Z&P Meeting: September 12, 2016
City Council Meeting: October 3, 2016

STAFF PLANNING REPORT
Rezoning

CASE 038-16 A request to rezone from R-1 (Single Family Residential) to C-3 (Commercial) for the construction of a convalescent care facility

LOCATION 570 feet West and 600 feet North of the intersection of 32nd Street and John Duffy Drive

APPLICANT O'Reilly Holdings, LLC.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County)	Undeveloped	5.7 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	N/A (Jasper County)	C-3 (Commercial)	R-1 Single-Family Residential	N/A
Land Use	Undeveloped	Undeveloped	Residential	Undeveloped

FUTURE LAND USE

The City of Joplin's Future Land Use Map classifies this area as a Residential/Commercial Opportunity Area.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
John Duffy Drive (future access)	Secondary	60'

UTILITIES No. Utilities will be added in future construction.

FLOOD PLAIN N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?
Yes.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED
Once a piece of property is annexed into the City of Joplin, it is automatically zoned R-1. Pending the annexation of this property, this rezoning would allow a convalescent care facility which is not allowed in an R-1 zoning designation.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY
This zoning change would not detrimentally affect nearby property.

DISCUSSION
This property is located approximately 570 feet West and 600 feet North of the intersection of 32nd Street and John Duffy Drive in the Wildwood Ranch Development. This 5.7 acre parcel, in addition to a 14 acre parcel to the east, will provide the site for a future senior living center. This structure will include an independent living facility, an assisted living facility, and a memory care unit. This parcel needs to be annexed into the City of Joplin and rezoned to match the adjacent parcel to the east. Once a piece of property is annexed into the City of Joplin, it is automatically zoned R-1. Pending the annexation of this property, this rezoning would allow a convalescent care facility, which is not permitted in an R-1 zoning designation.

Staff recommends approval of Case 038-16.

REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist.
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only

Case No.: 038-16
Filing Fee: $ 450.00
Date Advertised:
Date Notices Sent
Public Hearing Date:

APPLICANT: **Joplin Senior Community, LLC (contact – Denise K. Heintz)** PHONE: **417-893-6006**
ADDRESS: **5051 S. National Avenue, Suite 7B, Springfield, MO** ZIP: **65810**
OWNER: **same** PHONE: **same**
ADDRESS: **same** ZIP: **same**
LOCATION OF PROPERTY: **Southwest of the intersection of W. Wildwood Ranch Parkway and S. John Duffy Drive**
LEGAL DESCRIPTION: **See Attached Description and Exhibit**

Present Zoning: **C-3** Requested Zoning: C-3 Acreage: **19.14 +/- acres**
Present Use of Property: **Undeveloped**

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	**Undeveloped**	**Not within City Limits**
South	**Undeveloped**	**C-3**
East	**Health Care**	**R-1**
West	**Undeveloped**	**Not within City Limits**

CHARACTER OF THE NEIGHBORHOOD: **This property is a part of the Wildwood Ranch Development. The Wildwood Ranch Design Development Guidelines will be followed. The nearest developed properties include the following uses: elementary school, health care, and assisted living facility. The property to the south is currently in design with a proposed use of assisted living.**

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts? **No**
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? If yes, explain: **The facilities for the Independent Living, Assisted Living, and Memory Care could be a part of the current zoning. However, the Senior Villas (triplexes) are not compatible with the current zoning. The owner/developer prefers that the entire property be a single zoning district. The proposed C-3 Zoning allows for all the uses proposed.**

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? **Yes**
2. Consistent with Future Land Use Map? **Yes**

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: **The eastern side of Tracts 1 and 2 are currently along S. John Duffy Drive. The northern side of Tract 1 will be along the extension of Wildwood Ranch Parkway once it is constructed.**
2. Classification of Street(s):
   Arterial_____ Collector_____ Local. **Both streets are Local**
3. Right-of-Way Width: **60'**
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? **No, not required**
2. Properly Sized Street Right-of-Way? **No, not required**
3. Drainage Easements? **Will be required with the site development plans (not platting)**
4. Utility Easements:
   - Electricity? **No, not required**
   - Gas? **No, not required**
   - Sewers? **Will be required as a part of the city extension of the sanitary sewer gravity main and force main (not platting)**
   - Water? **No, not required**
5. Additional Comments: **n/a**

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

There is a drainage corridor that bisects the property from the northwest to the southeast.

SIGNATURE: Denise Heintz DATE: 8/2/2016

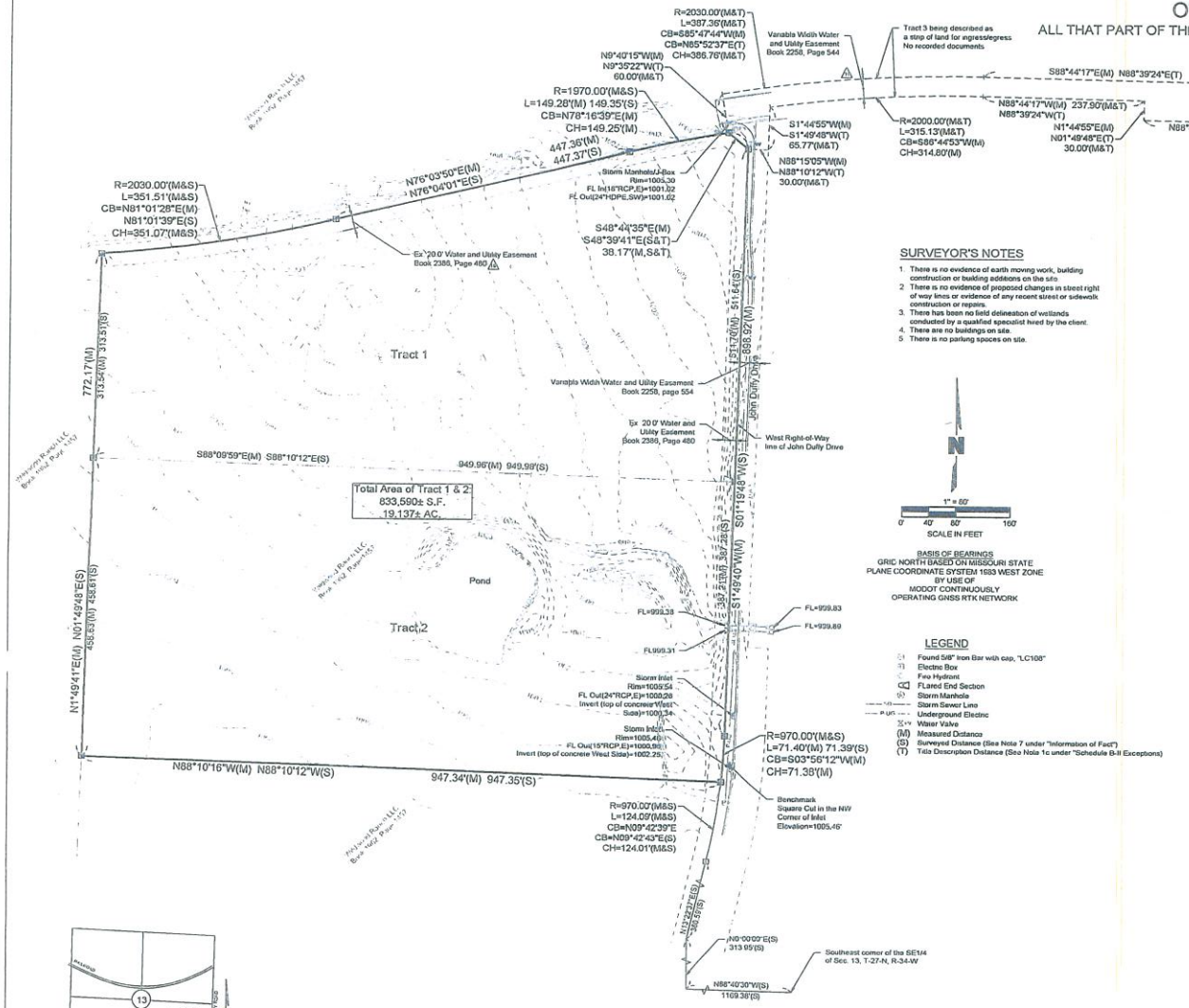
BY: Denise Heintz

TITLE: Partner / Director of Operations

BOUNDARY AND TOPOGRAPHIC SURVEY FOR

O'REILLY DEVELOPMENT COMPANY, LLC

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST
JASPER COUNTY, MISSOURI



SURVEYOR'S NOTES

1. There is no evidence of earth moving work, building construction or building additions on the site.
2. There is no evidence of proposed changes in street right of way lines or evidence of any recent street or sidewalk construction or repairs.
3. There has been no field delineation of wetlands conducted by a qualified specialist hired by the client.
4. There are no buildings on site.
5. There is no parking spaces on site.

LEGEND

- Found 5/8" Iron Bar with cap, "LC108"
- Electric Box
- Fire Hydrant
- Flared End Section
- Storm Manhole
- Storm Sewer Line
- Underground Electric
- Water Valve
- (M) Measured Distance
- (S) Surveyed Distance (See Note 7 under "Information of Fact")
- (T) Title Description Distance (See Note 1c under "Schedule B-II Exceptions)

LOCATION MAP
SCALE: 1"=2000'

PREPARED FOR
O'REILLY DEVELOPMENT COMPANY, LLC
5051 SOUTH NATIONAL AVENUE
SUITE 7B
SPRINGFIELD, MO 65810

PREPARED BY
OLSSON ASSOCIATES
550 ST LOUIS STREET
SPRINGFIELD, MO 65806

SCHEDULE A TITLE COMMITMENT DESCRIPTION

Tract 1: All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, more particularly described as follows: Commencing at the Southeast corner of said Section 13, thence North 88 degrees 40 minutes 30 seconds West along the South line of said Section 13, a distance of 1169.38 feet, thence North 00 degrees 00 minutes 00 seconds East 313.99 feet to a point on the West right-of-way line of John Duffy Drive, thence North 13 degrees 22 minutes 37 seconds East along said West right-of-way line, 360.59 feet to a curve to the left having a radius of 970.00 feet, thence along said curve and said West right-of-way line an arc distance of 163.46 feet, thence North 01 degrees 45 degrees 49 minutes East 387.28 feet to the Point of Beginning, thence North 88 degrees 10 minutes 12 seconds West 949.98 feet, thence North 01 degrees 49 minutes 48 seconds East 313.51 feet to a point on a non-tangent curve to the left having a radius of 2030.00 feet and a chord bearing and distance of North 81 degrees 01 minutes 39 seconds East 351.07 feet, thence along said non-tangent curve an arc distance of 351.51 feet, thence North 76 degrees 04 minutes 01 seconds East 447.37 feet to a curve to the right having a radius of 1970.00 feet, thence along said curve an arc distance of 149.35 feet to a point on the West right-of-way line of John Duffy Drive, thence South 48 degrees 39 minutes 41 seconds East away from said curve and along said West right-of-way line, 38.17 feet, thence South 01 degrees 49 minutes 48 seconds West along said West right-of-way line 511.64 feet to the Point of Beginning.

Tract 2: All that part of the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, more particularly described as follows: Commencing at the Southeast corner of said Section 13, thence North 88 degrees 40 minutes 30 seconds West along the South line of said Section 13, a distance of 1169.38 feet, thence North 00 degrees 00 minutes 00 seconds East 313.95 feet to a point on the West right-of-way line of John Duffy Drive, thence North 13 degrees 22 minutes 37 seconds East along said West right-of-way line, 360.59 feet to a curve to the left having a radius of 970.00 feet, thence along said curve and said West right-of-way line an arc distance of 124.09 feet to the Point of Beginning, thence North 88 degrees 10 minutes 12 seconds West 947.35 feet, thence North 01 degrees 49 minutes 48 seconds East 458.61 feet, thence South 88 degrees 10 minutes 12 seconds East 949.98 feet to a point on the West right-of-way line of John Duffy Drive, thence South 01 degrees 49 minutes 48 seconds West along said West right-of-way line 387.28 feet to a curve to the left having a radius of 970.00 feet, thence along said curve and said West right-of-way line an arc distance of 71.39 feet to the Point of Beginning.

Tract 3: A strip of land for ingress and egress, lying in the Southeast Quarter of Section 13, Township 27 North, Range 34 West, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of said Southeast Quarter of Section 13; Thence North 01 degrees 48 minutes 09 seconds East along the East line of said Southeast Quarter, 30.81 feet; Thence North 01 degrees 49 minutes 48 seconds East, along the East line of said Southeast Quarter, 1788.60 feet; Thence North 88 degrees 39 minutes 24 seconds West, 30.00 feet to a point on the West right-of-way line of Central City Road, said point being the Point of beginning; Thence continuing North 88 degrees 39 minutes 24 seconds West, 476.08 feet; Thence North 01 degrees 49 minutes 48 seconds East, 30.00 feet; Thence North 88 degrees 39 minutes 24 seconds West, 237.90 feet to a curve to the left having a radius of 2000.00 feet; Thence along said curve a distance of 315.13 feet; Thence South 01 degree 49 minutes 48 seconds West away from said curve, 65.77 feet; Thence North 88 degrees 10 minutes 12 seconds West, 30.00 feet; Thence North 48 degrees 39 minutes 42 seconds West, 38.17 feet; Thence North 09 degrees 35 minutes 22 seconds West, 60.00 feet to a point on a non-tangent curve to the right having a radius of 2030.00 feet and a chord bearing and distance of North 65 degrees 52 minutes 37 seconds East, 359.70 feet; Thence along said non-tangent curve a distance of 387.35 feet; Thence South 88 degrees 39 minutes 24 seconds East, 714.23 feet to a point on the West right-of-way line of Central City Road; Thence South 01 degree 49 minutes 48 seconds West along said West right-of-way line, 60.00 feet to the Point of Beginning.

INFORMATION OF FACT

1. This survey and plan is based upon the following data and/or exceptions:

	Yes	No	Item
a) Deed of Record	X		Book 1962, Page 1457
b) Filed Maps		X	
c) Title Search/Binder	X		Old Republic Title Insurance Company, File No 1547638 1st Revision, Effective Date: February 24, 2016, 7:00 am
d) Other	X		See Note 7

2. Certified To: O'Reilly Development Company, LLC,
This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on March 8, 2016, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information depicted hereon, to the best of my knowledge and belief, represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any below the surface and not visible. Accordingly the undersigned professional is not responsible for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.

3. This survey or plan is made for and certified to the parties named hereon for the purpose(s) stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.

4. The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the undersigned professional's knowledge, information and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.

5. Current Zoning: Agricultural
The above zoning is from information contained on the Jasper County Assessor's website. The above information can be verified once a zoning report or letter has been provided to the surveyor. (See Table A, Item 6(a) and (b) of the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys)

6. According to F.E.M.A. FLood Insurance Rate Map Community Panel Number: 29097C0265E, Effective Date: November 2, 2012, this property does not lie within a designated flood plane and is Zone X.

7. A survey for Wildwood Ranch, as prepared by Tri-State Engineering on February 11, 2016, Job No. 15116.

CERTIFICATE OF SURVEY AND ACCURACY

Know all men by these presents:

That I, Roddy G. Neff, do hereby certify to O'Reilly Development Company, LLC, that this survey was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson Associates, Inc., dated April 8, 2016, and signed by Roddy G. Neff, P.L.S. 2671, and that the monuments and lot corner pins shown hereon were placed under the personal supervision of Roddy G. Neff, P.L.S. 2671, in accordance with the current "Missouri Minimum Standards For Property Boundary Surveys"

Roddy G. Neff
Roddy G. Neff, MO LS 2671
Olsson Associates, MO LC 366
rgneff@olssonassociates.com

4-08-16
Date

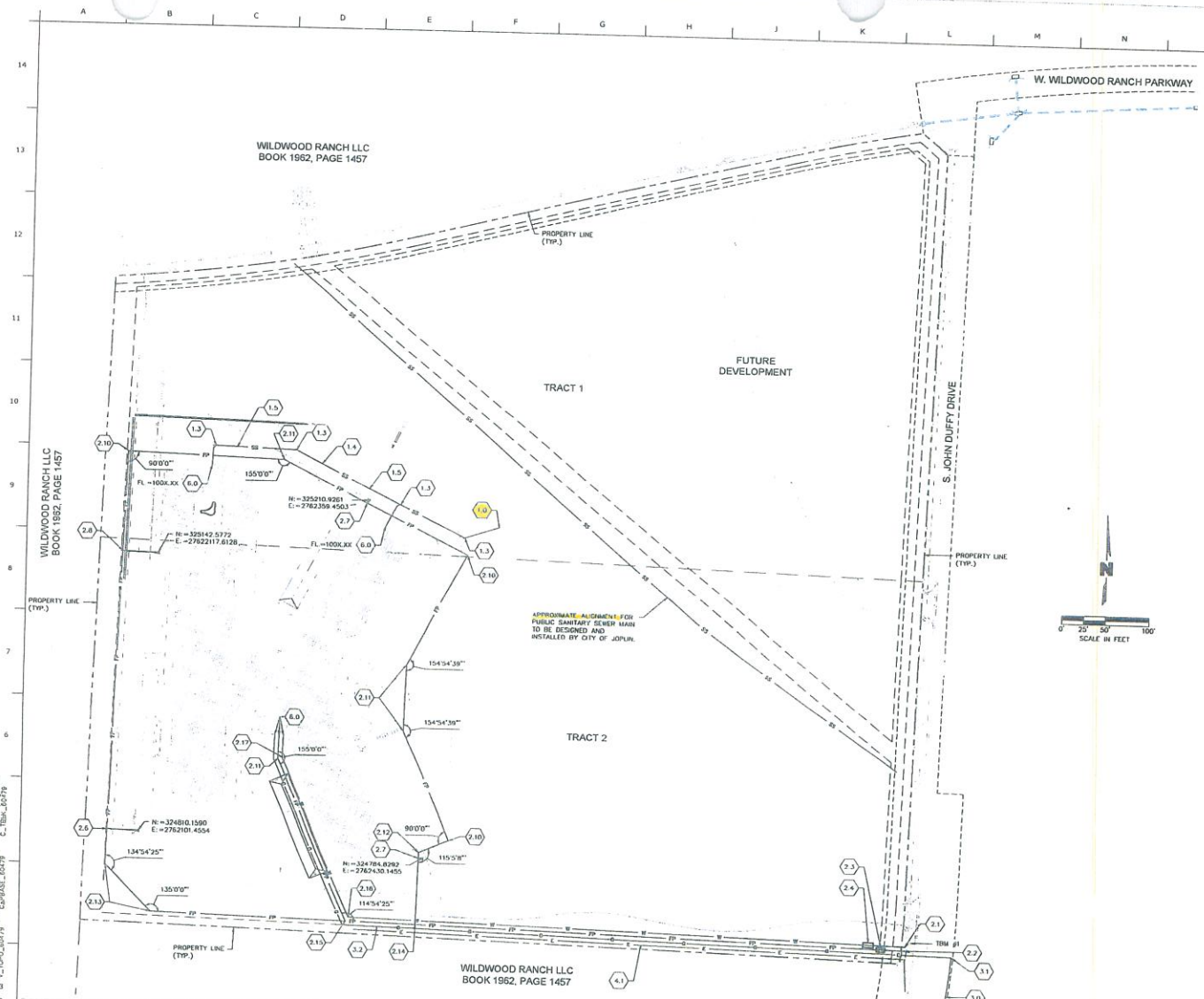
STATE OF MISSOURI
2671
RODDY G. NEFF
SURVEYOR
4-08-16

BOUNDARY AND TOPOGRAPHIC SURVEY FOR O'REILLY DEVELOPMENT COMPANY, LLC

	DATE	REVISION	BY
drawn by: DRC			
surveyed by: DD			
checked by: RGN			
approved by: RGN			
project no.: 15-0479			
file name: V_XALTA_60479			
	04.08.16	Original Preparation	DRC

OLSSON ASSOCIATES

550 St. Louis Street, Springfield, MO 65806
TEL 417.890.8002
FAX 417.890.8005
www.olssonassociates.com



UTILITY COMPANIES:

WATER
MISSOURI AMERICAN WATER (MAW)
2650 E. 32nd STREET
JOPLIN, MISSOURI 64804
CONTACT: JOHNNY SHEPARD
TELE: (417) 627-3800 EXT. 1004

SANITARY SEWER
CITY OF JOPLIN
602 S. MAIN STREET
JOPLIN, MISSOURI 64801
CONTACT: DAN JOHNSON
TELE: (417) 624-0820

ELECTRIC
EMPIRE DISTRICT ELECTRIC
602 S. JOPLIN AVENUE
P.O. BOX 127
JOPLIN, MO 64802
CONTACT: ED WARTHEN
TELE: (417) 625-5100

COMMUNICATION
AT&T
321 W. 6th STREET
JOPLIN, MISSOURI 64801
CONTACT: ROGER PAYNE OR KEN KENWORTHY
TELE: (417) 625-8135

NATURAL GAS:
MISSOURI GAS ENERGY (MGE)
520 E. 5th STREET
JOPLIN, MO 64801
CONTACT: KEN STEGALL OR DUSTIN BORLAND
TELE: (417) 626-4831

LEGEND

- PROPERTY LINES
- LOT LINES
- EASEMENT LINES
- SETBACK LINES
- FOUND 5/8" IRON BAR W/CAP "LC108"
- TEMPORARY BENCHMARK
- EXIST. ELECTRIC BOX
- EXIST. FIRE HYDRANT
- EXIST. WATER METER
- EXIST. WATER VALVE
- EXIST. STORM MANHOLE
- EXIST. FLARED END SECTION
- PROP. SANITARY SEWER LINE
- EXIST. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EXIST. UNDERGROUND ELECTRIC
- PROP. UNDERGROUND ELECTRIC
- PROP. WATER LINE
- PROP. GAS LINE
- PROP. FENCE
- SIDEWALK RAMP – SLOPES @ 8.33% MAX.

UTILITY KEY NOTES:

1.0 CONNECTION TO SANITARY SEWER SHALL BE MADE ONCE CITY SEWER IS CONSTRUCTED. CONNECTION TO BE PER CITY OF JOPLIN REQUIREMENTS. REFER TO CITY OF JOPLIN STANDARD DRAWINGS. APPROXIMATE FL=XXXX.XX.

1.1 INSTALL X LF OF 6" SANITARY SEWER SERVICE @ MINIMUM 1.04% SLOPE PER CITY OF JOPLIN REQUIREMENTS. REFER TO CITY OF JOPLIN STANDARD DRAWINGS, FILE BEDDET AND SERVCONN.

1.2 INSTALL SANITARY SEWER MANHOLE PER CITY OF JOPLIN STANDARD DRAWING, FILE MHPRECAST.

1.3 INSTALL 6" 45° ELL AND SANITARY SEWER CLEAN-OUT. REFER TO DETAILS ON SHEET C7.1.

1.4 INSTALL IN-LINE SANITARY SEWER CLEAN-OUT. REFER TO DETAILS ON SHEET C7.1

1.5 INSTALL X LF OF 6" SANITARY SEWER SERVICE @ MINIMUM 1.04% SLOPE PER CITY OF JOPLIN REQUIREMENTS. REFER TO CITY STANDARD DRAWINGS, FILE BEDDET AND SERVCONN.

1.6 INSTALL SANITARY SEWER SEPARATOR. REFER TO DETAIL ON SHEET C7.1.

2.0 CONNECT TO EXISTING 8" WATER MAIN WITH 8"x 8" TAPPING SADDLE PER MISSOURI AMERICAN WATER (MAW) REQUIREMENTS. INSTALL 6" D.I. GATE VALVE AND 6" FIRE HYDRANT CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTION FEES. REFER TO MEP PLAN FOR DEMAND.

2.1 INSTALL 8"x 4" WET TAP AND 37 L.F. 4" WATER SERVICE PER MISSOURI AMERICAN WATER (MAW) REQUIREMENTS.

2.2 INSTALL 8"x 8" WET TAP AND 23 L.F OF 8" FIRE PROTECTION LINE PER MISSOURI AMERICAN WATER (MAW) REQUIREMENTS.

2.3 INSTALL 8" BACK FLOW PREVENTER AND VAULT FOR FIRE PROTECTION LINE. REFER TO DETAIL ON SHEET C7.2.

2.4 INSTALL 4" BACK FLOW PREVENTER, 4" WATER METER PURCHASED FROM MAW AND VAULT FOR DOMESTIC SERVICE LINE. REFER TO DETAIL ON SHEET C7.2.

2.5 PROPOSED FDC LOCATION. REFER TO MEP PLANS.

2.6 INSTALL 8"x 8"x 6" D.I. TEE, 34 LF 6" WATER MAIN, 6" D.I. GATE VALVE AND 6" FIRE HYDRANT. SEE DETAIL ON SHEET C7.2

2.7 INSTALL 8"x 8"x 6" D.I. TEE, 6" D.I. GATE VALVE AND 6" FIRE HYDRANT. SEE DETAIL ON SHEET C7.2

2.8 INSTALL 8"x 8"x 6" D.I. TEE, 38 LF, 6" WATER MAIN, 6" D.I. GATE VALVE AND 6" FIRE HYDRANT. SEE DETAIL ON SHEET C7.2

2.9 INSTALL 8"x 8"x 6" D.I. TEE, 38 LF, 6" WATER MAIN, 6" D.I. GATE VALVE AND 6" FIRE HYDRANT. SEE DETAIL ON SHEET C7.2

2.10 INSTALL 8" D.I. 90° ELL W/THRUST BLOCKING PER MAW REQUIREMENTS.

2.11 INSTALL 8" D.I. 22 1/2" & 11 1/4" ELLS W/THRUST BLOCKING PER MAW REQUIREMENTS.

2.12 INSTALL 8" D.I. 45° & 22 1/2° ELLS W/THRUST BLOCKING PER MAW REQUIREMENTS.

2.13 INSTALL 8" D.I. 45° ELL W/THRUST BLOCKING PER MAW REQUIREMENTS.

2.14 INSTALL 8"x 6"x 8" D.I. TEE PER MAW REQUIREMENTS

2.15 INSTALL 8"x 8"x 8" D.I. TEE, 8" 22 1/2° ELL AND X L.F. 8" FIRE PROTECTION LINE PER MAW REQUIREMENTS.

2.16 INSTALL 4" D.I. 22 1/2° ELL W/THRUST BLOCKING PER MAW REQUIREMENTS.

2.16 INSTALL 4" D.I. 45° ELL W/THRUST BLOCKING PER MAW REQUIREMENTS.

3.0 CONTRACTOR SHALL COORDINATE WITH MISSOURI GAS & ENERGY (MGE) REGARDING EXTENSION OF GAS MAIN FROM THE INTERSECTION OF S. JOHN DUFFY DRIVE AND 32ND STREET.

3.1 CONNECT TO EXISTING GAS MAIN. COORDINATE CONNECTION WITH MGE AND CITY OF JOPLIN.

3.2 INSTALL 946 LF OF GAS SERVICE LINE. REFER TO MEP PLAN. COORDINATE EXACT ROUTING WITH MGE

4.0 CONCRETE PAD FOR TRANSFORMER PER MEP AND STRUCTURAL PLANS.

4.1 CONTRACTOR SHALL COORDINATE WITH EMPIRE DISTRICT ELECTRIC AND MEP FOR INSTALLATION OF ELECTRIC SERVICE.

4.2 PARKING LOT LIGHT. REFER TO ELECTRICAL DRAWINGS.

4.3 AC UNITS. REFER TO MEP PLANS.

5.0 CONNECT TO EXISTING 8" WATER MAIN WITH 8"x 1 1/2" TAPPING SADDLE PER CITY UTILITIES REQUIREMENTS FOR IRRIGATION SERVICE LINE. INSTALL 1" WATER METER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTION FEES FROM CITY OF JOPLIN.

5.1 INSTALL X LF OF 1 1/2" IRRIGATION SERVICE LINE STUB.

6.0 REFER TO MEP PLANS FOR CONNECTION TO BUILDING.

DOMESTIC WATER & FIRE PROTECTION LINE GENERAL NOTES:

1. CONTRACTOR TO VERIFY WITH ARCHITECTURAL/MEP PLANS FOR SIZE AND LOCATION OF UTILITY SERVICE TO BUILDING BEFORE CONSTRUCTION.
2. WHERE THE WATER SERVICE IS TO BE CONSTRUCTED BELOW OR WITHIN 18 INCHES OF ANY SEWER PIPE, THE CONTRACTOR SHALL LAY A FULL LENGTH OF WATER SERVICE PIPE CENTERED ON THE SEWER OR SUCH LENGTH AS WILL PROVIDE THE MAXIMUM POSSIBLE SEPARATION OF THE JOINTS IN THE WATER SERVICE FROM THE SEWER LINE. IF NOT ALREADY SO, THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER WITH ONE 20 FOOT NOMINAL LENGTH OF PRESSURE PIPE MATERIAL CENTERED ON THE WATER SERVICE, SUCH THAT THE MAXIMUM POSSIBLE SEPARATION BETWEEN THE WATER SERVICE AND THE SEWER PIPE JOINTS WILL RESULT. THE BACKFILL MATERIAL SHALL BE SELECT, LOW PERMEABILITY SOIL.
3. REMOVE SPOIL MATERIAL FROM SITE.
4. THE CONTRACTOR SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS FOR MAXIMUM PIPE JOINT DEFLECTIONS.
5. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
6. PRIOR TO FINAL ACCEPTANCE ALL WATER SERVICE PIPE SHALL BE PRESSURE TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF JOPLIN REQUIREMENTS.
7. PRIOR TO FINAL ACCEPTANCE ALL WATER SERVICE PIPE SHALL BE DISINFECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF JOPLIN REQUIREMENTS.
8. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER OR CITY INSPECTOR ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
9. ALL WATER SERVICE CONSTRUCTION SHALL BE DONE UNDER A PLUMBERS PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
10. MAINTAIN 42" MINIMUM COVER ONCE TOP OF WATER SERVICE PIPE.
11. WATER SERVICE PIPE MATERIALS SHALL BE SCH40 PVC FOR IRRIGATION WATER LINE, AWWA C900 PVC FOR DOMESTIC SERVICE, FIRE PROTECTION SERVICE & PUBLIC MAIN EXTENSION.
12. INSTALLATION OF FIRE SERVICE SHALL BE IN ACCORDANCE WITH CURRENT NFPA 24 GUIDELINES.
13. CONTRACTOR SHALL BE RESPONSIBLE TO DEFLECT PIPE OR ADD FITTINGS AS NECESSARY TO MAINTAIN A MINIMUM 18" OF CLEARANCE BETWEEN FIRE/WATER LINES AND ALL OTHER UNDERGROUND UTILITIES.

SANITARY SEWER GENERAL NOTE:

MINIMUM SLOPE FOR SANITARY SEWER LATERALS.
SANITARY SERVICE LATERAL SHALL BE 4" OR 6" SCH40 PVC.
4" SEWER LATERAL SLOPE = 2.08% MIN.
6" SEWER LATERAL SLOPE = 1.04% MIN.

GENERAL NOTES:

1. ALL GAS AND WATER MAIN TAPS SHALL HAVE A SEPARATION OF 5' MIN.
2. PROVIDE 5' HORIZONTAL SEPARATION BETWEEN GAS AND FIRE PROTECTION MAIN.
3. THRUST BLOCKS SHALL BE INSTALLED WHERE NOTED PER CITY OF JOPLIN "THRUST BLOCK DETAIL".
4. WHERE THRUST BLOCKS AT BENDS ARE REQUIRED ADJACENT TO OTHER UTILITIES, BENCH UTILITIES AT LEAST 12" TO MAINTAIN THRUST BLOCKS AGAINST UNDISTURBED EARTH AS SHOWN ON DETAIL SHEET C7.2.
5. SEE DETAIL SHEET C7.2 FOR PRIVATE DOMESTIC WATER, FIRE PROTECTION & SANITARY SEWER PIPE BEDDING. PUBLIC WATER MAIN EXTENSION PIPE BEDDING SHALL FOLLOW CITY OF JOPLIN "PIPE BEDDING DETAIL".

OLSSON CALCULATED FIRE FLOW @ 30 PSI

MISSOURI AMERICAN WATER PROVIDED INFORMATION. FIRE HYDRANT LOCATED NEAR THE INTERSECTION OF 32ND STREET AND JOHN DUFFY DRIVE
PITOT PRESSURE 50 PSI
RESIDUAL PRESSURE 53 PSI
STATIC PRESSURE 70 PSI
CALCULATED AVAILABLE FIRE FLOW AT EXISTING HYDRANT (SEE CALCULATION BELOW)

Qr=RATED CAPACITY AT 30 PSI (GPM)
Qf=TOTAL TEST FLOW (GPM)
Hr=STATIC PRESSURE MINUS 30 PSI
Hf=STATIC PRESSURE MINUS RESIDUAL PRESSURE
Hr=70-30=40 PSI
Hf=70-53=17 PSI

Qr=1,186 GPM X (40/17)^0.54
Qr=1,882 GPM; I.E. AVAILABLE FIRE FLOW FROM THE PUBLIC SYSTEM

LARGEST STRUCTURE (INCLUDING FUTURE) 130,703 SF=6,500 GPM REQUIRED

6,500 GPM * .25 (75% REDUCTION FOR FULLY SPRINKLED)=1625 GPM (1,500 GPM MINIMUM REQUIRED.)

MISSOURI ONE CALL SYSTEM
1-800-DIG-RITE or 811
www.mo1call.com

Client

O'Reilly Development Company
3651 South National Avenue
Suite 7B, Springfield, MO 65810
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Professional Seal

Revisions

No.	Description	Date

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New Project for:

Wildwood Senior Living
South John Duffy Drive
Joplin, MO 64804

UTILITY PLAN

Project No: 15-011
Drawn By: BRT
Reviewed By: JHH
Date: 09/28/2018

Sheet C4.0

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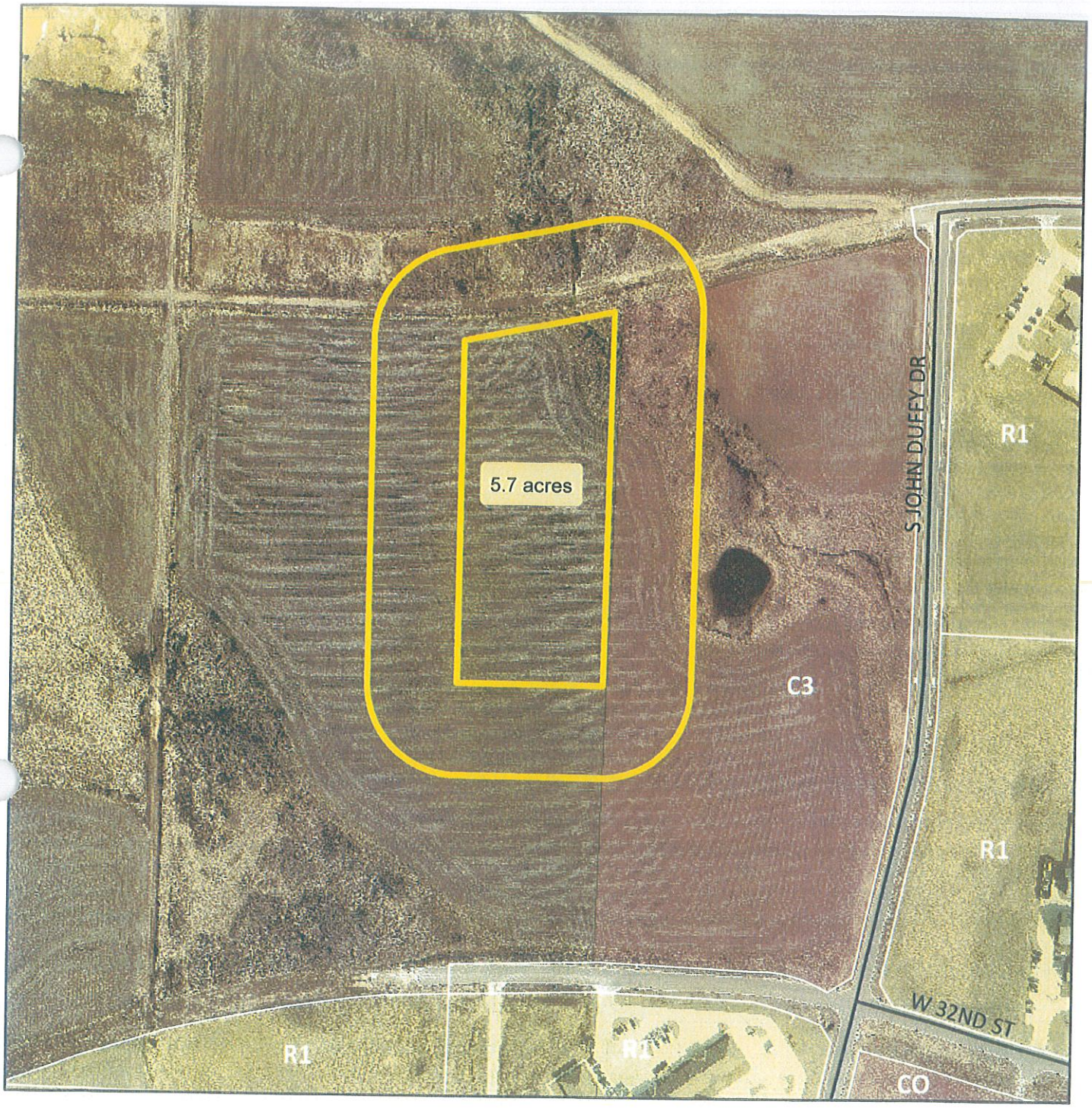

Case 038-16: 570 feet West and 600 feet North of the intersection of 32nd Street and John Duffy Drive – A request to rezone from R-1 (Single-Family Residential) to C-3 (Commercial) – O'Reilly Holdings, LLC.

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Mr. Smith opened the public hearing for Case 038-16.

Ms. Jane Earnhart, Olsson Associates, Springfield, Missouri, understands this property comes into the City of Joplin with R-1 zoning. O'Reilly Holdings are planning a senior residential development, including convalescent care, and need C-3 zoning for this property.

Mr. Duncan asked how this development is related to Joplin Development Properties II, and Ms. Cunningham replied they are unrelated.

Mr. Ramsour asked if everything annexed into the City of Joplin first comes in with R-1 zoning, and Ms. Cunningham replied that is correct.

Mr. Smith asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 038-16.

MR. BROWN MOVED, SECONDED BY MR. DERMOTT, THAT CASE 038-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MS. BRUECKNER-SEARS, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).