



TANEY COUNTY PLANNING COMMISSION

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website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
CONCEPT HEARING
MONDAY, JULY 8, 2013, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

Public Hearing:

Gee Jay Ranch Arena/Campground
Verizon Wireless
In His Precious Sight Daycare

Old and New Business:

Tentative

Adjournment.



TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: July 8, 2013

CASE NUMBER: 2013-0010

PROJECT: Gee Jay Ranch Arena and Campground

APPLICANT: George Cramer

LOCATION: The subject property is located at 160 – 220 Frank Rea Road, Kissee Mills, MO; Oliver Township; Section 22, Township 22, Range 18.

REQUEST: The applicant, George Kramer is requesting approval of a Division III Permit, authorizing the development of the Gee Jay Ranch, which will include an outdoor arena, six RV camp sites and a restroom / shower facility for both campers and spectators.

BACKGROUND and SITE HISTORY:

The proposed Gee Jay Ranch Arena and Campground will be located on a portion of an existing +/- 80 acre (per the Assessors information) meets and bounds described tract of land.

According to the Assessor's information, two existing residences, two existing barns and a garage are located upon the same parcel of land on the other side of Frank Rea Road.

The current application was approved for Concept on June 17, 2013.

GENERAL DESCRIPTION:

The proposed Gee Jay Ranch Arena and Campground will be located upon an approximately 80 acre meets and bounds tract of land. The Gee Jay Ranch will consist of an approximately 100' x 220' outdoor, equestrian arena; six (6) RV camping sites, designed for self-contained RV units for sewer (water and electrical services will be provided); Restroom and shower facilities for both campers and spectators and horse riding trails. The facility will be geared primarily toward equine oriented competitions, shows and events.

REVIEW:

Since mixed uses are proposed, per the provisions of Table J-1 of the Development Guidance Code, the on-site parking space requirements will be required to be determined on a proportional basis, based upon the proposed uses. The parking area(s) will have to be designed based upon these specific uses. However, the representatives will have adequate property area (80 acres) to ensure adequate parking.

The area in question is not served by public or central sewer. Therefore a septic system will be permitted via the Taney County Onsite Wastewater Permitting Division of the Planning Department, in conjunction with the Missouri Department of Health and Senior Services. The septic system will be designed to accommodate the proposed number of patrons and proposed uses.

The adjoining property to the north is agricultural and light residential. The adjoining property to the south, east and west is agricultural.

The project received a total score of -10 on the Policy Checklist, out of a maximum possible score of 43. The relative policies receiving a negative score consist of right-of-way on existing roads, emergency water supply and utilities.

SUMMARY:

If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letters from the On-site Wastewater Permitting Division of the Planning Department, the Missouri Department of Natural Resources (MoDNR) (for the well(s)) including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
3. The applicant shall submit a MoDNR Construction Permit for a well(s) to provide service to the Gee Jay Ranch Arena and Campground.
4. The applicant shall provide proof of liability insurance to the Taney County Planning Department prior to opening day of the operation.
5. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways
6. No outside storage of equipment or solid waste materials.
7. This decision is subject to all existing easements.
8. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
9. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=			
centralized system	2	5	0	0
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			

Environmental Policies

STORM DRAINAGE	n/a=	x		
on-site stormwater retention and absorption with engineered plans	2	4		
on-site stormwater retention and absorption without engineered plans	1			
stormwater retention with managed and acceptable run-off	0			
no stormwater retention, but adverse impacts from run-off have been mitigated	-1			
no acceptable management and control of stormwater run-off	-2			

AIR QUALITY	n/a=	x		
cannot cause impact	0	4		
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

Critical Areas

PRESERVATION OF CRITICAL AREAS	n/a=			
no adverse impact to any designated critical area	2	3	2	6
one of the designated critical areas impacted but can be fully mitigated	1			
more than one of the designated critical areas impacted but can be fully mitigated	0			
one or more of the designated critical areas impacted and mitigation not fully effective	-1			
one or more of the designated critical areas impacted with no ability to mitigate problem	-2			

Land Use Compatibility

OFF-SITE NUISANCES	n/a=			
no issues	2	4	2	8
minimal issues, but can be fully mitigated	1			
issues that can be buffered and mitigated to a reasonable level	0			
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	0	0
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS n/a=	x			
no rooftop equipment / vents or blocked from view by structure design or screening	0	3		
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS n/a=	x			
no on-site waste containers or blocked from view by structure design or screening	0	3		
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC. n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas	2	3		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
LANDSCAPED BUFFERS -- RESIDENTIAL n/a=	x			
approved landscaped buffer between homes and all streets / roads / highways	2	2		
approved landscaped buffer from major roads / highways only	1			
minimal landscaped buffer, but compensates with expanse of land	0			
no landscaped buffer between residences and local streets	-1			
no landscaped buffer from any road	-2			
LANDSCAPED BUFFERS - INDUSTRIAL n/a=	x			
approved landscaped buffer from public roads	0	3		
minimal landscaped buffer, but compensates with expanse of land	-1			
no landscaped buffer from public roads	-2			
Local Economic Development				
AGRICULTURAL LANDS n/a=				
no conversion of Class I-IV agricultural land to other use(s)	0	1	0	0
development requires reclassification of Class I-IV agricultural land to other use(s)	-2			
RIGHT TO FARM n/a=				
does not limit existing agricultural uses / does not cause nuisance, predation	0	3	0	0
does not limit existing agricultural uses, but may result in minor nuisance	-1			
potential impact(s) on existing agricultural land	-2			
RIGHT TO OPERATE n/a=	x			
no viable impact on existing industrial uses by residential development	0	2		
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION n/a=	x			
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	4		
creates full-time, year-round and seasonal jobs	1			
creates seasonal jobs only	0			
Site Planning, Design, Occupancy				
RESIDENTIAL PRIVACY n/a=	x			
privacy provided by structural design, or not applicable	2	2		
privacy provided by structural screening	1			
privacy provided by landscaped buffers	0			
privacy provided by open space	-1			
no acceptable or effective privacy buffering	-2			
MIXED-USE DEVELOPMENTS n/a=	x			
uses / functions are compatible or not applicable	2	3		
uses / functions are integrated and separated based on compatibility	1			
uses / functions differ minimally and are not readily apparent	0			
uses / functions poorly integrated or separated	-1			
uses / functions mixed without regard to compatibility factors	-2			
Commercial Development				
DEVELOPMENT PATTERN / BUFFERING n/a=	x			
approved and effectively designed landscaped buffers between structures and all roads	2	4		
minimal landscaped buffering, but compensates with expanse of land	1			
minimal landscaped buffering	0			
no landscaped buffering, but utilizes expanse of land	-1			
no or inadequate buffering or separation by land	-2			
Services - Capacity and Access				
UTILITIES n/a=				
adequate utilities capacity as evidenced by letter from each utility	0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities	-1			
inadequate information to determine adequacy of utilities	-2			
TRAFFIC n/a=				
no impact or insignificant impact on current traffic flows	0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses	-1			
traffic flow increases exceed current road capacities	-2			
EMERGENCY SERVICES n/a=	x			
structure size and/or access can be serviced by emergency equipment	0	3		
structure size and/or access may impede but not hinder serviceability	-1			
structure size and/or access could be problematic or non-serviceable	-2			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS n/a=				
greater than 50 ft. right-of-way	1	5	-2	-10
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			
Internal Improvements				
WATER SYSTEMS n/a=				
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	0	0
community well / water system meeting DNR requirements	1			
private wells meeting DNR requirements	0			
private wells not meeting any established standards	-1			
individual / private wells	-2			
EMERGENCY WATER SUPPLY n/a=				
fire hydrant system throughout development with adequate pressure and flow	0	5	-2	-10
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
PEDESTRIAN CIRCULATION n/a=	x			
paved and dedicated walkways (no bicycles) provided throughout development	2	4		
paved walkways provided throughout development / maybe shared with bicycles	1			
designated walkways provided but unpaved	0			
no pedestrian walkways, but green space provided for pedestrian use	-1			
no designated pedestrian walkway areas	-2			
PEDESTRIAN SAFETY n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2		
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			
BICYCLE CIRCULATION n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails	2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1			
no designated bike-ways	0			
UNDERGROUND UTILITIES n/a=				
all utilities are provided underground up to each building / structure	2	4	0	0
all utilities traverse development underground but may be above ground from easement	1			
utilities above ground but / over designated easements	0			
utilities above ground and not within specific easements	-1			
no specific management of utilities	-2			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

Performance Value	Importance Factor	Score	Section Score
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Open-Space Density

USABLE OPEN SPACE	n/a=	x		
residential developments (>25 units) include more than 25% open recreational space		2	2	
residential developments (>25 units) offer >10% but <25% open recreational space		1		
recreational area provided, but highly limited and not provided as open space		0		
no designated recreational space provided, but open space available		-1		
no open recreational space provided		-2		

Solid Waste Disposal

SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=	x		
weekly service is available and documentation of availability provided		0	5	
weekly service reportedly available but not documented		-1		
centralized, on-site trash collection receptacles available		-2		
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	x		
restrictive covenants provide for weekly disposal for each occupied structure		0	5	
services available but not a requirement documented in covenants		-1		
not applicable / no pick-up service provided		-2		

Total Weighted Score= -10

Maximum Possible Score= 43

Actual Score as Percent of Maximum= -23.3%

Number of Negative Scores= 3

Negative Scores as % of Total Score= 8.6%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

June 26, 2013

Project: Gee Jay Ranch Arena and Campground

Permit#: 13-10

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way / roads emergency water supply
Importance Factor 4:	utilities
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Bob Atchley / Bonita Kisse

Date: June 26, 2013

Eastern District Relative Policies: Division III Permit

Project: **Gee Jay Ranch Arena and Campground**

Permit: **13-10**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	43	-10	-23.3%	3	27.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-20	2	100.0%
sewage disposal				
right-of-way / roads	5	-10		
emergency water supply	0	-10		
waste disposal service				
waste disposal commitment				
Importance Factor 4	16	4	1	25.0%
stormwater drainage				
air quality				
off-site nuisances	8	8		
use compatibility	0	0		
diversification				
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	12	6		
preservation of critical areas	6	6		
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services				
water systems	6	0		
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse*

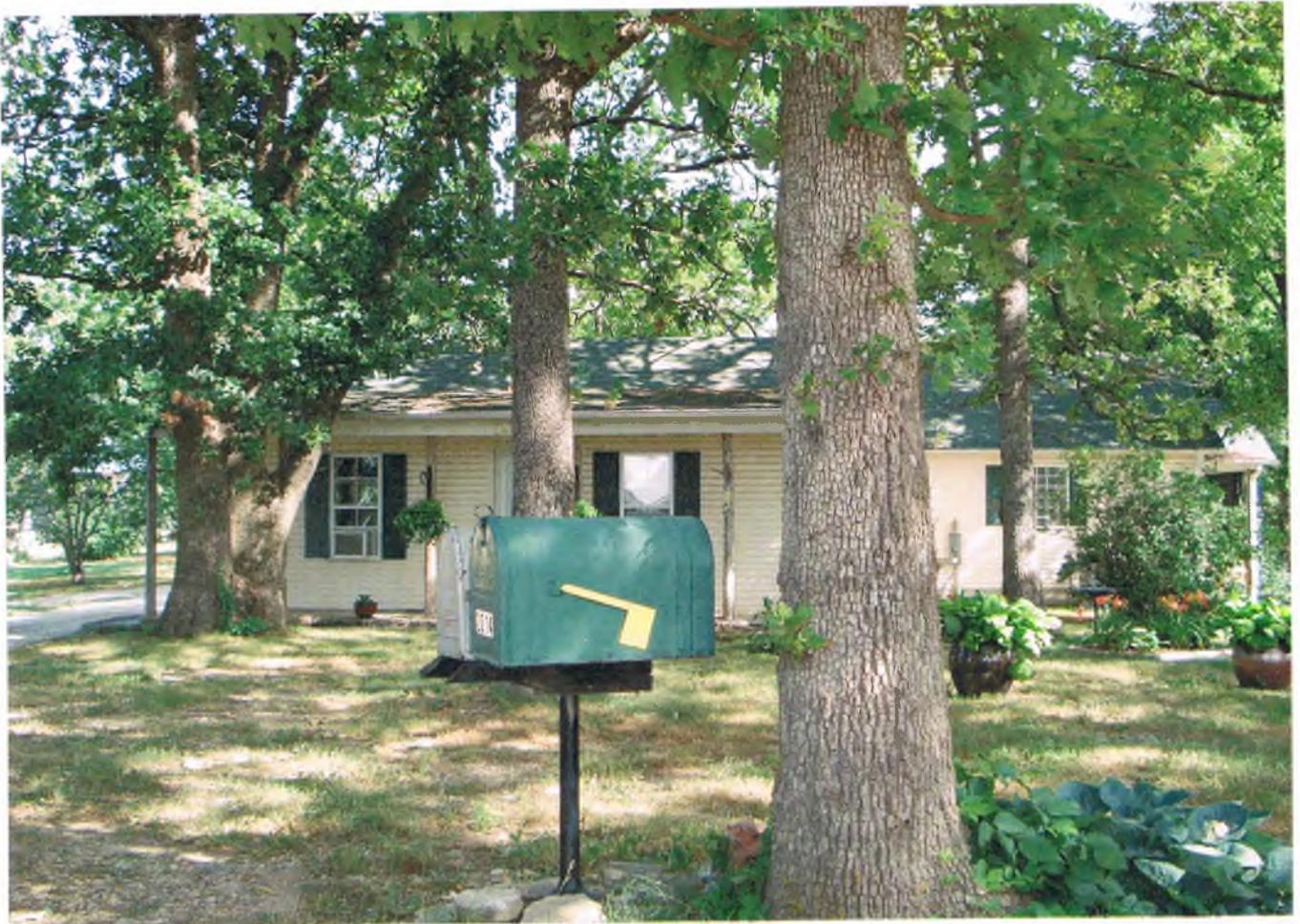
Date: *June 26, 2013*



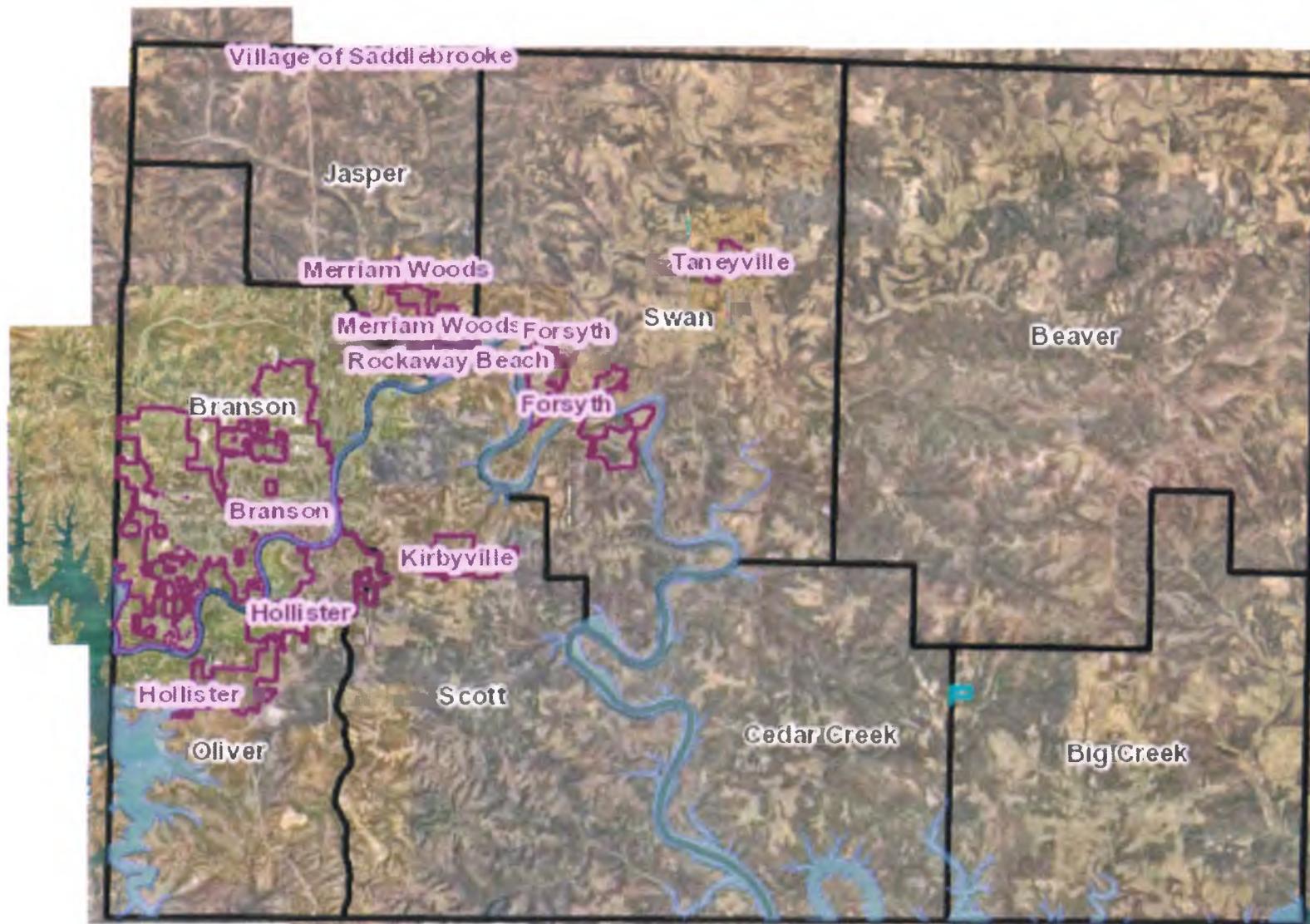




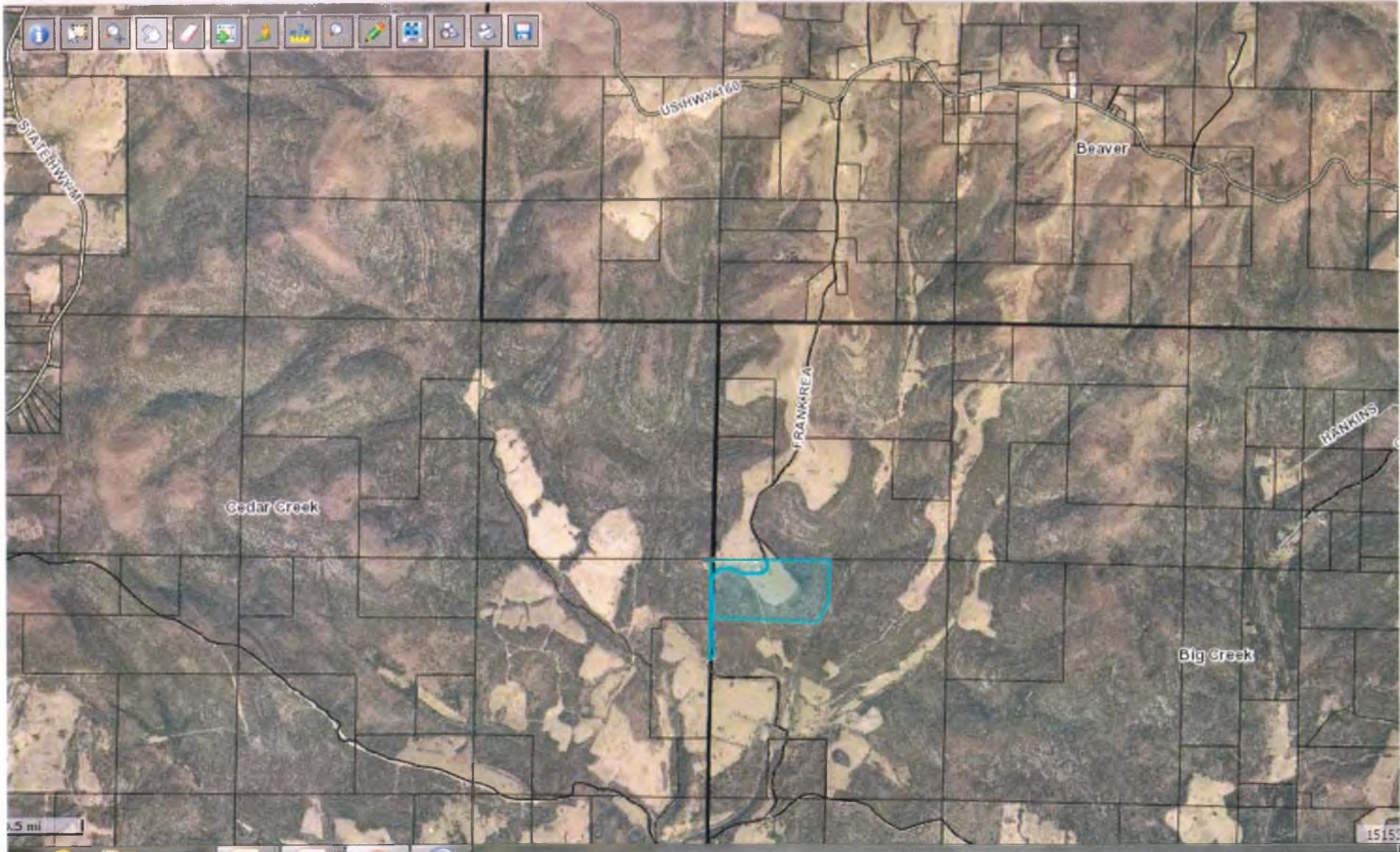




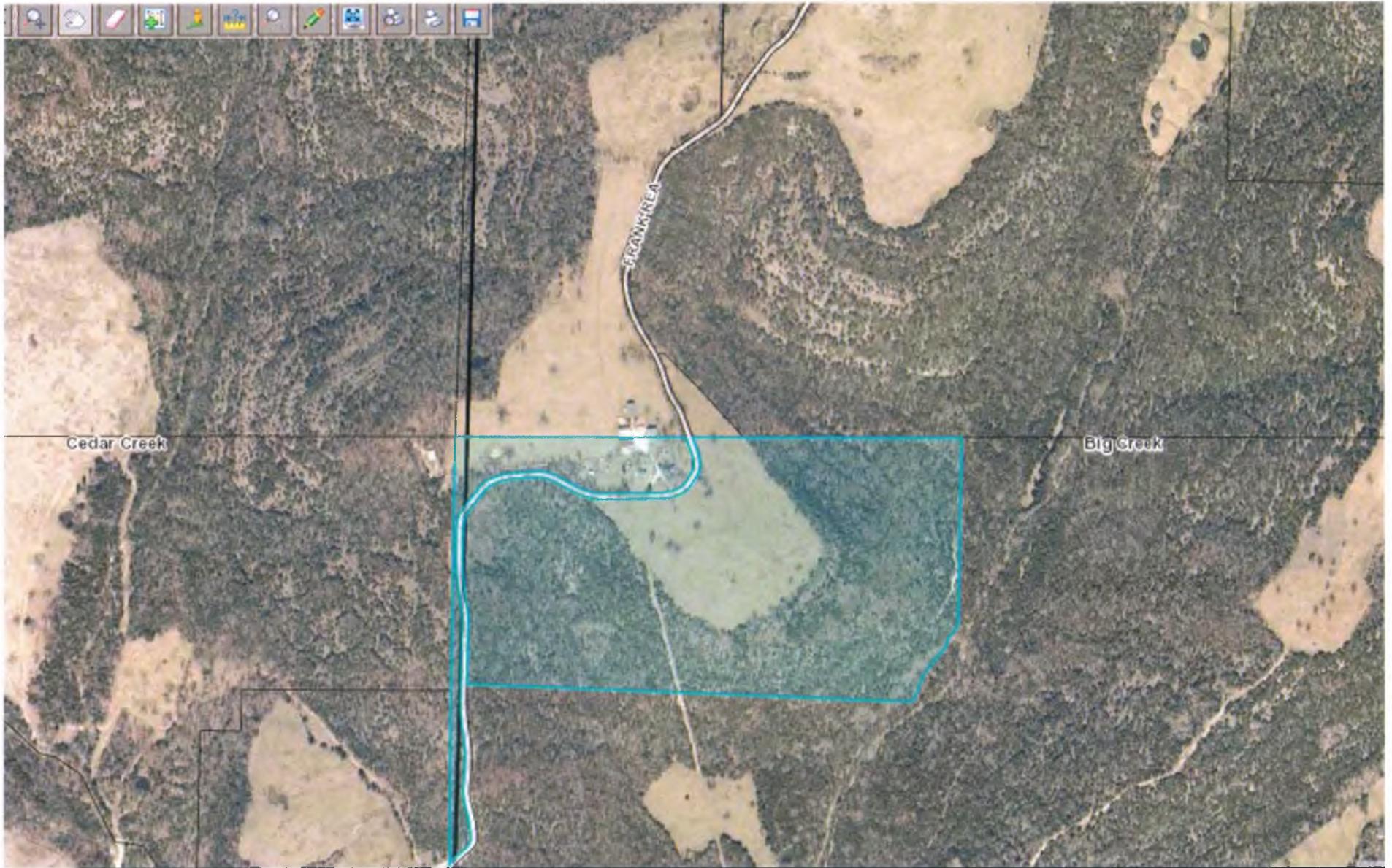




**Gee Jay Ranch Arena and Campground
Division III Permit 2013-0010
Taney County GIS - Beacon**



**Gee Jay Ranch Arena and Campground
Division III Permit 2013-0010
Taney County GIS - Beacon**



**Gee Jay Ranch Arena and Campground
Division III Permit 2013-0010
Taney County GIS - Beacon**



**Gee Jay Ranch Arena and Campground
Division III Permit 2013-0010
Taney County GIS - Beacon**



Gee Jay Ranch Arena/Campground



15
22

1000'

2700'

1300'

80 A

WHITE RIVER
COLLECT

(C)

CAMP
SITES

220' x 100'
ARENA

RESTROOMS
SHOWERS

7000'

2400'





TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: July 8, 2013

CASE NUMBER: 2013-0012

PROJECT: Verizon Wireless Telecommunications Tower

APPLICANTS: Rodney & Judy Sullins – Sullins RV's

REPRESENTATIVE: Frank Mancina – Black & Veatch Corporation

LOCATION: The subject property is located at 3271 Ridgedale Road, Ridgedale, MO; Oliver Township; Section 20, Township 21, Range 21.

REQUEST: The representative, Frank Mancina of Black & Veatch Corp. is requesting approval of a Division III Permit, in order to allow for the development of a new wireless telecommunications facility consisting of a 300' self support tower, along with a new 12' x 30' equipment shelter within a 100' x 100' leased area.

BACKGROUND and SITE HISTORY:

The proposed telecommunications facility would be a 100' x 100' leased area located upon a +/- 4.4 acre meets and bounds described tract of land (according to the Assessors information), a portion of which is currently utilized as Sullins RVs.

According to the Assessor's information, the existing 10,000 square foot building utilized for Sullins Rvs was constructed in 1992.

The current application was approved for Concept on June 17, 2013.

GENERAL DESCRIPTION:

The approximately 4.4 acre meets and bounds subject property contains an existing approximately 10,000 square foot RV sales business (per the Assessor's information) located at 3271 Ridgedale Road, Ridgedale, MO.

REVIEW:

The proposed wireless telecommunications facility will be located on a portion of the approximately 4.4 acre meets and bounds described tract currently containing and existing RV sales business. The telecommunications facility will consist of a 300' self support tower, along with a new 12' x 30' equipment shelter within a 100' x 100' leased area.

At the request of the Planning Commission, the representative has presented an updated site survey, indicating that the nearest leg of the self support tower will be located 88.4' from the right-of-way boundary of U.S. Highway 65, 125.4' from the southern-most property boundary, 158.1' from the western-most property boundary and 419.5' from the northern-most property boundary.

Per the Planning Commission's request, the representative has also presented a Fall Zone Letter from Amy Herbst, Senior Design Engineer with Sabre Industries, in regard to safety factors designed to prevent and / or minimize a cell tower's structural failure due to unusual circumstances, as attached. The existing on-site RV sales business building, an adjoining, off-site mobile home and U.S Highway 65 would fall within the 300' fall distance.

Further, the representative has provided correspondence and a map indicating the locations of the locations nearest to the location in question at 3271 Ridgedale Road. This information has been attached for your review.

The project received a total score of -9 on the Policy Checklist, out of a maximum possible score of 13. The relative policies receiving a negative score consist of off-site nuisances and use compatibility.

SUMMARY:

If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letter from the Federal Aviation Administration (FAA).
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. Should the telecommunications tower no longer be in use for the original purpose granted by the Division III Permit and serving as an approved co-location site, the tower shall be dismantled and removed within six months of the cessation of operations
7. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

**Division III Relative Policy Scoring Sheet:
Western Taney County**

Performance Value	Importance Factor	Score	Section Score
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Water Quality

Category	Performance Value	Importance Factor	Score	Section Score
SEWAGE DISPOSAL	n/a= x			
centralized system	2	5		
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			

Environmental Policies

Category	Performance Value	Importance Factor	Score	Section Score
SOIL LIMITATIONS	n/a= x			
no known limitations	0	3		
potential limitations but mitigation acceptable	-1			
mitigation inadequate	-2			

Category	Performance Value	Importance Factor	Score	Section Score
SLOPES	n/a= x			
NOTE: if residential, mark "x" in box.....				
development on slope under 30%	0	4		
slope exceeds 30% but is engineered and certified	-1			
slope exceeds 30% and not engineered	-2			

Category	Performance Value	Importance Factor	Score	Section Score
WILDLIFE HABITAT AND FISHERIES	n/a= x			
no impact on critical wildlife habitat or fisheries issues	0	2		
critical wildlife present but not threatened	-1			
potential impact on critical wildlife habitat or fisheries	-2			

Category	Performance Value	Importance Factor	Score	Section Score
AIR QUALITY	n/a= x			
cannot cause impact	0	2		
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

Land Use Compatibility

Category	Performance Value	Importance Factor	Score	Section Score
OFF-SITE NUISANCES	n/a=			
no issues or nuisance(s) can be fully mitigated	0	5	-2	-10
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

Compatibility Factors

Category	Performance Value	Importance Factor	Score	Section Score
USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	-1	-4
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

**Division III Relative Policy Scoring Sheet:
Western Taney County**

		Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE	n/a=	x			
lot coverage compatible with surrounding areas		0	1		
lot coverage exceeds surrounding areas by less than 50%		-1			
lot coverage exceeds surrounding areas by more than 50%		-2			
BUILDING BULK AND SCALE	n/a=	x			
bulk / scale less than or equivalent to surrounding areas		0	3		
bulk / scale differs from surrounding areas but not obtrusive		-1			
bulk / scale significantly different from surrounding areas / obtrusive		-2			
BUILDING MATERIALS	n/a=	x			
proposed materials equivalent to existing surrounding structures		0	2		
proposed materials similar and should blend with existing structures		-1			
materials differ from surrounding structures and would be noticeable		-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS	n/a=	x			
no rooftop equipment or vents		2	1		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS	n/a=	x			
no on-site waste containers		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.	n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
LANDSCAPED BUFFERS -- RESIDENTIAL	n/a=	x			
approved landscaped buffer between homes and all streets / roads / highways		2	2		
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0			
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			

**Division III Relative Policy Scoring Sheet:
Western Taney County**

	Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL n/a=	x			
approved landscaped buffer from public roads	0	3		
minimal landscaped buffer, but compensates with expanse of land	-1			
no landscaped buffer from public roads	-2			
Local Economic Development				
RIGHT TO FARM n/a=	x			
does not limit existing agricultural uses / does not cause nuisance, predation	0	3		
does not limit existing agricultural uses, but may result in minor nuisance	-1			
potential impact(s) on existing agricultural land	-2			
RIGHT TO OPERATE n/a=	x			
no viable impact on existing industrial uses by residential development	0	3		
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			
DIVERSIFICATION n/a=	x			
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	5		
creates full-time, year-round and seasonal jobs	1			
creates seasonal jobs only	0			
Site Planning, Design, Occupancy				
RESIDENTIAL PRIVACY n/a=	x			
privacy provided by structural design, or not applicable	2	2		
privacy provided by structural screening	1			
privacy provided by landscaped buffers	0			
privacy provided by open space	-1			
no acceptable or effective privacy buffering	-2			
MIXED-USE DEVELOPMENTS n/a=	x			
uses / functions are compatible or not applicable	2	3		
uses / functions are integrated and separated based on compatibility	1			
uses / functions differ minimally and are not readily apparent	0			
uses / functions poorly integrated or separated	-1			
uses / functions mixed without regard to compatibility factors	-2			
Commercial Development				
DEVELOPMENT PATTERNS n/a=	x			
clustered development / sharing of parking, signs, ingress, egress, or not applicable	2	3		
some clustering and sharing patterns with good separation of facilities	1			
some clustering and sharing patterns with minimal separation of facilities	0			
clustered development with no appreciable sharing of facilities	-1			
unclustered development with no sharing or ability to share facilities	-2			

**Division III Relative Policy Scoring Sheet:
Western Taney County**

	Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING n/a=	x			
approved and effectively designed landscaped buffers between structures and all roads	2	3		
minimal landscaped buffering, but compensates with expanse of land	1			
minimal landscaped buffering	0			
no landscaped buffering, but utilizes expanse of land	-1			
no or inadequate buffering or separation by land	-2			
Services - Capacity and Access				
TRAFFIC n/a=	x			
no impact or insignificant impact on current traffic flows	0	2		
traffic flow increases expected but manageable using existing roads and road accesses	-1			
traffic flow increases exceed current road capacities	-2			
EMERGENCY SERVICES n/a=	x			
structure size and/or access can be serviced by emergency equipment	0	5		
structure size and/or access may impede but not hinder serviceability	-1			
structure size and/or access could be problematic or non-serviceable	-2			
RIGHT-OF-WAY OF EXISTING ROADS n/a=				
greater than 50 ft. right-of-way	1	5	1	5
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			
Internal Improvements				
WATER SYSTEM SERVICE n/a=	x			
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3		
community well / water system meeting DNR requirements	1			
private wells meeting DNR requirements	0			
private wells not meeting any established standards	-1			
individual / private wells	-2			
EMERGENCY WATER SUPPLY n/a=	x			
fire hydrant system throughout development with adequate pressure and flow	0	5		
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
PEDESTRIAN CIRCULATION INFRASTRUCTURE n/a=	x			
paved and dedicated walkways (no bicycles) provided throughout development	2	4		
paved walkways provided throughout development / maybe shared with bicycles	1			
designated walkways provided but unpaved	0			
no pedestrian walkways, but green space provided for pedestrian use	-1			
no designated pedestrian walkway areas	-2			

**Division III Relative Policy Scoring Sheet:
Western Taney County**

	Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2		
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			
BICYCLE CIRCULATION n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails	2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1			
no designated bike-ways	0			
UNDERGROUND UTILITIES n/a=				
all utilities are provided underground up to each building / structure	2	4	0	0
all utilities traverse development underground but may be above ground from easement	1			
utilities above ground but / over designated easements	0			
utilities above ground and not within specific easements	-1			
no specific management of utilities	-2			
Open-Space Density				
USABLE OPEN SPACE n/a=	x			
residential developments (>25 units) include more than 25% open recreational space	2	2		
residential developments (>25 units) offer >10% but <25% open recreational space	1			
recreational area provided, but highly limited and not provided as open space	0			
no designated recreational space provided, but open space available	-1			
no open recreational space provided	-2			
Solid Waste Disposal				
SOLID WASTE DISPOSAL SERVICE AVAILABILITY n/a=	x			
weekly service is available and documentation of availability provided	0	5		
weekly service reportedly available but not documented	-1			
centralized, on-site trash collection receptacles available	-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure	0	5		
services available but not a requirement documented in covenants	-1			
not applicable / no pick-up service provided	-2			

Total Weighted Score= -9

Maximum Possible Score= 13

Actual Score as Percent of Maximum= -69.2%

Number of Negative Scores= 2

Negative Scores as % of All Applicable Scores= 50.0%

Scoring Performed by:

Bob Atchley / Bonita Kisse

Date:

June 26, 2013

Project: Verizon Wireless Telecommunications Tower

Permit#: 13-12

Policies Receiving a Negative Score	
Importance Factor 5:	off-site nuisances
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Bob Atchley / Bonita Kisse

Date: June 26, 2013

Project: Verizon Wireless Telecommunications Tower **Permit:** 13-12

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	13	-9	-69.2%	2	50.0%
	Max. Possible	As Scored	Negative Scores		
			Number of	Percent	
Importance Factor 5	5	-5	1	50.0%	
sewage disposal					
off-site nuisances	0	-10			
diversification					
emergency services					
right-of-way/roads	5	5			
emergency water supply					
waste disposal service					
waste disposal commitment					
Importance Factor 4	8	-4	1	50.0%	
slopes					
use compatibility	0	-4			
pedestrian circulation					
underground utilities	8	0			
Importance Factor 3					
soil limitations					
building bulk/scale					
waste containers screening					
outdoor equip storage					
industrial buffer / screening					
right to farm					
right to operate					
mixed-use developments					
development patterns					
development buffering					
water system service					
Importance Factor 2					
wildlife habitat and fisheries					
air quality					
building materials					
residential buffer / screening					
residential privacy					
traffic					
pedestrian safety					
usable open space					
Importance Factor 1					
lot coverage					
rooftop vents / equipment					
bicycle circulation					

Scoring by: Bob Atchley / Bonita Kissee
Date: June 26, 2013

PROJECT OVERVIEW
PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY
TANEY COUNTY, MISSOURI

Petitioner

Cellco Partnership, d/b/a Verizon Wireless provides wireless telecommunication services to the public in regional markets across the United States, as well as in more than 200 destinations around the world. Verizon Wireless has the largest nationwide voice and data network with over 107 million subscribers, operating the nation's fastest and most advanced 4G network and the largest and most reliable 3G network. Verizon Wireless is licensed by the Federal Communication Commission (FCC) and regulated by the Federal Aviation Administration (FAA).

Verizon Wireless is a major provider of wireless telephone service in the State of Missouri. Benefits of wireless telecommunications include:

- **Public Safety:** More than 50% of all 911 calls nationwide are from wireless phones.
- **Alternative to Landline System:** More than 26% of all US households are served by wireless carriers only. Where there is a landline phone in use, wireless serves as a back-up to the landline system.
- **Lifestyle and Convenience:** Wireless telecommunications support the productive and busy lifestyles of people in Taney County by increasing productivity and reducing stress.

Statement of Necessity

As part of its continued deployment in the State of Missouri, Verizon Wireless engineers have identified the need for a wireless telecommunications facility to serve Taney County. A preliminary network design is prepared based on many factors, including the characteristics of the community, available radio frequencies, and wireless equipment capabilities. A map of the selected "search area" and other requirements for the site are provided to property consultants who visit the area to identify and rank potential sites. This search area represents the area in which a facility must be located to allow it to function as an integral unit in the wireless telecommunications system. Wireless telecommunication facilities are laid out in a grid pattern and the spacing, height and location of this component site are critical for the successful operation of the system. The property at 3271 Ridgedale Road meets the engineering criteria for the necessary site in this area.

Property Search

Once the need for a wireless telecommunications facility is identified, Verizon Wireless studies the local zoning regulations to determine the most appropriate zoning districts within the search area to locate their facility. Verizon Wireless is dedicated to working with local officials to site its facilities

in locations appropriate to the community. Whenever feasible, Verizon Wireless strives to acquire sites that utilize existing structures, blend with the local character, and are unobtrusive to the community. When construction of a new facility is required, sites are chosen by their proximity to compatible land uses whenever feasible. It is important to remember that wireless telecommunication facilities must be considered as part of a network, not as individual locations. Wireless Telecommunication facilities can be likened to links in a chain, one link adds to the next, making the network design larger. Once these links, or wireless telecommunication facilities, are constructed, it is difficult to adjust the network design or move individual sites.

Description of Property

The subject parcel is located at 3271 Ridgedale Road in Taney County and is owned by Rodney and Judy Sullins, d/b/a Sullins RV's Etc. The parcel is zoned Commercial and currently has a RV storage/sales facility on the property. The parcel is surrounded by property zoned Agriculture/Residential to the north and west, and Residential to the south and to the east is Highway 65. Verizon Wireless will be leasing a 100' x 100' portion of the 4.4 acre parcel northeast of the RV storage facility located on the property. Access will be via an existing driveway off Ridgedale Road. There are no other existing tall structures which meet Verizon Wireless requirements for the necessary site in this search area and the parcel runs along major traffic intersection of N. Ridgedale Road and W. Rochester Rd.

Nature of Request/Zoning Analysis

Verizon Wireless is requesting a Special Use Permit and any other permits necessary to construct a wireless telecommunications facility consisting of a 300' self support tower, related antenna equipment, and an equipment shelter with approximate dimensions of 12' x 30'.

Pursuant to Appendix E "Special Use Permits," Item 2 Procedures of the Taney County Development Guidance Code, Verizon Wireless' proposed use requires a Special Use Permit as follows:

"2.1. Applicants for a Special Use permit shall submit, at a minimum, the following: (a) application form – properly completed and signed by the property owner; (b) proof of property ownership; (c) sketch plan; (d) full legal description of the boundaries of the proposed development or request; (e) description of the requested project in the applicant's words; (f) all other information submittals as required by the Planning Commission or Planning & Zoning Administrator."

The proposed facility will conform to all applicable Taney County regulations. Further, all setbacks will be complied with and no streets, rights-of-way or easements will be encroached upon. After construction, this site will provide 911 and emergency communication as well as improved wireless coverage in this section of Taney County.

Statement of Operations

Once the construction of the wireless telecommunications facility is complete and the telephone switching equipment is fine-tuned, visitation to the site by service personnel for routine maintenance will occur approximately once a month. The site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security. The wireless telecommunications facility will be unstaffed, with no regular hours of operation and no impact to existing traffic patterns.

Compliance with Federal Regulations

Verizon Wireless will comply with all applicable FCC rules governing construction requirements, technical standards, interference protection, power and height limitations, and radio frequency standards. In addition, the company will comply with all applicable FAA rules on site location and operation.

**STANDARDS FOR SPECIAL USE PERMIT
TANEY COUNTY, MISSOURI**

APPENDIX E – SPECIAL USE PERMITS

(2) Procedures

2.3. Prior to any Special-Use permit being granted, the Planning Commission shall consider that adequate provisions have been made for the following:

- (a) The location and size of the proposed use in relation to the site and to adjacent sites and uses of property, and the nature and degree of the proposed operation;

Due to the fact that VZW has been sensitive in selecting a site that will minimize the impact on the surrounding property, its facility will be compatible with the existing environment and will not disrupt future development of the area. This facility will not have an adverse effect on the property values within the neighborhood but rather, enhanced wireless telecommunications will have a positive influence in the development of this area. Due to the diminutive size of the lease parcel (100' x 100'), and its location in a Commercial zoned area, the proposed facility will not impede the normal and orderly development and improvements of surrounding property for uses permitted in this district.

- (b) Accessibility of the property to police, fire, refuse collection, and other public services; adequacy of ingress and egress to and within the site; traffic flow and control; and the adequacy of off-street parking and loading areas;

A wireless telecommunications facility is unstaffed, and accordingly, there will be no impact to the existing traffic patterns. The facility will not generate any traffic hazards or nuisances. This site will be visited on the average of once a month by maintenance personnel, and thus, the safety and efficiency of public streets will be maintained. Access will be provided via the existing RV business' driveway off of Ridgedale Road. Existing parking at the subject property is more than adequate for the expected infrequent maintenance visits to this site.

- (c) Utilities and services, including water, sewer, drainage, gas and electricity, with particular reference to location, availability, capacity, and compatibility;

The only utilities necessary for this facility are electricity and telephone, both of which will be provided by VZW. Access will be via Ridgedale Road. The wireless telecommunications facility is an unstaffed facility and, accordingly, there will be no impact to the existing traffic patterns, nor will there be any need for additional access roads. Site plans submitted together with this application, reflect that provisions have been made for utilities and access. As this wireless communications facility is unstaffed, no drainage, sanitation, refuse disposal, water and sewer, or school facilities will be necessary. The facility is electronically monitored and connected to a sophisticated central computer system which will detect any breach of security or other danger. Existing police and fire protection is more than adequate to provide security for this facility.

- (d) The location, nature, and height of structures, walls, fences, and other improvements; their relation to adjacent property and uses; and the need for buffering or screening

The establishment, maintenance and operation of this facility will be wholly contained within the 100' x 100' lease parcel which is adequate space for a wireless telecommunications facility. As this facility is unstaffed, a 6' chain link fence topped with three strands of barbed wire will surround the site in order to protect private property. The facility will be located in the northeast corner of the parcel in order to minimize any adverse effects or visual impacts on the nearby properties. The parcel is surrounded by Agriculture/Residential to the north, Highway to the east, Commercial to the south, and Agriculture/Residential to the west. Due to the Commercial nature of this area, this wireless telecommunications facility will not have an adverse effect on permitted uses or surrounding properties. Therefore, this facility will be adequately screened from public view and access.

- (e) The adequacy of required yard and open space requirements and sign provisions; and

As this wireless telecommunications facility will be wholly contained within the 100' x 100' lease parcel, the size of the lot is more than adequate to support the proposed use. The facility's only sign is one that identifies the Provider and emergency telephone numbers.

- (f) The general compatibility with adjacent properties, other properties in the district, and the general safety, health, comfort, and general welfare of the community; and with the standards for development in these regulations.

Due to the diminutive size of the lease parcel and the nature of the surrounding uses, this installation will not interfere with the use and enjoyment of any other property in the immediate vicinity nor will it be detrimental to the public health, safety, morals or general welfare. Wireless telecommunications technology does not interfere with any other form of communication, whether public or private. To the contrary, wireless technology provides vital communications in emergency situations and will commonly be used by local residents and emergency personnel to protect the general public's health, safety and welfare. This facility will not have an effect on the property values within the neighborhood, but rather, its presence will enhance and provide wireless communications to the residents of Taney County.

Wireless telephone technology provides many benefits to the communities it serves. These services include, but are not limited to, the following:

- **911 program allowing motorists to summon aid and report dangerous situations.**
- **Support for emergency services by providing wireless communications to paramedics, firefighters, and law enforcement agencies.**
- **The ability to transmit data allowing for immediate access to vital information.**
- **A backup system to the land-line system in the event of a natural or man-made disaster.**

- **Immediate access to national hazardous material data bases from the site of a hazardous material spill.**
- **Communication capabilities in remote areas, enhancing the safety of travelers by allowing immediate access to emergency assistance.**
- **Support for the busy lives of people in the county, reducing stress and increasing productivity.**

June 26th, 2013

VIA EMAIL

Taney County Planning Commission
Attn: Bob Atchley, Administrator
P.O. Box 383
Forsyth, MO 65653

**Re: Verizon Wireless Petition for Special Use Permit. Site Name: KSMO Ridgedale.
Site Address: 3271 Ridgedale Road; Parcel I.D. #20-4.0-20-001-001-015.000**

Dear Mr. Atchley:

Per the Taney County concept hearing which took place on June 17th, 2013, certain questions were posed by Planning Commission members regarding an existing cell tower location and request for a Fall Zone letter. This correspondence with the respective attachments are in response to those questions and request and should be used to supplement the Special Use Permit application originally submitted on May 21st, 2013.

Verizon Wireless radio frequency engineers have determined that a significant deficiency or gap in its wireless network, which includes both in-vehicle and in-building voice and data services, exists in and around certain areas of Taney County, Missouri. A wireless network gap exists where there is no BTS in a particular area such that customers attempting to use their wireless devices in that area may experience dropped calls, busy signals, and failed call attempts due to lack of reliable signal strength, including poor signal quality, and/or a lack of system capacity. Providing quality voice and data services with sufficient system capacity and high-speed data rates, is critical to Verizon Wireless' customers and is essential to Verizon Wireless' ability to compete effectively with its functionally equivalent competitors.

Please see attached Exhibit "A", which identifies a map of available existing cell towers that are not close to the proposed communication facility location and are well outside of Verizon Wireless' coverage objective. These existing towers were analyzed by Verizon Wireless' RF engineers to determine whether such structures would be a suitable candidate for a co-location installation. The nearest existing tower, located at 1806 Ridgedale Road, is to the northwest and over 1.5 mile outside of the Verizon Wireless' coverage objective. The AT&T Monopine, located at 297 Dale Drive, also to the northwest and 3.30 mile outside of Verizon Wireless' coverage objective. As a result, Verizon Wireless' RF engineers rejected both locations because the candidates are too far from the Verizon Wireless proposed location and will not meet their intended coverage objective.

Also attached, as Exhibit B, is a Fall Zone letter to address Planning Commission member's questions or concerns in reference to safety factors designed to prevent and/or minimize a cell tower structural failure due to unusual circumstances.

Sincerely,

Frank Mancina

Frank Mancina
Black & Veatch Corp

-- ALTERNATE LOCATIONS --
(Listed in order of closeness to proposed site)

1806 Ridgedale Road.

Distance from Proposed Cell Tower: **1.6 mile**

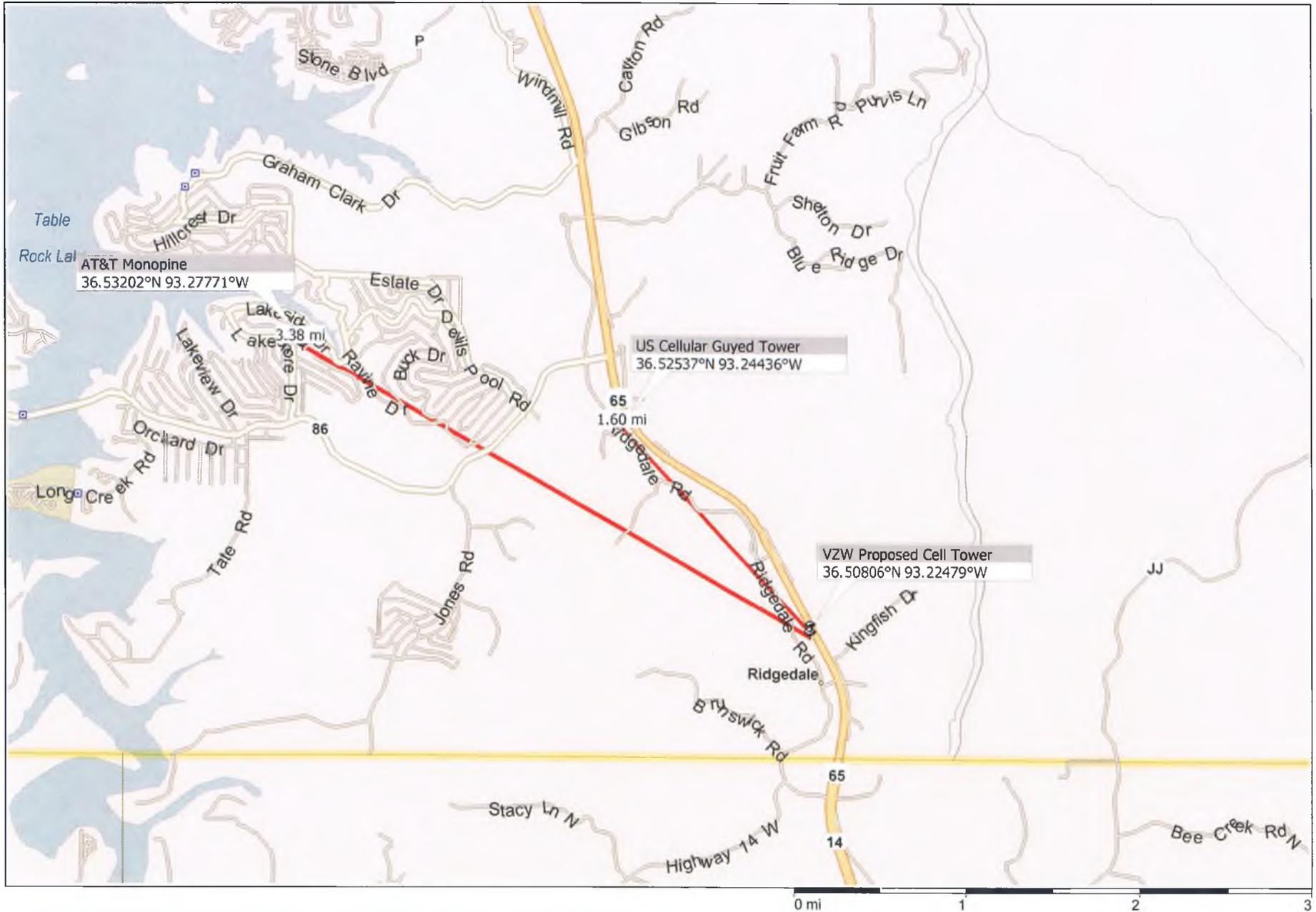
Response: This location is well outside of Verizon Wireless' design coverage objective (see attached Exhibit "A", and is therefore not a suitable co-location candidate.

297 Dale Drive

Distance from Proposed Cell Tower: **3.30 mile**

Response: This location is well outside of Verizon Wireless' design coverage objective (see attached Exhibit "A"), and is therefore not a suitable co-location candidate.

Missouri, United States, North America



June 25, 2013

Ms. Lisa Rogers
Verizon Wireless
Specialist Network Real Estate
10740 Nall Ave Suite 400
Overland Park, KS 66211

Re: Proposed 300' Sabre Self-supporting tower for MO15 Ridgedale, MO

Dear Ms. Rogers,

Upon receipt of order, we propose to design and supply the above referenced tower for a Basic Wind Speed of 90 mph with no ice and 30 mph with 1" ice, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When Sabre towers are designed according to this Standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors. Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location, essentially collapsing upon itself.

Please note that this letter applies only to a tower designed and manufactured by Sabre Towers & Poles.

Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer



6/25/13

Bob Atchley

From: mancinaf@bv.com
Sent: Friday, May 31, 2013 11:15 AM
To: Bob Atchley
Subject: Verizon Wireless KSMO Ridgedale - Propagation Maps
Attachments: MO15_RidgedaleProposed.pdf; MO15_RidgedaleCurrent.pdf

Bob,

Per our recent conversation, please see attached propagation maps for your power point presentation at the June 17th concept hearing.

The color codes represent the following the definition.

Green: This represents very good signal strength with good indoor and outdoor coverage. Wireless phone users typically experience the highest level of service; which is very important when traveling along local and county roads and US-65 Highway. As you may know, more than 50% of all 911 calls are made from cell phones.

Blue: This represents good indoor coverage; as you can see, will provide better service to the local homes and business' in the immediate area.

Yellow: This represents adequate outdoor vehicle coverage.

Red: This represents very minimal outdoor coverage. The combination of Yellow and Red is typically where most customers will experience poor signal strength, with limited reception and dropped calls.

I will also send the maps to your office for your files.

Thank you,

Frank Mancina
Black & Veatch Corp.
30150 Telegraph Rd., Suite 355
Bingham Farms, MI 48025
1913-458-6777 Office
248-797-6874 Cell
248-594-9337 Fax
mancinaf@bv.com

Coverage with Current

BRANSON SOUTH

BIG CEDAR

Ridgedale Location

Session: John_Springfield_LTE
User: echoljo
Thu May 30 10:20:09 2013
UTM Zone: 16
Datum: NAD83
Center Lat: 36°02'21.33" N
Center Lon: -93°14'20.37" W



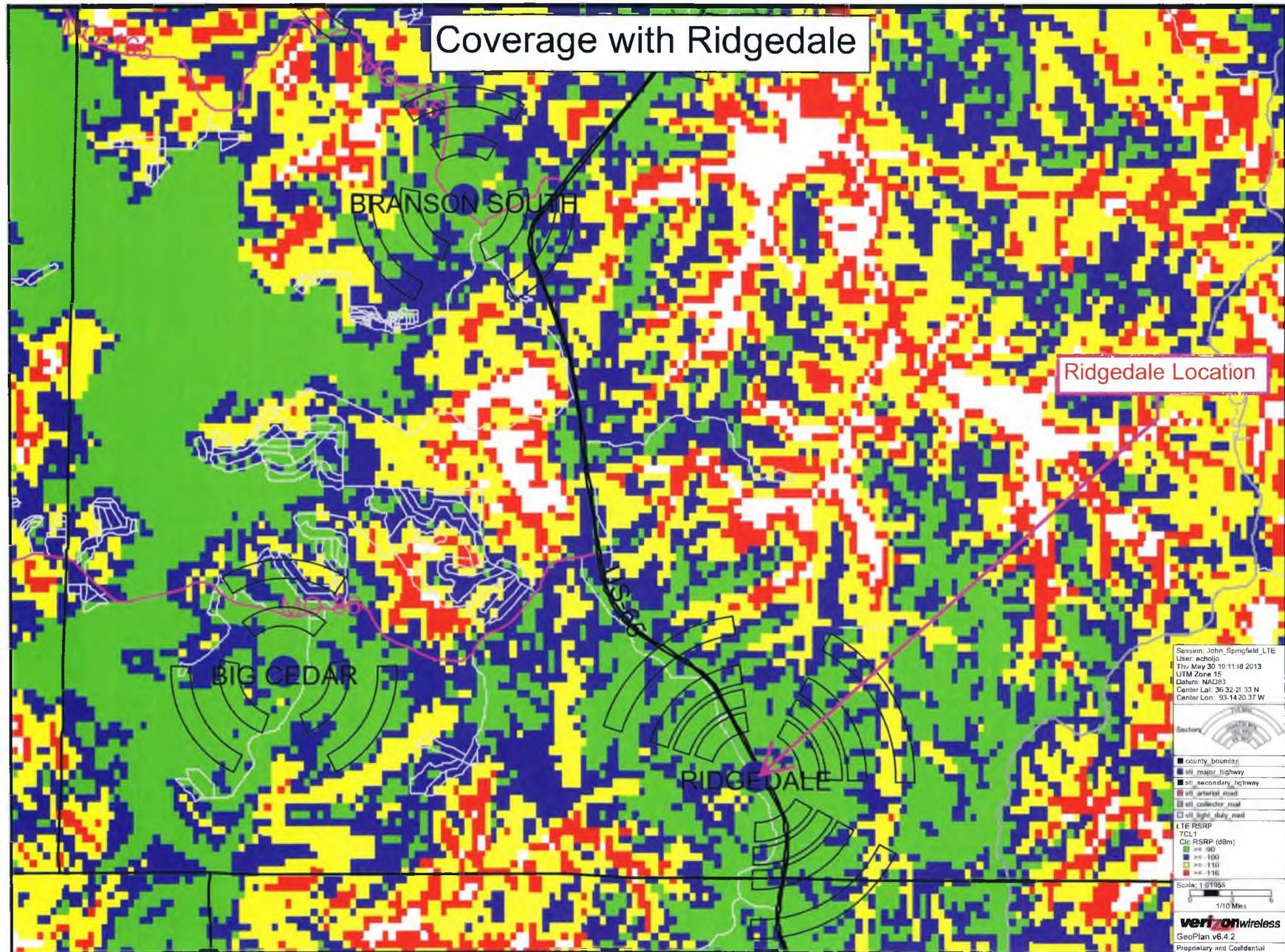
- county boundary
- stl_major_highway
- stl_secondary_highway
- stl_arterial_road
- stl_collector_road
- stl_light_duty_road

LTE RSRP
7CL1
Cir: RSRP (dBm)
■ >= -80
■ >= -100
■ >= -110
■ >= -119



verizon wireless
GeoPlan v6.42
Proprietary and Confidential

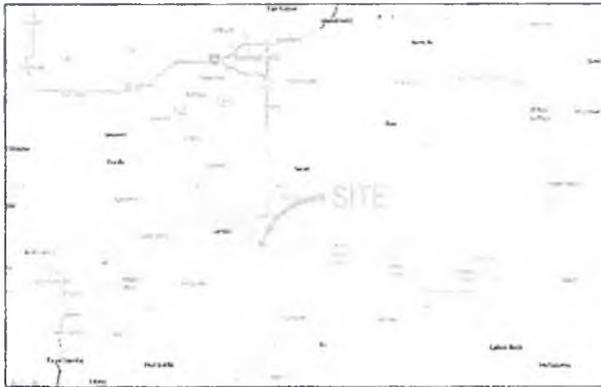
Coverage with Ridgedale



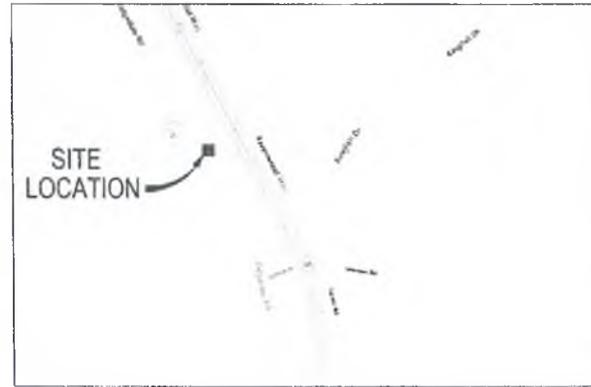


MO15 RIDGEDALE RAW LAND SITE

3271 RIDGEDALE RD.
RIDGEDALE MO, 65739
TANEY COUNTY



AREA MAP



LOCATION MAP

CONTACTS:
SITE ACQUISITION:
 BLACK & VEATCH CORP.
 FRANK MANCINA
 30150 TELEGRAPH RD, SUITE 355
 BIRCHDALE FARMS, MI 48025
 (248) 767-6874
VERIZON WIRELESS:
 REAL ESTATE MANAGER
 BARRON CRABBE
 1740 HALL AVE, SUITE 400
 OVERLAND PARK, KS 66211
 (913) 344-2800

UTILITIES:
POWER:

INDEX OF SHEETS

- T-1 TITLE SHEET
- C-1 SURVEY
- C-2 SITE PLAN
- C-3 ENLARGED SITE PLAN
- C-4 GRADING PLAN
- C-5 TOWER ELEVATION AND ANTENNA SCHEDULE
- C-6 ICE BRIDGE GPS DETAILS
- C-7 GATE AND FENCE DETAILS
- A-1 EQUIPMENT ENCLOSURE PLAN AND SECTION
- A-2 EQUIPMENT ENCLOSURE ELEVATIONS
- S-1 FOUNDATION PLAN AND DETAILS
- G-1 GRONDING PLAN
- E-1 INSTALLATION DETAILS
- E-2 UTILITY AND H-FRAME DETAIL
- GN-1 GENERAL NOTES, ABBREVIATIONS AND LEGEND
- SP1 TO SP7 SPECIFICATIONS

DISCLAIMER OF RESPONSIBILITY:
 I HEREBY SPECIFY THAT THE DECLARATIONS INTENDED TO BE AUTHENTICATED BY MY SEAL ARE LIMITED TO THIS SHEET AND I HEREBY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER DRAWINGS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE ARCHITECTURAL OR ENGINEERING PROJECT OR SURVEY.

CIVIL ENGINEERING

DIRECTIONS

(FROM VERIZON WIRELESS - 3330 E MONTCLAIR, SPRINGFIELD, MO 65640)

DEPART E MONTCLAIR ST TOWARD S MOULDER AVE, TURN RIGHT ONTO S MOULDER AVE (0.2 MI), TURN RIGHT ONTO E BATTLEFIELD ST (0.2 MI), TAKE RAMP RIGHT AND FOLLOW SIGNS FOR US-65 SOUTH (4.4 MI), TURN RIGHT ONTO ROCHESTER RD (0.3 MI), TURN RIGHT ONTO RIDGEDALE RD (0.3 MI), ARRIVE AT 3271 RIDGEDALE RD, RIDGEDALE, MO 65739.

PROJECT INFORMATION

PROJECT TYPE: RAW LAND
VZW PROJECT NO: 2009361135
LOCATION CODE: 153917
LESSOR/LICENSOR: RODNEY SULLINS
 P.O. BOX 260
 RIDGEDALE, MO 65739

TOWER INFORMATION

LATITUDE: 36° 50' 20.35"N
LONGITUDE: 92° 43' 30.36"W
GROUND ELEV: 1343.77 AMSL
TOWER HEIGHT: 300' AGL
ANTENNA CENTERLINE: 300' AGL
OVERALL STRUCTURE HEIGHT: 315' AGL
LESSEE: VERIZON WIRELESS
 10740 HALL AVE, SUITE 400
 OVERLAND PARK, KS 66211
 (913) 344-2800

VERIZON WIRELESS APPROVALS

INITIALS	DATE
TRANSPORT ENGINEER	
RF ENGINEER	
OPERATIONS MANAGER	
SR. CONST. ENGINEER	
IMPLEMENTATION MANAGER	
REAL ESTATE MANAGER	

LESSOR/LICENSOR APPROVALS

LESSOR/LICENSOR	NAME (PRINTED)	DATE
LESSOR/LICENSOR	SIGNATURE	
LESSOR/LICENSOR PLEASE CHECK THE APPROPRIATE BOX BELOW		
<input type="checkbox"/>	PLANS APPROVED WITH NO CHANGES	
<input type="checkbox"/>	PLANS APPROVED WITH CHANGES (SEE COMMENTS ON PLANS)	



Missouri Professional Engineering Corporate Certificate No. # 000255

Date:	02/28/13	Drawn By:	SRH
KdG Project No:	120003-0036	Checked By:	RTS

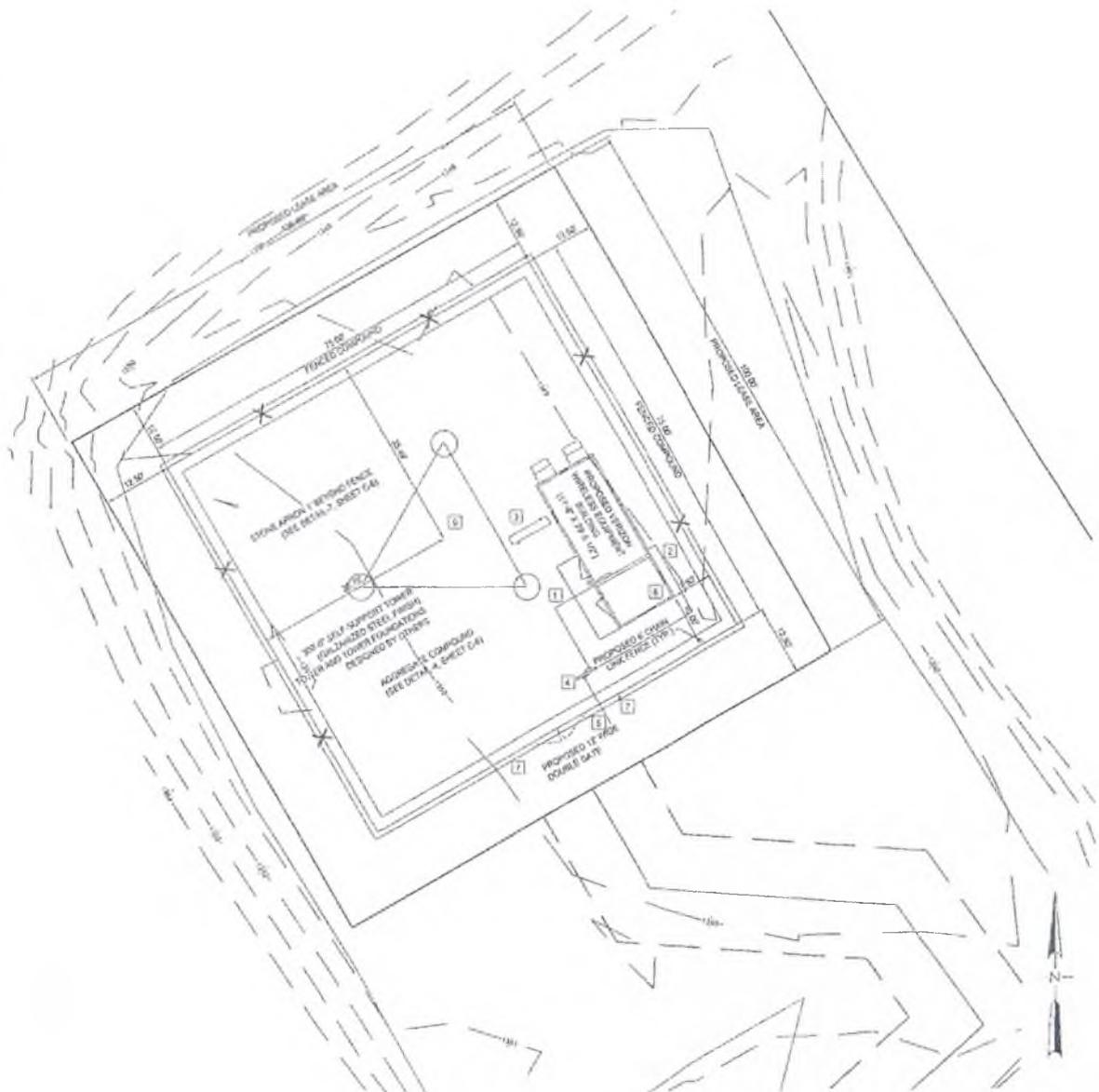
MO15 RIDGEDALE

Sheet: T-1

REV	DATE	REVISION DESCRIPTION
A	03/04/13	ISSUED FOR REVIEW (REVISED SITE LOCATION)

KEYED NOTES

- 1 PROPOSED ROUTE FOR 4" ELECTRICAL SERVICE CONDUIT, APPROX. 22' L.F.
- 2 PROPOSED ROUTE FOR 2" TELEPHONE SERVICE CONDUIT FOR (10) 4 PAIR CAT 5 CABLES, APPROX. 36' L.F.
- 3 PROPOSED ICE BRIDGE TO BE INSTALLED APPROX. 8' ABOVE GRADE. CONTRACTOR SHALL MOUNT TWO GPS ANTENNA TO PROPOSED WAVE GUIDE.
- 4 UTILITY H-FRAME AS SHOWN ON SMT, E-2.
- 5 4" CONDUIT TO TELEPHONE SERVICE SOURCE, COORDINATE WITH UTILITY FOR SERVICE STARTUP. STUB CONDUIT 5' OUTSIDE OF COMPOUND.
- 6 4" CONDUIT TO ELECTRIC SERVICE SOURCE, COORDINATE WITH UTILITY FOR SERVICE STARTUP, APPROX. 143' L.F.
- 7 GATE HOLD BACKS TO HOLD GATE IN FULLY OPEN POSITION. (SEE DETAIL-6 SMT, C-6)
- 8 REMOTE DIESEL FUEL ALARM PANEL, EXHAUST SYSTEM LOCATION AND CLEARANCES, EXTERIOR CONTAINMENT DIESEL FUEL FILL STATION AND DIESEL FUEL VENTS VENTED TO THE EXTERIOR (FUEL TANK NORMAL VENT - 2", FUEL TANK EMERGENCY VENT - 3", INTERSTITIAL FUEL TANK EMERGENCY VENT - 3"). SHALL ALL BE INSTALLED PER NFPA31/NFPA33.
- 9 TOWER FOUNDATIONS LOCATIONS AND LEG SPREAD SHOWN IS CONCEPTUAL ONLY AND MAY VARY FROM WHAT IS SHOWN. ACTUAL FOOTING LOCATIONS AND LEG SPREAD TO BE DETERMINED BY THE ACTUAL TOWER AND TOWER FOUNDATION DESIGN WHICH IS BY OTHERS.



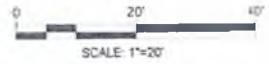
GENERAL CONTRACTOR TO COORDINATE WITH UTILITY COMPANY IN ORDER TO SCHEDULE START OF UTILITY COMPANY WORK WHEN IT IS NEEDED.

STOP | CALL BEFORE YOU DIG!



Phone DIG - RITE
 CONTRACTOR TO CONTACT UTILITIES PRIOR TO ANY EXCAVATION OR DEMOLITION FOR THE LOCATION OF ANY PIPES, CABLES, LINES OR MAINS. THE CONTRACTOR SHALL ALSO COORDINATE ANY DISCONNECTION REQUIRED WITH THE VARIOUS UTILITY COMPANIES AND/OR GOVERNMENTAL AGENCIES SERVING THE SITE.
 Toll Free 800/DIG-RITE
 or 811 344-7483
 www.mo1call.com

ENLARGED SITE PLAN





Kuhlmann Design Group, Inc.
 13 East Washington Street
 84th St., Suite 402
 Minneapolis, MN 55425-1149
 Tel: (612) 338-8888
 Fax: (612) 338-8889
 www.kdgroup.com

KdG

Minimum Professional Engineering, Geotechnical, Certification, License # 0002225

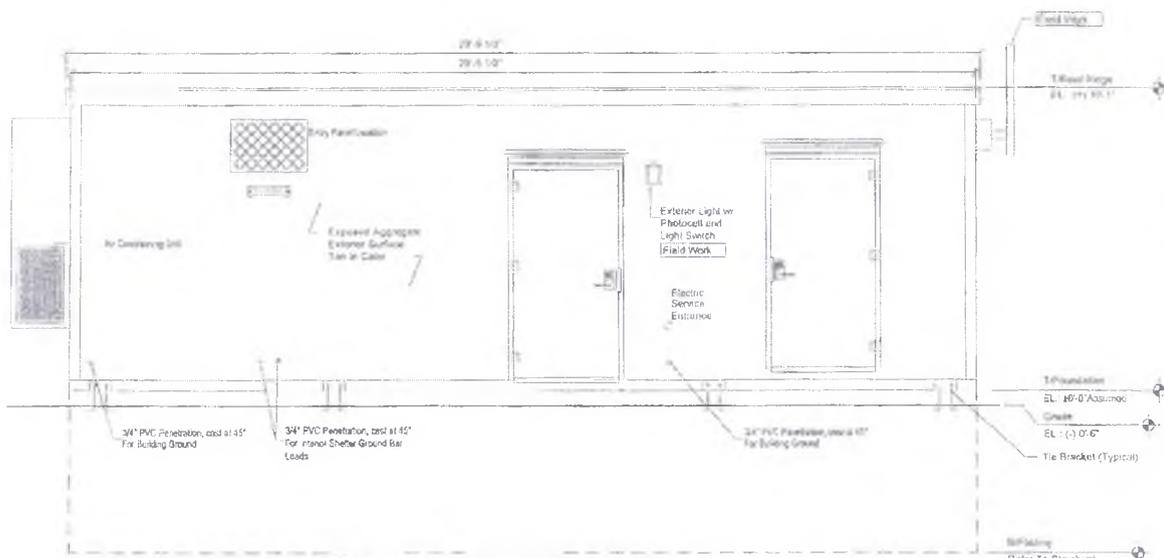
SCOPE OF RESPONSIBILITY
 I hereby certify that the information contained herein was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota. I am not providing any services which require a license in any other state or country. I am not providing any services which require a license in any other profession or occupation. I am not providing any services which require a license in any other state or country. I am not providing any services which require a license in any other profession or occupation.

CD Drawing	
NO.	DATE

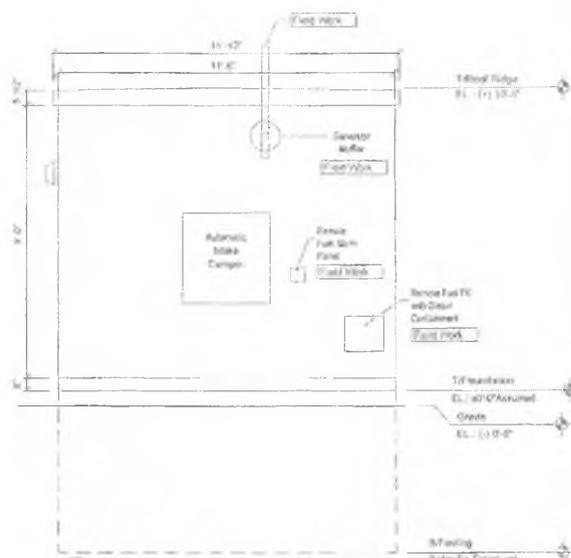
PROJECT NO. 120503 DRAWING NO. 0076
 SHEET 01702 DATE 3/11/03
 DATE: MARCH 6, 2003

C-3

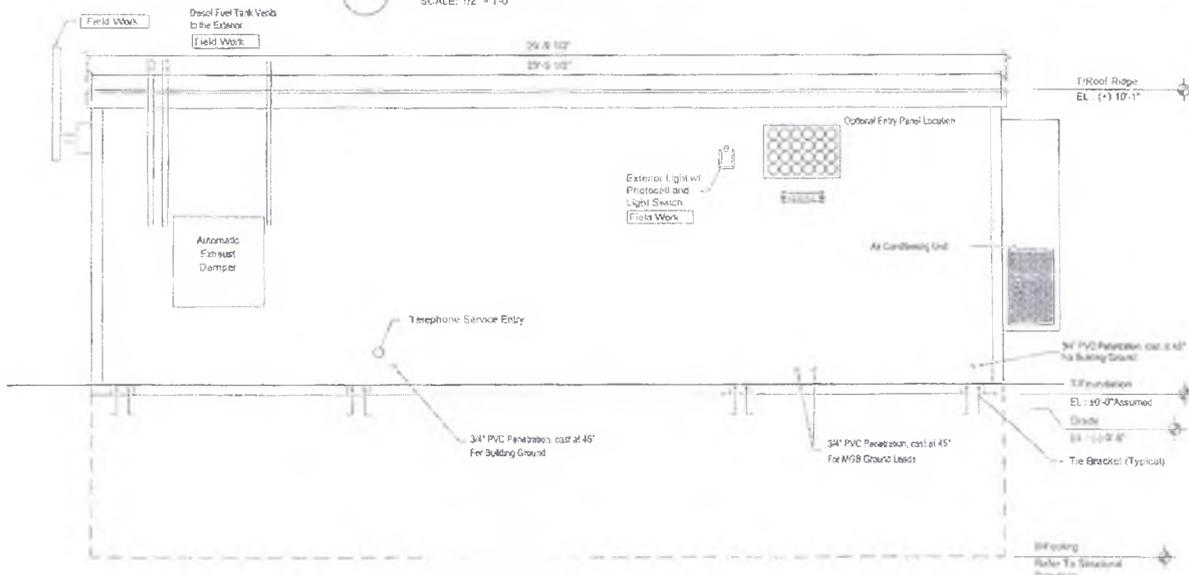
MOYER ENGINEERING



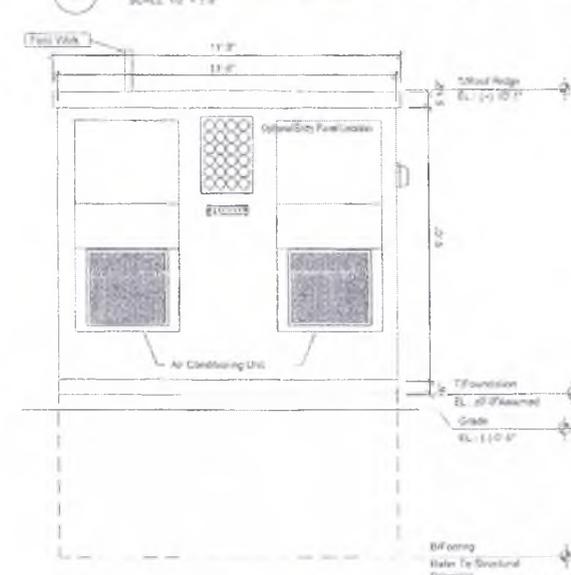
1 ELEVATION - EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



2 ELEVATION - EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



3 ELEVATION - EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



4 ELEVATION - EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"

THIS SHEET FOR REFERENCE ONLY
SEE FURNISHING DRAWINGS
FOR FULL DETAILS

verizon wireless

K d G

Kubhmann
Design
Group, Inc.
14 East Washington Street
Menasha, WI 54952-3148
Tel: (920) 734-9800
Fax: (920) 734-9801
www.kdginc.com

SCHOOL OF REVISIONS

FOR REFERENCE ONLY

NO.	DATE	BY	CHKD

MARCH 4, 2013

A-2

MULTI-PHASED
DESIGN & CONSTRUCTION

GROUNDING NOTES

ALL GROUND CONNECTIONS ON DOWNED SURFACES SHALL BE CLAMPED TO THE SURFACE WITH THE CLAMPING SURFACE BEING THE HIGHER FINISH SURFACE.

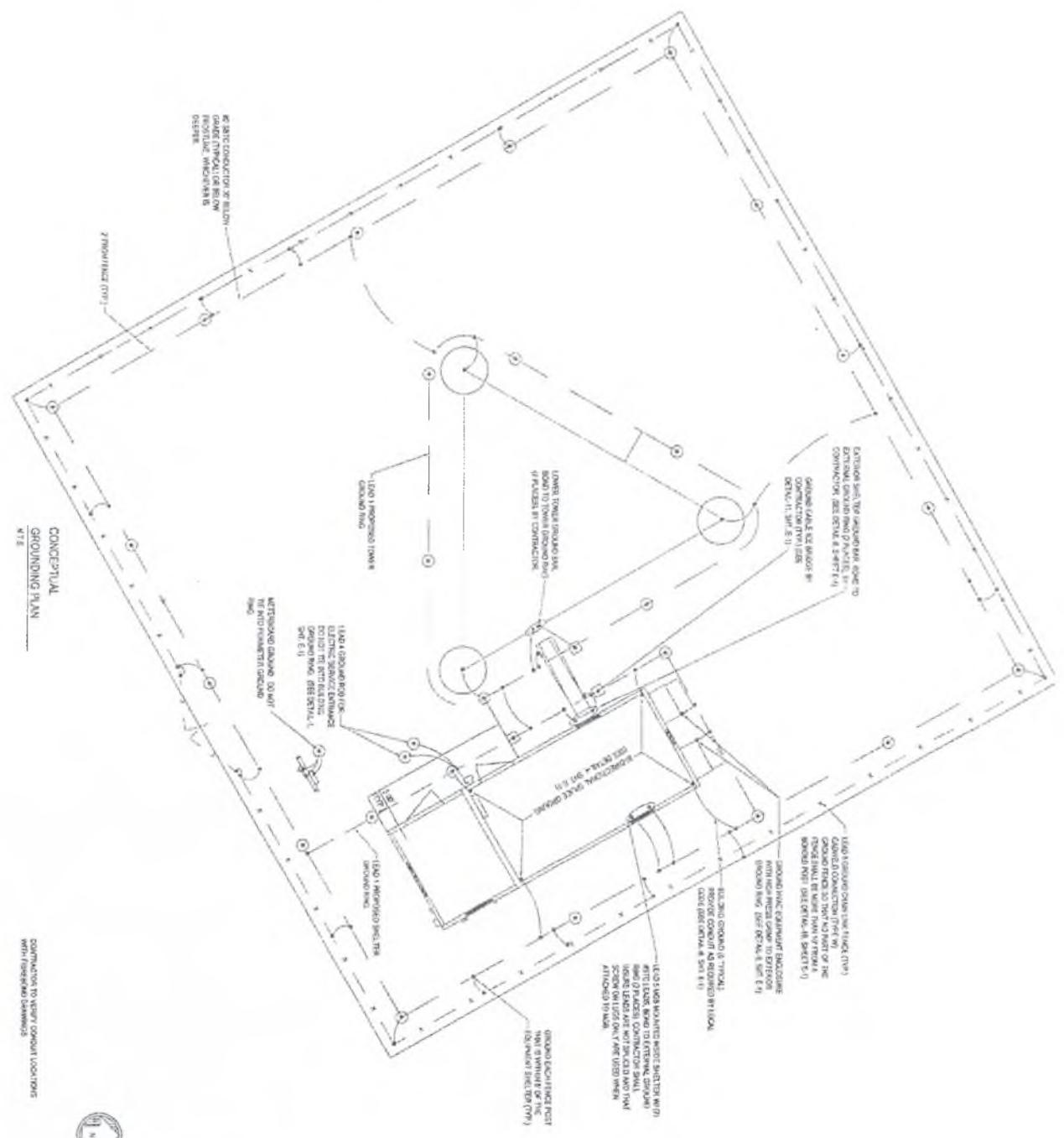
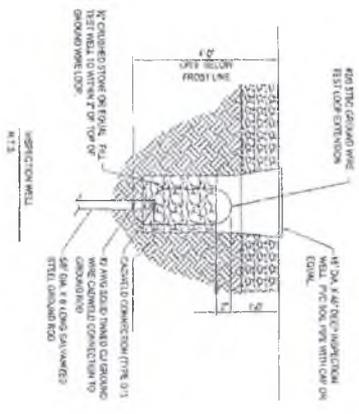
ALL ELECTRICAL AND MECHANICAL GROUND CONNECTIONS WILL HAVE AN OVERLAPPING GROUND APPLIED TO CONNECTION.

THE GROUNDING SYSTEM SHALL BE TESTED AS SPECIFIED IN THE GENERAL NOTES.

ALL GROUNDING MATERIALS AND COMPONENTS LISTED SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN ACCORDANCE WITH THE CODES AND STANDARDS.

- GROUNDING LEGEND
- GROUNDING CONDUCTORS
 - MECHANICAL CONNECTION
 - GROUNDING POINTS (SEE SHEET E-1)
 - GROUNDING POINTS (SEE SHEET E-2)
 - GROUNDING POINTS (SEE SHEET E-3)
 - GROUNDING POINTS (SEE SHEET E-4)
 - GROUNDING POINTS (SEE SHEET E-5)

DESCRIPTION	QUANTITY	NO. EXHAUST	NO. TEST POINTS
GROUNDING CONDUCTOR (E-1)	1	1	1
GROUNDING CONDUCTOR (E-2)	1	1	1
GROUNDING CONDUCTOR (E-3)	1	1	1
GROUNDING CONDUCTOR (E-4)	1	1	1
GROUNDING CONDUCTOR (E-5)	1	1	1



CONCEPTUAL
GROUNDING PLAN
A1.2

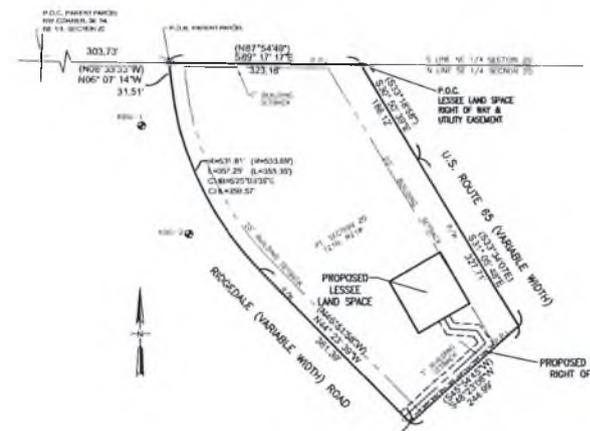
CONTINUATION TO NEXT CONCEPT LOCATIONS
WITH FURNISHING DRAWINGS



<p>G-1</p> <p>ACIS PROJECT</p>	<p>DATE: 03/11/2011</p> <p>TIME: 10:00 AM</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>DATE: 03/11/2011</p>	<p>KdG</p> <p>Kuhlmann Design Group, Inc.</p> <p>15 East Washington Street Berwyn, Illinois 62220-2149 Tel: (618) 354-8888</p> <p>Missouri Professional Engineering Corporation License No. 000255</p>	
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ZONING EXHIBIT

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 21 WEST, TANEY COUNTY, MISSOURI



PARENT PARCEL
 A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 21 WEST, TANEY COUNTY, MISSOURI AND BEING MORE PARTICULARLY FOLLOWING:

COMMENCING AT AN EXISTING WAGON TIRE FROM THE NORTHWEST CORNER OF SAID SE 1/4 OF THE NE 1/4 OF SECTION 20; THENCE N87°54'49"E ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NE 1/4 303.77 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 65 (AS RELOCATED); THENCE S33°18'58"E ALONG SAID RIGHT OF WAY LINE, 186.12 FEET TO AN EXISTING RIGHT OF WAY MARKER; THENCE S33°W 071', 327.71 FEET TO AN EXISTING REBAR; THENCE LEAVE SAID RIGHT OF WAY LINE S45°54'48"W, 244.55 FEET TO AN EXISTING REBAR ON THE EASTERN RIGHT OF WAY LINE OF OLD U.S. 65; THENCE N46°51'58"W ALONG SAID RIGHT OF WAY LINE, 363.29 FEET TO A SET REBAR; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 533.69 FEET, A DISTANCE OF 355.35 FEET TO AN EXISTING RIGHT OF WAY MARKER; THENCE N02°35'33"W, 31.51 FEET TO THE POINT OF BEGINNING.

FLOODPLAIN AND FEMA INFORMATION:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X" (AREAS OF MINIMAL FLOODING (NO SHADING)) OF FLOOD INSURANCE RATE MAP NUMBER 29213C2500, EFFECTIVE DATE 03/15/2015, ACCORDING TO FEMA, ZONES B, C, AND X ARE THE FLOOD INSURANCE RATE ZONES THAT CORRESPOND TO AREAS OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAIN; AREAS OF 1-PERCENT ANNUAL CHANCE SHOW FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT; AREAS OF 1-PERCENT ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE FLOOD BY LEASES; NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

UTILITY NOTE:
 EXISTING UTILITIES SHOWN HEREON WERE FIELD LOCATED ON FEBRUARY 1, 2013 BY DCE-RIE UTILITY LOCATOR. SEE RITE TICKET NUMBER 13037013, EXCEPT FOR LINES WITH SURVEY COORDINATES SHOWN. LOCATIONS ARE ASSUMED TO BE APPROXIMATE AND SHOULD BE FIELD VERIFIED BEFORE EXCAVATION BEGINS. SURFACE EXPOSITIONS (GRAND, POLES, VALVES, MANHOLES) HAVE BEEN FIELD LOCATED.

CALL BEFORE YOU DIG. 800-DIG-RITE.
 MISSOURI LAW REQUIRES THAT ANY PERSON MAKING OR BEGINNING ANY EXCAVATION NOTIFY ALL UNDERGROUND FACILITY OWNERS/OPERATORS WHICH MAY BE AFFECTED BY SAID EXCAVATION AT LEAST TWO BUT NOT MORE THAN TEN WORKING DAYS IN ADVANCE, EXCEPT IN THE CASE OF AN EMERGENCY.
 CALL BEFORE YOU DIG. 800-344-7483.

LESSEE LAND SPACE DESCRIPTION
 A PARCEL OF LAND IN PART OF THE SOUTHEAST QUARTER OF THE SECTION 20, TOWNSHIP 21 NORTH, RANGE 21 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, TANEY COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR WITH CAP AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 65 (VARIABLE WIDTH); THENCE SOUTH 50 DEGREES 50 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 186.12 FEET; THENCE CONTINUING SOUTH 31 DEGREES 05 MINUTES 48 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 327.71 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 48 DEGREES 23 MINUTES 08 SECONDS WEST, 244.49 FEET TO THE EASTERN RIGHT OF WAY LINE OF RIDGEDALE (VARIABLE WIDTH) ROAD; THENCE NORTH 44 DEGREES 23 MINUTES 35 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 14.69 FEET; THENCE DEPARTING SAID EASTERN RIGHT OF WAY LINE OF RIDGEDALE ROAD, NORTH 48 DEGREES 23 MINUTES 03 SECONDS EAST, 185.43 FEET; THENCE NORTH 35 DEGREES 32 MINUTES 10 SECONDS WEST, 28.58 FEET; THENCE NORTH 86 DEGREES 01 MINUTES 15 SECONDS WEST, 44.88 FEET; THENCE NORTH 29 DEGREES 38 MINUTES 01 SECONDS WEST 20.37 FEET TO THE POINT OF BEGINNING OF THE LESSEE LAND SPACE HEREIN DESCRIBED.

THENCE SOUTH 50 DEGREES 21 MINUTES 58 SECONDS WEST, 56.50 FEET; THENCE NORTH 28 DEGREES 58 MINUTES 01 SECONDS WEST, 100.00 FEET; THENCE NORTH 60 DEGREES 21 MINUTES 55 SECONDS EAST, 100.00 FEET; THENCE SOUTH 28 DEGREES 58 MINUTES 01 SECONDS EAST, 100.00 FEET; THENCE SOUTH 60 DEGREES 21 MINUTES 55 SECONDS WEST, 56.50 FEET TO THE POINT OF BEGINNING.

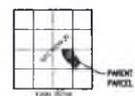
SAID LESSEE LAND SPACE BEING SITUATED IN TANEY COUNTY, MISSOURI AND CONTAINING 10,000 SQUARE FEET OR 0.228 ACRES, MORE OR LESS.

LESSEE (20'W) RIGHT OF WAY DESCRIPTION
 A 20 FOOT WIDE RIGHT OF WAY THROUGH PART OF THE SOUTHEAST QUARTER OF THE SECTION 20, TOWNSHIP 21 NORTH, RANGE 21 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, TANEY COUNTY, MISSOURI AND LYING 10 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR WITH CAP AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 65 (VARIABLE WIDTH); THENCE SOUTH 50 DEGREES 50 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 186.12 FEET; THENCE CONTINUING SOUTH 31 DEGREES 05 MINUTES 48 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 327.71 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 48 DEGREES 23 MINUTES 08 SECONDS WEST, 244.49 FEET TO THE EASTERN RIGHT OF WAY LINE OF RIDGEDALE (VARIABLE WIDTH) ROAD; THENCE NORTH 44 DEGREES 23 MINUTES 35 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 14.69 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF LESSEE (20'W) RIGHT OF WAY HEREIN DESCRIBED.

THENCE DEPARTING SAID EASTERN RIGHT OF WAY LINE OF RIDGEDALE ROAD, NORTH 48 DEGREES 23 MINUTES 03 SECONDS EAST, 185.43 FEET; THENCE NORTH 35 DEGREES 32 MINUTES 10 SECONDS WEST, 28.58 FEET; THENCE NORTH 86 DEGREES 01 MINUTES 15 SECONDS WEST, 44.88 FEET; THENCE NORTH 29 DEGREES 38 MINUTES 01 SECONDS WEST 20.37 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

SAID LESSEE (20'W) RIGHT OF WAY BEING SITUATED IN TANEY COUNTY, MISSOURI AND CONTAINING 5,545 SQUARE FEET OR 0.127 ACRES, MORE OR LESS.



- LEGEND**
- IRON PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - CUT CROSS
 - SLOD BEARING
 - STATE PLANE GRID BEARING
 - (M) MEASURED DISTANCE
 - (P) POWER POLE
 - (T) TREE
 - W/W RIGHT OF WAY
 - P.P.L. PARENT PARCEL LINE
 - PROPOSED
- ABBREVIATIONS**
- BK - BOOK
 - PC - PAGE
 - NT - NOW OR FORMERLY
 - P.B. - POWER POLE
 - DOC. - DOCUMENT NO.
- PROPERTY LINE**
- OVERHEAD ELECTRIC LINE
 - POWER POLE
 - GUY WIRE
 - CHARM LINE FENCE
 - STREET SIGN

ZONING INFORMATION:
 SETBACKS:
 FEDERAL OR STATE ROW: 50'
 SIDES: 7'
 FRONT: 25'

GENERAL NOTES:

1. THIS IS NOT A MISSOURI MINIMUM STANDARD DETAIL. PROPERTY BOUNDARY SURVEY.
2. ALTHOUGH MONUMENTATION WAS FOUND WITHIN TOLERANCES SUPPORTING THE LOT LINES AS PLOTTED HEREON, IT IS RECOMMENDED THAT A BOUNDARY SURVEY BE PERFORMED TO FULLY RECONCILE ANY DISCREPANCIES BEFORE DEMOLITION TAKES PLACE AND/OR THE CONSTRUCTION OF IMPROVEMENTS. NO PROPERTY LINES OR CORNERS SHOWN HEREON HAVE BEEN DETERMINED OR SET DEFINING THE BOUNDARY OR TITLE LINES SHOWN HEREON, SUBJECT TO ALL HIGHWAYS, LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
3. THIS PLAT OR MAP REFLECTS INFORMATION FOUND IN US TITLE SOLUTIONS INSURANCE COMMITMENT 43065-W1301-5030, DATED JANUARY 31, 2013. NO SCHEDULE B ITEMS OF RECORD.
4. UTILITIES AND RIGHTS-OF-WAY ARE LOCATED FROM FIELD OBSERVATIONS, MUNICIPAL OR PRIVATE MAPS AND OTHER AVAILABLE INFORMATION.
5. MISSOURI STATE PLANE COORDINATE INFORMATION: (NAD 83) CENTRAL ZONE CONVERTED FROM METERS TO FEET
 - POINT ID: KDC-1
 - GRID FACTOR: 0.9992413
 - NORTH: 246637.226
 - EAST: 142683.858
6. POINT ID: KDC-2
 - GRID FACTOR: 0.9992413
 - NORTH: 246635.540
 - EAST: 1426917.007
7. BENCHMARK INFORMATION: (NAVD-88)
 - KDC-1 (SET REBAR W/ CAP) - ELEVATION: 1577.140
 - KDC-2 (SET REBAR W/ CAP) - ELEVATION: 1578.550

NO.	DATE	BY	FOR

PROJECT NO.	CONTRACT NO.
120003	2008
DRAWN	CHECKED
SHALPH	M.S.J.H.
DATE	DATE

MOIS RIDGEDALE
 SHEET 1 OF 1
Z-1

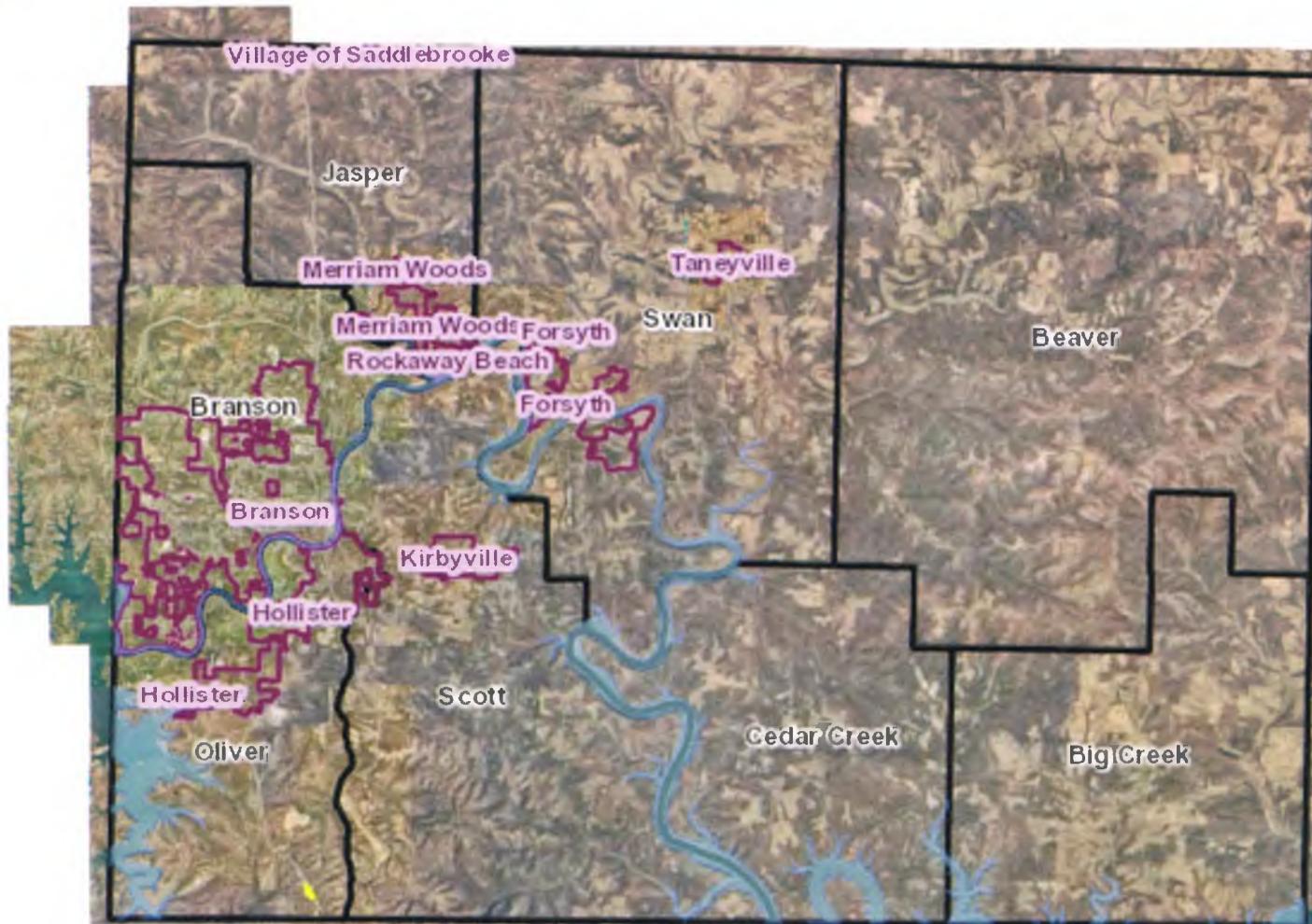


Kuhlmann design Group, Inc.
 15 East Washington Street
 Belleville, Illinois 62220-2149
 Tel: 618.234.8898 Fax: 618.234.8959
 St. Louis, MO • Belleville, IL



DISCLAIMER OF RESPONSIBILITY
 I, the undersigned, do hereby certify that the information contained herein was obtained from the best sources available to me and that I believe it to be true and correct. I am not responsible for any errors or omissions in this document, and I accept no liability for any consequences that may result from its use.

NO.	DATE	BY	FOR



**Verizon Wireless Telecommunications Tower – 3271 Ridgedale Road
Division III Permit 2013-0012
Taney County GIS - Beacon**



**Verizon Wireless Telecommunications Tower – 3271 Ridgedale Road
Division III Permit 2013-0012
Taney County GIS - Beacon**



**Verizon Wireless Telecommunications Tower – 3271 Ridgedale Road
Division III Permit 2013-0012
Taney County GIS - Beacon**



Verizon Wireless Tower



PLANNING COMMISSION

Will Hold A Public Hearing Concerning The
Following Requested Zone Change
Under the Division III Process

Applicant: Verizon Wireless
Proposed Development: Telecommunication
Tower

Property Location: 3271 Ridgedale
Road

Hearing Location: Taney County Courthouse

Time: 6:00 PM Date: 7-8-13

Phone: 417-546-7225













TANEY COUNTY PLANNING COMMISSION

DIVISION III SPECIAL-USE PERMIT STAFF REPORT

HEARING DATE: July 8, 2013

CASE NUMBER: 2013-0013

PROJECT: In HIS Precious Sight Daycare

APPLICANTS: Rick & Laurie Anderson

REPRESENTATIVE: Patricia (Dawn) Mondt

LOCATION: The subject property is located at 291 Curtis Drive, Forsyth, MO; Swan Township; Section 5, Township 23, Range 20.

REQUEST: The representative, Patricia (Dawn) Mondt is requesting approval of a Special-Use Permit in order to utilize an existing, single-family residence as a day care center for up to ten (10) unrelated children, along with living quarters for the representative.

BACKGROUND and SITE HISTORY:

The representative is seeking the Planning Commission approval of a Division III Special-Use Permit for a daycare center for up to ten (10) unrelated children. The representative will be required to obtain a license for the daycare center via the Missouri Department of Health & Senior Services.

According to the Assessor's information, the existing 1,969 square foot double wide mobile home was placed on the +/- 1.84 acre parcel of property in 1993.

The current application was approved for Concept on June 17, 2013.

GENERAL DESCRIPTION:

The approximately 1.84 acre meets and bounds subject property contains an existing approximately 1,969 square foot double wide mobile home (per the Assessor's information) located at 291 Curtis Drive, Forsyth, MO.

REVIEW:

The representative is proposing to utilize the existing double wide mobile home as both a daycare facility and also as her residence. The applicant has indicated that the licensed facility will provide daycare for up to ten (10) unrelated children. The representative will also have an assistant. Per the provisions of state law, any person who is caring for more than four unrelated children is required to obtain a license via the Missouri Department of Health & Senior Services.

The Missouri Department of Health & Senior Services has the following staff / child ratios applying to child care centers:

- Birth to 2 years – 1 caregiver for every 4 children
- 2 year olds – 1 caregiver for every 8 children
- 3 to 5 year olds – 1 caregiver for every 10 children
- Ages 5 year and up – 1 caregiver for every 16 children
- Special requirements apply for mixed age groups

The representative wishes for the daycare to cater primarily to children from new born through the age of five (5).

The representative is proposing to utilize the existing circle driveway which provides two accesses off of Curtis Drive. Signage will be placed at each access indicating both the entrance and exit. There is also an existing driveway area (approximately 12' x 50') in front of the garage, as well as the garage itself which could be utilized to provide for off-street parking. This existing parking area will meet the requirements of the Parking provisions of the Taney County Development Guidance Code, which require, "1 space for every 2 employees, plus 1 additional space for every 10 children served."

The proposed business hours will be Monday through Friday 7:00 AM to 6:00 PM. The representative is proposing to utilize a portion of the back yard as a fenced playground area. The Missouri Department of Health & Senior Services requires the provision of 75 square feet of fenced outdoor space per child, for a required total of at least 750 square feet.

The property is currently served by public sewer via the Taney County Regional Sewer District and a private well.

The project received a total score of -6 on the Policy Checklist, out of a maximum possible score of 39. The relative policies receiving a negative score consist of emergency water supply, solid waste disposal service and use compatibility.

SUMMARY:

If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letters from the Central Taney County Fire Protection District, the Missouri Department of Health & Senior Services and any other entities which have requirements governing a proposal of this nature shall be provided to the Planning Department office (Chapter VI-VII).
3. The appropriate licenses shall be obtained from the Missouri Department of Health & Senior Services. A copy of which shall be provided to the Taney County Planning Department Office. All State Licensing requirements shall be met prior to the issuance of a Certificate of Conformance.
4. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
6. In HIS Precious Sight Daycare has been approved as a Special-Use Permit. Therefore the permit is specific to the applicant / representative to whom the permit is issued and cannot be transferred without Planning Commission approval. The Special-Use Permit shall not be used to establish commercial compatibility for or with any future land-use change applications.
7. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

Division III Relative Policy Scoring Sheet:
Eastern Taney County

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=				
centralized system	2	5	2	10	
on-site treatment system(s) with adequate safeguards to mitigate pollution	1				
septic system of adequate design and capacity	0				
proposed system may not provide adequate capacity	-1				
proposed solution may cause surface and/or ground water pollution	-2				

Environmental Policies

STORM DRAINAGE	n/a=	x			
on-site stormwater retention and absorption with engineered plans	2	4			
on-site stormwater retention and absorption without engineered plans	1				
stormwater retention with managed and acceptable run-off	0				
no stormwater retention, but adverse impacts from run-off have been mitigated	-1				
no acceptable management and control of stormwater run-off	-2				

AIR QUALITY	n/a=	x			
cannot cause impact	0	4			
could impact but appropriate abatement installed	-1				
could impact, no abatement or unknown impact	-2				

Critical Areas

PRESERVATION OF CRITICAL AREAS	n/a=	x			
no adverse impact to any designated critical area	2	3			
one of the designated critical areas impacted but can be fully mitigated	1				
more than one of the designated critical areas impacted but can be fully mitigated	0				
one or more of the designated critical areas impacted and mitigation not fully effective	-1				
one or more of the designated critical areas impacted with no ability to mitigate problem	-2				

Land Use Compatibility

OFF-SITE NUISANCES	n/a=				
no issues	2	4	2	8	
minimal issues, but can be fully mitigated	1				
issues that can be buffered and mitigated to a reasonable level	0				
buffered and minimally mitigated	-1				
cannot be mitigated	-2				

USE COMPATIBILITY	n/a=				
no conflicts / isolated property	0	4	-1	-4	
transparent change / change not readily noticeable	-1				
impact readily apparent / out of place	-2				

Division III Relative Policy Scoring Sheet:
Eastern Taney County

	Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS n/a=	x			
no rooftop equipment / vents or blocked from view by structure design or screening	0	3		
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS n/a=	x			
no on-site waste containers or blocked from view by structure design or screening	0	3		
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC. n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas	2	3		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
LANDSCAPED BUFFERS -- RESIDENTIAL n/a=	x			
approved landscaped buffer between homes and all streets / roads / highways	2	2		
approved landscaped buffer from major roads / highways only	1			
minimal landscaped buffer, but compensates with expanse of land	0			
no landscaped buffer between residences and local streets	-1			
no landscaped buffer from any road	-2			
LANDSCAPED BUFFERS - INDUSTRIAL n/a=	x			
approved landscaped buffer from public roads	0	3		
minimal landscaped buffer, but compensates with expanse of land	-1			
no landscaped buffer from public roads	-2			
Local Economic Development				
AGRICULTURAL LANDS n/a=	x			
no conversion of Class I-IV agricultural land to other use(s)	0	1		
development requires reclassification of Class I-IV agricultural land to other use(s)	-2			
RIGHT TO FARM n/a=	x			
does not limit existing agricultural uses / does not cause nuisance, predation	0	3		
does not limit existing agricultural uses, but may result in minor nuisance	-1			
potential impact(s) on existing agricultural land	-2			
RIGHT TO OPERATE n/a=	x			
no viable impact on existing industrial uses by residential development	0	2		
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION n/a=				
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	4	1	4
creates full-time, year-round and seasonal jobs	1			
creates seasonal jobs only	0			
Site Planning, Design, Occupancy				
RESIDENTIAL PRIVACY n/a=	x			
privacy provided by structural design, or not applicable	2	2		
privacy provided by structural screening	1			
privacy provided by landscaped buffers	0			
privacy provided by open space	-1			
no acceptable or effective privacy buffering	-2			
MIXED-USE DEVELOPMENTS n/a=	x			
uses / functions are compatible or not applicable	2	3		
uses / functions are integrated and separated based on compatibility	1			
uses / functions differ minimally and are not readily apparent	0			
uses / functions poorly integrated or separated	-1			
uses / functions mixed without regard to compatibility factors	-2			
Commercial Development				
DEVELOPMENT PATTERN / BUFFERING n/a=	x			
approved and effectively designed landscaped buffers between structures and all roads	2	4		
minimal landscaped buffering, but compensates with expanse of land	1			
minimal landscaped buffering	0			
no landscaped buffering, but utilizes expanse of land	-1			
no or inadequate buffering or separation by land	-2			
Services - Capacity and Access				
UTILITIES n/a=				
adequate utilities capacity as evidenced by letter from each utility	0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities	-1			
inadequate information to determine adequacy of utilities	-2			
TRAFFIC n/a=				
no impact or insignificant impact on current traffic flows	0	2	-1	-2
traffic flow increases expected but manageable using existing roads and road accesses	-1			
traffic flow increases exceed current road capacities	-2			
EMERGENCY SERVICES n/a=				
structure size and/or access can be serviced by emergency equipment	0	3	0	0
structure size and/or access may impede but not hinder serviceability	-1			
structure size and/or access could be problematic or non-serviceable	-2			

Division III Relative Policy Scoring Sheet:
Eastern Taney County

	Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS n/a=				
greater than 50 ft. right-of-way	1	5	-1	-5
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			
Internal Improvements				
WATER SYSTEMS n/a=				
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	0	0
community well / water system meeting DNR requirements	1			
private wells meeting DNR requirements	0			
private wells not meeting any established standards	-1			
individual / private wells	-2			
EMERGENCY WATER SUPPLY n/a=				
fire hydrant system throughout development with adequate pressure and flow	0	5	-2	-10
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
PEDESTRIAN CIRCULATION n/a=	x			
paved and dedicated walkways (no bicycles) provided throughout development	2	4		
paved walkways provided throughout development / maybe shared with bicycles	1			
designated walkways provided but unpaved	0			
no pedestrian walkways, but green space provided for pedestrian use	-1			
no designated pedestrian walkway areas	-2			
PEDESTRIAN SAFETY n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2		
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			
BICYCLE CIRCULATION n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails	2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1			
no designated bike-ways	0			
UNDERGROUND UTILITIES n/a=				
all utilities are provided underground up to each building / structure	2	4	2	8
all utilities traverse development underground but may be above ground from easement	1			
utilities above ground but / over designated easements	0			
utilities above ground and not within specific easements	-1			
no specific management of utilities	-2			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

Performance Value	Importance Factor	Score	Section Score
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Open-Space Density

USABLE OPEN SPACE	n/a=	x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			

Solid Waste Disposal

SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=				
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= 0

Maximum Possible Score= 45

Actual Score as Percent of Maximum= 0.0%

Number of Negative Scores= 6

Negative Scores as % of Total Score= 17.1%

Scoring Performed by:

Bob Atchley / Bonita Kissee

Date:

June 26, 2013

Project: In HIS Precious Sight Daycare

Permit#: 13-13

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way / roads emergency water supply waste disposal service
Importance Factor 4:	use compatibility utilities
Importance Factor 3:	none
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: Bob Atchley / Bonita Kissee

Date: June 26, 2013

Eastern District Relative Policies: Division III Permit

Project: **In HIS Precious Sight Daycare**

Permit: **13-13**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	45	0	0.0%	6	50.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-10	3	75.0%
sewage disposal	10	10		
right-of-way / roads	5	-5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	24	12	2	40.0%
stormwater drainage				
air quality				
off-site nuisances	8	8		
use compatibility	0	-4		
diversification	8	4		
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	8		
Importance Factor 3				
preservation of critical areas				
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	0		
Importance Factor 2	0	-2	1	100.0%
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse*

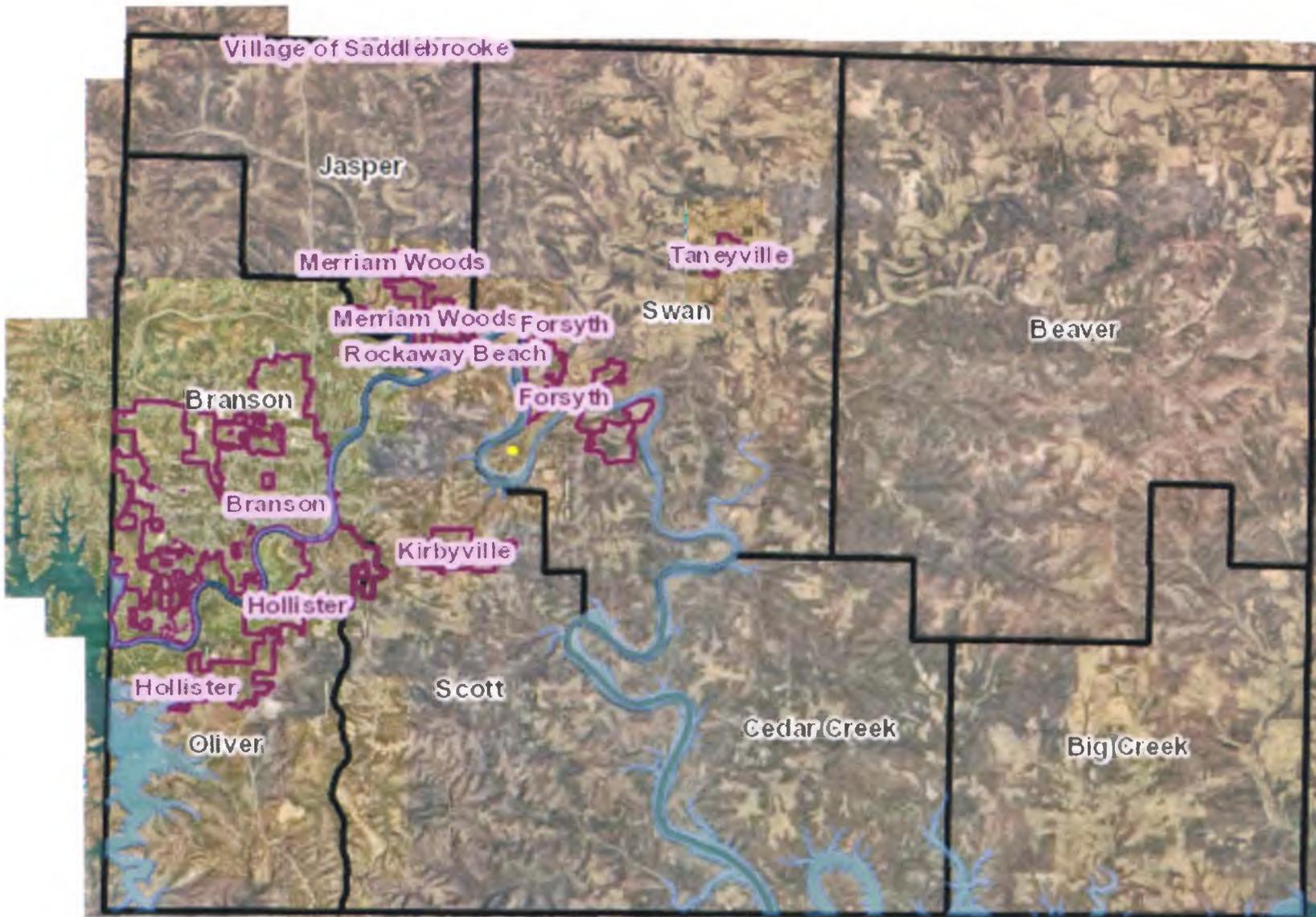
Date: *June 26, 2013*



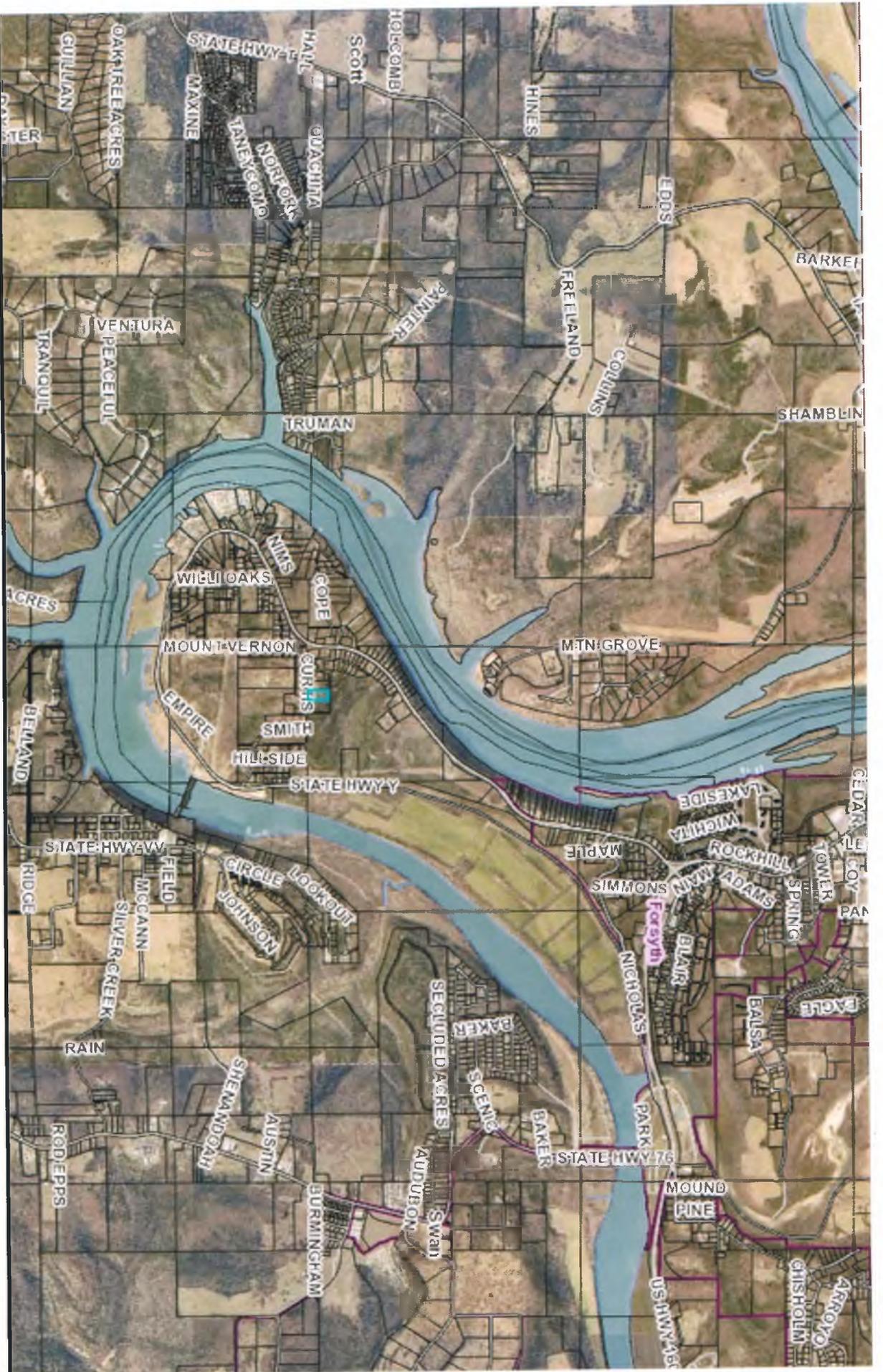
In His Precious Sight Daycare



DISCLAIMER
This map is intended for informational purposes only and does not constitute an offer of insurance or any other financial product. The information on this map is based on public records and is not guaranteed to be accurate. For more information, please contact your agent.



**In HIS Precious Sight Daycare
Division III Special-Use Permit 2013-0013
Taney County GIS - Beacon**



In HIS Precious Sight Daycare
Division III Special-Use Permit 2013-0013
Taney County GIS - Beacon



**In HIS Precious Sight Daycare
Division III Special-Use Permit 2013-0013
Taney County GIS - Beacon**



09-310-08-002-005-008,000

CURTIS

09-310-05-000-000-081,001

09-310-05-000-000-081,003

09-310-05-000-000-081,005

09-310-05-000-000-081,002

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