

NOTICE OF PLANNING & ZONING MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT A PLANNING AND ZONING BOARD WILL BE CONDUCTING A REGULAR MEETING TO BE HELD ON THURSDAY DECEMBER 29, 2022, AT 6:30 PM AT THE CLEVER CITY HALL LOCATED AT 304 S CLARKE AVE, CLEVER CITY HALL, CLEVER, MISSOURI.

1. Call to Order
2. Pledge of Allegiance
3. Minutes of November 17, 2022
4. Steve Morton – Willard Addition
5. Meadowbrook Lot Line Adjustment
6. 201 W Inman Request – Permeable Surface
7. Kurt Rhodes – 204 S Clarke Ave – Stormwater Buyout

DATED THIS 22nd day of DECEMBER 2022



KRISTY KEITHLEY - CITY CLERK

Public Hearing was opened at 6:32pm.

Ron Murphy is requesting a lot split of his property on Drive Street. Murphy Farm First Replat is taking Track 2 and splitting it into two lots, house and building contained in one and the pond in the other.

Discussion on the road easement not lining up with the current roads. This is due to the current lift station. President Keith did ask if this could be squared up to the current easements.

No public comments were made or had been turned into the city.

Public hearing closed at 6:53pm.

President Keith called the regular meeting of the Planning and Zoning Commission to order at 6:56pm.

Present: President Keith, Dale Maisel, David Wolf, Jo Novak, and Mayor Hackworth. Westerman was absent. Refer to sign in sheet for others present.

Novak made the motion to accept the minutes of October 26, 2022. Hackworth 2nd the motion and passed unanimously.

Overview of the public hearing.

Wolf made the motion to approve the lot split of Murphy Farm First Replat contingent upon 3rd party review and property owners engineer to look at squaring up the southeast corner. Novak 2nd the motion and passed unanimously.

Wes Oller, developer for the Public Avenue Townhomes, asked the Commission if there was some sort of concession that could be made on the hook-up fees for the sewer on this project. The City Code states that there is a separate hook-up fee for every unit. Mr. Oller stated that the sewer line is a private line and they will only tap the City's main twice. Mr. Oller would like to just pay a hook up fee for each building or just for the two taps. President Keith stated that the impact is what the City charges due to the flow that will be impacting the facility. Mr. Oller asked if they purchased all the building permits at one time could they get a percentage off. Maisel stated that the City has a code for a reason and the City needs to keep it's standards to treat everyone the same.

Wolf made the motion to follow the City Code and not allow a waiver on any fees. Novak 2nd the motion and passed unanimously.

Clerk informed Mr. Oller that if he would like to appeal this to the Board of Aldermen then let the clerk know.

Steve Morton was present to discuss the previous plans for the Willard Addition. Designed plans call for lowering the pipe 3' but after review Mr. Morton is stating this will not work. It would work better if he could drop it only 5" below current pipe. This will work but it does not comply with the current city code.

City's engineering staff will contact Mr. Morton's engineer and run some models and look at the downstream side to make sure everything channels out and disperses correctly without causing erosion.

Hackworth made the motion to table this agenda item for the developer's engineer to review and make the revisions as discussed. On the storm water, until the next scheduled meeting.

City's engineering staff will notify the clerk when design is completed per code and meeting will be set.

Discussion was held on the City reviewing the current fee schedule, clerk gave update on the requested information. Clerk will contact MML about the mini-towers and Commission will work on the stormwater impact.

Wolf made the motion to add street/curb cuts to the fee schedule with a \$120.00 application fee and a \$1,000.00 deposit, refundable if completed per City Code. Hackworth 2nd the motion and passed unanimously.

Commission discussed a possible rental inspection. This will help the City to make sure that landlords are maintaining property within the City. Mrs. Keithley and Mr. Jack are to bring back draft ordinance and inspection form for review.

Hackworth made the motion to adjourn at 8:24 pm. Maisel 2nd the motion and passed unanimously.

Respectfully Submitted,

Date Approved:

Kristy Keithley – City Clerk

Brandon Keith – Commission President

RE: Willard Addition**Vandersluis Engineering, Inc. <vandersluis_engr@att.net>**

Fri 12/9/2022 12:49 PM

To: 'Kristy Keithley' <cityclerk@clevermo.com>; 'Gary Shaffer' <gs@shafferhines.com>

Cc: 'Dozer Keithley' <maint@clevermo.com>; 'Brandon Keith' <cleverengineer73@gmail.com>; saltymorton32@gmail.com <saltymorton32@gmail.com>

Gary,

As we discussed this a.m., I was able to find a solution to the drainage problem at Willard Addition.

The solution begins at the existing ground elevation at the east Willard right of way. Then four feet of un-grouted D12 rip rap at 0.5% slope to the crossing culverts. Then five 23"x14" elliptical RCP at 0.5%. The cover over the pipes is 0.89' at Willards' centerline. The five culverts can convey 52.09 CFS before over-topping occurs. In comparison, the 25 year flow is 45.07 cfs, the 50 yr runoff is 54.04 and the 100 yr is 63.21 cfs. The Willard over topping water depth is 0.21' during the 100 yr event. Seven parallel culverts would convey all the flow with no over-topping. The trench for the seven would be ~22' in width, The trench for five would be ~15'.

Then paralleling Willard with a shallow triangular swale at 0.5% slope. The swale having 20:1 side slopes and a depth of 1.25' can convey the 100 yr event. The depths calculated are 0.67' @ 2yr; 0.88' @ 10 yr; 0.98' @ 25 yr and 1.12' @ 100 yr. The swale would need to start at the western edge of Willards' pavement with a slope of -5% for a distance of 25'. Then slope up at +5% another 25'. The swale will need a drainage easement of 35' to encompass the flow.

As I stated, the above seems rather Rube Goldbergish, but it was all I could come up with sans the downstream easement. Any suggestions would be appreciated.

Richard Harshfield, P.E.**Vandersluis Engineering, Inc.****(417) 869-4141**

From: Kristy Keithley [mailto:cityclerk@clevermo.com]**Sent:** Friday, December 09, 2022 8:48 AM**To:** Gary Shaffer**Cc:** Vandersluis Engineering, Inc.; Dozer Keithley (maint@clevermo.com); Brandon Keith; saltymorton32@gmail.com**Subject:** Re: Willard Addition

I am reaching out to see where we are on this project I would like to get this completed as soon as possible.

Thank you

**Kristy Keithley - MRCC**

City Clerk
Clever Missouri
P:417-743-2544
F:417-743-0025

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On Fri, Nov 18, 2022 at 8:24 AM Gary Shaffer <gs@shafferhines.com> wrote:

Richard,

We discussed the Willard Addition last night. The P&Z Board would like you to address the following items: Rather than revising the drawings at this point it would probably be good to just explain what you plan to do then incorporate them into the final drawings if there is general agreement.

1. If we raise up the pipes under Willard Avenue to address the lack of easement on the east side the ditchline on the West side of Willard will , by necessity, change from the original design. Can you explain to the Board what you're thinking? The Board was particularly concerned about access to the lots in the development as well as any backwater which might impact both the development and Willard Avenue should the ditchline be more shallow.
2. Please explain how you will approach energy dissipation on the east side of Willard Ave. Since we're concentrating the flow there is a concern about erosion.

If you would respond to all on this I would appreciate it very much. That way everyone is in the loop.

Also, I woke up this morning with some stomach issues. Not sure what's going on with that so not sure how long I will be here at the office today. I believe the Board will consider your responses and either take action at their next regularly scheduled meeting or may elect to have a special meeting to discuss the project.

If anyone would like to add anything to this email feel free to do so.
Thanks!

Gary W. Shaffer, P.E.
Shaffer & Hines, Inc.

City of Clever
Planning & Zoning Department
P.O. Box 52
Clever, MO 65631

LOT SPLIT APPLICATION

LEGAL OWNER(s):

NAME: Nicholas Gardner
STREET ADDRESS OWNER(s): 108 E. Meadowbrook Avenue
CITY, STATE, ZIP CODE: Clever, MO 65631
PHONE NUMBER: 417-299-0656
BILLING ADDRESS: _____
NAME OF ENGINEER/SURVEYOR: White Land Surveying, LLC
Engineer/Surveyor Address, Phone: 222 Old Town Road, Billings - 417.732.0005

PROPERTY INFORMATION:

NAME OF SUBDIVISION: Northern Acres
ADDRESS OF LOT: Lot 5 & Lot 6
ADDRESS OF PROPOSED LOT: _____
EXISTING ZONING: _____
PROPOSED USE OF PROPERTY: _____
PROPOSED ZONING: _____
NUMBER OF LOTS AFTER SPLIT: _____

TO THE BEST OF MY KNOWLEDGE and BELIEF, DATA IN THIS APPLICATION AND ALL ATTACHMENTS THERETO are TRUE and CORRECT.

OWNER(s) SIGNATURE:  Date: 12/4/22

NAME(s) (print): Nicholas Gardner

RECEIVED BY:  Date: 12/8/22

DATE OF P & Z MEETING: 12/22/2022

FEE: \$85.00 _____

City of Clever
Planning & Zoning Department
P.O. Box 52
Clever, MO 65631

LOT SPLIT APPLICATION

REQUIRED ENCLOSURES

1. Four (4) 8 1/2 x 11 inch paper copies of the Survey showing split.
2. All fees and reimbursements due to the City must be paid.
3. Recording split is responsibility of the owners.

CHECKLIST OF ITEMS TO BE INCLUDED ON LOT SPLIT

Prior to approval of the Lot Split, the Planning and Zoning Department shall review the Lot Split for conformance and to determine that the split shows or established the following information.

_____ *Owners of Record.* The names and addresses of the owner(s) of record, developer(s), engineer, or surveyor responsible for the subdivision design.

_____ *Boundary Lines.* The boundary lines, accurate in scale, of the tract to be split.

_____ *Streets-other features.* The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract, and other important features such as watercourses; railroad lines; corporation and township lines, utility lines, etc.

_____ *Proposed layout and legal description.* The legal description of the entire site to be split, including approximate acreage in tract, boundary lines, location and dimensions of newly created tracts, parcels or lots.

_____ *Lot Information.* The survey shall indicate the area, proposed setbacks, easements, water, sewer, and street access in relation to proposed lot lines, proposed building/house fronts same as adjacent properties.

_____ *Zoning.* Zoning boundary lines and proposed use of property.

_____ *North point, etc.* Title, scale, north arrow, date of preparation and date of each successive revision.

_____ *Floodplains, etc.* The extent and location of floodplains, floodways, or other waterways of record; elevations of which, shall be based on applicable Flood Insurance Studies, Flood Insurance Rate Maps, Flood Boundary and Floodway Maps.

City of Clever
Planning & Zoning Department
P.O. Box 52
Clever, MO 65631

PROCESS

1. Application submitted with required information and payment of fee.
2. City staff will send off survey for review by City Engineer
 - a. Expenses incurred by the City for required reviews, inspections, and/or related testing shall be reimbursed to the City, by the land owner, for all costs incurred by it in performing such review, inspection and/or testing, including all professional fees incurred as a result thereof.
3. Planning & Zoning reviews and approves
4. Board of Alderman reviews and approves
5. Owner records and brings copy back to City for file.
6. Change of Zoning will require a Public Hearing
 - a. 15 days prior to P & Z meeting
 - b. Notice to all surrounding land owners within 150' by certified mail
 - c. Notice to be placed in the local paper
 - d. Clerk is to complete notices with owner to reimburse for the cost

City of Clever
Planning & Zoning Department
P.O. Box 52
Clever, MO 65631

LOT SPLIT APPLICATION

LEGAL OWNER(s):

NAME: First Baptist Church of Clever
STREET ADDRESS OWNER(s): 110 E. Meadowbrook Avenue
CITY, STATE, ZIP CODE: Clever, MO 65631
PHONE NUMBER: _____
BILLING ADDRESS: _____
NAME OF ENGINEER/SURVEYOR: White Land Surveying, LLC
Engineer/Surveyor Address, Phone: 222 Old Town Road, Billings - 417.732.0005

PROPERTY INFORMATION:

NAME OF SUBDIVISION: Northern Acres
ADDRESS OF LOT: Lot 5 & Lot 6
ADDRESS OF PROPOSED LOT: _____
EXISTING ZONING: _____
PROPOSED USE OF PROPERTY: _____
PROPOSED ZONING: _____
NUMBER OF LOTS AFTER SPLIT: _____

TO THE BEST OF MY KNOWLEDGE and BELIEF, DATA IN THIS APPLICATION AND ALL ATTACHMENTS THERETO are TRUE and CORRECT.

OWNER(s) SIGNATURE: Clark Satterlee Date: 12/4/22

NAME(s) (print): Clark Satterlee

RECEIVED BY: _____ Date: _____

DATE OF P & Z MEETING: _____

FEE: \$85.00 _____

City of Clever
Planning & Zoning Department
P.O. Box 52
Clever, MO 65631

PROCESS

1. Application submitted with required information and payment of fee.
2. City staff will send off survey for review by City Engineer
 - a. Expenses incurred by the City for required reviews, inspections, and/or related testing shall be reimbursed to the City, by the land owner, for all costs incurred by it in performing such review, inspection and/or testing, including all professional fees incurred as a result thereof.
3. Planning & Zoning reviews and approves
4. Board of Alderman reviews and approves
5. Owner records and brings copy back to City for file.
6. Change of Zoning will require a Public Hearing
 - a. 15 days prior to P & Z meeting
 - b. Notice to all surrounding land owners within 150' by certified mail
 - c. Notice to be placed in the local paper
 - d. Clerk is to complete notices with owner to reimburse for the cost

LOT 5

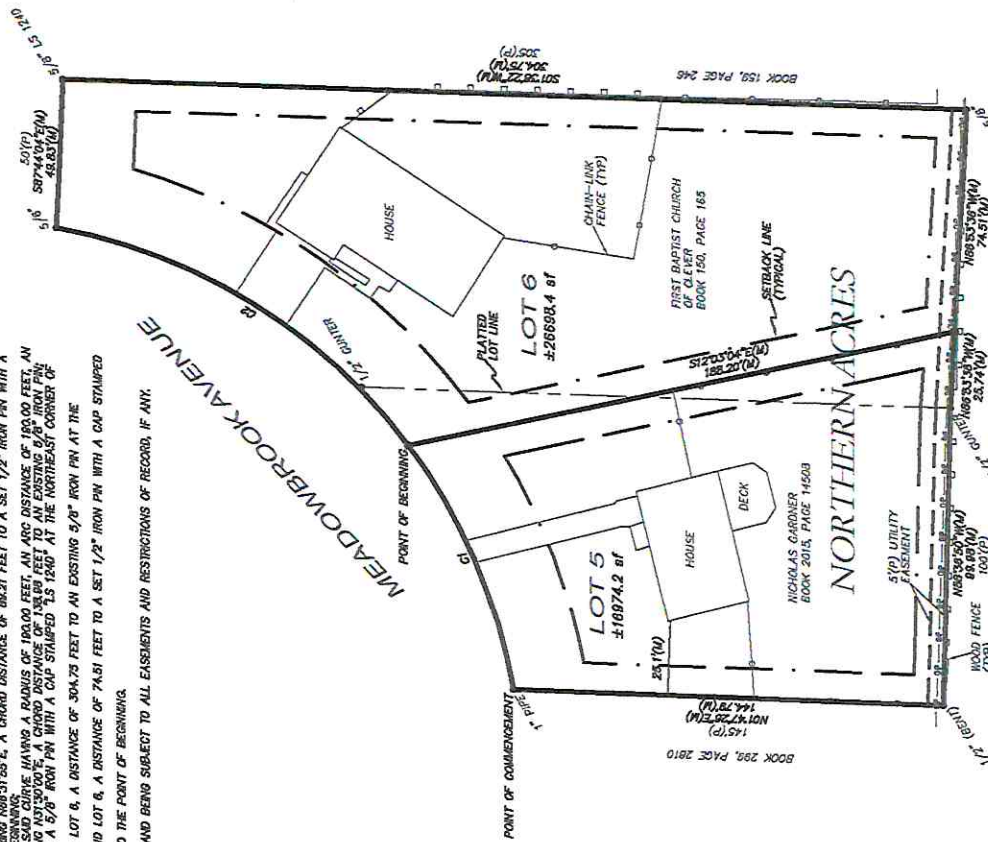
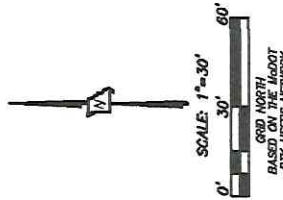
COMMENCING AT THE EXISTING PIPE AT THE NORTHEAST CORNER OF SAID LOT 8;
THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MEADOWCROFT RD. 8;
THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MEADOWCROFT RD. 8;
THENCE, ALONG A PLAINS OF BALLO FEET, AN AN DISTANCE OF 80.05 FEET, A CENTRAL
ANGLE OF 37.09 3/4°, A CHORD BEARING
S 71° 12' 30" E, 137.70 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 8;
THENCE, ALONG A PLAINS OF BALLO FEET, TO A SET 1/2" IRON PIN WITH A CAP STAMPED
WAS 370°, SAID POINT BEING ON
THE SOUTH LINE OF AFORESAID LOT 8;
THENCE, ALONG THE SOUTH LINE OF SAID LOT 8 AND AFORESAID LOT 5 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES:
THENCE, ABBREVIATED, A DISTANCE OF 29.74 FEET TO AN EXISTING 12" IRON PIN WITH A CAP STAMPED "BANTER",
THENCE, ABBREVIATED, A DISTANCE OF 164.20 FEET TO THE POINT OF CONCOMITANCY
BETWEEN SAID LOT 8 AND AFORESAID LOT 5;
THENCE, ABBREVIATED, A DISTANCE OF 164.20 FEET TO THE POINT OF CONCOMITANCY
BETWEEN SAID LOT 8 AND AFORESAID LOT 5;

CONTAINING 10,074.2 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

LOT 6. THAT CERTAIN PARCEL OR TRACT OF LAND BEING ORIGINALLY PLATTED AS PART OF LOT 5 AND PART OF LOT 6 OF NORTHERN ACRES, A RECORDED SUBDIVISION IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

[illegible]

CONTAINING 28,698.4 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



1. PROPERTY DEEDS AND SUBDIVISION PLATS AS SHOWING HEREON

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	180.00'(0)	80.03'(0)	27.09°(2)	N 88° 31' 53" E (0)	89.21'(0)
C2	190.00'(0)	4.63°(0)	4.63°(0)	N 11° 52' 00" E (0)	1.68°(0)

THAT I, MICHAEL WHITE, DO HEREBY CERTIFY THAT THIS PLY WAS PREPARED UNDER MY SUPERVISION AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MISSOURI, LICENSE NO. 22453, ISSUED BY THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF AGRICULTURE. I AM A MEMBER OF THE MISSOURI SURVEYORS ASSOCIATION. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

DATE PREPARED: NOVEMBER 22, 2022

SIGNATURE:

MISSOURI I.S. NO: 2493

LOT LINE ADJUSTMENT

**WHITE- MISSOURI
PROFESSIONAL LAND
SURVEYOR #2400**



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WHITE
LAND SURVEYING, LTD
222 OLD TOWN RD.
BILLINGS, MONTANA
PHONE: 417.732.0005
Email: info@whiteandsurvey.com
www.whiteandsurvey.com

SURVEY DATE: 11.10.2022

DWG DATE: 11.23.2022

DATE: 08/08/2008

S/T/R: 20/27/23

0000 EAST 1100 2000 1000

SHAFFER & HINES, INC.

PROFESSIONAL ENGINEERS & LAND SURVEYORS

P.O. Box 493, Nixa, Missouri 65714

Phone (417) 725-4663

Fax (417) 725-5230

"Equal Opportunity Employer"

December 12, 2022

Mr. Scott Hackworth, Mayor
CITY OF CLEVER
P.O. Box 52
Clever, Missouri 65631

**RE: REVIEW OF LOT LINE ADJUSTMENT (NORTHERN ACRES)
108 & 110 E. MEADOWBROOK AVENUE
PROJECT NO. 225006**

Dear Mayor:

Our firm has reviewed the proposed lot line adjustment for the above referenced development. Please note the following:

1. The Owner acknowledgements and signatures should be provided.
2. The drawing should indicate that this is a replat of lots 5 and 6.
3. In accordance with City regulations, the grid coordinates are required at the boundary corners.
4. Please correct typographic error on the Surveyor's Declaration regarding "Standards for Property Boundary Surveys".
5. If the City elects to approve the lot adjustment administratively the replat is acceptable once the above comments are completed. If, however, the replat will go to the Planning and Zoning Board and Board of Aldermen, additional approval blocks may be required.

This review is only for verification that the replat generally conforms to the City's standards and regulations. This review shall not relieve the Owner from complying with

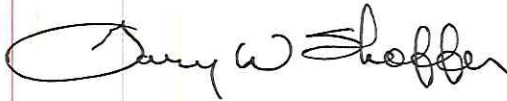
Mr. Scott Hackworth
December 12, 2022
Page Two

the rules, regulations, ordinances, laws, or statutes that are in effect. This includes any local, county, state, or federal requirements.

Please contact me should you have questions or require additional information.

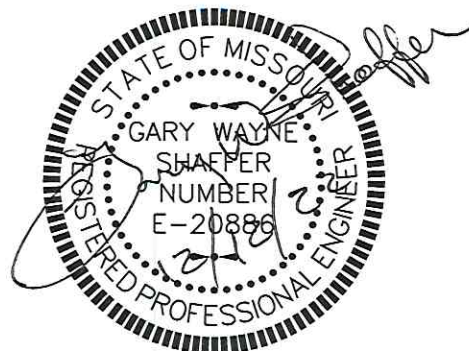
Sincerely;

SHAFFER & HINES, INC.
CONSULTING ENGINEERS



Gary W. Shaffer, P.E.

c: Ms. Kristy Keithley, City Clerk
Mr. Brandon Keith, P&Z



DESCRIPTION OF LOTS

LOT 5

THAT CERTAIN PARCEL OR TRACT OF LAND BEING ORIGINALLY PLATTED AS PART OF LOT 5 AND PART OF LOT 6 OF NORTHERN ACRES, A RECORDED SUBDIVISION IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING PIPE AT THE NORTHWEST CORNER OF SAID LOT 5;
THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MEADOWBROOK AVENUE, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 190.00 FEET, AN ARC DISTANCE OF 90.05 FEET, A CENTRAL ANGLE OF 27°09'23", ALONG A CHORD BEARING N66°31'55"E, A CHORD DISTANCE OF 89.21 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370";
THENCE, S12°03'04"E, A DISTANCE OF 188.20 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370", SAID POINT BEING ON THE SOUTH LINE OF AFORESAID LOT 6;
THENCE, ALONG THE SOUTH LINE OF SAID LOT 6 AND AFORESAID LOT 5 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES:
THENCE, N86°53'36"W, A DISTANCE OF 25.74 FEET TO AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "GUNTER";
THENCE, N88°36'50"W, A DISTANCE OF 99.98 FEET TO AN EXISTING 1/2" IRON PIN AT THE SOUTHWEST CORNER OF AFORESAID LOT 5;
THENCE, N01°47'26"E, A DISTANCE OF 144.79 FEET TO THE POINT OF COMMENCEMENT.

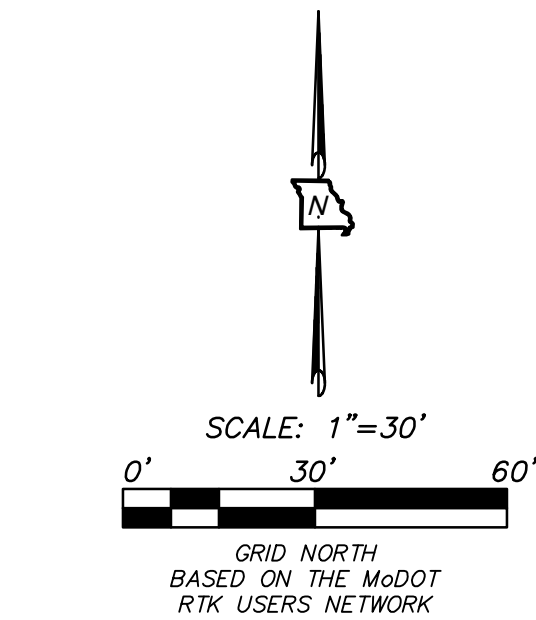
CONTAINING 16,974.2 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

LOT 6

THAT CERTAIN PARCEL OR TRACT OF LAND BEING ORIGINALLY PLATTED AS PART OF LOT 5 AND PART OF LOT 6 OF NORTHERN ACRES, A RECORDED SUBDIVISION IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING PIPE AT THE NORTHWEST CORNER OF SAID LOT 5;
THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MEADOWBROOK AVENUE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES:
THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 190.00 FEET, AN ARC DISTANCE OF 90.05 FEET, A CENTRAL ANGLE OF 27°09'23", ALONG A CHORD BEARING N66°31'55"E, A CHORD DISTANCE OF 89.21 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370", AND THE POINT OF BEGINNING;
THENCE, ALONG A CONCENTRIC CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 190.00 FEET, AN ARC DISTANCE OF 190.00 FEET, AN ARC DISTANCE OF 42°54'26", ALONG A CHORD BEARING N31°30'00"E, A CHORD DISTANCE OF 138.98 FEET TO AN EXISTING 5/8" IRON PIN;
THENCE, S87°44'04"E, A DISTANCE OF 49.83 FEET TO A 5/8" IRON PIN WITH A CAP STAMPED "LS 124D" AT THE NORTHEAST CORNER OF AFORESAID LOT 6;
THENCE, S01°38'22"W, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 304.75 FEET TO AN EXISTING 5/8" IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE, N86°53'36"W, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 74.51 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370";
THENCE, N12°03'04"W, A DISTANCE OF 188.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,698.4 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



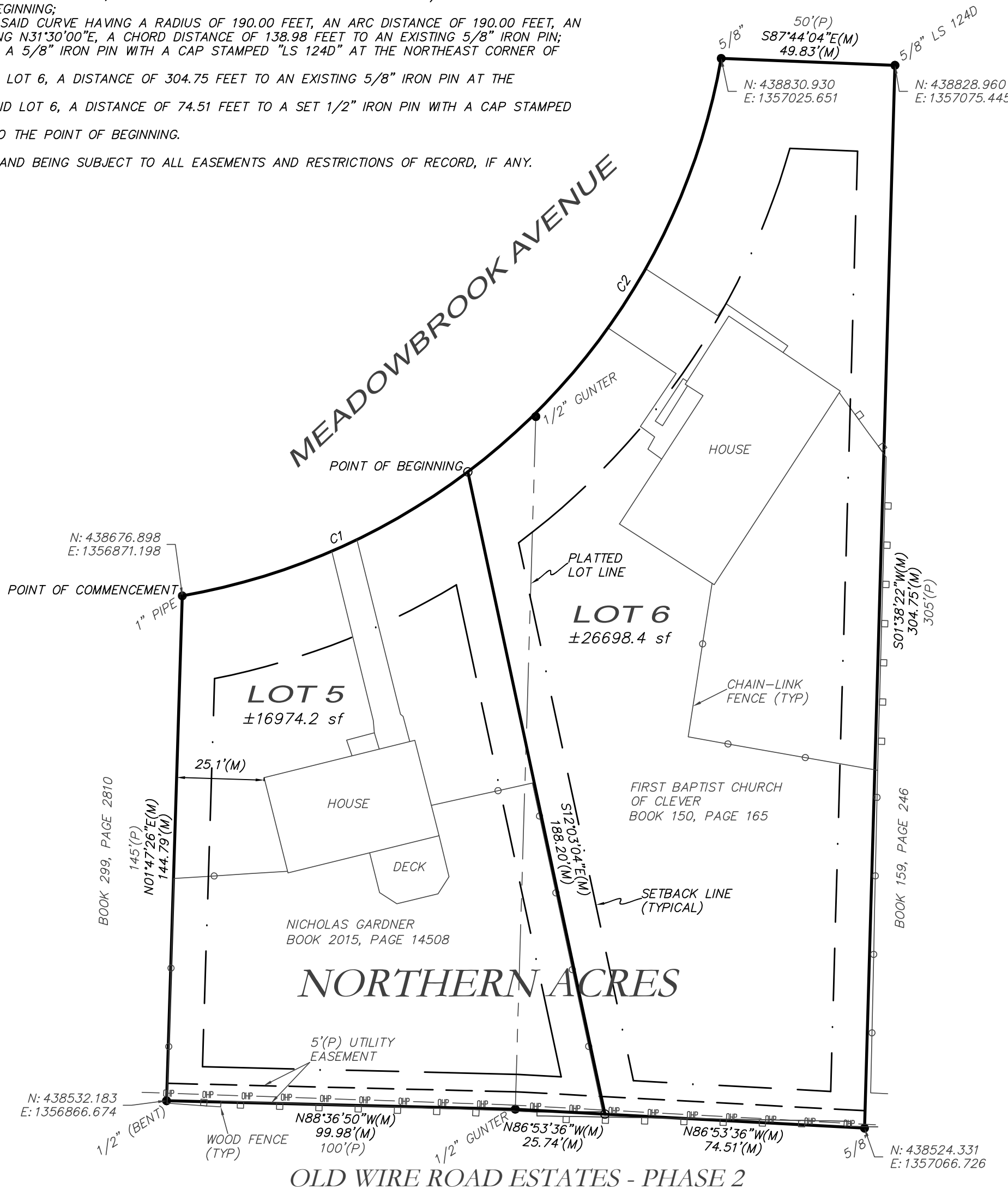
PLAT NOTES:

- SOURCE DEEDS FOR PROPERTIES:
 - GARDNER: BOOK 2015, PAGE 14508
 - FIRST BAPTIST CHURCH OF CLEVER: BOOK 150, PAGE 165
- BUILDING SETBACKS:
 - FRONT: 25'
 - SIDE: 10'
 - REAR: 10'
- PROPERTY IS ZONED: R1b

SOURCES USED

- PROPERTY DEEDS AND SUBDIVISION PLATS AS SHOWN HEREON

A REPLAT OF LOT 5 AND LOT 6
NORTHERN ACRES
A RECORDED SUBDIVISION IN THE CITY OF
CLEVER,
CHRISTIAN COUNTY, MISSOURI



APPROVAL BY THE CITY COUNCIL

I, _____, CITY CLERK OF THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF CLEVER, AND APPROVED BY GENERAL ORDINANCE NO. ON THE ____ DAY OF _____, 20____.

CITY CLERK: _____

DATE: _____

CERTIFICATE OF THE CITY OF CLEVER PLANNING AND SUBDIVISION BOARD

I, _____, CITY OF THE CITY OF CLEVER, MISSOURI, DO HEREBY CERTIFY ON THE ____ DAY OF _____, 20____, THE SUBDIVISION CONFORMS TO THE CITY OF CLEVER LAND USE REGULATIONS, IN ACCORDANCE WITH THE CLEVER CODE OF ORDINANCES.

OWNER(S) DEDICATION

AS OWNER(S) I/WE, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT. I/WE HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HERE ON TO THE CITY OF CLEVER. FURTHERMORE, I/WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS, OR TRUSTS ON THE PROPERTY CONVEYED HEREIN, AND WARRANT GENERALLY AND SPECIALLY THE PROPERTY CONVEYED FOR PUBLIC USE AND WILL EXECUTE SUCH FURTHER ASSURANCES AS MAY BE REQUIRED.

NICHOLAS GARDNER

DATE: _____

OWNER(S) DEDICATION

AS OWNER(S) I/WE, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT. I/WE HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HERE ON TO THE CITY OF CLEVER. FURTHERMORE, I/WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS, OR TRUSTS ON THE PROPERTY CONVEYED HEREIN, AND WARRANT GENERALLY AND SPECIALLY THE PROPERTY CONVEYED FOR PUBLIC USE AND WILL EXECUTE SUCH FURTHER ASSURANCES AS MAY BE REQUIRED.

FIRST BAPTIST CHURCH OF CLEVER

DATE: _____

SURVEYORS DECLARATION

THAT I, MICHAEL WHITE, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WHITE LAND SURVEYING, LLC DATED NOVEMBER 10, 2022 AND SIGNED BY MICHAEL WHITE L.S. NO. 2488 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN AS SET HEREIN WERE PLACED UNDER THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF AGRICULTURE "STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

DATE PREPARED: DECEMBER 22, 2022

SIGNATURE:

MISSOURI L.S. NO.: 2488



222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

SURVEY DATE: 11.10.2022

DWG DATE: 12.22.2022

DRAWN BY: MW

S/T/R: 20/27/23

PROJECT No.: 2022-187

LOT LINE ADJUSTMENT
PROJECT LOCATION: 108 & 110 E. MEADOWBROOK AVE.
CLEVER, CHRISTIAN COUNTY, MISSOURI

PREPARED BY:

MICHAEL WHITE- MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488

WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370



12/22/2022

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	190.00'(M)	90.05'(M)	27°09'23"(M)	N66°31'55"E(M)	89.21'(M)
C2	190.00'(M)	142.29'(M)	42°54'26"(M)	N31°30'00"E(M)	138.98'(M)

REQUEST TO BE ON AGENDA FOR CITY COUNCIL
OR
PLANNING & ZONING


DATE OF MEETING: 12/22/22

NAME: Haley Fisher

ADDRESS: 201 Winman Clever MO 65631

PHONE NUMBER: 720.394.9818

REASON FOR BEING ON AGENDA: Concrete pads that are
Small in my back yard.

SIGNATURE:  DATE: 12/22/22

CITY CLERK SIGNATURE:  DATE: 11/30/22



Residential Remodel Permit Application

Tarry Danley - Building Inspector
 Brent Jack - Code Enforcement
 Phone: (417) 743-2544

304 S Clarke Ave.
 P.O. Box 52
 Clever MO 65631

Application Date: 11/30/22		Est. Cost of Improvements: \$3200	
Site Information	Site Address: 201 W Inman Clever MO 65631		
Owner Information	Name: Haley Fisher		
Address: 201 W Inman		City: Clever	State: MO
Email Address: <u>Haley.fisher2011@gmail.com</u>		Phone Number: 720-394-9818	Zip: 65631
Contractor:	Name (Contact Person): Jeremy Casteel / Rick Casteel		
Company Name: Great Oak Concrete LLC		Business License #	
Address: 4810 S Tujunga		City: Springfield	State: MO
Email Address: <u>Greatoakconcrete@gmail.com</u>		Phone Number: 417-773-1678 417-268-8989	Zip: 65810
Project Description	Dimensions: x = sq. ft. Overall Height: ft.		
Shed - 96 sqft			
Shed patio- 66 sqft			
Patio - 77 sqft			
Trash - 91 sqft			
Project Information	(please mark the appropriate selection) <input type="radio"/> Mechanical <input type="radio"/> Electrical <input type="radio"/> Plumbing		
Concrete - extending patio in back yard, adding patio to shed, side of house for trash cans.			
Additional Information: _____			

City of Clever

Where It Just Gets Better Every Day

Sub- Contractor Information	Please list the following information on sub-contracts who will be operating on this project. All sub-contractors must submit workers' comp certificate before application is approved.		
	Name / Company Name:	Company Address:	Phone Number:
Architect			
Excavation			
Concrete			
Carpentry			
Electrical			
Plumbing			
Sewer			
Mechanical			
Roofing			
Masonry			
Dry/Wall			
Sprinkler			
Fire Alarm			
Paving			
Miscellaneous			

By signing this application form, I hereby acknowledge that the information I have provided is complete and accurate to the best of my knowledge. Furthermore, I acknowledge my responsibility to conform to the applicable federal, state, and local regulations pertaining to the project described by this application and attachments. I also understand that this application will expire within **180 days** of the date of my signing, unless extended in writing by the Building Inspector.

Date: 11/30/2022

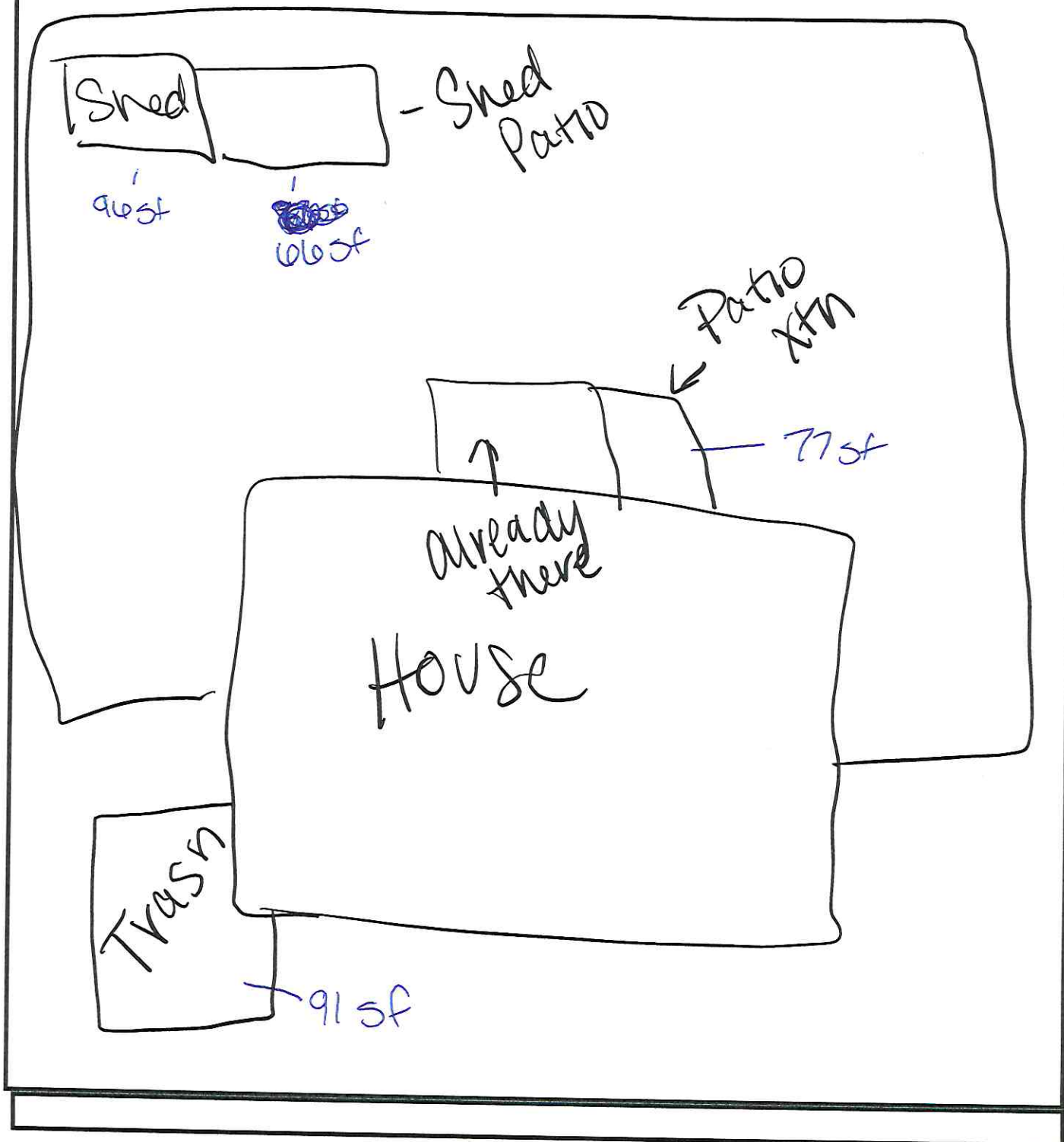
Name (please print): Haley Fisher

Signature: 

City of Clever

Where It Just Gets Better Every Day

Use this page to draw a plot plan if you have not submitted one with your application. Failure to submit a plot plan can result in the delay of the approval of your application.



304 S CLARKE • P.O. BOX 52 • CLEVER MO • 65631

PHONE: 417-743-2544 • FAX: 417-743-0025

WWW.CLEVERMO.COM

lot size: 6,991 sf

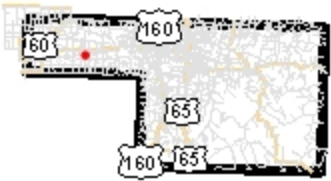
maximum allowable occupied space: 2,796 sf

currently occupied: ~2,789 sf


remaining space: ~7sf

Project sf: 330 sf

Christian County, MO



- Legend**
- Road
 - Highway
 - STATE NUMBERED HIGHWAY
 - US HIGHWAY
 - Address Point
 - Parcel
 - Corporate Limit Line
 - Towns
 - Original Lot
 - Tract
 - Subdivision
 - Easement
 - Section

1 in. = 30ft. 

59.4 0 29.68 59.4 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
201 Inman



CARMICHAEL ENGINEERING, P.C.

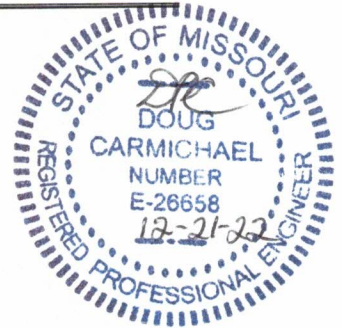
Doug Carmichael, P.E.
2342 W. Buena Vista, Springfield, MO 65810
Cell: 417/830-2170

PRELIMINARY DESIGN MEMO

DATE: December 21, 2022

TO: City of Clever, C/O Kristy Keithley, City Clerk

RE: Lot Development/New Building at 204 S Clarke Ave, Clever, MO
Kurt Rhodes, Owner



This tract of three small lots are used together as one tract which currently has a 30'x 40' building. A new 40'x 60' building with new concrete on the west and north sides of the buildings are planned and in progress as shown on attached site plan. Mr. Rhodes is requesting the buyout option for the stormwater detention as per the formula:

Buyout Fee = $K \times IA$, where $K = \$8000$ and IA is increased impervious area in Acres

The lot is $75' \times 140' = 10,500 \text{ SF} = 0.24 \text{ Acres}$.

This lot before this project had only a single 30' x 40' building with the remainder of the lot in grass (7700 sf) and gravel (1600 sf). The lot after development will be another 40' x 60' building, with 40' x 6' = 240 sf gravel, 1620 sf grass, and the remaining 5040 sf in concrete.

Runoff Coefficients (C) of 1.0 – Bldgs, 0.95 Conc, 0.9 Gravel, Grass 0.2

Bldgs: $40' \times 60' \text{ bldg added} = 2400 \text{ sf} \times 1.0 = 2400 \text{ sf} / 43560 \text{ sf/Ac} = 0.055 \text{ Ac} \times \$8000 = \$440$

Conc: $5,040 \text{ sf added} \times 0.95 = 4788 \text{ sf} / 43560 \text{ sf/Ac} = 0.11 \text{ Ac} = \880

Gravel is reduced: $(240 - 1600) \times 0.9 = -1360 \text{ sf} / 43560 \text{ sf/Ac} = -0.031 \times \$8000 = -\$250$

Grass is reduced: $(1620 - 7700) \times 0.2 = -1216 \text{ sf} / 43560 \text{ sf/Ac} = -0.028 \times \$8000 = -\$224$

Total Buyout Fee = $440 + 880 - 250 - 224 = \846

If you have any questions, please call.

Sincerely,

Doug Carmichael, P.E.

SITE PLAN - *Kurt Rhodes - Site Plan*

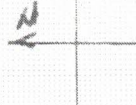
CARMICHAEL ENGINEERING, P.C.

2044 S. Clarke Ave, *Cleves MO*

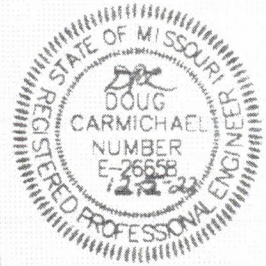


LEGEND

- x — WIRE FENCE
- - - - - PROP. LINE
- + STP SOIL TEST PIT



1" = 20'



DIMENSIONS ARE APPROXIMATE ONLY
TOTAL TRACT AREA = 0.24 ACRES (75'x140')

