

**CITY OF WASHINGTON, MISSOURI**

Department of Planning and Engineering Services  
405 JEFFERSON STREET • WASHINGTON, MO 63090  
636.390.1010 phone • 636.239.4649 fax

**PRELIMINARY PLAT APPLICATION**

Date: 12/4/15

**Applicant Information:**

Name: Syd Partnership, LLC Phone : 636-239-5476

Address 409 Windy Hills Drive Washington, MO 63090

**Do you own the subject property? If not, please provide ownership information here:**

Name owner listed above Phone \_\_\_\_\_

Address \_\_\_\_\_

Name of Proposed Subdivision: Dubois Center – Plat 5

Number of Lots Proposed 3 Zoning District C2

**Two Mylar and two 8 ½ by 11 size copies of a detailed plat of the subject property must accompany this request.**

*8200*

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

APPLICANT'S SIGNATURE:



APPLICANT/COMPANY NAME (Printed):

\_\_\_\_\_

LANDOWNER SIGNATURE(s):

\_\_\_\_\_

LANDOWNER NAME (Printed):

\_\_\_\_\_

CITY OF  
WASHINGTON  
MISSOURI

December 17, 2015

To: Planning & Zoning Commission  
From: Dan Boyce

Re: Dubois Center  
Preliminary Plat 5

Dubois Center received preliminary plat approval in March 2008 for 6 lots, as shown on the enclosed site plan. Find minutes from the March 10, 2008 Planning and Zoning meeting enclosed. Since then, four of the planned six lots have received final plat approval. And this request is to create three lots, numbers 7, 8, and 9, to replace the originally approved lots 2 and 3.

Per City Code 490.040, "Approval of the preliminary plat shall be effective for a period of two years." Therefore, all City Code requirements for a preliminary plat shall be required.

The following comments shall be addressed:

- Provide a complete set of improvement plans for Dubois Center Plat Five. Such plans shall bear the seal of a Missouri registered engineer.
- All work in the FEMA floodway requires a "No-Rise" certificate. The low floor of all buildings located in the FEMA one percent flood plain shall be constructed two feet above this designated elevation.
- Street lights in conformance with City code 490.030H shall be provided.
- Verify compliance with City Code 490.036 Fire Hydrants and Connections.
- Subdivision shall be in compliance with City Code Section 490.035E Detention and Retention Facilities. The preliminary plan approval in 2008 allowed this compliance to occur as each lot is developed, per the building permit process. If the developer chooses to continue this process for the remaining lots to be final platted, a note shall be added to the final plat stating "City Code Section 490.035E. Detention and Retention Facilities shall be enforced during the process to issue building permits for this development".
- Per City Code 490.070C3 "Every lot shall abut on a street". And, as indicated on the enclosed site plan, proposed Lots 7 and 9 would have street frontage on Hwy 100. Proposed Lot 8 would front on a 26 foot wide private street within a 40 foot wide access and utility easement. Therefore, this 26 foot wide street would require a variance from our subdivision code which requires a minimum 35 foot wide local access street. Since the developer has agreed to restrict parking on both sides of this private street, the access plan is the same as approved in 2008, and similar access routes exist throughout many City commercial developments, staff (Jim Briggs, Dan Boyce, and Darren Lamb) recommends approval of the variance. All other subdivision code street construction requirements shall be in compliance. It is noted that Fire Chief Bill Halmich is not in favor of the street width variance. He has been invited to provide input to the Commission.

A staff site plan review committee met on December 23, 2015 and discussed the issue of this proposed street width variance. A vote was taken and the following individuals voted to recommend denial of the requested street width variance: Chief Bill Halmich, Bob Hornbuckle, John McCreery, and Kevin Quaethem. Dan Boyce voted for a favorable recommendation to the requested street width variance. The majority of the Committee felt a 35 foot wide street was necessary to accommodate all of the potential tenants allowed under C-2 General Commercial Zoning.

This entire road network will consist of private streets constructed in access easements. And, therefore, all road maintenance will be the responsibility of the property owners. This situation is similar to the Washington Center, Schnucks, Walmart, and Phoenix Center developments.

- Front yard setbacks shall be twenty-five feet from the access and utility easement line.

Sincerely,

A handwritten signature in black ink that reads "Daniel E. Boyce". The signature is written in a cursive, flowing style.

Daniel E. Boyce, P.E.

City Engineer

PLANNING & ENGINEERING SERVICES  
405 JEFFERSON STREET  
WASHINGTON, MO 63090

**CITY OF WASHINGTON, MISSOURI  
PLANNING & ZONING COMMISSION MEETING MINUTES  
Monday, March 10, 2008, 7:30 P.M.**

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

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

- 1) Present: Greg Skornia  
Kevin Cundiff  
Mark Piontek  
Tom Holdmeier  
Dick Stratman  
Mark Skornia  
Gayle Hachman  
Samantha Cerutti Wacker  
Darren Lamb
- 2) Approval of Minutes from January 14, 2008. Motion was made and seconded to approve the minutes; motion passed by unanimous vote.
- 3) File # 08-0101. Randy Kleinheider, SYD Partnership LLC. Applicant is seeking preliminary plat approval of Dubois Center, a proposed six-lot commercial subdivision located off of Highway 100 in a C-2, General Commercial Zoning District.

Darren said last month this was to be presented as a sketch but since that time, applicant has submitted preliminary improvement plans. Part of the staff report covered the flood plain, as portions of this development are located within the FEMA designated floodway and the 100 and 500 year floodplains. Since the floodway has been pre-engineered, filling outside of the floodway boundary is allowed. Darren showed an overhead picture where a dashed line indicated the floodway (the FEMA floodway that has been in affect on the maps since 1982).

For this request, a floodplain development permit is required, the low floor shall be elevated a minimum of two feet above the 500-year flood elevation, an elevation certificate shall be required and the low floor shall be elevated to protect against sewage backup. The developer has been made aware of the results of the 2003 URS Engineering study and how this property will be affected if the study is incorporated in the future FEMA map.

Darren said the way the code is set up now, the floodplain regulations basically regulate the 1982 flood insurance rate maps, and any studies that they have showing the 100-year, 500-year floodplain and the floodway. The line for the floodway is right outside the creek channel.

On another overhead, Darren showed the difference between the FEMA floodway as it exists today with the '82 maps and the new URS study that was done by FEMA back in 2003 (that was not adopted by the City for new construction). A red line shows the URS floodway and the dashed blue line is the FEMA floodway. There is a noticeable difference between those. There is nothing the City can do to enforce the URS floodway because it has never adopted the study for new construction standards. If FEMA decides to update the firm maps and use the URS study, the developer could show the situation had changed and the elevations are not what they were back then when the 2003 study was done, and provide new elevations. If

that is not done and the URS floodway is adopted as you see it on the map today, portions of the buildings that could be built on these lots could be in a new floodway. Darren said he was bringing this to the attention of the Commission so it can be public record. If someone asks at some time in the future how this happened, how did the City approve it, this is how it was approved. Because the City is still using the FEMA 1982 maps.

Applicant has indicated a willingness to build all the buildings in this area at an elevation of two feet above the 500-year URS study. This is a difference of about four to six feet between this and two feet above the 500-year FEMA maps that the City can regulate.

Kevin Cundiff asked if this was four feet above the FEMA floodway, or the URS floodway. Darren said the four to six feet would be the difference between two feet above the URS 500-year floodplain and two feet above the flood insurance rate maps that we currently have today; two feet above that 500-year benchmark. Kevin asked if they are still above the URS floodway. Darren said they are proposing to do this voluntarily, to build at that elevation.

Cameron Lueken from Wunderlich Surveying and Engineering spoke to the Commission. He said with the firm map that is currently adopted, the elevation is about 488 and the URS 500-year elevation is about 492; there is a difference of about four feet. The applicant is proposing to build two feet above the URS; about the 494 mark.

Greg Skornia asked how much material he will bring on the site. Cameron said there will not be any material brought onsite, applicant will be utilizing the material onsite within his boundaries to make the grading changes. Cameron said you can bring fill in to raise it above the base elevation as long as you are outside the floodway. Darren said you can put fill in floodplain but you cannot put it in the floodway. Anything within the blue dashed line on the map all the way out to the highway--you can put fill in there.

Mayor Dick Stratman said from a development standpoint, now would be the time to put the fill in; while it was not in the floodway and while it is just in the floodplain. This is where the building is now. Once the applicant gets this elevated and they change, they will not be able to go back. Darren said there is a procedure that before FEMA adopts those flood insurance rate maps, there will be a 90-day comment period. This is when you can present some information to show that things have changed in this area and the URS study is not what it once was.

Mayor Stratman said that once he would build there, and elevate, and if they change the floodway, they cannot force him to do something different than what, at the time he built, had been acceptable. Darren said if it was still in the floodway and they did not agree with the new information they were given, and they did it as a blanket acceptance that the URS study still held true, those buildings within that would require expensive flood insurance unless they had some type of elevation certificate to show how high they were built. Tom Holdmeier said the City could not come in and have them tear them down. Darren said that was correct.

Darren said they are proposing 50-foot access easements in lieu of right-of-way, therefore the streets would be privately maintained. The two Highway 100 access streets are proposed to be 40 feet wide with the east/west connector street being 26 feet wide. The entrance points shown on the overhead, where they will have the 40-foot wide streets within a 50-foot wide access easement, go back to a proposed 26-foot wide street. It would be similar to what you have within the Schnucks development where the road that goes around the perimeter allows access to the peripheral lots along the highway. There was some discussion about this

because the City wanted to make sure the fire department, or anyone else, did not have issues with this. There was a meeting with John Borgmann, Bill Helmich and Mark Skornia. Borgmann provided Darren with correspondence stating they had no objection. They felt streets like that would be less likely to have parking along the public access easements, rather than if they would build a City street to City street standards and dedicate the right-of-way. The benefit the developer gets from this is they do not have to maintain a 25-foot setback off of all corners. For example, right now the way the lots are drawn up, the 60-foot wide would meet the subdivision code because the 2.64 lot goes all the way down and picks up frontage along the highway. This gives them a little more flexibility as far as building on the lots.

Darren said street lights need to be provided. The development has requested shifts in access for the lighting for both east and west through MoDOT. Darren passed out copies of an email he got from Judy Wagner of MoDOT. She has indicated that the eastern shift widening was completed first, the western entrance and shift and widening will be completed by MoDOT right-of-way department soon. The only restriction they have indicated is that no building occupancy will be authorized until the eastbound left turn lane is in place. This will be completed in the Highway 100 contract coming up shortly (out for bid in April). That work will be completed by November 1, 2008.

One of the things they talked about with the developer is having a centralized retention basin rather than six individual ones. In the past, the City has allowed some developments to do that on individual lots, but required they submit the plan for each individual lot before a building permit is issued.

On the issue of water and sewer, Darren said he did receive word that the water is coming from the Phoenix Center II development, coming along the south side of Highway 100 along the church property, crossing Highway 100 (by boring under 100) onto Jim Kraft's property and then staying along the north right-of-way line of Highway 100 through Parmentier's, in order to service this development with water and sewer. The developer has come to a verbal agreement with those property owners to provide the 20-foot wide utility easement. There is another provision that they could use a portion of the utility easements on Highway 100 right-of-way but staff had concerns about relocation down the road. Even though it looks like they are good for the next 20 to 30 years with right-of-way of Highway 100, if they would ever need future right-of-way again they could determine that the City would have to relocate those utility lines if they were located within this. In this case, if it is located outside of that, the City feels covered. The next step is that all of those properties would have to provide the easement deeds for that and an ordinance would have to be drafted to accept those easements (for City Council to accept those as utility easements leading to the property from all properties mentioned).

Tom asked if they could put a restriction on this; if they do not get an eastbound left turn lane, how can they say they cannot get an occupancy permit (in case something would get held up with Highway 100). Mark Piontek said either their plat meets the code or it does not. Darren said the state included this restriction in their paperwork. Tom said between the state and the owners it is fine but how could the City do it? Piontek said if their plat meets the codes, they are entitled to approval. There is nothing in the City code that says they cannot give an occupancy permit until they get a left turn lane onto Highway 100. Darren said they would be relying on the agreement with MoDOT to satisfy the traffic concerns with entering and exiting the development.

Kevin asked if it could be approved as a no-left turn until the Highway is widened. Piontek said it is a left turn from the highway and MoDOT would have to regulate whether you could have a left turn from the highway, the City would not. Piontek said he did not think this would be an issue as the highway is going to get built.

Mayor Stratman said that was part of the agreement that they would start construction and build that leg of the highway first. This is from where it ends now and moving the urbanized section first. Darren said this is what Judy Wagner alluded to in the email that work is to be completed by November 1, 2008. Mayor Stratman said they can start anywhere on the project; however, included in the specs, Judy put this was going to be something that needed to be completed under those guidelines. Everyone is bidding the contract with that in mind.

Tom said this is similar to Washington Crossing in the private drive situation with the outer lots. Darren said this is very similar. With the Schnucks development, the public access easement that goes through that development is 30 feet wide, inside of curb to inside of curb. To this date, they have not had to establish this as a fire lane to prohibit people from parking there. Along the front there are pretty large lots.

Greg asked if there would ever be stoplights or stop signs at these two intersections. Darren said right now it looks very unlikely. Cameron said the western entrance will be relocated and shifted to the east and it will be facing south. Most likely stoplights will not occur unless it is a four-way intersection. Greg said he thought the church property wrapped around there. Cameron showed on the overhead where this property was located.

Cameron said there was some concern about the floodplain in the future. During the 90-day comment period they would be identifying that the elevation of this building is above the base elevation, as the water runs through there. That way the floodway would bend around the building and the basement elevation would reflect that the building is above the base elevation. It is unlikely in the future that any part of the building would be in the floodway or in the floodplain, it would be located outside of it.

Cameron said the eastern entrance has been fully deeded and shifted, all the paperwork is complete. A quitclaim deed from the owner is deeding the old access and then a new deed is generated giving access between the owner and the state. They will execute that portion of it. Nearly all the contingencies have been addressed and they will be moving forward with plans for Darren and Dan to review.

Darren asked how soon they expected to be executing the easement deeds between the three property owners. Cameron said he talked to them this afternoon and they are in the process of preparing the easement in two stages. It will be an agreement, or grant of easement, and after all the construction permits are obtained, there will be a grant of easement deed. This protects everyone, and it allows an agreement for a grant of easement to proceed and all the construction paperwork to proceed. There will be two entities, the City and DNR, because there will be a sanitary sewer and water main extension.

Kevin asked if Cameron would show where the buildings would sit. Cameron showed on the overhead where the existing buildings are and where the new one would be. Cameron said it has always been his experience with MoDOT (even if the County or City may not be able to prohibit a person from utilizing their lot) that the State has legal right to deny access if highway improvements do not meet the traffic criteria in that subdivision. They are always concerned about this. What MoDOT does is up to MoDOT but the City cannot deny an

occupancy permit because the left turn lane is not complete. Cameron said MoDOT's interest is in protecting drivers, to make sure there is safe ingress and egress onto Highway 100 here.

Tom asked if they knew where the buildings will be on the other lots and asked if there was any restriction on double-frontage lots like that. Darren said the way they have it set up, they are not double-frontage lots. He showed the street frontage for each lot. This is the advantage of having a public access easement through here.

Kevin said he is thinking of the grade on the east side and how it will be getting out of there onto 100. Cameron said the grade starts at three percent, goes up a percent and a half, down a percent and a half and comes back to five percent and then back to three. This is a very gentle slope. Darren asked if the most they had in any one spot was six and a half percent. Cameron said at the steepest point they leave the highway right-of-way and go down to the curb and come around. Darren said even though this is not a City street, the subdivision code says if it is a major street, there is a seven percent maximum grade. They are well within that.

Cameron said as far as the cars exiting onto the highway, it will be a very gentle grade. As an example, if you are going south and turn right into Schnucks from Highway 47, that is about 8 to 10 percent and this will not be that steep.

Samantha Cerutti Wacker said as far as enforcing the idea they are going to build two feet above the URS floodplain, would the City have any mechanism to enforce this. Cameron said the City has a code revision adopted around 2003-2004 and even though the building is outside zone A, the City has the ability to regulate the finished floors of buildings adjacent to the limits of the floodplain. This is pretty unique in that not a lot of communities have it.

Samantha asked if they were offering to build higher than the standard. Darren said they are proposing to build two feet above the 500-year URS. This is a numbered zone and this means the City has flood data for what the 100 and 500-year elevations are in this area. It is all the City can ask of them to meet the code, which is two feet above the 500. Samantha said this is what she was asking; they really do not have a way to enforce what they are proposing. Darren said this will be voluntary on their part to build at that elevation. Samantha said they cannot deny them a building permit if they go back and change their minds.

Cameron said this is the way the grades work out on the lot. It does not adversely affect them. Darren said it is nice that they are working with the City. At the same time, for future property owners who may have improvements at those locations, there is some security in the fact they were built at that elevation.

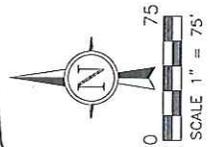
A motion was made to approve this request subject to the contingencies on the staff report. \*  
The motion passed by unanimous vote of the Commission.

- 4) File # 08-0201. Oltmann Funeral Home. Applicants are seeking an amendment to an existing development plan located at 508 East 14<sup>th</sup> Street in a C-4, Planned Commercial Zoning District.

Darren said some of the Commission members will remember this was one of the first C-4 planned commercial developments--when the funeral home was proposed off of 14<sup>th</sup> Street. At that time, in reviewing the ordinance that approved the development plan and the C-4 zoning, there was no mention of having any type of residence on the property. The C-4

N/F  
PARMENTER  
BK. 1059 PG. 523

N/F  
DESERT FAMILY REAL ESTATE TRUST  
DOC. #2005-21777



# PROPOSED PLAT 5 LOTS 7, 8, & 9

LOT 1A  
DUBOIS CENTER PLAT 4  
DOC. #1308008

LOT 7  
90,563 SF

LOT 8  
46,616 SF

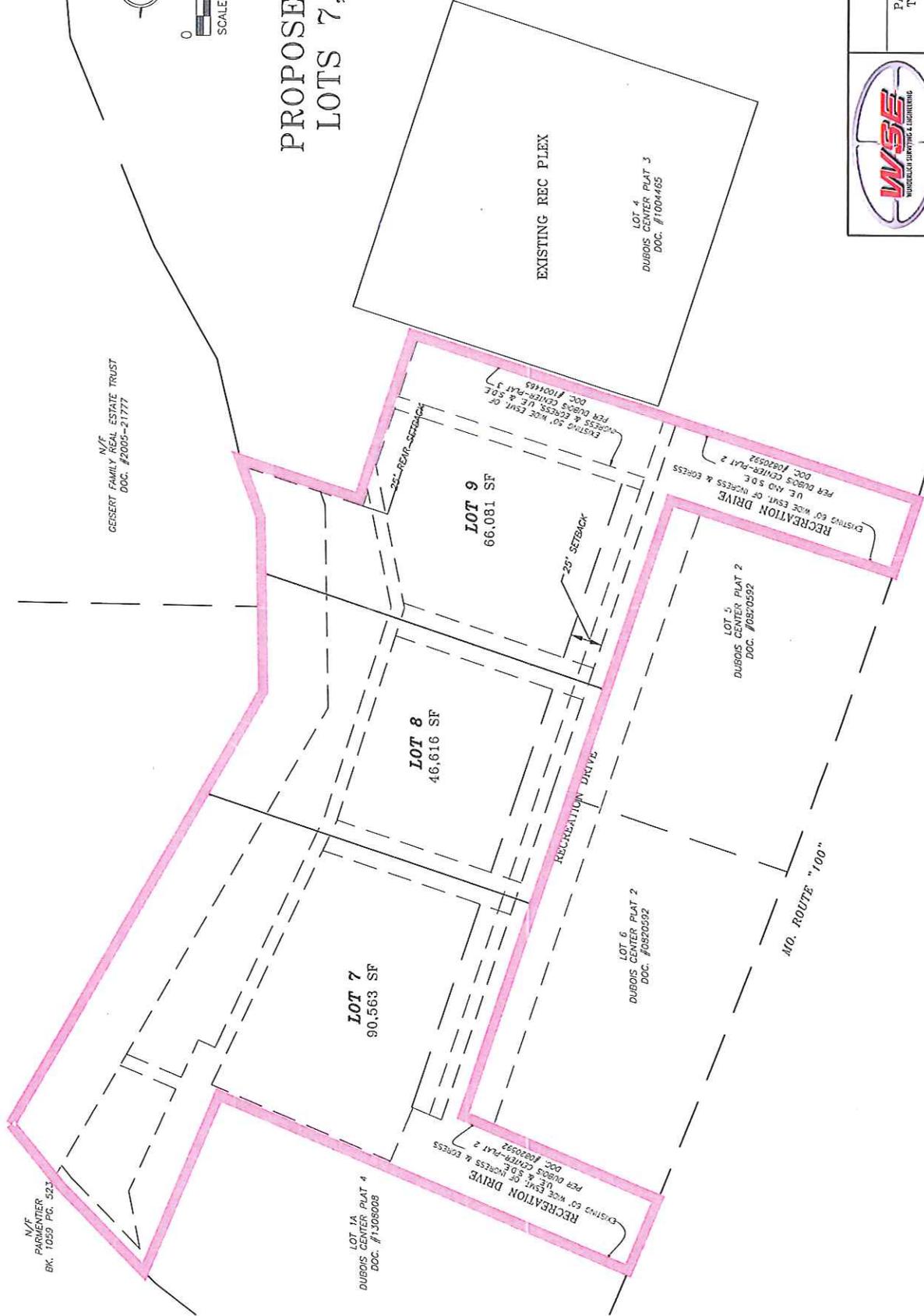
LOT 9  
66,081 SF

LOT 6  
DUBOIS CENTER PLAT 2  
DOC. #0820592

LOT 5  
DUBOIS CENTER PLAT 2  
DOC. #0810592

LOT 4  
DUBOIS CENTER PLAT 3  
DOC. #1004465

EXISTING REC PLEX



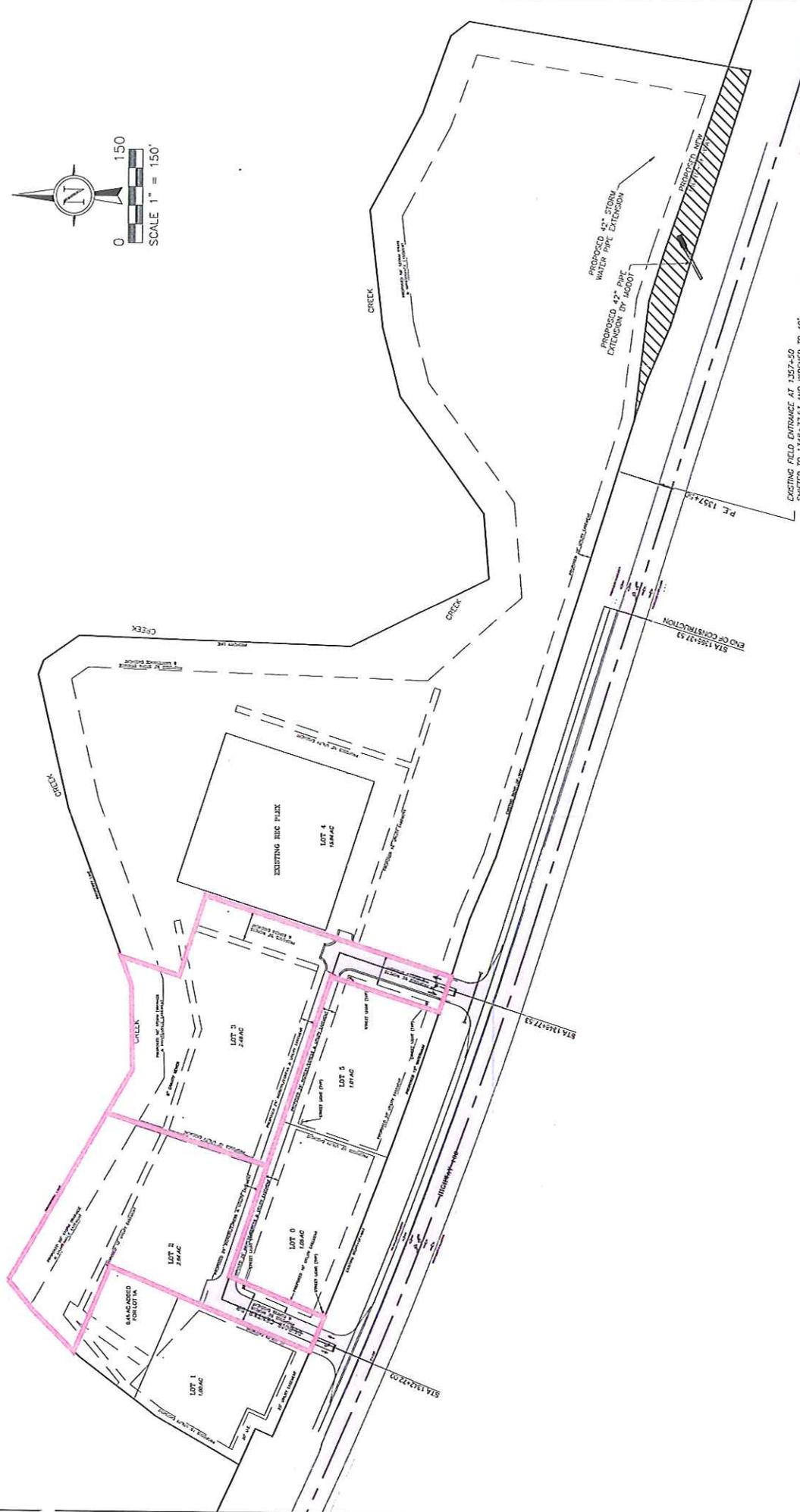
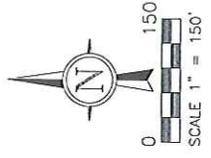
MO. ROUTE "100"



**WUNDERLICH**  
SURVEYING & ENGINEERING INC  
312 EAST MAIN STREET  
UNION, MO 63084 (636) 353-8400  
FAX: (636) 353-8400

DUBOIS CENTER  
PART OF U.S. SURVEY 404 IN  
T44N. R1W OF THE 5TH P.M.  
IN WASHINGTON, MISSOURI

SCALE: 1" = 75'  
JOB: 1657  
DATE: 11-2015  
SHEET: 1 OF 1



EXISTING FIELD ENTRANCE AT 1352-50  
 SHIFTED TO 1,352-27.51 AND DISTANCED TO 40'



**WENDEL & SONS**  
 SURVEYING & ENGINEERING INC.  
 512 EAST MAIN STREET  
 UNION, MO 65084 (636) 583-8400

DUBOIS CENTER	
PART OF U.S. SURVEY 404 IN T44N, R1W OF THE 5TH P.M. IN WASHINGTON, MISSOURI	
SCALE: 1" = 150'	SHEET
JOB: 3657	1 OF 1
DATE: 17-2015	PRELIMINARY
SC: RFL	PROVISIONAL

PREVIOUSLY APPROVED LOTS

## **Straatmann, Jill**

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**From:** Lamb, Darren  
**Sent:** Wednesday, December 16, 2015 10:36 AM  
**To:** Straatmann, Jill  
**Cc:** Boyce, Dan  
**Subject:** FW: Sketch Review 150275  
**Attachments:** 150275 FRANKENBERG SKETCH.pdf

Jill,

Please put this on the next site plan meeting.

Thanks,  
Darren

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**From:** Scottie Eagan [mailto:seagan@franklinmo.net]  
**Sent:** Wednesday, December 16, 2015 9:41 AM  
**To:** Lamb, Darren; Boyce, Dan  
**Subject:** Sketch Review 150275

Darren and Dan,

Our office has recently received a request for review of a subdivision that lies within a one and a half mile radius from the City of Washington. Due to this proximity to your community, we would like to inform you of this proposed subdivision and provide you with the opportunity to review and make comment on this request.

I have attached a copy of the sketch plan review letter that was sent to the applicant, as well as a copy of the original application. Please review this information and let us know if you need any additional information.

Feel free to contact me if you have any questions. You can reach me at 636-583-6369.

Thanks,

Mrs. Scottie C. Eagan  
Franklin County Planning and Zoning  
Planning Director  
[seagan@franklinmo.net](mailto:seagan@franklinmo.net)  
p - (636) 583-6369  
f - (636) 583-7911

**Franklin County Planning and Zoning Department**  
**Subdivision Application Form**

**RECEIVED**

DEC 11 2015

Submit the following information:

FRANKLIN COUNTY MO  
 PLANNING & ZONING DEPT

- 1. Completed Application
- 3. Sketch Plan

- 2. General Warranty Deed
- 4. Review Fee/Deposit (Refer to Section D)

Section A: Applicant Information			
Applicant Name <b>Mark R. Frankenberg</b>			
Mailing Address <b>103 Elm Street</b>			
City, State, Zip +4 <b>Washington MO 63090</b>			
Phone <b>636-239-4751</b>	Fax	Email <b>mfrankenberg@bfaeng.com</b>	
Section B: Property Location and Description			
Township(s) <b>44 North</b>	Range(s) <b>1 West</b>	Section(s) <b>7</b>	
Tax/Parcel ID Number(s) (16 Digits) <b>10-3-07.1-0-001-006.200000</b>			
Development Site Address(es) <b>Brinkmann Valley Ln</b>			
Zoning District(s) <b>ANU</b>	Political Township(s) <b>St. Johns</b>	Total Acres <b>5.00</b>	
Subdivision Name <b>N/A</b>			
Section C: Proposed Subdivision Activity			
Proposed Subdivision Name <b>Brinkmann's Subdivision Phase V</b>			
Gross Acreage of All Lots <b>5.00</b>	Net Acreage of All Lots <b>5.00</b>	Number of Proposed Lots <b>1</b>	
Surveyor <b>Mark R. Frankenberg</b>	Surveyor Email/Address <b>mfrankenberg@bfaeng.com</b>		
Section D: Type of Action Requested (Please 'x' the appropriate box)			
<input checked="" type="checkbox"/> Sketch Plan	\$70.00	<input type="checkbox"/> Preliminary Plat	\$400/\$650
<input type="checkbox"/> Cluster Development	\$400/\$650	<input type="checkbox"/> Charter Exemption	\$70.00
<input type="checkbox"/> Family Exemption	\$70.00	<input type="checkbox"/> Large Lot/Revise or Combine Lots	\$70.00
<input type="checkbox"/> PUD - Step #1 - Sketch Plan	\$70.00	<input type="checkbox"/> PUD - Step #2 - Area Plan	\$650/\$750
<input type="checkbox"/> Plat Vacation	\$150.00		
<i>These amounts may be subject to recording fees charged by the Recorder of Deeds</i>			
Purpose of Request (additional documentation may be required to support the application):			
Signature of Applicant (if a business, please provide documentation of authorization to sign) <b>Mark R. Frankenberg</b>			Date <b>12/11/15</b>
Paid Date <b>12/11/15</b>	Amount Paid <b>70.00</b>	<input type="checkbox"/> Cash	<input type="checkbox"/> Credit Card
		<input checked="" type="checkbox"/> Check # <b>31191</b>	

IT  
12/11/15

## **Franklin County Planning & Zoning**

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**From:** Zach Mentz <zmentz@bfaeng.com>  
**Sent:** Tuesday, December 15, 2015 3:44 PM  
**To:** planningandzoning@franklinmo.net  
**Cc:** Mark Frankenberg  
**Subject:** Brinkmann Subdivision Application

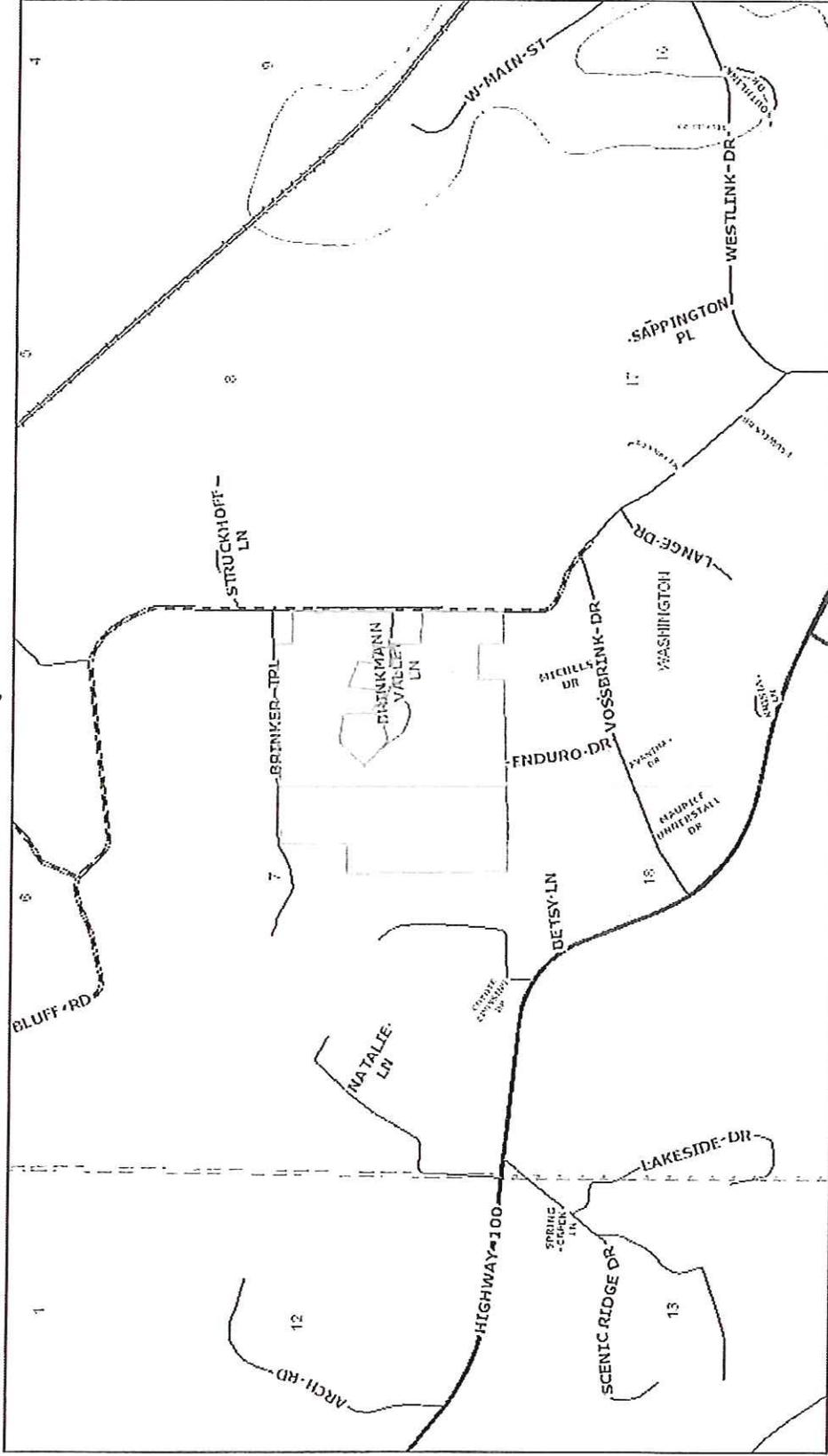
Nichole

We would like to revise the Parcel number on the application. The correct Parcel number is 1037.1000006.000

Thanks,

Zach Mentz  
Survey Field Tech  
BFA, Inc.  
Direct – 636.231.4317 Fax – 855.206.6246

# Franklin County Missouri

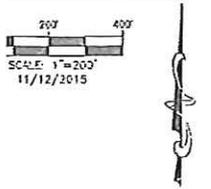


December 16, 2015

### STREETS

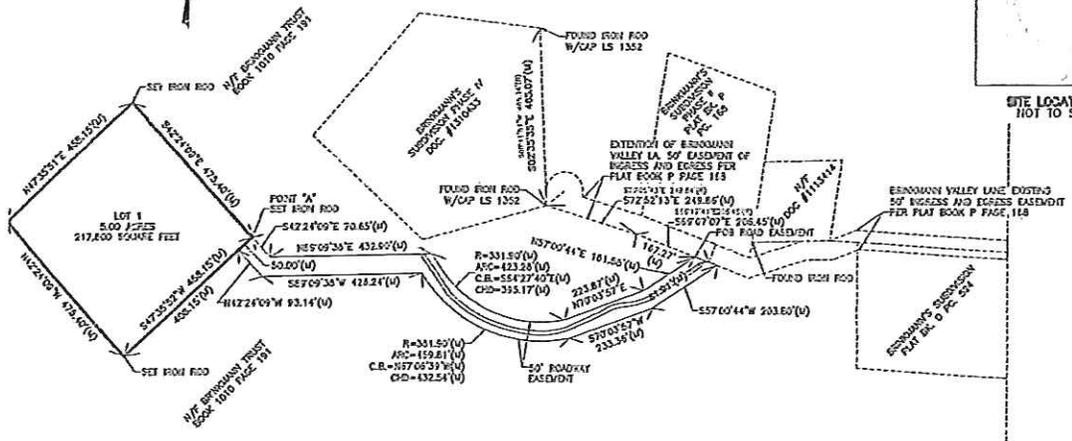
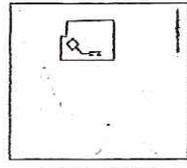
- <all other values>
- STATE
- STATE-SPECIAL

©2015 Franklin County, MO. Data



# BRINKMANN'S SUBDIVISION PHASE V

PART OF THE SOUTHEAST QUARTER OF SECTION 7,  
TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5th P.M.,  
FRANKLIN COUNTY, MISSOURI



**DESCRIPTION OF Property**  
Tract of land being Part of the Southeast Quarter of Section 7, Township 44 North, Range 1 West, of the 5th P.M., Franklin County, Missouri

beginning at a found iron rod at the Southeast Corner of Brinkmann Subdivision Phase IV dated June 14, 2013, recorded in Record No. 1312488 of the Franklin County Recorder of Deeds Office, thence along the South line of the "Brinkmann Valley Lane" W/4th Sec 7 P 187 572'-32'-13" 248.85 ft. to a point, thence S87'-07'-07" 205.45 ft. to the point of beginning; then continuing along said line S17'-07'-07" 61.81 ft. to a point, thence leaving said line S57'-07'-44" 203.89 ft. to a point, thence S70'-03'-57" 233.15 ft. to a point, thence along a curve deflecting to the right with a radius of 131.59 ft., an arc length of 452.81 ft., a chord bearing of N57'-09'-23" 432.54 ft. to a point, thence S57'-07'-38" 426.24 ft. to the point, thence N42'-24'-03" 63.14 ft. to a point, thence N47'-35'-52" 53.00 ft. to a set iron rod at point "A"; thence N2'-24'-52" 70.65 ft. to a point, thence N57'-07'-35" 432.80 ft. to a point, thence along a curve deflecting to the left with a radius of 331.59 ft., an arc length of 432.80 ft., a chord bearing of S57'-07'-40" 355.17 ft. to a point, thence N70'-03'-57" 233.87 ft. to a point, thence N57'-00'-44" 161.53 ft. to the point of beginning containing 1.57 acres; subject to any and all easements, conditions, restrictions, etc. of record.

beginning at Point "A", thence S47'-35'-52" 458.15 ft. to a set iron rod, thence N42'-24'-03" 475.40 ft. to a set iron rod, thence N47'-35'-51" 458.15 ft. to a set iron rod, thence S42'-24'-03" 475.40 ft. to a set iron rod at the point of beginning, containing 5.00 acres. Subject to any and all easements, conditions, restrictions, etc. of record.



**CERTIFICATE OF OWNERSHIP:**  
We, the undersigned Trustees of the Dorene A. Brinkmann Revocable Trust and the Jerome J. Brinkmann Revocable Trust, owners of the tract of land shown herein have caused the same to be surveyed and subdivided into a lot in the manner shown herein. Said subdivision shall be known as "BRINKMANN'S SUBDIVISION PHASE V".

Existing Brinkmann Valley Lane along with the extension thereof is hereby granted to the lot for the non-exclusive use of ingress and egress. The owner reserves the right to grant said easement to others.

**IN WITNESS WHEREOF**, we have executed this plat on this \_\_\_\_ day of \_\_\_\_\_, 2015.

Dorene A. Brinkmann, Trustee of the Dorene A. Brinkmann Revocable Trust  
Jerome J. Brinkmann, Trustee of the Jerome J. Brinkmann Revocable Trust  
Dated May 8, 1997

Dorene A. Brinkmann, Trustee of the Dorene A. Brinkmann Revocable Trust  
Jerome J. Brinkmann, Trustee of the Jerome J. Brinkmann Revocable Trust  
Dated May 8, 1997

**STATE OF MISSOURI**  
COUNTY OF FRANKLIN

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Dorene A. Brinkmann and Jerome J. Brinkmann, Trustees of the Dorene A. Brinkmann Revocable Trust dated May 8, 1997, and Jerome J. Brinkmann Revocable Trust dated May 8, 1997, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

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

Notary Public \_\_\_\_\_

A. Froehberg, PLS #2355  
of Missouri  
Jared Lead Surveyor for  
Other Froehberg Associates, Inc.  
equal Survey No. 00028

**CERTIFICATE OF APPROVAL:**  
I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets or any change in existing public streets. That the subdivision shown is in all respects in compliance with the United States and the Regulations of Franklin County, Missouri, and that therefore this plat has been approved by the Planning Director, subject to its being recorded in the Office of the Recorder of Deeds within 60 days of the date hereof.

Scott C. Enger, Planning and Zoning Director  
Date \_\_\_\_\_

**RECORDER OF DEEDS CERTIFICATE:**  
STATE OF MISSOURI  
COUNTY OF FRANKLIN SS

I, Jennifer L. Melcoff, Recorder of Deeds, with and for said County and State, do hereby certify that the foregoing instrument of writing was filed for record on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ and duly recorded in Document Number \_\_\_\_\_ on said date.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal at my office in Union, the date aforesaid.

Jennifer L. Melcoff, Recorder of Deeds  
By \_\_\_\_\_ Deputy

103 ELM STREET WASHINGTON, MISSOURI 63080

TELEPHONE: (636) 239-4731

**BFA**  
CONSULTANTS ENGINEERS SURVEYORS  
www.bfaeng.com

DRAWN  
DATE  
11/12/15  
JOB No.  
4151  
SHEET NAME  
Brinkmann  
Subdivision  
Phase V

# FRANKLIN COUNTY

PLANNING & ZONING DEPARTMENT



December 16, 2015

Mark Frankenberg  
103 Elm Street  
Washington, MO 63090

400 EAST LOCUST STREET  
ROOM 003B  
UNION, MISSOURI 63084  
MAIN LINE (636) 583-6369  
FAX: (636) 583-7911  
www.franklinmo.org

**Re: Sketch Plan Review #150275**

Dear Mr. Frankenberg:

On December 11, 2015 our office received your request for review of a minor subdivision sketch plan. Your request involves dividing off approximately five (5) from an existing parcel being approximately 171.3 acres. The proposed name for this subdivision, "Brinkmann's Subdivision Phase V," is available for use.

This property lies in the Non-Urban and Agricultural (NUA) zoning district and this shall be noted on your final plat. A fifty (50) foot wide **right-of-way** should be shown that provides access to your property. According to Article 8, Section 167, Subsection G, "All permanent or temporary dead-end roads, driveways (shared) or driveways greater than 150 feet in length shall be development as cul-de-sacs with a minimum radius right-of-way of 50 feet."

A fifteen (15) foot wide utility easement is required along all private roads. Also, we will need to see a ten (10) foot utility easement along all rear property lines and a five (5) foot utility easement is required along all side property lines. Any buildings built within any utility easement is done at the owners own risk. Any building built in the utility easement takes on the risk of being moved, demolished, etc. by the utility needing to access that dedicated easement.

All roads should be shown as rights-of-way. Pursuant to Article 2, a right-of-way is, "A strip of land dedicated, prescribed or condemned and intended to be used as a street, trail, water line, sanitary sewer, railroad and/or other public utilities or facilities."

If your lot becomes less than five (5) acres, you must submit either a perc test or soil morphology evaluation to show it is a buildable lot OR prove that an operating approved on-site septic system is located on the subject tract. The Franklin County Building Department has a list of soil scientists and certified perc testers, if you need to contact one.

According to Article 8, Section 167, Subsection K, "All electrical, telephone, cable and other distribution lines to serve new subdivisions shall be placed according to the utility provider."

Please provide a copy of this letter along with an originally signed Mylar copy of the plat, two (2) paper copies and the final plat review fee of \$21 to this office. An electronic version of the

final plat shall also be required. You may opt to not submit an electronic version of the plat, but an additional fee will be charged. The fee is \$10 plus \$1 per subdivision lot.

Once the Mylar, paper copies, and a copy of this letter are submitted to this Department, as well as the required fees, approval should be completed within one or two weeks. The recording fee is based on the size of the plat and how many sheets are included. If there are any corrections that need to be made to your plat, you will have one year to accomplish those changes before your final plat expires.

Once the plat has been approved, the Planning and Zoning Department will record your plat. You will be sent a notice showing the date of approval and the recorded document number of the plat.

The conditions, restrictions and requirements set forth for the proposed action shall be binding and applicable for a period of one (1) year from the date of this letter. No extensions will be granted.

Should you have any questions, please do not hesitate to contact our office at 636-583-6369.

Sincerely,

A handwritten signature in cursive script that reads "Scottie C. Eagan". The signature is written in black ink and is positioned above the typed name.

Mrs. Scottie C. Eagan  
Planning Director

Cc: Washington Fire Protection District  
City of Washington