

CITY OF WILLARD, MISSOURI

224 W. Jackson Street P.O. Box 187 Willard, MO 65781 417-742-3033 417-742-3080 Fax



MEETING AGENDA AND PACKET

PLANNING AND ZONING COMMISSION

Regular Meeting

August 25, 2020

7:00 p.m.

Willard Community Building

220 W. Jackson, Willard, MO

PLANNING AND ZONING MEMBERS

Alderman Whitman

Terry Kathcart, Chairman

Valorie Simpson, Secretary

Mayor Corey Hendrickson

Jose Casanova, Vice-Chairman

Mike McCroskey

Burnis Coleman

Randy Brown, Director of Development

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
August 25, 2020
7:00 P.M.

Notice posted on August 20, 2020

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., August 25, 2020 at the Willard Community Building, 220 W. Jackson, Willard, MO.

The tentative agenda of this meeting includes:

PLEDGE OF ALLEGIANCE

1. Call the meeting to order.
2. Roll Call.
3. Agenda Amendments/Agenda Approval.
4. Approval of the Minutes from the Meeting July 28, 2020.
5. Citizen Input.
6. Discussion on Stone Creek Phase 2.
7. New Business.
8. Unfinished Business.
9. Adjourn.

REPRESENTATIVES OF THE NEWS MEDIA MAY OBTAIN COPIES OF THIS NOTICE BY CONTACTING:

Jennifer Rowe
224 W. Jackson
Willard, Missouri 65781
(417)742-5302

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
July 28, 2020
7:00 P.M.

Staff present: City Administrator, Brad Gray; City Clerk, Jennifer Rowe; and, Director of Development, Randy Brown.

City Attorney Ken Reynolds was not present.

Citizens present: Derek Lee (Lee Engineering), and Matt Kelley.

Meeting opened by Chairman Terry Kathcart at 7:00 P.M.

Roll Call

Present: David Helton, Valorie Simpson, Terry Kathcart, Mike McCroskey, Alderman Whitman and Mayor Hendrickson.

Approval of Agenda

Motion was made by Mayor Hendrickson with a second by Valorie Simpson to approve the Agenda. Motion carried with a vote of 6-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart, Mike McCroskey, Alderman Whitman and Mayor Hendrickson.

Approval of the Minutes from the Meeting June 23, 2020.

Motion was made by Valorie Simpson with a second by Terry Kathcart to approve the Minutes from the June 23, 2020 Meeting. Motion carried with a vote of 5-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart, Mike McCroskey and Mayor Hendrickson. Alderman Whitman abstained.

Citizen Input.

None.

Public Hearing on text amendments to Chapter 400: Land Development Regulations.

Mayor Hendrickson opened the Public Hearing at 7:04pm. No citizens wished to speak so the Public Hearing was closed at 7:05pm.

Discussion/Vote on text amendments to Chapter 400: Land Development Regulations.

Director of Development Randy Brown discussed the changes to the sign code agreed to at the last meeting. He stated this was just the formal vote to accept what was already discussed last meeting. Motion was made by Terry Kathcart with a second by Valorie Simpson to approve the text amendments to Chapter 400: Land Development Regulations. Motion carried with a vote of 6-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart, Mike McCroskey, Alderman Whitman and Mayor Hendrickson.

Discussion/Vote to accept the Final Plat for Gauge Crossing.

Mr. Brown discussed the final plat. Discussion was made on the list of items that still need to be complete before the subdivision is finished. Discussion was then made on a letter of credit offered by Mr. Kelley to ensure items get completed. Motion was made by Valorie Simpson with a second by Mike McCroskey to accept the Final Plat for Gauge Crossing contingent on the following: Grading will be complete on the lots as homes are built, the old 6" water line will be retired, the CCR's will be worked out between the Attorneys and finished, Box Culverts will be placed under New Melville once they are received and Stormwater Swell will be completed. Motion carried with a vote of 6-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart, Mike McCroskey, Alderman Whitman and Mayor Hendrickson.

Discussion/Vote to accept the Final Plat for North Meadows Subdivison.

Mr. Brown introduced Derek Lee from Lee Engineering. He stated there were no really big items on the list to be completed still, except the CCR's that were still being looked at by the Attorney. Our Attorney was currently awaiting a response from the Developers Attorney on them. Discussion was made on the items that did still need to be completed. Mr. Brown stated that Mr. Turner did not want to give a letter of credit for those items, and was fine waiting for final approval until it was all done. He said they were looking at changing the name to Canterbury Estates and the road to Canterbury as well, but nothing had been received with those official changes yet. Discussion was made on the trail and the changes that needed to happen there. Mr. Lee stated that all of the changes should easily be done in the next few weeks. City Administrator Brad Gray recommended approving the Final Plat contingent upon the work being done as there were issues with not having enough members for the Commission after this meeting and he was unsure when we would be able to meet again.

Motion was made by Valorie Simpson with a second by Alderman Whitman to approve the Final Plat for North Meadows Subdivision contingent on the following: Dirt Piles will be maintainable and able to brush hog during construction, Grading will be completed, CCR's will be worked out between the Attorneys and finalized, Meter Pits will be cleaned out and ready, the Trail will have more mulch brought in and made nicer, and the official name changes will be brought to the City on the Final Plat. Motion carried with a vote of 6-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart, Mike McCroskey, Alderman Whitman and Mayor Hendrickson.

New Business.

Mr. Brown updated the Commission on the West Ridge Subdivision.

Unfinished Business.

Mr. Brown updated the Commission on CMH moving forward with design plans and the Miller Road project.

Adjourn.

Motion was made by Terry Kathcart and seconded by David Helton to adjourn. Motion carried with a vote of 6-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart, Mike McCroskey, Alderman Whitman and Mayor Hendrickson.

Meeting adjourned at 7:51 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman

Background Report for Stone Creek Phase II

Date: August 20,2020

Owner: Kim Haase

Location: South of Stone Creek Phase 1, East and North of Hughes Rd

Tract size: approximately 10.5 acres

Existing Zoning : R-1

Proposed Zoning: R-1 Planned Development District

Surrounding Land Uses:

North: R-1 Planned Development

South: R-1, Agriculture

West: R-1, Agriculture

East: R-1, Agriculture

Utilities: Water was extended into the property with Phase 1

Sewer will be extended from Phase 1

Stormwater- the basin was previously constructed, this project is located adjacent to Rainier Branch and is currently in a FEMA Flood zone.

Transportation: Ingress / Egress from Hughes Road.

Staff Comments: Staff has met twice with Mr. Haase about moving forward with this project. Staff has informed Mr. Haase that revised Engineering reports would need to be re-submitted along with the Preliminary Plat and Preliminary Development Plan. Staff provided Mr. Hasse a copy of the current ordinance describing the requirements of a Planned Development 400.510.

Staff realized the preliminary plat that was provided by Mr. Hasse has expired and agreed to submit it for Mr. Hasse for discussion only. Staff would ask for consideration to bring back a revised preliminary plat and plan in lieu of the sketch plan since the sketch plan was previously approved. A Public Hearing would be advertised at the time of Preliminary Plat submittal. If you have any questions concerning this proposed development, please contact me at City Hall.

Randy Brown

Director of Development

City of Willard, Mo.

Deer Ridge Preliminary Plat

Motion made by Richard Simpson with second Mayor Thomas J. Keltner to recommend to the Board of Aldermen that Deer Ridge Preliminary Plat be approved. All votes yes. Motion carried.

Autumn Brook As Built

Motion made by Richard Simpson with second by Lucille Murray to recommend to the Board of Aldermen that Autumn Brook As Built be approved. All votes yes. Motion carried.

Autumn Brook Final Plat

Motion made by Mayor Thomas J. Keltner with second by Lucille Murray to recommend to the Board of Aldermen that Autumn Brook Final Plat be approved. All votes yes. Motion carried.

Longview Construction Plans

Motion made by Richard Simpson with second by Lucille Murray to table Longview Construction Plans. All votes yes. Motion carried.

~~**Stone Creek Sketch Plan (discussion only)**~~

~~Kim Haase discussed Stone Creek Sketch Plan.~~

Hoffman Hills Sketch Plan (discussion only)

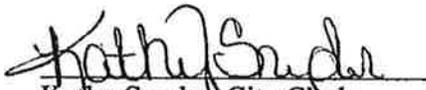
Rick Wilson with Wilson Surveying Co. discussed Hoffman Hills Sketch Plan.

Old Business

Jill Simmons Director of Parks and Receptions discussed proposed amendments to the Land Development Regulations (Parkland Dedication or Fee in Lieu of Dedication).

Motion made by Lucille Murray with second by Valorie Simpson to adjourn meeting. All votes yes. Motion carried.

Meeting adjourned.


Kathy Snyder, City Clerk

Richard Simpson asked Allen Bird how he was going to present the revised Park Estates II Preliminary Plat. Allen stated it would be presented as a total package, meaning the whole 179 acres.

West Ridge Preliminary Plat

Motion made by Richard Simpson with second by Mayor Thomas J. Keltner to table West Ridge Preliminary Plat. All votes yes. Motion carried.

Stone Creek Sketch Plan

Motion made by Richard Simpson with second by Lucille Murray to recommend to the Board of Aldermen that Stone Creek Sketch Plan be approved. Valorie Simpson-yes. Jeff Bowers-yes. Lucille Murray-yes. Richard Simpson-yes. Mayor Thomas J. Keltner-abstained. Motion carried.

Cardinal Hills Sketch Plan

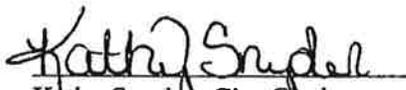
Motion made by Richard Simpson with second by Mayor Thomas J. Keltner to recommend to the Board of Aldermen that Cardinal Hills Sketch Plan be approved. All votes yes. Motion carried.

Old Business

City Administrator Fred Gress discussed new concepts on Hoffman Hills Sketch Plan.

Motion made by Lucille Murray with second by Richard Simpson to adjourn meeting. All votes yes. Motion carried.

Meeting adjourned.


Kathy Snyder, City Clerk

Board of Aldermen that West Ridge Preliminary Plat be approved contingent on the easements being acquired. All votes yes. Motion carried.

Stone Creek Preliminary Plat

Motion made by Lucille Murray with second by Richard Simpson to recommend to the Board of Aldermen that Stone Creek Preliminary Plat be approved. Valorie Simpson-yes. Jim McKee-yes. Jeff Bowers-yes. Lucille Murray-yes. Richard Simpson-yes. Mayor Thomas J. Keltner-abstained. Motion carried.

Chairmen Jeff Bowers turned the next item over to Mayor Thomas J. Keltner.

Park Estates II Preliminary Plat

Motion made by Richard Simpson with second by Lucille Murray to recommend to the Board of Aldermen that Park Estates II Preliminary Plat be approved. Valorie Simpson-yes. Jim McKee-yes. Mayor Thomas J. Keltner-yes. Lucille Murray-yes. Richard Simpson-yes. Jeff Bowers-abstained. Motion carried.

Land Use Plan

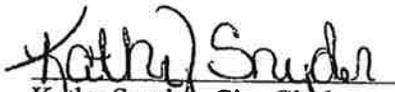
City Administrator Fred Gress discussed the Land Use Plan. The city has already had a Public Hearing in June of 2006. Chairmen Jeff Bowers discussed R-2 by R-1 zoning. Valorie Simpson stated that some of the Conco property was not labeled correctly. Motion made by Mayor Thomas J. Keltner with second by Richard Simpson to table the Land Use Plan until corrections are made. All votes yes. Motion carried.

Old Business

None.

Motion made by Lucille Murray with second by Valorie Simpson to adjourn meeting. All votes yes. Motion carried.

Meeting adjourned.


Kathy Snyder, City Clerk

Amendments to the Land Development Regulations-Parkland Dedication or Fee in Lieu of Dedication

Motion made by Mayor Thomas J. Keltner with second by Valorie Simpson to recommend to the Board of Aldermen that the amendment to the Land Development Regulations-Parkland Dedication or Fee in Lieu of Dedication be approved. All votes yes. Motion carried.

Park Estates II Construction Plans

Motion made by Valorie Simpson with second by Dale Duvall to recommend to the Board of Aldermen that Park Estates Construction Plans be approved. All votes yes. Motion carried.

Minor Site Plan/Coming Home Real Estate

Director of Development, Randy Brown stated that we received the draft of the Parking Agreement between Connie Condict and Anderson & Goodwyn Developers. Randy requested approval for Minor Site Plan upon approval by the City Attorney of the Parking Agreement. Motion made by Valorie Simpson with second by Mayor Thomas J. Keltner to approve Minor Site Plan for Coming Home Real Estate contingent upon Parking Agreement approved by City Attorney. All votes yes. Motion carried. (*Commissions decision is final on Minor Site Plans*)

Minor Subdivision/Church of Christ

Motion made by Richard Simpson with second by Mayor Thomas J. Keltner to recommend to the Board of Aldermen that the Minor Subdivision for the Church of Christ be approved. All votes yes. Motion carried.

Cardinal Hills Preliminary Plat

Motion made by Valorie Simpson with second by Richard Simpson to recommend to the Board of Aldermen that Cardinal Hills Preliminary Plat be approved. All votes yes. Motion carried.

Cardinal Hills Construction Plans

Motion made by Mayor Thomas J. Keltner with second by Richard Simpson to recommend to the Board of Aldermen that Cardinal Hills Construction Plans be approved. All votes yes. Motion carried.

Stone Creek Preliminary Plat

City Administrator, Fred Gress, discussed flood zone in Stone Creek. Fred recommended that lots 26-30, and lots 69-74 be removed from flood zone area. Motion made by Richard Simpson with second by Mayor Thomas J. Keltner to recommend to the Board of Aldermen that Stone Creek Preliminary Plat be approved with lots 26-30, and lots 69-74 removed from plat. All votes yes. Motion carried.

Stone Creek Preliminary Plat

Board discussed detention and floodplain area in Stone Creek Preliminary Plat. Motion made by Bill Caplinger with second by Micheal L. Peck to approve Stone Creek Preliminary Plat with lots number 69, 70, 71, 72, 73, 74, 26, 27, 28, 29, & 30 being removed from plat. All votes yes. Motion carried.

Request for Public Hearing for proposed revision of Blasting Ordinance

City Attorney, Ken Reynolds stated that there was a misunderstanding on the proposed revisions of the Blasting Ordinance. Ken requested that this item be tabled until a later date to allow for further review. Motion made by Richard Simpson with second by Bill Caplinger to table this issue until a later date. All votes yes. Motion carried.

Waterline Extensions

City Administrator, Fred Gress requested approval for waterline extension on Willey Street, SE corner of park, north approximately 300ft. Motion made by Richard Simpson with second by Bill Caplinger to approve the waterline extension on Willey Street, SE corner of park, north approximately 300ft. All votes yes. Motion carried.

City Administrator, Fred Gress requested approval for waterline extension to lots 2, 3, & 4 in Roundtree Addition, corner of Jeb & JFK. Motion made by Bill Caplinger with second by Micheal L. Peck to approve the waterline extension for lots 2, 3, & 4 in Roundtree Addition, corner of Jeb & JFK. All votes yes. Motion carried.

City Administrator, Fred Gress requested approval for waterline extension for High School/East Elementary. All votes yes. Motion carried.

Employee Training

City Administrator, Fred Gress requested approval for employee training. This training would be given by OTC (Ozark Technical Center) in seven sessions at City Hall. This training would be mandatory for the following city employees; City Administrator, City Clerk, CFO, Municipal Court Clerk, Director of Public Works, Director of Development, Director of Parks & Recreations, and Chief of Police. Motion made by Bill Caplinger with second by Micheal L. Peck to approve the employee training given by OTC. All votes yes. Motion carried.

Old Business

None.

Mayor Thomas J. Keltner stated that the board would be going into executive session to discuss legal and personnel matters.

Motion made by Micheal L. Peck with second by Charles Whitehead to adjourn the open meeting to executive session. All votes yes. Motion carried.

Meeting adjourned.


Kathy Snyder, City Clerk

CITY OF WILLARD
PLANNING & ZONING
MAY 27TH, 2008
7:00 P.M.

Commission members present: Vice Chairmen, Valorie Simpson; Executive Secretary, Lucille Murray; Robert Taylor; and Bradley Dalton. Mayor Jamie Schoolcraft; Chairmen, Dale Duvall; and Charlie Gugel were not present.

Also in attendance: City Clerk, Kathy Blakemore; Deputy City Clerk/Deputy Court Clerk/Community Relations Officer, Kate Gould; Director of Development, Randy Brown; Director of Public Works, Charlie Jones; Police Officer, Tyler Follis; Park Board President, Pat Lloyd; and City Attorney, Doug Harpool.

Guest present: Kim Haase.

Vice Chairmen, Valorie Simpson called the meeting to order.

Roll Call

City Clerk, Kathy Blakemore called roll call, Robert Taylor-I; Valorie Simpson-I; Bradley Dalton-I; and Lucille Murray-I. Mayor Jamie Schoolcraft, Chairmen Dale Duvall, and Charlie Gugel were not present.

Agenda Amendments/Approval of agenda

Motion made by Lucille Murray with second by Bradley Dalton to approve the agenda. Robert Taylor-I; Valorie Simpson-I; Bradley Dalton-I; and Lucille Murray-I. All votes yes. Motion carried.

Minutes 04/22/08

Motion made by Lucille Murray with second by Bradley Dalton to approve the minutes of the regular meeting on April 22nd, 2008. Robert Taylor-I; Valorie Simpson-I; Bradley Dalton-I; and Lucille Murray-I. All votes yes. Motion carried.

Proposed Stone Creek Phase I Final Plat

Director of Development, Randy Brown stated that the 1st Phase of Stone Creek has twenty-five (25) lots in this ninety-eight lot subdivision. Also, a pole barn is on lots nine (9) and ten (10) and needs to be removed at some point of the development.

Motion made by Lucille Murray with second by Valorie Simpson to recommend to the Board of Aldermen that Stone Creek Phase I Final Plat be approved with the following conditions: the list dated May 27th, 2008 from Archer Engineering needs to be completed in one week; the building/pole barn will be removed within eighteen (18) months; city will collect a \$10,000 surety bond; and no building permits will be issued on lots nine (9) and ten (10) until the building/pole barn is removed. Robert Taylor-I; Valorie Simpson-I; Bradley Dalton-I; and Lucille Murray-I. All votes yes. Motion carried.

Citizens Input

Darrell Biellier spoke on drainage issue at Grand Prairie Dr. and Langston.
Rob Brown asked if there was any resolution on the Hope House issue.
Melissa Marrow spoke on drainage issue on Langston.
Wanda Long spoke on the drainage issue at Grand Prairie Dr.
Dave Shue presented a slide show of the drainage issue on Grand Prairie Dr. and Langston to the aldermen.
Joleah Biellier spoke on drainage issue at Grand Prairie Dr. and Langston.
Melissa Smith with Willard Concerned Citizens group spoke on issues with Conco Quarries.

Financial Report

Motion made by Aldermen Simpson with second by Aldermen Duvall to approve the May financial statements. Aldermen Simpson-I; Aldermen Cosby-I; Aldermen Amodeo-I; Aldermen Hood-I; Aldermen Duvall-I; and Aldermen Vincent-I. All votes yes. Motion carried.

Karen stated that she had included in her report the 2007 Consumer Confidence Report which is required to be published each year by Missouri Department of Natural Resources.

Bids-Generator: No action was taken on this issue.

Bids-Crane: The city received three bids-Arrowhead Truck Equipment in the amount of \$12,998.00; Bus Andrews Truck Equipment in the amount of \$12,650.00; and T&J Welding in the amount of \$10,370.00. Staff is recommending approval of the T&J Welding bid.

Motion made by Aldermen Cosby with second by Aldermen Vincent to approve the bid for the crane from T&J Welding in the amount of \$10,370.00. Aldermen Simpson-I; Aldermen Cosby-I; Aldermen Amodeo-I; Aldermen Hood-I; Aldermen Duvall-I; and Aldermen Vincent-I. All votes yes. Motion carried.

Bids-Printer: No action was taken on this issue.

Karen stated that the sales tax revenue is currently down 6%.

Stone Creek Subdivision:

City Attorney, Doug Harpool stated that the Planning & Zoning Commission recommended a surety bond in the amount of \$10,000 before final plat approval.

Doug stated that the developer was having a hard time getting the surety bond and wanted to do a letter of credit from his bank instead. City Attorney Doug Harpool and Director of Development, Randy Brown recommended approval of Stone Creek Final Plat.

BILL NO. 08-12

ORDINANCE NO. 080623

AN ORDINANCE TO ACCEPT THE FINAL PLAT OF STONE CREEK PHASE I AS AN ADDITION TO THE CITY OF WILLARD, GREENE COUNTY MISSOURI.

First reading by City Clerk, Kathy Blakemore.

Motion made by Aldermen Simpson with second by Aldermen Duvall to approve the first reading. Aldermen Simpson-I; Aldermen Cosby-I; Aldermen Amodeo-I; Aldermen Hood-I; Aldermen Duvall-I; and Aldermen Vincent-I. All votes yes. Motion carried.

Second reading by City Clerk, Kathy Blakemore.

Motion made by Aldermen Vincent with second by Aldermen Hood to approve the second reading. Aldermen Simpson-I; Aldermen Cosby-I; Aldermen Amodeo-I; Aldermen Hood-I; Aldermen Duvall-I; and Aldermen Vincent-I. All votes yes. Motion carried.

BILL NO. 08-13

ORDINANCE NO. 080623A

AN ORDINANCE APPROVING THE FOLLOWING DESCRIBED PROPERTY OWNED BY DANCO INVESTMENTS INC. (STONE CREEK PHASE I SUBDIVISION) TO BE BROUGHT INTO SPECIAL SEWER DISTRICT OF THE CITY OF WILLARD.

First reading by City Clerk, Kathy Blakemore.

Motion made by Aldermen Simpson with second by Aldermen Amodeo to approve the first reading. Aldermen Simpson-I; Aldermen Cosby-I; Aldermen Amodeo-I; Aldermen Hood-I; Aldermen Duvall-I; and Aldermen Vincent-I. All votes yes. Motion carried.

Second reading by City Clerk, Kathy Blakemore.

Motion made by Aldermen Vincent with second by Aldermen Duvall to approve the second reading. Aldermen Simpson-I; Aldermen Cosby-I; Aldermen Amodeo-I; Aldermen Hood-I; Aldermen Duvall-I; and Aldermen Vincent-I. All votes yes. Motion carried.

Lucille Murray

Proposed Willard Litter Clean-up: Lucille Murray discussed the proposed Willard Litter Clean-up Program. This program would require volunteer groups to adopt ½ mile of street for clean-up every eight weeks (more in certain areas). Board agreed this would be a great program and directed Lucille to move forward with the final steps to enable this program.

Willard Tree Offer: Lucille Murray discussed the proposed Willard Tree Offer. City would be divided into areas. Each year one area of homeowners could choose a tree from five (5) choices to plant. Homeowner in turn would sign an agreement to plant another tree within a year. Board agreed this would be a great program and directed Lucille to move forward with the final steps to enable this program.

Ordinance-Board of Aldermen Meetings

BILL NO. 08-14

ORDINANCE NO. 080623B

AN ORDINANCE AMENDING ORDINANCE NO. 070514B, PRESCRIBING GENERAL PROVISIONS FOR REGULAR AND SPECIAL MEETINGS OF THE BOARD OF ALDERMEN OF THE CITY OF WILLARD; PRESCRIBING RULES OF ORDER OF REGULAR AND SPECIAL MEETINGS; AND EXTENDING INVITATION TO GENERAL PUBLIC FOR ATTENDANCE.

ENGINEERING REPORT

FOR

STONE CREEK

PLANNED DEVELOPMENT PRELIMINARY PLAT

September 21, 2005

OWNER and DEVELOPER:

Kim Haase
466 W. Farm Road 80
Springfield, MO 65803



21 SEPT. 05

PREPARED BY:

PHILLIPS ENGINEERING, INC.
426 S. Jefferson Avenue, Suite 201
Springfield, MO 65806
(417) 862-5000
P.N.: 05014

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STONE CREEK

PROJECT DESCRIPTION

This proposed subdivision is located in Section 36, T30N, R23W, in Willard. Refer to the location map on page 6 of this report. This development, which is zoned residential planned development, will be subdivided into 99 lots, each having a minimum size of 11,000 sq. ft. The property has a total area of approximately 46.11 acres. The subdivision preliminary plat is shown on page 7 of this report.

STORMWATER DRAINAGE

This project area lies in the drainage basin of Rainer Branch. The storm water that flows onto this subdivision, area A1, is generated by the area lying to the north, east and southeast of the subdivision. The Drainage Map is shown on page 8 of this report. Area A1 flows through the subdivision between lots 24 and 48 and exits the subdivision on the west side in the area north of lot 71. Area A2 is a slightly smaller drainage area and does not flow through the subdivision. It gets near the subdivision at its southeast corner in the area of the backs of lots 83-86.

The channel handling the flow of area A1 will be allowed to flow unimpeded through the subdivision. Storm water detention will be provided by "off-line" basins at selected locations in the subdivision. Drainage easements will be established as necessary for storm water structures.

The storm water on this site will be handled by overland flow, road ditches and storm sewers. No solid fences will be allowed across drainage easements where the upstream drainage area is 10 acres or greater. There is a box culvert under Hughes Road at the low point of the subdivision.

One part of this subdivision lies within a Flood Area as determined by Flood Insurance Rate Map Community Panel Number 290653 0004A. Refer to the F.E.M.A. Flood Map on page 9. The Flood Zone A extends approximately 800 feet east of Hughes Road.

STORMWATER MANAGEMENT PLAN

Standard sediment and erosion control measures will be implemented on this site. Several Best Management Practices (BMPs) will be used on this project to control the sediment and erosion as the project develops and upon completion of the subdivision improvements. The most effective method to be used will be to minimize the amount of land that is disturbed at any one time. Currently, the majority of the ground has a good grass cover.

By leaving this in place and disturbing only the areas where required, it will minimize the number and extent of other BMPs required on the site. A temporary construction entrance will be constructed at the entrance to the subdivision from Hughes Road. All construction traffic will be required to use this entrance. Temporary access barriers will be constructed as needed to insure the use of the construction entrance. Straw Bale Dikes and Silt Fence will be installed in locations as needed to assist in the prevention of erosion. Disturbed areas will be reseeded as quickly as construction allows in order to reestablish the ground cover. Mulching will be used as needed to assist in this process. The contractor shall be responsible for the installation, operation and maintenance of the BMP's and shall have a current copy of the stormwater pollution prevention plan (SWPPP) at the project site. All construction materials shall be stored away from drainage courses and low areas. The contractor shall be responsible for the proper disposal of sanitary sewage during the construction process. The contractor shall make site inspections at least on a weekly basis and within 72 hours of heavy rains. At the point where the stormwater leaves the site, the contractor shall inspect for evidence of erosion and siltation. Any deficiencies shall be noted in a weekly report and corrected within 7 days of the report. A log of each site inspection shall be prepared by the contractor. These shall include the inspector's name, date of inspection, observation relative to effectiveness of BMP's, actions taken or necessary to correct any deficiencies and listing of areas where land disturbance operations have been temporarily or permanently stopped. The permittee shall retain copies of the general permit, SWPPP, results of monitoring and site inspection records.

WATER SUPPLY AND SUPPLIER

Potable water for this development will be supplied by the City of Willard potable water system. The system will be sized to provide for the domestic water usage of this subdivision and fire protection.

WASTEWATER DISPOSAL

All sewage generated by this subdivision will be collected and routed to the 12" diameter City of Willard sewer main. This line has sufficient capacity for this extension.

TRAFFIC ANALYSIS

This subdivision is served by Hughes Road, an existing street, located on the west side of the project. This project will construct a portion of the new Hughes Road, an east-west street. After initial construction of the subdivision infrastructure, the traffic generated by this subdivision will consist of residential traffic. Refer to the traffic map on page 10 for the street outlet numbers and street designations. Berry Lane (street B) will be extended from Cedar Ridge Phase II into this subdivision and intersect with the proposed Hughes Road

(street C). In addition, there will be five streets stubbed into undeveloped land surrounding the subdivision. These are streets A, C, E, H and I, and will provide future connections to the street system in this section of the City. All proposed streets in the subdivision are classified as Local Residential Streets, except for the new extension of Hughes Road, which is classified as Collector and has 60 feet of right of way. All other streets have 50 feet wide rights of way and will be constructed to meet the City of Willard standards. Approximately seven thousand linear feet of new roads will be constructed by the development of this subdivision.

Farm Road 94, projected to be a secondary arterial, is located approximately 1,000 feet south of this subdivision. It has an Average Daily Traffic count of 1,100 to the east.

The estimated total amount of traffic generated by this development is as follows:

Average Daily Traffic Generated by this subdivision:

Traffic Generated = 99 residential lots x 10 trip ends/day per lot = 990 trip ends per day

It is estimated that this Average Daily Traffic will be distributed among the existing street outlets as follows:

Outlet 1: 100 trip-ends per day

Outlet 2: 170 trip-ends per day

Outlet 3: 240 trip-ends per day

Outlet 4: 250 trip-ends per day

Outlet 5: 230 trip-ends per day

The Peak Hour Traffic Generated by this subdivision:

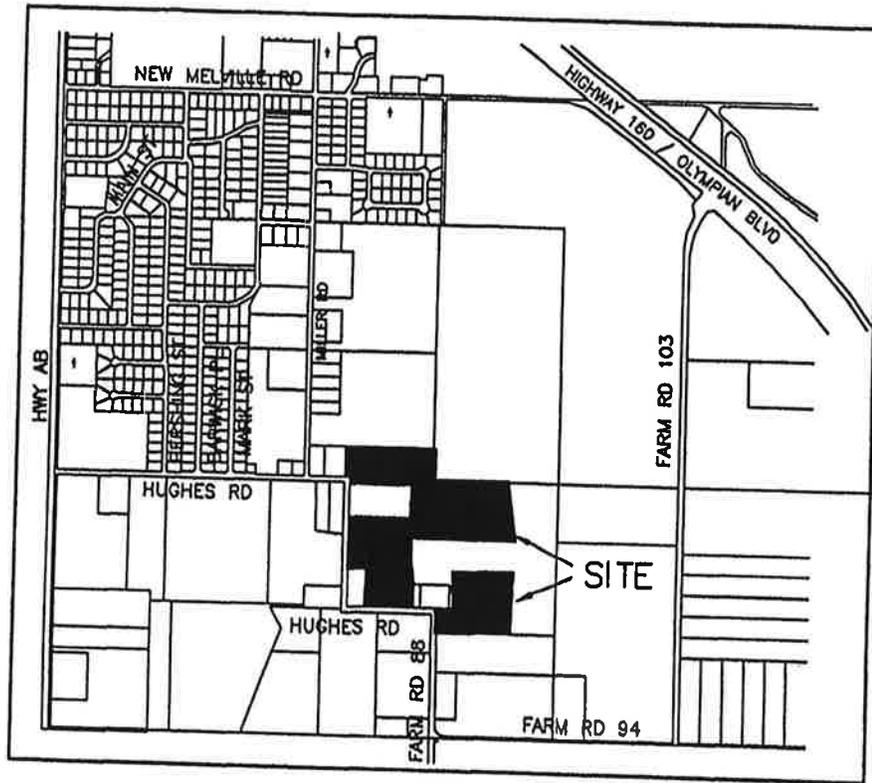
Traffic Generated = 99 residential lots x 1 trip-end per lot
= 99 trip-ends during the peak hour

The traffic generated by this subdivision will travel by proposed streets to Hughes Road, located along the west side of the subdivision. Due to the configuration of the subdivision, the traffic will be handled by five connections to existing City streets as listed above. This will assist in evenly distributing the traffic and aid in smoothly managing the subdivision traffic. The existing road system is capable of adequately handling the traffic generated by this subdivision.

Greenways are planned in this subdivision, which will be available for trail development.

GENERAL INFORMATION

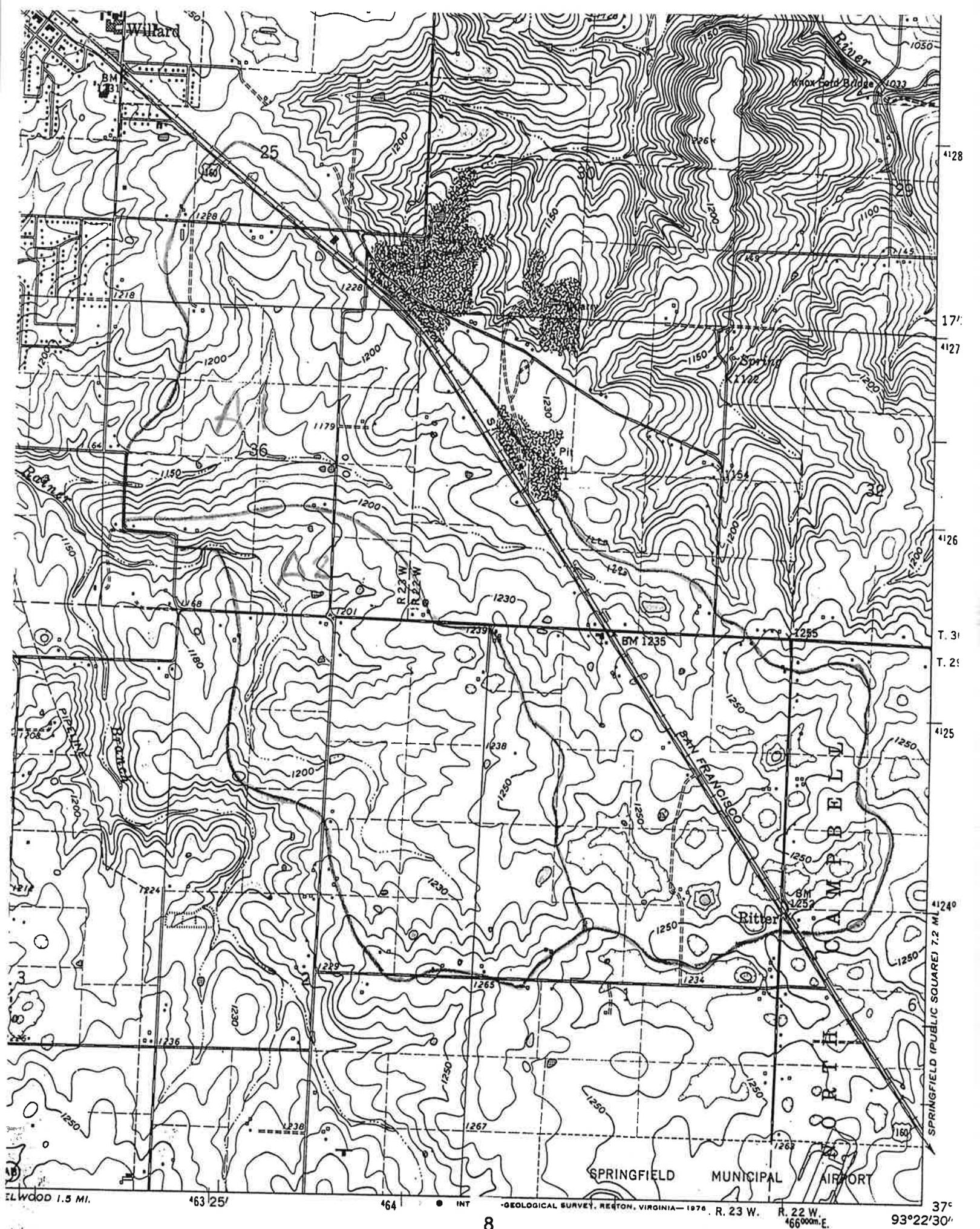
Total Area of Subdivision:	46.11 acres
Total number of lots:	99
Area utilized by road right of way:	8.07 acres
Area dedicated to open space:	8.81 acres
Area of the smallest lot:	Lot 2 – 11,034 sq. ft.
Area of the largest lot:	Lot 99 – 21,109 sq. ft.

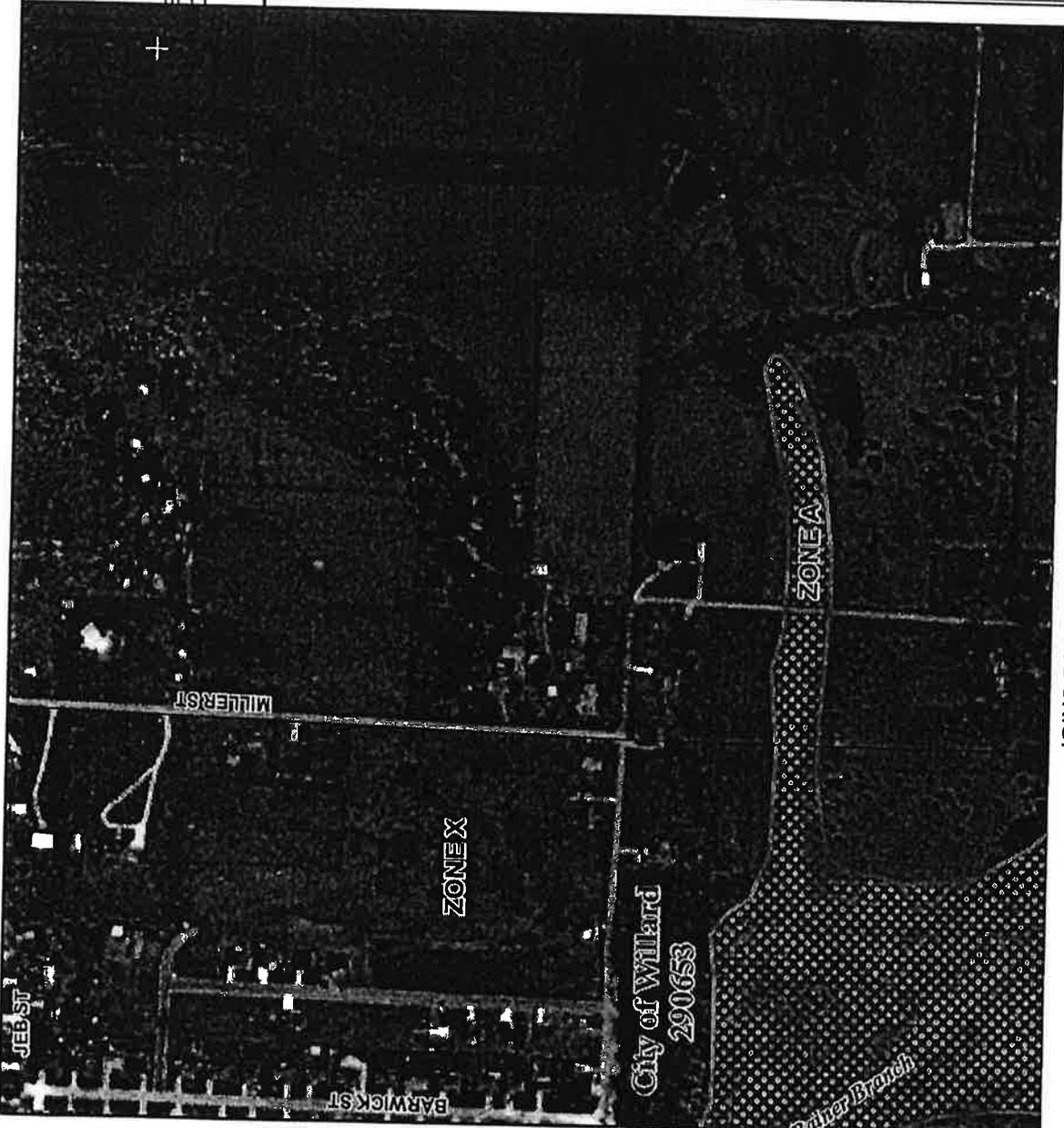


WILLARD, MO.

LOCATION MAP

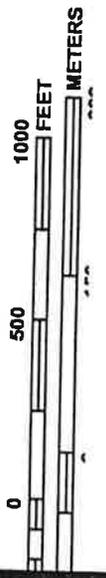
SCALE: 1" = 1,000'





JOINS PANEL 0006

MAP SCALE 1" = 500'



NFP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0004 A

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
WILLARD,
MISSOURI
GREENE COUNTY

PANEL 4 OF 7

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
WILLARD, CITY OF 290653 0004 A

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
2906530004A

EFFECTIVE DATE
AUGUST 4, 2003



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov

