

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, July 11, 2024 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
June 27, 2024
- V. SWEARING IN OF WITNESSES
- VI. INTRODUCTION OF EVIDENCE
- VII. NEW BUSINESS
 1. Consent
 - A. FP24044
The Final Plat for the Timbers Plat Three, parcel 08-1.0-12.0-0-000-047., located at 2318 Prairie Hollow Road and 2262 Prairie Hollow Road, Imperial, in Imperial Township and Council District #3.
 2. Consideration
 - A. VR24040
A Request for a Deviation for parcel 02-9.0-32.0-0-000-009.01 located at 4347 Clearbrook Lane, Imperial, in Rock Township and Council District #7, for relief from Chapter 505: Erosion and Sediment Control /Stormwater Code, Section 505.170(B)(3) of the Jefferson County Code of Ordinances.
 - B. PR224043
A Request for a Revised Development Plan for Paradise Estates Mobile Home Park, parcel 06-7.0-36.0-0-000-013., located 1 Paradise Estates Drive, Ceda Hill, in Meramec Township and Council District #7.
- 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.

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"

PETITION NUMBER: FP24044

APPLICATION (PROJECT) NAME: THE TIMBERS PLAT THREE

APPLICANT: THE TIMBERS AT PRAIRIE HOLLOW LLC
5091 NEW BAUMGARTNER RD

PROPERTY OWNER NAME: SAME AS ABOVE

DESIGN PROFESSIONAL: THE STERLING COMPANY

REQUEST: APPROVAL OF THE FINAL PLAT FOR THE TIMBERS THREE

SITE LOCATION:

PARCEL/LOCATOR NUMBER: 08-1.0-12.0-0-000-047

EXISTING ZONING DISTRICT: PLANNED SINGLE-FAMILY RESIDENTIAL (PR1)

LOT COUNT: 36

NUMBER OF ACRES: 14.71

FEET OF ROAD FRONTAGE: APPROXIMATELY 1265' – PRAIRIE HOLLOW

PUBLIC SERVICE AVAILABILITY: PUBLIC WATER, PUBLIC SEWER

CASE MANAGER: JOSH JUMP

REGULATORY REQUIREMENTS

PERMITTED USES:

DWELLING, SINGLE-FAMILY

FLOOR AREA, HEIGHT, AND OTHER BUILDING REQUIREMENTS:

MINIMUM LOT SIZE: 4,566 SQFT (PER ORDINANCE No.: 21-0453)

MINIMUM LOT WIDTH: 40 FEET

MAXIMUM STRUCTURE HEIGHT: 45 FEET

IMPROVEMENT PLAN/SITE DEVELOPMENT:

REQUIRED YARDS

FRONT YARD: 25 FEET ON PRIVATELY MAINTAINED ROADS

SIDE YARD: 6 FEET

REAR YARD: 30 FEET

DESIGN STANDARDS

THE DEVELOPMENT SHALL COMPLY WITH SUBURBAN DESIGN STANDARDS IN ACCORDANCE WITH ARTICLE XII 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 AN APPROPRIATE LOCATION IN THE SUBDIVISION, WHICH STATES "PRIVATE MAINTENANCE BEGINS".

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.

IMPROVEMENT PLAN/SITE DEVELOPMENT

EROSION AND SEDIMENT CONTROL

EROSION AND SEDIMENT CONTROL SHALL COMPLY WITH CHAPTER 505 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.

CONDITIONS OF APPROVAL

1. All improvements must be installed and/or an escrow established.
2. Proof of 911 approval for the street names shall be provided to the Planning Division prior to recording the final plat.
3. 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.
4. The covenants and restrictions for The Bear Ridge subdivision shall be submitted when the Record Plat is submitted.
5. Proof that the covenants and restrictions have been recorded with the record plat in the Jefferson County Recorded of Deeds shall be provided to the Planning Division.
6. Prior to approval of the final plat, the subdivider shall agree in writing on a form provided by the County Counselor that the subdivider will install the minimum improvements provided herein as required by this UDO.
7. None of the improvements have been installed, therefore an escrow must be established.
8. Offsite water onto lots must be included in a drainage easement. Provide extension of drainage easement from lot 108B to 109B; 111B to 110B; 128B to 129B; 131B to 130B.
9. Clearly identify the width of retaining wall, fence, & ground easement.

APPENDIX

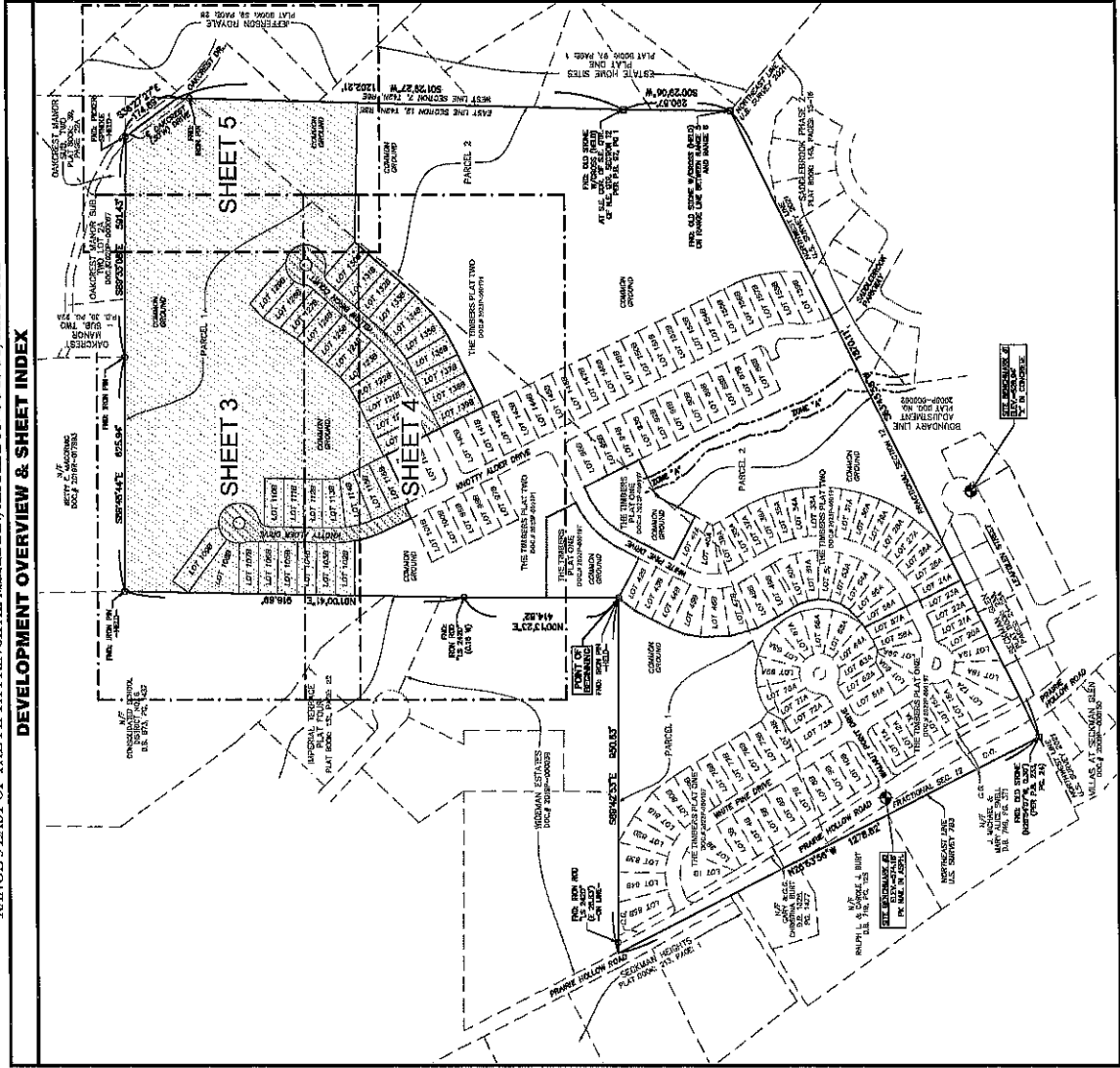
SUPPLEMENTAL EXHIBITS

ACCORDING TO JEFFERSON COUNTY ORDINANCE NO. 21-0453, APPROVED ON OCTOBER 19, 2021

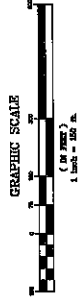
THE TIMBERS PLAT THREE

A RESUBDIVISION OF PARCEL "A-T" OF THE TIMBERS PLAT TWO (PLAT DOC. 2023P-000191)
 LOCATED IN FRACTIONAL SECTION 12, TOWNSHIP 42 NORTH,
 RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI

DEVELOPMENT OVERVIEW & SHEET INDEX



- HATCHING LEGEND:**
- COMMON GRASS
 - PROPERTY LINES
- SYMBOL LEGEND:**
- RECORDED
 - FOUND PERMANENT EVIDENCE
 - FOUND PERMANENT EVIDENCE
 - FOUND PERMANENT EVIDENCE



SURVEYOR'S CERTIFICATE

THE SURVEYOR HAS BEEN LICENSED BY THE MISSOURI BOARD OF SURVEYORS.

DATE: MAY 30, 2024

BY: [Signature]

FOR: [Signature]

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT.

DATE: MAY 30, 2024

BY: [Signature]

FOR: [Signature]

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT.

PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 12, TOWNSHIP 42 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 12, TOWNSHIP 42 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 12, TOWNSHIP 42 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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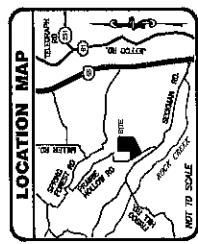
PROPERTY DESCRIPTION (PLAT THREE):

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 12, TOWNSHIP 42 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 12, TOWNSHIP 42 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEING A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 12, TOWNSHIP 42 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



STERLING

ENGINEERS & SURVEYORS

5035 New Richmond Road
 PA, 19381-1000
 Tel: 610-282-8844
 Fax: 610-282-8844
 www.sterling-engineers.com

DATE: MAY 30, 2024

THE TIMBERS PLAT THREE

RECORD PLAT

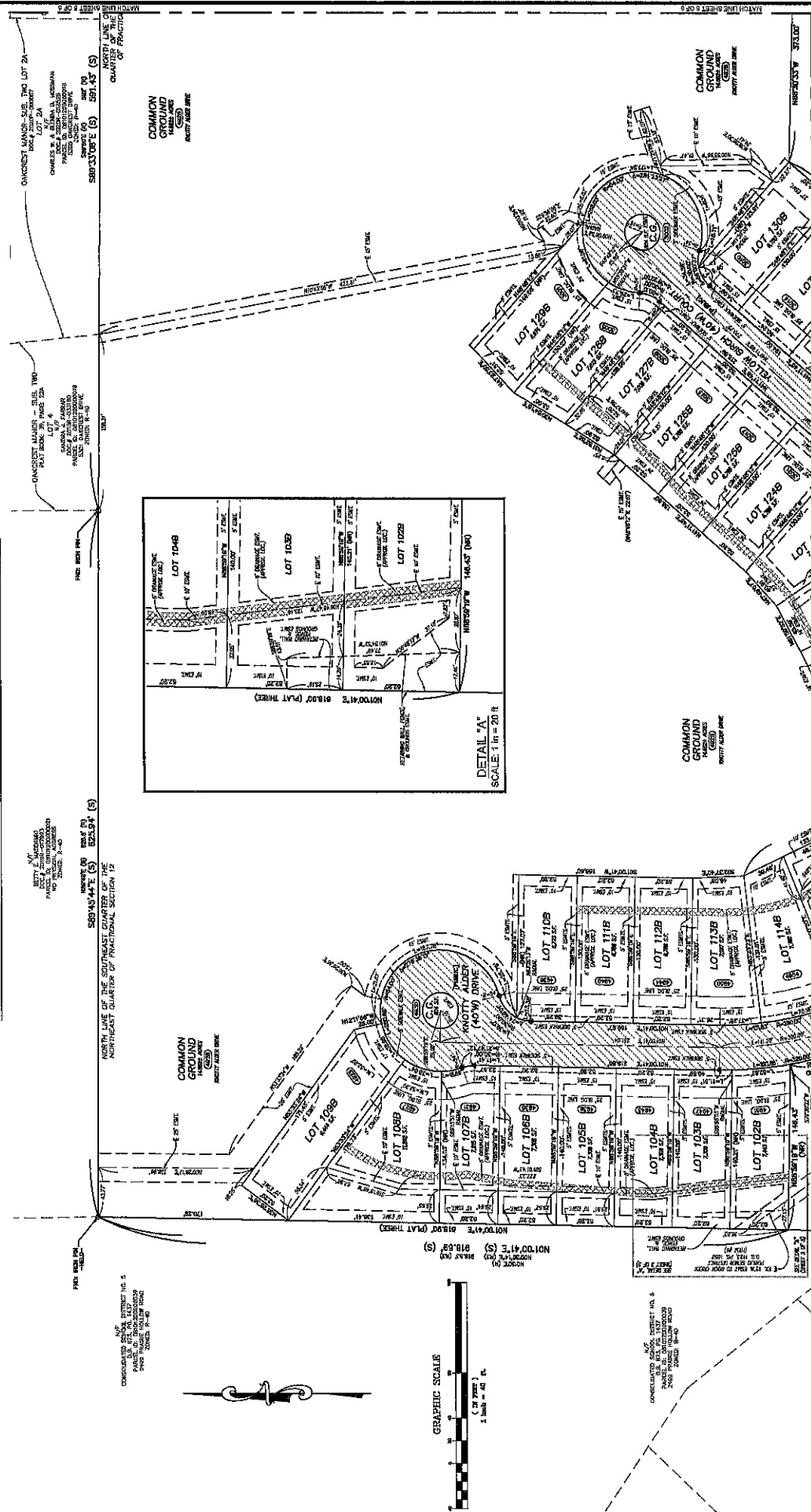
DATE: MAY 30, 2024

THE TIMBERS PLAT THREE

RECORD PLAT

RECORD PLAT

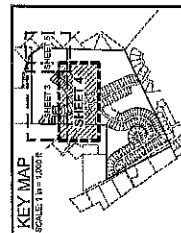
THE TIMBERS PLAT THREE

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[illegible]

JAMES A. HENSON, P.L.S. - NICE PRECISION
MED. RECD. LBL. 900079-77603

ABBREVIATION LEGEND:



THE STERLING CO.
ENGINEERS & SURVEYORS
 5000 N. Highway 100
 Ste. 1000, Minneapolis, MN 55412
 Ph. 314-487-0400 Fax 314-487-8944
www.sterling-engr-svc.com

DRAWN BY:	GFS	MSD P#:	N/A
CHECKED BY:	JAH	DATE:	MAY 30, 2024
THE TIMBERS PLANTATION			

- 1. BOOK
- 2. BUILDING
- 3. COMMON GROUND
- 4. CHOIR
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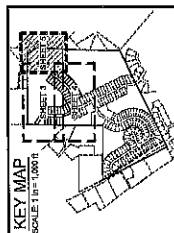
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TRUNCATE EASEMENT

THIS SHEET IS ONE OF FOUR CONTIGUOUS.

TO REG. 307-D

NAME: A. HENSON, P.L.S. - VICE PRESIDENT DATE: _____
O. REG. I.D. 2206707922



THE STERLING CO. ENGINEERS & SURVEYORS 5055 New Beaumont Road St. Louis, Missouri 63129 Ph. 314-991-8444 www.sterling-engr.com	GFY	MSD P# - N/A
DATE: 12-07-201	CHECKED BY:	DATE: MAY 30, 2024
103 NO. -	DESIGNED BY:	THE TANGERS PLAT THREE RECORD PLAT

PETITION NUMBER: VR24040

APPLICATION (PROJECT) NAME: GORINJAC

APPLICANT: SELMIR GORINJAC
4347 CLEARBROOK LN, IMPERIAL, MO 63052

PROPERTY OWNER NAME: SAME AS APPLICANT

DESIGN PROFESSIONAL: N/A

REQUEST: 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 FOR THE CONSTRUCTION OF A GAZEBO IN THE REAR YARD.

SITE LOCATION: 4347 CLEARBROOK LN

PARCEL/LOCATOR NUMBER: 02-9.0-32.0-0-000-009.01

EXISTING ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL "R20"

COUNCIL DISTRICT: 7

MASTER PLAN DESIGNATION: PRIMARY GROWTH AREA

DEVELOPMENT PATTERN: SUBURBAN DEVELOPMENT PATTERN

TOTAL SITE AREA: 0.22 ACRES (PER THE ASSESSOR'S RECORDS)

PUBLIC SERVICE AVAILABILITY: PWSD C1, ROCK CREEK PUBLIC SEWER

EXISTING SITE CONDITIONS: DEVELOPED WITH A SINGLE-FAMILY RESIDENTIAL HOME

RECOMMENDATION: APPROVAL WITH CONDITIONS

CASE MANAGER: RACHEL KRISPIN

PROJECT & SITE LOCATION & EXISTING CONDITIONS

LOCATION: The site is currently developed with a single-family residential home.

FRONTAGE: The property in question has frontage along Clearbrook Ln and Westbrook Ln.

FIGURE 1 - SITE LOCATION



SITE

PROJECT & SITE LOCATION & EXISTING CONDITIONS

TOPOGRAPHY: The site is fairly flat.

FLOODPLAIN & STORMWATER: According to FEMA's Flood Rate Insurance Map, there is no portion of the property that is located within the floodway or floodplain. However, a Stream Order 3 traverses the southeast corner of the property.

VEGETATION: The site is cleared of vegetation as it is developed with a single-family residential home.

SURROUNDING ZONING: R20 and CC2.

FIGURE 2 - SITE TOPOGRAPHY



SITE

CRITERIA FOR APPROVAL

To be granted a variance, an applicant must show the following:

1. The variance requested arises from a condition which is unique and peculiar to the property in question and is not created by an action or actions of the property owner or applicant.
2. Where, by reason of exceptional narrowness, shallowness, shape or topography or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of the provisions of the regulations complained of will constitute peculiar and exceptional difficulties to or exceptional and demonstrable undue hardship upon the owner of the property, as an unreasonable deprivation of use as distinguished from the mere grant of a privilege.
3. The variance requested will not cause substantial detriment to the public health, safety, moral, and general welfare of the community nor will it cause damage to other property in the area.
4. The granting of the variance will not substantially impair the intent, purpose, and integrity of the zone plan as embodied in the UDO.

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 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 code 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.
5. A required stormwater inspection to ensure all the requested conditions are being implemented throughout the project.

APPENDIX

SUPPLEMENTAL EXHIBITS



Memo

TO: Rachel Krispin
FROM: Mike Cook, Stormwater Division
DATE: June 26, 2024
RE: Variance Request
LOCAT: 4347 Clearbrook Lane, 63052

Rachel,

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 code 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
5. A required stormwater inspection to ensure all the requested conditions are being implemented throughout the project.

Thank you,

Michael Cook
Storm Water Division of
Jefferson County, Mo
725 Maple Street
Hillsboro, Mo 63050
636-797-6225



CAUTION: This map is for tax purposes only. It is not intended nor sufficiently accurate to be used for conveyances. Any use other than for tax purposes shall be at the user's risk. The reproduction or copying of this map or any part thereof by any process is prohibited without the written permission of the Department of the County Assessor.

Pursuant to 2 CSR 90-65.080: "This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries." Authority: section 60.670, RSMo 2016.

Data Source: Department of the County Assessor, County Services Planning Division, Jefferson County 911 Division, East-West Gateway Council of Governments, ESRI



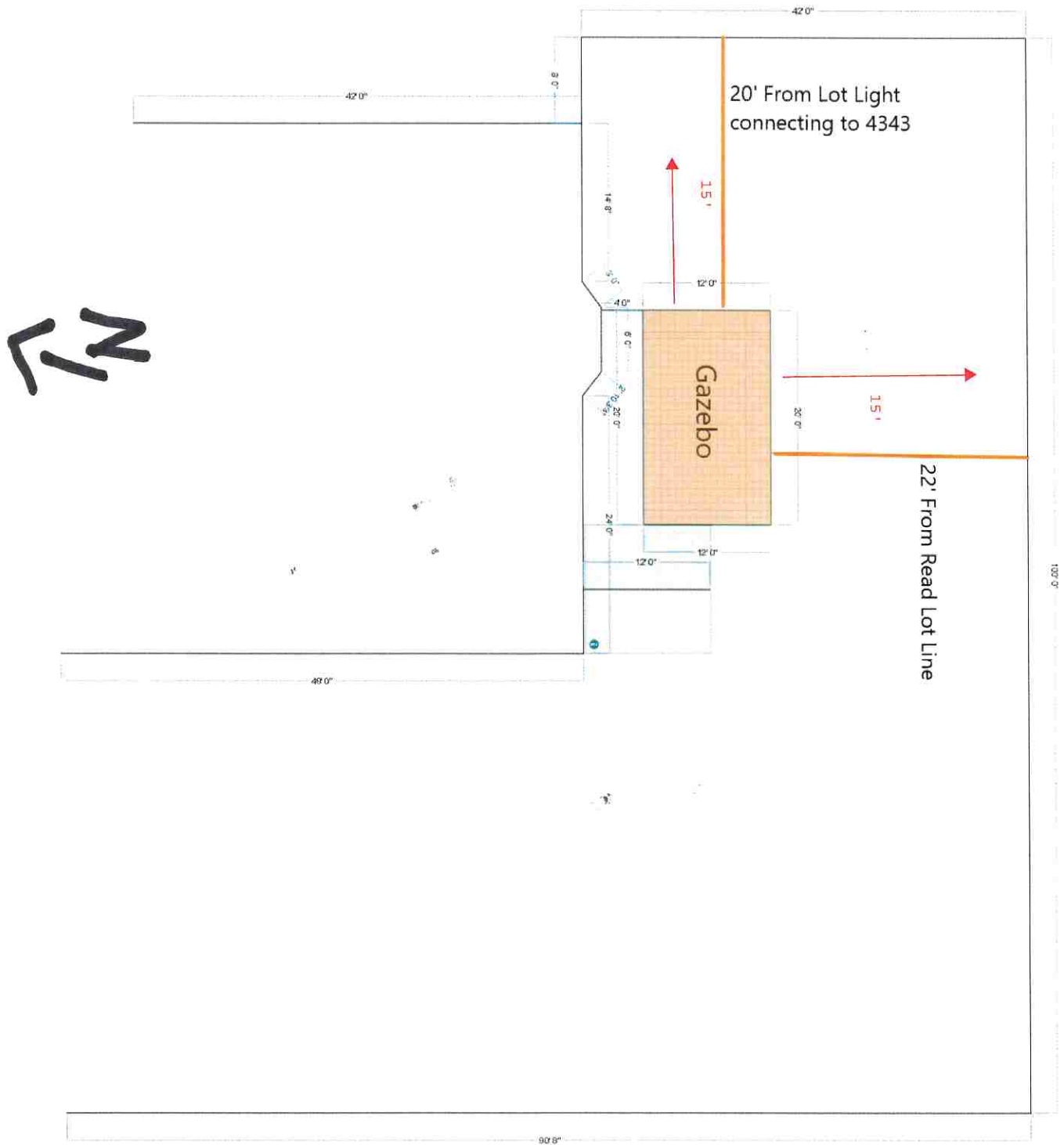
Map Title: Online GIS

Print Date: 5/20/2024

Not to Scale

Original Coordinate System: NAD 1983 State Plane MO East FIPS 2401 East
US Survey Feet

4343



West Brook

PETITION NUMBER: PR224043

APPLICATION (PROJECT) NAME: PARADISE ESTATES MHP

APPLICANT: CLR HOLDINGS
PO BOX 15176, ST. LOUIS, MO 63110

PROPERTY OWNER NAME: SAME AS APPLICANT

DESIGN PROFESSIONAL: SCHEER DESIGN GROUP

REQUEST: A REQUEST FOR A ZONE CHANGE FROM LARGE LOT RESIDENTIAL (LR2) ZONE DISTRICT TO PLANNED MIXED RESIDENTIAL (PR2) ZONE DISTRICT AND DEVELOPMENT PLAN APPROVAL FOR PARADISE ESTATES.

SITE LOCATION: 1 PARADISE ESTATES DR., CEDAR HILL, MO 63016

PARCEL/LOCATOR NUMBER: 06-7.0-36.0-0-000-013.

EXISTING ZONING DISTRICT: LARGE LOT RESIDENTIAL (LR2)

COUNCIL DISTRICT: 7

MASTER PLAN DESIGNATION: PRIMARY GROWTH AREA

DEVELOPMENT PATTERN; SUBURBAN DEVELOPMENT PATTERN

TOTAL SITE AREA: 7.6 ACRES

PUBLIC SERVICE AVAILABILITY: UNKNOWN

EXISTING SITE CONDITIONS: LAWFULLY NON-CONFORMING MOBILE HOME PARK

CASE MANAGER: JOSH JUMP/PLANNER II

MEETING DATE: JULY 11, 2024

RECOMMENDATION: APPROVAL WITH CONDITIONS

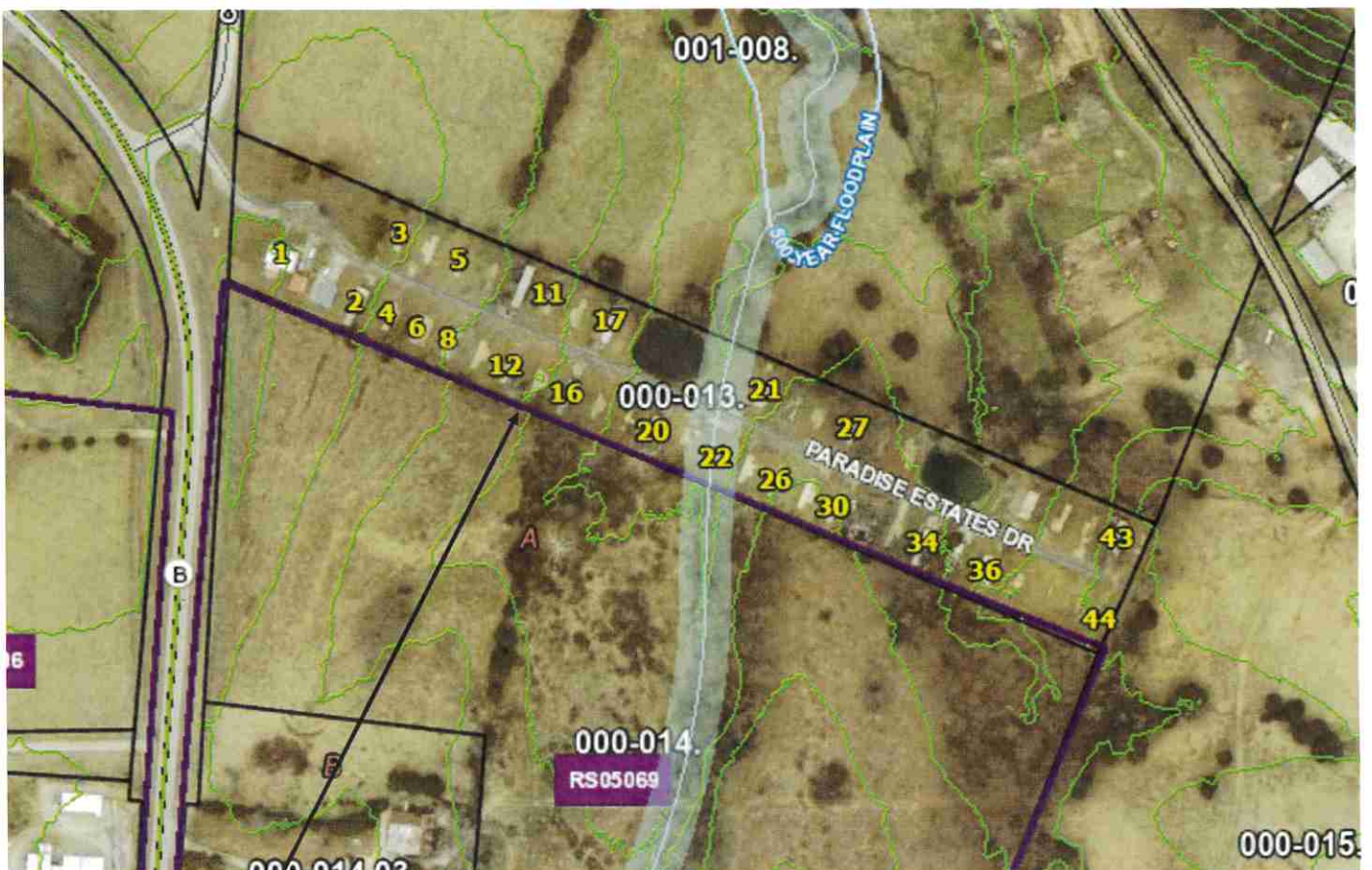
PROJECT & SITE LOCATION & EXISTING CONDITIONS

TOPOGRAPHY: The property is fairly flat topographically

FLOODPLAIN ISSUES/STREAM ORDERS: there are no portions of the property in the floodway as well as the 100yr floodplain additionally there is a stream order 1 traversing the middle part of the property

VEGETATIVE COVER/SCREENING: The property is developed with a lawfully non-conforming Mobile Home Park

FIGURE 2 - SITE TOPOGRAPHY



SITE

ADJOINING ZONING & LAND USES

ADJOINING ZONING & LAND USES: The subject property is located off State Rt B. The surrounding properties are mostly zoned and appear to be used residentially.

EXISTING CONDITIONS MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential	LR2	Developed/Undeveloped Residential
East	Residential	LR2	Developed/Undeveloped Residential
South	Residential	R20, CC2	Developed Residential/Undeveloped Residential, Developed Commercial/Undeveloped Commercial
West	Residential	LR2	Developed/Undeveloped Residential

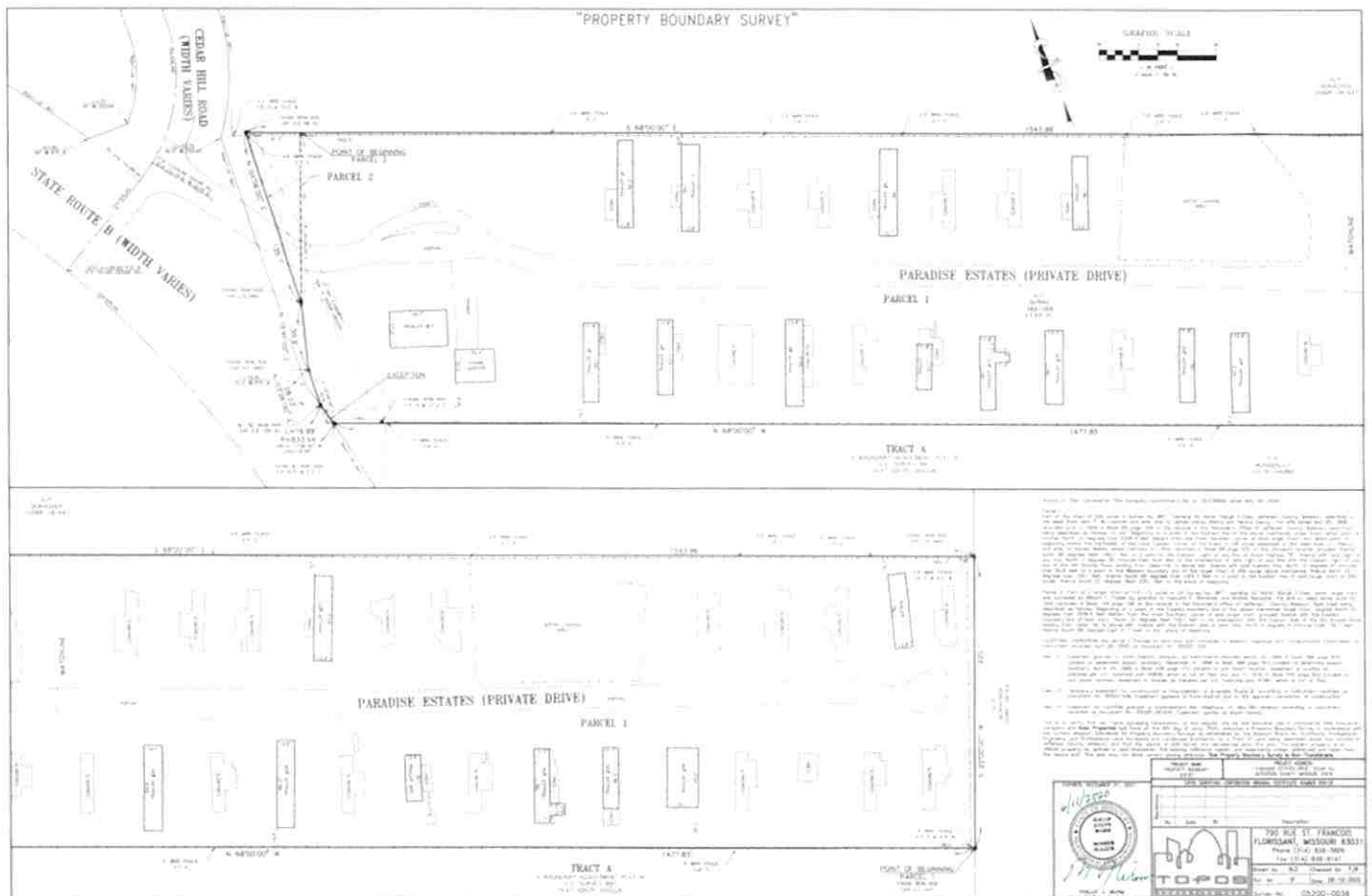
FIGURE 3 - EXISTING ZONING



SITE

BACKGROUND

The petitioner met with the county in March of 2024. The petitioner discussed what they were looking to do with the property. Given the scope of the development and land uses a Planned Mixed Residential district was the zoning designation that would need to be applied for. The petitioner submitted their development plan on May 22, 2024.



DEVELOPMENT PLAN



The submitted development plan shows the following:

- ⇒ 49 Home Sites / 6.4 Units per acre
- ⇒ 2 allocated parking spaces for each home
- ⇒ New wastewater treatment location
- ⇒ Stream Order 1 limits
- ⇒ Connection to state Rt B

MODIFICATION REQUESTS

- ⇒ The petitioner has requested 3 modifications :
 - The petitioner has requested relief from Section 400.1670—Minimum Building Setbacks
 - The petitioner has requested relief from Section 400.5560 D.4 – Relief from Drainage and Storm Sewers
 - The petitioner has requested relief from Section 505.170,B.6.a —Stream Buffer 1 requirements

CRITERIA FOR CONSIDERATION

In considering any application for any rezoning, conditional use permit, conceptual development plan or preliminary development plan, the Planning and Zoning Commission and the County Council may give consideration to the criteria stated below:

- 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.*

ANALYSIS

Zone Change

The proposed Development Plan is consistent with the intent and purpose of the Planned Mixed Residential (PR2) zone district. The development plan proposes a use that has been historically used on the site. The current condition of the site is rather deteriorated. The condition of the existing infrastructure has reached a state of deterioration. The zone change would allow the site to come into conformance and potentially be redeveloped.

Development Plan

The property is suitable for the proposed uses stated in the Development Plan submittal. 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 properties, and there should be no injurious effect or detriment to neighboring properties if all requirements of the UDO are met (with the exception of those modifications for which the staff has recommended approval). The development will require full site development submittal and approval.

The plan with its modifications allows for the site to potentially be repurposed as a functional mobile home park. The site has restricting widths as well as restrictions for the lawfully non-conformance that limits what can be done with the property today.

Modification Analysis:

- The petitioner has requested relief from Section 400.1670—Minimum Building Setbacks

The petitioner is requesting to reduce the minimum front building setback from 15' to 10'. The width of the site along with the newly improved road would make putting in new homes that meet the 15' setback rather difficult. The providing of new infrastructure (a newly paved road with sidewalks) would allow the development to be updated from the current state that it is in.

- The petitioner has requested relief from Section 400.5560 D.4 – Relief from Drainage and Storm Sewers—The petitioner is requesting not to provide stormwater management infrastructure.

The stormwater division has the following comments in regards to the modification:

The request for stormwater detention requirements to be waived is not supported by the Stormwater Division and therefore I'm requesting denial for this request.

Stormwater runoff infrastructure is a key component to any new development. While this development is not entirely new it does appear that there will be a significant increase of homes added thereby increasing runoff issues.

- The petitioner has requested relief from Section 505. 430 — Stream Buffer Requirements—

The storm water department has the following comments:

The stream buffer relief request, I support this request with one modification. I'm requesting an Operating and Maintenance agreement to be created stating the MHP will perform monthly inspections in the stream buffer if approved. During monthly inspections, any debris and litter caught in the fence or piling up around the fence will be removed. The O&M will be filed with the County Clerk's office to show the conditions of the stream buffer variance and what is required by current and future owners.

RECOMMENDATION

Staff recommends **Approval with conditions** of PR224043, a request for a zone change on a portion of the subject property from Large Lot Residential zone district (LR2) to Planned Mixed Residential (PR2) zone district and development plan approval for Paradise Estates, in accordance with the following modifications, conditions of approval, regulatory requirements and departmental comments.

MODIFICATION RECOMMENDATION

- Staff recommends **Approval** of the requested relief from Section 400.1670—Minimum Building Setbacks for the front setback to be reduced from 15' to 10'
- Staff recommends **Denial** of the requested relief from Section 400.5560 D.4 – Relief from Drainage and Storm Sewers
- Staff recommends **Approval** of the requested relief from 505.430 with the following condition, I'm requesting an Operating and Maintenance agreement to be created stating the MHP will perform monthly inspections in the stream buffer if approved. During monthly inspections, any debris and litter caught in the fence or piling up around the fence will be removed. The O&M will be filed with the County Clerk's office to show the conditions of the stream buffer variance and what is required by current and future owners.

RECOMMENDED CONDITIONS/COMMENTS IF APPROVED

Regulatory Requirements

Permitted Uses

Land uses shall be permitted per the approved Development Plan. These land uses shall be:
Mobile Home Park

Floor Area, Height, and other Building Requirements

Maximum Density: 18 units acre

Maximum Structure Height: 40 feet

Site Development

Required Setbacks:

Front Yard: 10' (modification requested)

Side Yard: 6 feet

Rear Yard: 10 feet

Improvement Plans/Site Development

Design Standards

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

Access

Access shall be provided in accordance with the Jefferson County UDO, unless modified.

Parking

Parking and loading shall be provided in accordance with Article XII of the Jefferson County UDO, unless modified.

RECOMMENDED CONDITIONS/COMMENTS IF APPROVED

Signs

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

Landscaping

Landscaping shall comply with the requirements outlined in Article XIV of the Jefferson County UDO, unless modified.

Noise

Noise resulting from the venue spaces on the subject property shall comply with the Jefferson County UDO.

Stormwater and Erosion and Sediment Control

Stormwater, erosion, and sediment control shall comply with the Jefferson County UDO, unless modified.

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.

DEPARTMENTAL COMMENTS

Conditions of Approval

1. A Site Development Plan shall be submitted to the Jefferson County Planning Division in accordance with the Unified Development Order (UDO) of Jefferson County.
2. A copy of the approved Development Plan incorporating any conditions and approved modifications shall be attached to each set of Site Development plans submitted.
3. All improvements required in the Development Plan and Site Development Plan must be installed prior to occupancy of the buildings.
4. If more than one (1) acre of land is being disturbed, the proposed development will require a Jefferson County Land Disturbance Permit.
5. Home Sites:
Currently there are 9 occupied homes in the park. No additional homes can be brought onto the site until full site development has been completed and adequate sewer and water infrastructure are in place to serve the development
6. Survey and existing data:
Clearly label public and private ROW details.
7. Sewage Disposal System:
Per MODNR, a construction permit was issued in 2022 for the proposed aeration system with UV. The new sewage treatment facility must be completed and approved by the wastewater engineering group in Jefferson City prior to occupying any new homes outside the current lots being occupied today. These lots include the following:
1, 2, 9, 16, 17, 32, 34, 35, and 43.
8. Pavement:
Street width shall provide 20' pavement within 26' ROW with curbs. Street thickness shall include 6" PCC/4" rock base or 2" Type C Asphaltic Concrete/3" Type X Asphaltic Concrete/4" rock base.
Pavement width for entrance at ROW including curbs for two-way traffic shall provide 26'-42' in width.

RECOMMENDED CONDITIONS/COMMENTS IF APPROVED

The Engineer shall submit sight distance profiles showing that the required sight distance is met.

Access onto a county road shall require 300' of stopping sight distance at 3.5' height of eye and 4.25' height of oncoming vehicle (minimum 1' of clearance between line of sight and surface/top of grass).

The engineer shall identify the clearance at the most restrictive point on the profiles.

Any vegetation or obstructions of any sort in the line of sight must be identified.

9. Lighting shall conform to UDO Section 400.5450.

10. Sidewalks:

Sidewalks are required and shall consist of 5' width.

Sidewalks are required on both sides of the road and around the cul-de-sac.

11. Detention. A variance is being requested for relief of this section. If variance is not approved the following shall apply:

Stormwater shall be detained and released at a rate not to exceed the release rate from the site under the existing (pre-developed) conditions for the 2 and 100-year storm events. Detention/retention basins must also contain an overflow structure capable of passing a 100-year, 20-minute design storm.

Channel protection is required to treat the high-frequency, low-severity storm runoff events within the detention basins by metering it out slowly over 24-48 hours.

Stormwater system shall be designed for the 15-year, 20-minute event. Provide hydraulic calculations and drainage area map for each system.

Drainage improvements, including detention shall be designed using the following methods to determine flow quantities: a TR-55 Analysis shall be used to design detention and the Rational method shall be used to design piping systems.

12. Stream Buffers:

A stream buffer variance shall be obtained through the Stormwater Division for any encroachment within the 25' buffer zone of the Stream Order 1. A variance is being requested for the encroachment of proposed fence around the waste water treatment plant facility.

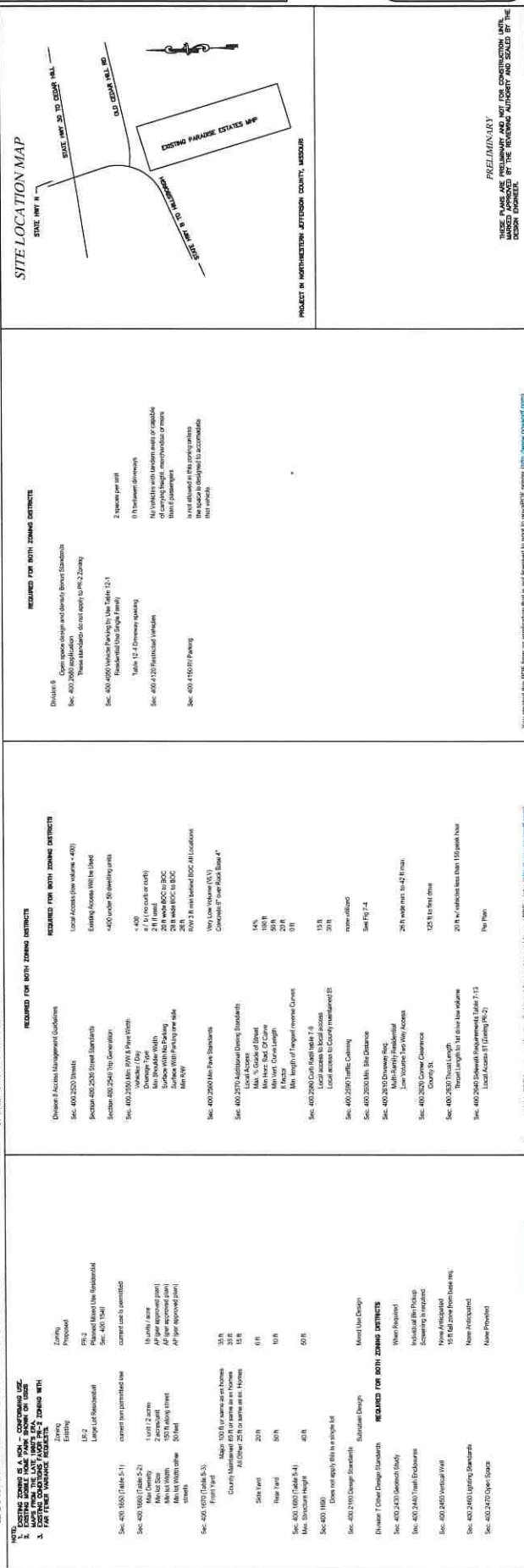
12. Grading:

Submit a geotechnical report, sealed by an Engineer registered in the State of Missouri, as required where more than 5' of cut or 5' of fill is proposed. Grades at slopes proposed steeper than 3:1 must be included in the report for slope stability.

A land disturbance permit shall be obtained from the Missouri Department of Natural Resources (MODNR) for any land disturbance activity including one acre or more.

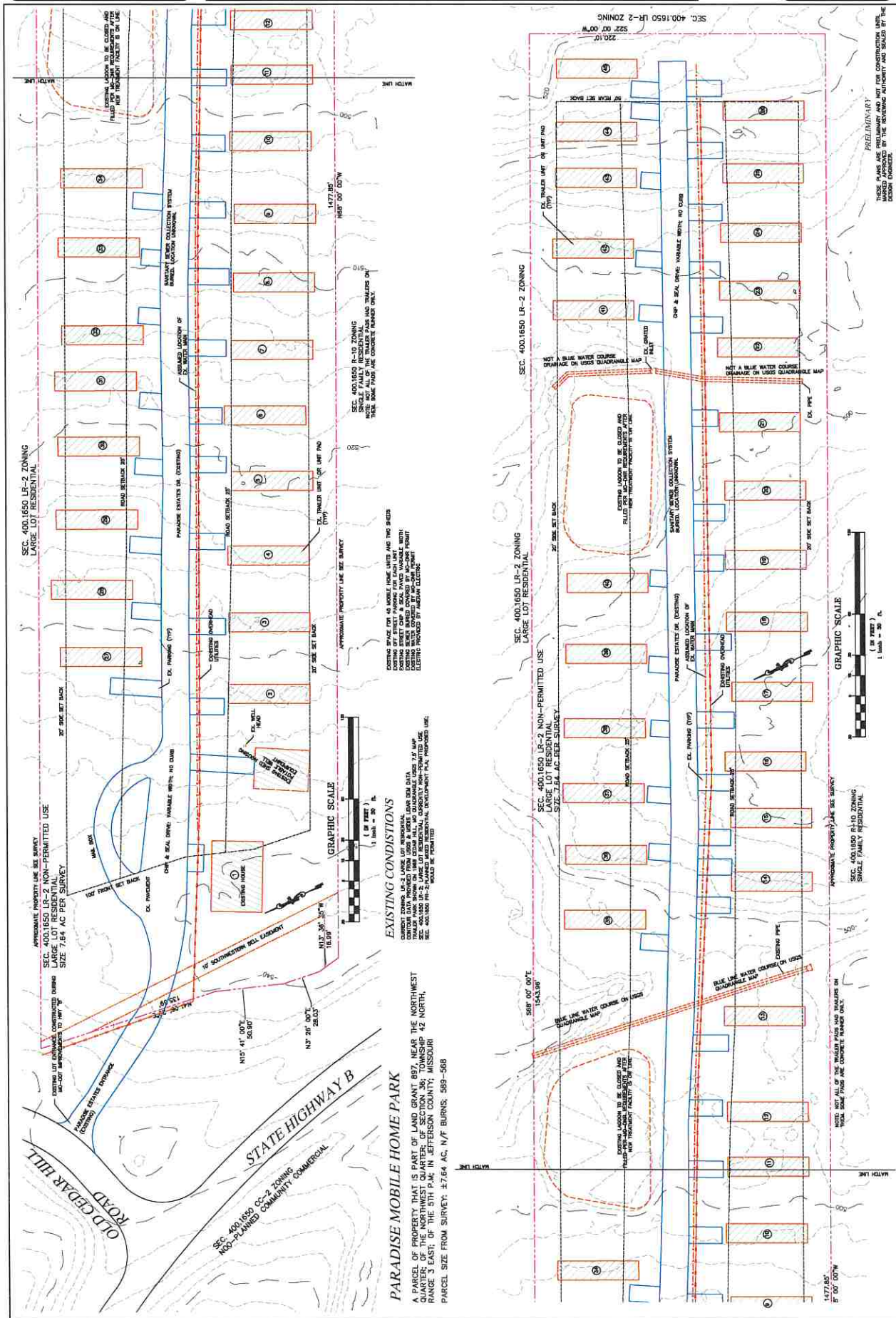
APPENDIX

SUPPLEMENTAL EXHIBITS

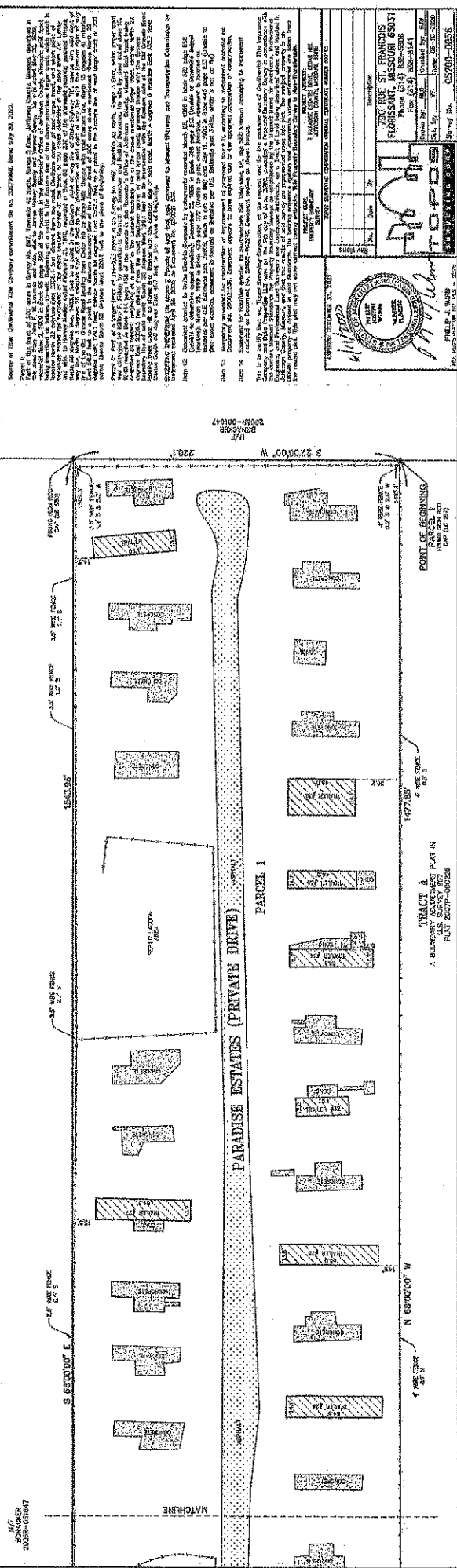
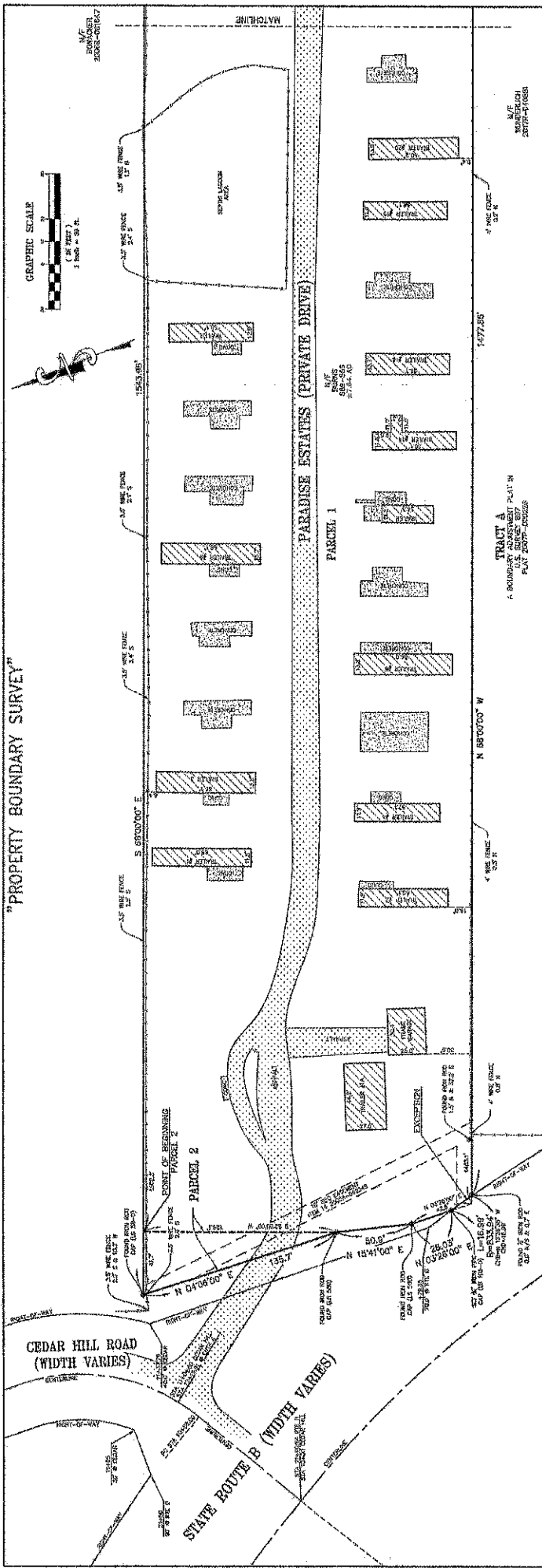


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"PROPERTY BOUNDARY SURVEY"



Source of Title: Certified True Copy of Plat No. 2007-000000, dated 04/18/2007.

Parcel 1: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Parcel 2: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract A: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract B: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract C: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract D: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract E: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract F: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract G: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract H: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract I: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract J: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract K: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract L: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract M: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract N: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract O: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract P: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract Q: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract R: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract S: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract T: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract U: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract V: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract W: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract X: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract Y: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.

Tract Z: 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W, 1553.85' S 89°00'00" W, 1477.85' S 89°00'00" W.



VARIANCE REQUESTED UNDER PROPOSED ZONING
VARIANCE REQUESTED FOR THE FENCE ENCROACHMENT AROUND THE WASTEWATER
TREATMENT PLANT ON THE STREAM OYST. WIDTH OF
VARIANCE WILL VARY
IS
RECOGNIZED THAT THE 10' TO 15' VARIANCE
WILL BE NECESSARY TO ALLOW TRAILER UNITS TO BE ON THE ROAD
BACK. THEREFORE 10' ROAD SETBACK IS REQUEST
GIVEN THE SMALL CHANGE IN TOTAL SITE RATIO. THE EXISTING DOWNSTREAM
LAND USE OF AGRICULTURAL CROPS AND THAT THE 10' DOWNSTREAM
VARIANCE FOR 10' STORM WATER DETENTION IS BEING REQUESTED.

[illegible]

1. LOCATED AT CORNER LESS THAN 400 FEET FROM MAINWAY. NO PARKING ON EITHER SIDE.
2. 1.1" POC OVER 4" OF ROAD BASE.
- 2.1. 8" POC OVER 4" OF ROAD BASE.
- 2.2. SERVES LESS THAN 50 LOTS.
3. ALL STREET HORIZONTAL CURVES ARE GREATER THAN 100 FOOT RADIUS.
4. WHEN POSSIBLE ALL VERTICAL CURVES HAVE A 100' TO 150' GRADE.
5. ALL STREET HORIZONTAL CURVES ARE GREATER THAN 100 FEET RADIUS.
6. ALL BLOCK LENGTHS ARE LESS THAN 1,500 FEET IN LENGTH.
7. ALL BLOCK LENGTHS ARE LESS THAN 1,500 FEET IN LENGTH.
8. APPROXIMATELY 5TH WITH A 90 DEGREE CROSS ROAD TURN AROUND WILL BE PROVIDED.

LOADING AREA
A. ONE (1) IN 10 FOOT PAVING AREA WILL BE PROVIDED AT EACH UNIT. THE UNITS ARE RESIDENTIAL IN NATURE AND ALLOWED FOR BACKING ONTO ACCESS ROAD.
B. NO CHURNS AROUND PARKING ARELS WILL BE PROVIDED.
C. NO LIGHTING WILL BE PROVIDED FOR THE PARKING AREA.
D. SIDE WALKS
E. SIDEWALKS WILL BE PROVIDED
F. THIS IS A REMOTELY LOCATED PROPERTY AND THE SIDE WALKS WOULD LEAD TO NO RELEVANT

ALL BOX JOINT COMMUNITY MAIL BOX WILL BE PROVIDED IN THE 50 FT RADIUS TURN AROUND THIS MAIL BOX UNIT MUST BE CONSTRUCTED TO MEET USPS STANDARDS.

LONG TRAILS AND LAYOUT OF THE EXISTING LOT ARE NOT CONCLUSIVE TO A WALKING TRAIL. THE SHAPE AND LAYOUT OF THE EXISTING LOT ARE NOT CONCLUSIVE TO A WALKING TRAIL. THERE ARE NO WALKING TRAILS TO BE PROVIDED.

STORM WATER

STORM WATER METS WERE ANALYZED ON A 25-YR RETURN PERIOD. STORM WATER METS WERE SIZED USING THE RATIONAL METHOD. THE 25-YR RETURN PERIOD WAS USED BECAUSE THE 100-YR RETURN PERIOD WAS LESS THAN 1% DURING THE 2-YR EVENT. THE CALCULATED DIFFERENCE IN STORM WATER RUNOFF WAS LESS THAN 1% DURING THE 2-YR EVENT. THE CALCULATED DIFFERENCE IN STORM WATER RUNOFF DURING THE 100-YR EVENT WAS 1.06 CFS. GIVEN THE SMALL CHANGE IN TOTAL SITE RUNOFF, THE EXISTING DOWNSTREAM LAND USE OF AGRICULTURAL GROUND AND THAT THAT GROUND IS ZONED FOR FUTURE LARGE LOTS, A VARIANCE FOR NO STORM WATER

PARADE MOBILE HOME PARK
A PARCEL OF PROPERTY THAT IS PART OF LAND GRANT #927 NEAR THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 36; TOWNSHIP 42 NORTH, RANGE 3 EAST; OF THE 5TH P.M. IN JEFFERSON COUNTY, MISSOURI
PARCEL SIZE FROM SURVEY: 3.76 AC, N/2 BURNS; 589-568
PROJECT NAME: PARADE MOBILE HOME PARK
SCALE OF CURRENT PLAN 1"=100' OTHER PLANS NOTED IN TITLE BLOCK
OWNER / APPLICANT: CJA HOLDING, LLC
10000 N. LOUIS MISSOURI 63103
PHONE (314) 381-7833
FAX (314) 381-7833
EMAIL: nrc@clairscoutscoping.com
ENGINEER: ROBERT BOSTON GROUP, LLC
0004 HWY 7
NEW HAVEN, MISSOURI 63068
MR. KERRY SCHER P.E. No. 2001018804
10000 N. LOUIS MISSOURI 63103
PHONE (314) 381-7833
FAX (314) 381-7833
EMAIL: krscher@rbg.com
SURVEYOR OF RECORD: PHILIP A. MURRI PLS No. 22718
10000 N. LOUIS MISSOURI 63103
790 RILEY ST. FRANKCOS
FLORENCE, MISSOURI 63071
PHONE (314) 336-5565
FAX (314) 336-5565
SURVEY NO. 00305-0036
DOTTING UTILITIES
2001018804

[illegible]

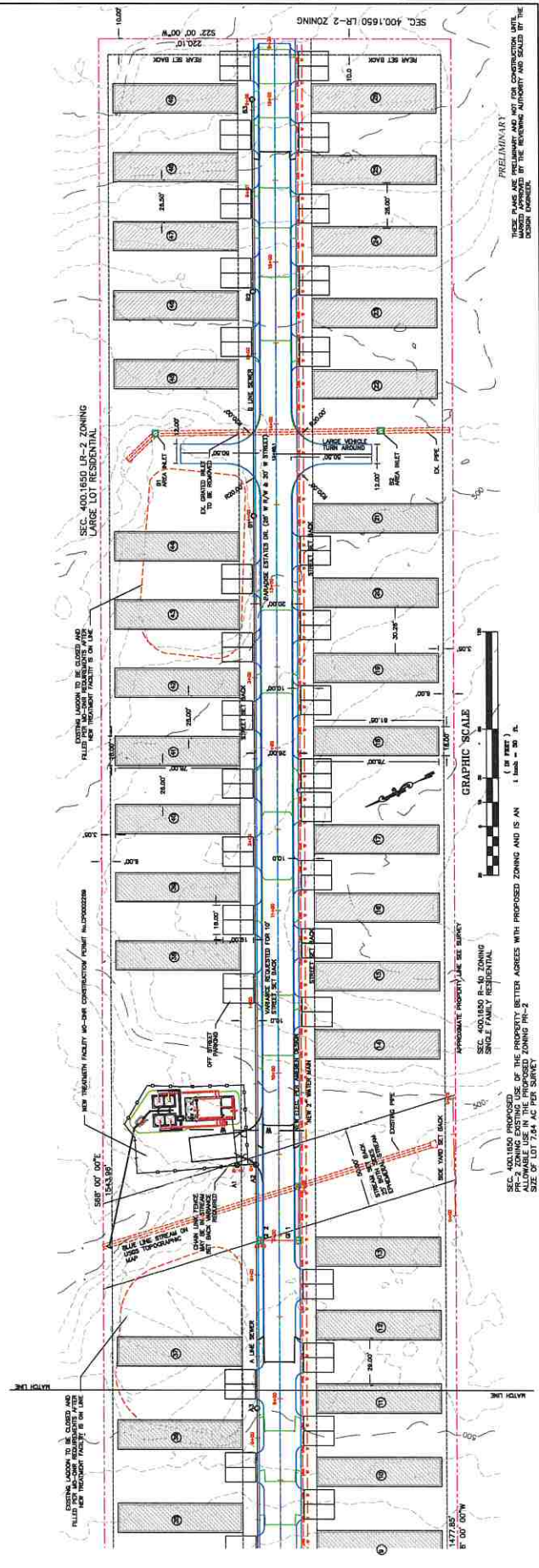
1. EXISTING ZONING IS UR-2 LARGE LOT. THE EXISTING USE OF THE LOT IS SINGLE-FAMILY RESIDENTIAL. THE PROPOSED DEVELOPMENT PROVIDES:
2. EXISTING HOME PARK. THIS PARK HAS BEEN DESIGNATED TO AGREE WITH THE EXISTING HOME PARK. THIS PARK HAS RESIDENTIAL DEVELOPMENT SINCE THE 1960'S TO BRING PARADE ESTATES MOBILE HOME PARK CLOSELY IN COMPLIANCE WITH CURRENT STANDARDS. THE EXISTING 1960'S LAYOUT WILL BE MODIFIED TO CONFORM AS CLOSE AS POSSIBLE TO THE 1960'S LAYOUT.
3. CLOSED AS PART OF THE NEW TREATMENT PLANT CONSTRUCTION.

4. THE CURRENT 48 UNITS WILL BE CONSISTENT WITH THE EXISTING DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL ALLOW FOR A LOW VOLUME STREET DESIGN THAT WILL KEEP THE ROAD REQUIREMENTS BELOW 40 UNITS PER ACRE. THE PROPOSED DEVELOPMENT WILL ALLOW FOR A LOW VOLUME STREET DESIGN THAT WILL KEEP THE ROAD REQUIREMENTS BELOW 40 UNITS PER ACRE.
5. THE PROPOSED DEVELOPMENT WILL ALLOW FOR A LOW VOLUME STREET DESIGN THAT WILL KEEP THE ROAD REQUIREMENTS BELOW 40 UNITS PER ACRE.
6. THE PROPOSED DEVELOPMENT WILL ALLOW FOR A LOW VOLUME STREET DESIGN THAT WILL KEEP THE ROAD REQUIREMENTS BELOW 40 UNITS PER ACRE.

7. CURRENT CONTOURS PROVIDED ARE FROM MOBILE AND USCE LOTAR DEM MODEL. THESE MODELS ARE AROUND AREA.
8. OPEN SPACE REQUIREMENTS IS MEET. (50 UNITS WITH ONLY 48 UNITS, NO ONE ACRE PARK / OPEN SPACE REQUIREMENTS IS MEET.)
9. ON LOTS GREATER THAN 2 ACRES, AT LEAST 10% OF EACH LOT SHOULD BE OPEN SPACE. THE ON LOTS GREATER THAN 2 ACRES, AT LEAST 10% OF EACH LOT SHOULD BE OPEN SPACE. THE

UNDERLYING THE SITE IS 7.44 ACRES THE SITE IS NOT COVERED. THIS MEANS THAT APPROXIMATELY ONE-THIRD OF THE LOT WILL NOT BE COVERED.

PRELIMINARY



1	REV	1	DATE	11/11/11
2	REV	2	DATE	11/11/11
3	REV	3	DATE	11/11/11
4	REV	4	DATE	11/11/11
5	REV	5	DATE	11/11/11
6	REV	6	DATE	11/11/11
7	REV	7	DATE	11/11/11
8	REV	8	DATE	11/11/11
9	REV	9	DATE	11/11/11
10	REV	10	DATE	11/11/11
11	REV	11	DATE	11/11/11
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95	REV	95	DATE	11/11/11
96	REV	96	DATE	11/11/11
97	REV	97	DATE	11/11/11
98	REV	98	DATE	11/11/11
99	REV	99	DATE	11/11/11
100	REV	100	DATE	11/11/11

PARADISE MOBILE HOME PARK

SCHEER DESIGN GROUP, LLC

NEW HAVEN, CT 06457-1111
 PHONE: (203) 459-2611

CERTIFICATE OF AUTHORITY NO. 200802093

WILSON L. SCHEER, P.E., STATE PROFESSIONAL ENGINEER, No. E-20007010004

PROPOSED STREET IMPROVEMENTS

PROPOSED STREET IMPROVEMENTS

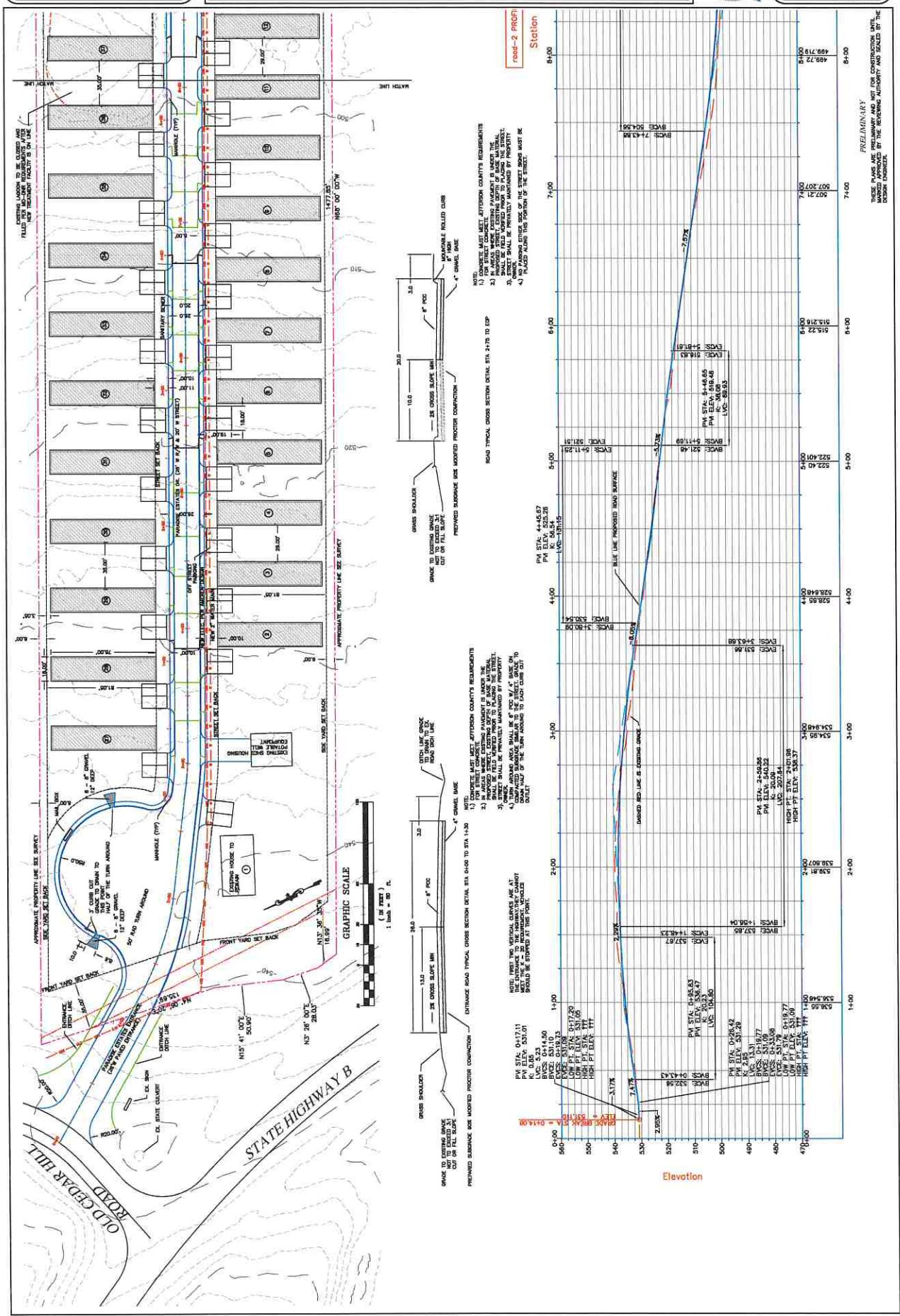
SCHEER DESIGN GROUP, LLC

NEW HAVEN, CT 06457-1111
 PHONE: (203) 459-2611

CERTIFICATE OF AUTHORITY NO. 200802093

WILSON L. SCHEER, P.E., STATE PROFESSIONAL ENGINEER, No. E-20007010004

PROPOSED STREET IMPROVEMENTS



NOTES:

- 1) CONCRETE PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONCRETE PAVEMENT.
- 2) IN AREAS WHERE EXISTING PAVEMENT IS UNDER THE PROPOSED PAVEMENT, THE EXISTING PAVEMENT SHALL BE REPAIRED PRIOR TO PLACING THE PROPOSED PAVEMENT.
- 3) ALL CURBS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONCRETE PAVEMENT.
- 4) ALL CURBS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONCRETE PAVEMENT.

ROAD TYPICAL CROSS SECTION DATA STA 2+75 TO 2+80

ROAD TYPICAL CROSS SECTION DATA STA 2+75 TO 2+80

NOTES:

- 1) CONCRETE PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONCRETE PAVEMENT.
- 2) IN AREAS WHERE EXISTING PAVEMENT IS UNDER THE PROPOSED PAVEMENT, THE EXISTING PAVEMENT SHALL BE REPAIRED PRIOR TO PLACING THE PROPOSED PAVEMENT.
- 3) ALL CURBS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONCRETE PAVEMENT.
- 4) ALL CURBS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONCRETE PAVEMENT.

ROAD TYPICAL CROSS SECTION DATA STA 0+00 TO STA 1+30

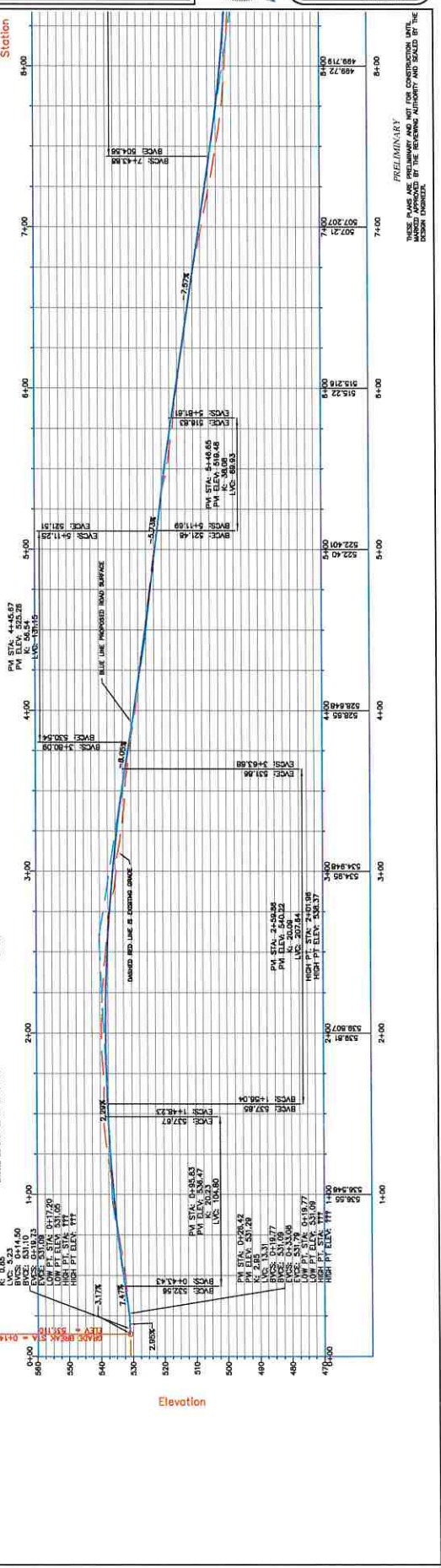
ROAD TYPICAL CROSS SECTION DATA STA 0+00 TO STA 1+30

NOTES:

- 1) CONCRETE PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONCRETE PAVEMENT.
- 2) IN AREAS WHERE EXISTING PAVEMENT IS UNDER THE PROPOSED PAVEMENT, THE EXISTING PAVEMENT SHALL BE REPAIRED PRIOR TO PLACING THE PROPOSED PAVEMENT.
- 3) ALL CURBS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONCRETE PAVEMENT.
- 4) ALL CURBS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONCRETE PAVEMENT.

ROAD TYPICAL CROSS SECTION DATA STA 1+30 TO STA 2+75

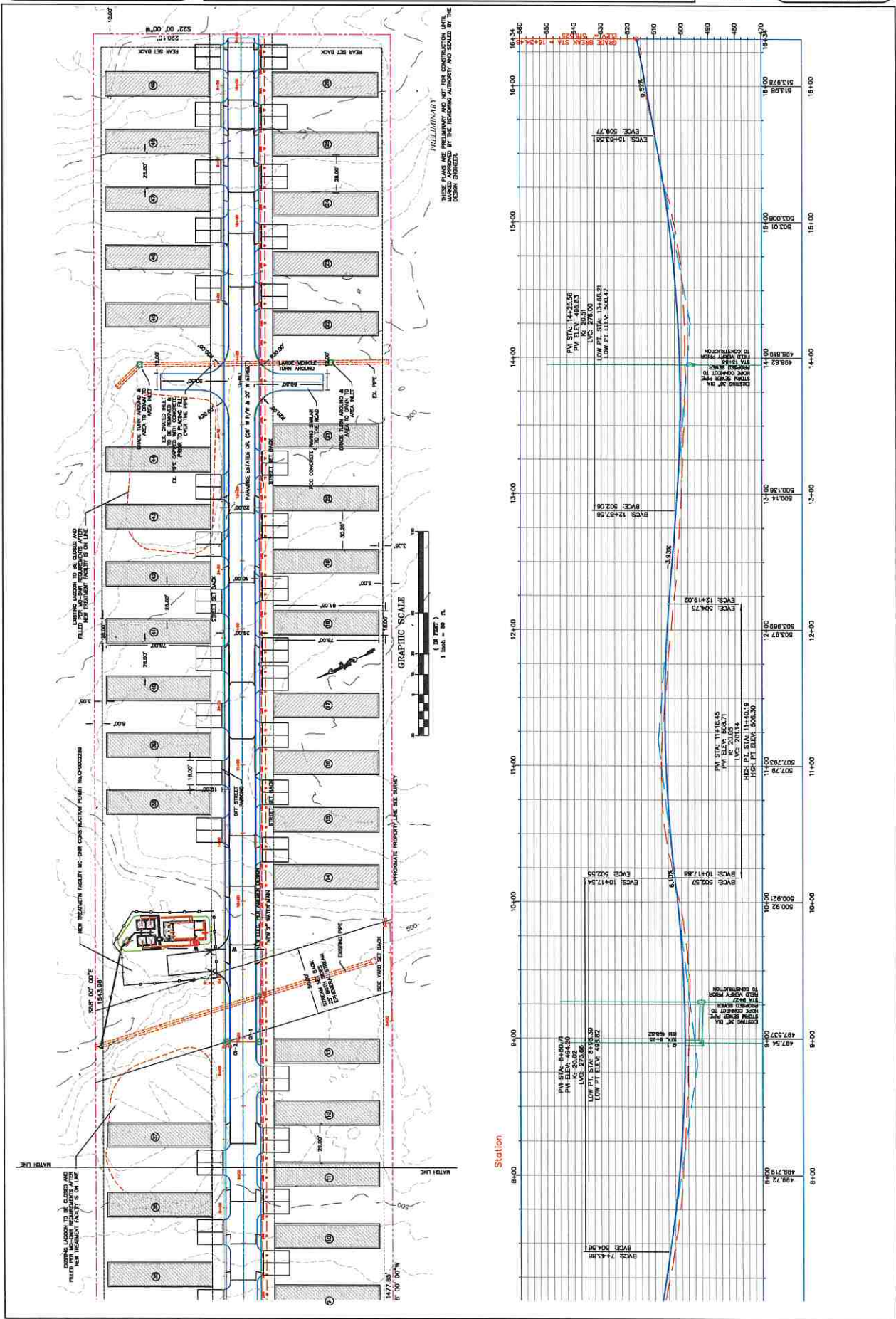
ROAD TYPICAL CROSS SECTION DATA STA 1+30 TO STA 2+75



PRELIMINARY

THIS PLAN AND SPECIFICATIONS ARE PRELIMINARY AND NOT FOR CONSTRUCTION. ANY CHANGES OR MODIFICATIONS MUST BE APPROVED BY THE REVIEWING AUTHORITY AND SEALED BY THE DESIGN ENGINEER.

C5 OF 10



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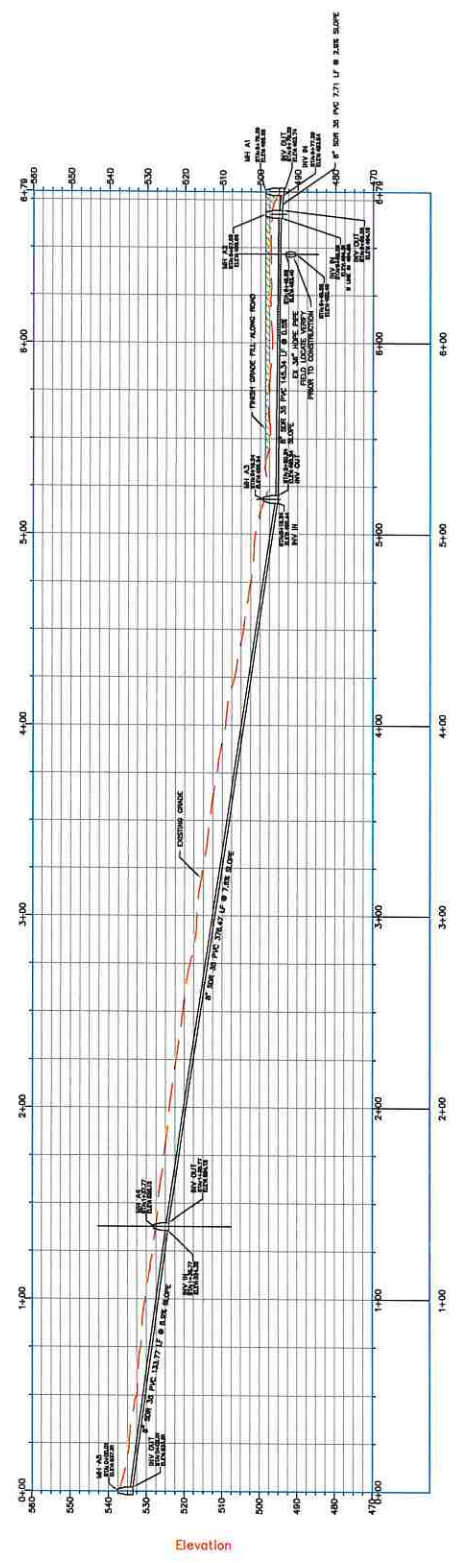
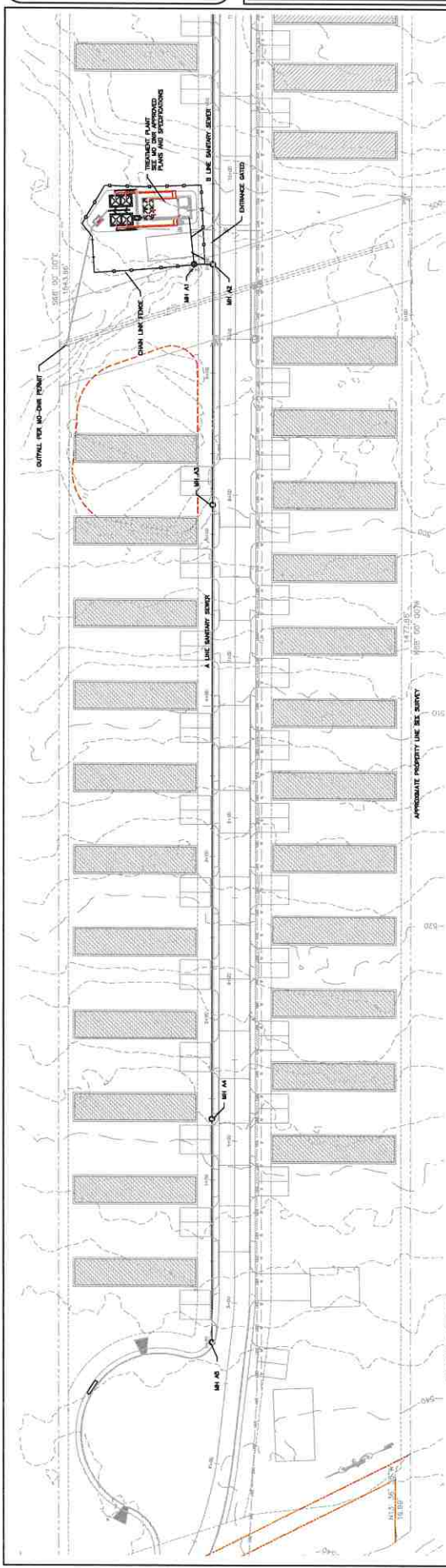
PARADISE MOBILE HOME PARK
 SCHEER DESIGN GROUP, LLC
 8584 HWY YY
 NEW HAVEN, MISSOURI 63088
 PHONE: (373) 439-2611
 CERTIFICATE OF AUTHORITY No. 0000000000
 KERRY L. SCHEER, P.E., SOLE PROPRIETOR, No. E-30001010004
 SANITARY SEWER
 A LINE



1	DATE: 8/1/2024
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PRELIMINARY

THIS PLAN IS PRELIMINARY AND NOT FOR CONSTRUCTION. ANY CHANGES MUST BE APPROVED BY THE ENGINEER AND SIGNED BY THE DESIGN ENGINEER.



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