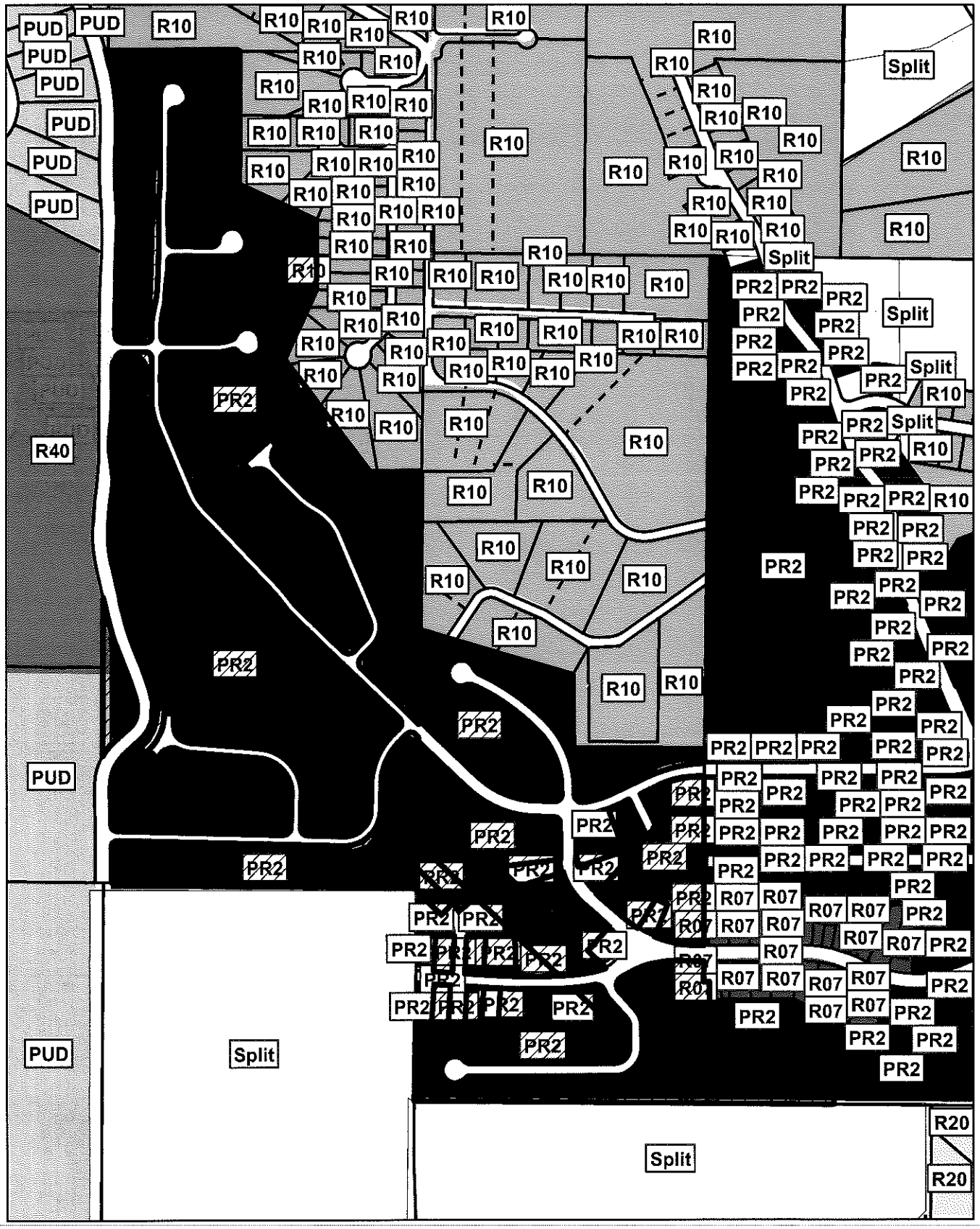
VR21105- Country Club Manor LLC

N
W E
S

Subject Property

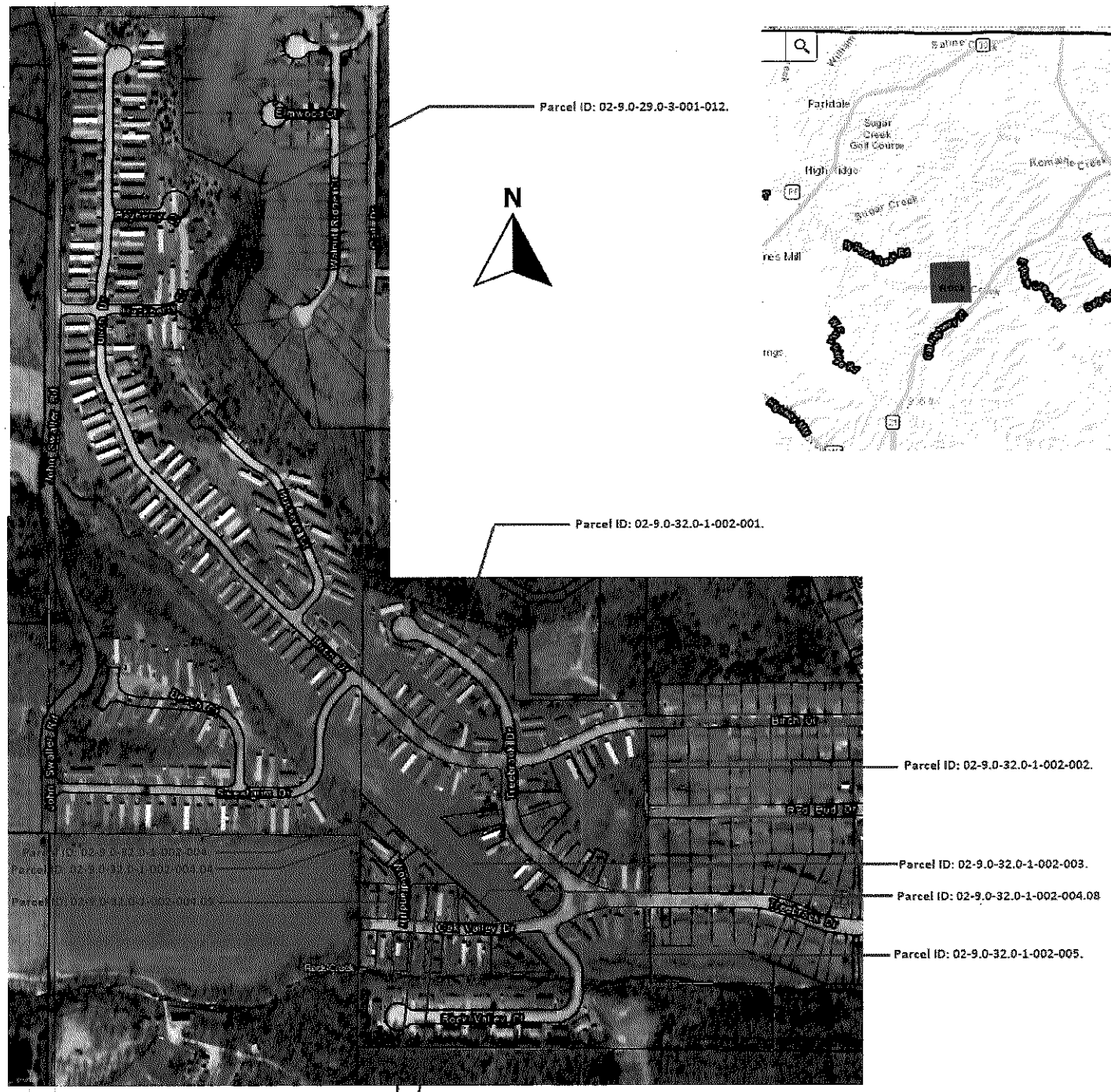
0 362.5 725 1,450
Feet

VR21105- Country Club Manor LLC



Subject Property

0 362.5 725 1,450 Feet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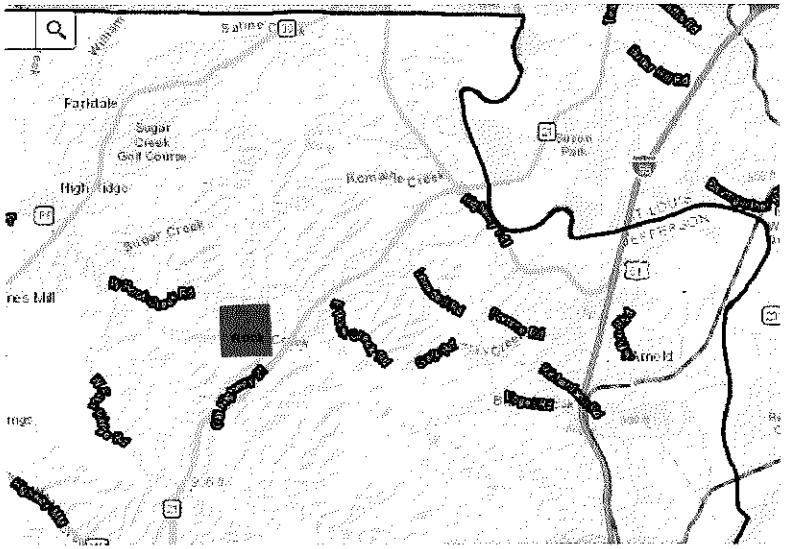
N
Parcel ID: 02-9.0-32.0-1-002-001.
Parcel ID: 02-9.0-32.0-1-002-002.
Parcel ID: 02-9.0-32.0-1-002-003.
Parcel ID: 02-9.0-32.0-1-002-004.08
Parcel ID: 02-9.0-32.0-1-002-005.
Parcel ID: 02-9.0-32.0-1-002-004.06
Parcel ID: 02-9.0-32.0-1-002-004.02


Faridale
Sugar Creek Golf Course
High Ridge
Sugar Creek
Romaine Creek
Saline Creek
Curon Park

Memo

TO: Josh Jump
FROM: Mike Cook, Stormwater Division
DATE: January 28, 2022
RE: Permanent Variance Request
LOCAT: Country Club Manor

Josh,

The Jefferson County Engineer recommends that the Planning and Zoning Commission approve the above variance request. Jefferson County Engineer is recommending the following conditions to this request.

1. Designated and approved concrete washout area as required by Jefferson County Stormwater codes 505.
2. No trash containers or construction material stored in the stream buffer
3. Sediment and erosion control measures installed as required in Jefferson County Stormwater codes 505.
4. All vegetation be re-established after construction is completed

Thank you,
Michael Cook

Michael Cook
Storm Water Division of
Jefferson County, Mo
725 Maple Street
Hillsboro, Mo 63050
636-797-6318