

Planning and Zoning Commission Meeting

April 28, 2026 - 7 p.m.

New Haven Public Works Facility

205 Industrial Drive

New Haven, MO

Agenda

1. Call to Order
2. Roll Call
3. Approval of minutes, February 24, 2026 meeting, pages 1-2
4. Public Hearing
 - a. A public hearing to consider the repeal and replacement of Section 405.075 Lighting, pages 3-10
 - b. Public Comment
5. Motion to Close Public Hearing
6. Commission Discussion
7. Site Review
 - a. Location: 9344 Highway 100 parcel id# 12-1-01.0-0-099-009.100 (5 acres)
 - b. Applicant, Northern Star Homes, LLC requesting approval of a site plan for a gas station with a drive through convenience store in a C-1 zoning district, pages 11-28
 - c. Staff Report, pages 29
8. Uses Permitted Upon Review – 9344 Highway 100
 - a. Location: 9344 Highway 100 parcel id# 12-1-01.0-0-099-009.100 (5 acres)
 - b. Applicant, SIS BRO Energy requesting approval of a drive through convenience store in a C-1 zoning district, page 30
9. Adjourn

Planning & Zoning Commission Meeting

February 24th, 2026

New Haven Public Works Facility

Meeting called to order by Phil McKernan at 7pm

Roll Call of Members Present: Alan Bell, Ed Shivers, Austin Madden, Phil McKernan, Rob Hausmann, & Todd Blanc

Members Absent: Charles Tritch, Felix Mesger, & Mike Guittar

Staff Members Present: Sarah Skeen, Deborah Williams, & Nick Reed

Others Present: Steve Bertrand- Alderman Ward 2, David Luecke- Mayor, & Dave Grannemann- Applicant

Motion to Approve Minutes from January 27th, 2026: Rob Hausmann, 2nd Austin Madden

Public Hearing: Public hearing held to discuss Section 405.725, the draft lighting ordinance, with focus on protecting the night sky. Ordinance is in draft form, open to commission and public comments, with flexibility on timeline for Board of Aldermen submission. **Public Comment:** None **Motion to close Public Hearing:** Rob Hausmann, 2nd Ed Shivers

Discussion: The commission decided to exclude holiday lights/ swimming pool lights (section B, 1, a & b), decision to add definition of flashing/strobing lights. The commission decided to exclude section 2H (exterior non-residential lighting fixtures) from the draft. The commission decided to remove section F (tracking, monitoring, and enforcement). Recommendation to focus ordinance on permanent lighting, new construction, and renovations, and clarify that existing lighting would be grandfathered in. Discussion of enforcement and administrative responsibility; suggestion to create an enforcement response plan/manual. Emphasis on balancing safety, property rights, light pollution, and community enjoyment of the night sky. Plan to have a workshop and revise ordinance further in advance of the next meeting.

Uses Permitted Upon Review and Approval: Applicant requested approval to build a 30x40 storage building in C-1 zoning; variance for setbacks and lot coverage already approved. The commission reviewed extensive plans and discussed process confusion due to undefined overlay district in the code. It was confirmed that Board of Adjustment approved required variances immediately prior to this meeting. Discussion covered engineering licensure (with consensus that Missouri licensure was not decisive for this meeting's approval), potential runoff and stormwater impacts (no significant change expected), and use of metal buildings in C-1 area was discussed. Clarified that site plan review is required for commercial buildings but not for single-family homes; intent is to establish habits for larger future developments. **Motion to Approve:** Alan Bell, 2nd Austin Madden

Miscellaneous: Lions Field Parking Lot Striping Review: Discussion of proposed striping of Lions Field parking lot for more efficient and organized parking, addressing ADA compliance and event-related bus access/turnaround. Suggestions are made to remove 3-4 spaces along the creek (south west side) to improve traffic flow and accommodate buses. Noted that striping would not substantially change how buses operate but would formalize parking patterns and possibly increase efficiency. No formal vote taken; review was for input and future action.

Announced resignation of Felix Mesger from Planning and Zoning due to other commitments.

Plan for next month's workshop at 6:00 pm for further lighting ordinance revision.

Motion to Adjourn: Austin Madden, 2nd Ed Shivers

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Deborah Williams", with a stylized, flowing script.

Deborah Williams

NOTICE OF PUBLIC HEARING

Notice is hereby given that public hearings at the following dates and times shall be held by The City of New Haven to discuss amending Section 405.725 Lighting Ordinance.

- Planning and Zoning Commission, April 28th 2026, 7 p.m.
- Board of Aldermen, May 11th, 2026, 7 p.m.

All meetings will be located at the New Haven Public Works Facility, 205 Industrial Drive

Interested citizens are invited to comment on the request at the Public Hearing. Copies of the proposed ordinance are available for review at City Hall, 101 Front Street, Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m. If you cannot attend, citizens may direct written comments to the City of New Haven, PO Box 236, New Haven, MO 63068.

Publish in the New Haven Independent News April 15th and 22nd 2026

BILL NO. _____ ORDINANCE NO. _____

INTRODUCED BY _____

DRAFT

AN ORDINANCE TO AMEND CHAPTER 405 OF THE MUNICIPAL CODE OF THE CITY OF NEW HAVEN, MISSOURI BY REPEALING EXISTING SECTION 405.725 IN ITS ENTIRETY AND ENACTING A NEW SECTION 405.725 RELATING TO LIGHTING

WHEREAS, Chapter 405 of the Municipal Code of the City of New Haven establishes regulations pertaining to zoning, land use, and annexation; and

WHEREAS, the Board of Aldermen finds it necessary and desirable to update and replace Section 405.725 to ensure future development in New Haven will provide for night time safety, utility, security, and productivity while preserving community character; and

WHEREAS, the Board of Aldermen, following all required public notice and hearings, has determined that replacing Section 405.725 in its entirety is in the best interest of the City of New Haven;

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the City of New Haven, Missouri, as follows:

SECTION ONE.

Section 405.725 of the Municipal Code of the City of New Haven is hereby repealed in its entirety and replaced with the following new Section 405.725:

Section 405.725 Lighting

A. Purpose. The City of New Haven recognizes that some public areas need to be illuminated at night and that residents and businesses have the right to illuminate their properties for safety and commerce. Conversely, the City also recognizes that artificial light at night impacts conservation and health. All property owners, residents and businesses, have a right to experience the night. These regulations are intended to:

1. Protect the public health, safety, and general welfare;
2. Enable the fair and consistent enforcement of these regulations;

3. Control light spillover and glare to reduce the degradation of the sky from light pollution;
4. Encourage lighting systems which conserve energy and costs;
5. Preserve community character; and
6. Provide for nighttime safety, utility, security, and productivity.

B. Applicability. The requirements of this Section shall apply to the following in all zoning districts, except R-1 and R-2 residential zoning:

1. New construction permanent lighting in connection with all uses and structures; and
2. Lighting replacement in connection with all uses and structures

C. Definitions. Listed below are certain words and phrases cited in this Section with their intended meanings.

COLOR TEMPERATURE ("CCT")

The color appearance of a white LED. CCT is defined in degrees Kelvin; a warm light is around two thousand seven hundred (2,700) K, moving to neutral white at around four thousand (4,000) K, and to cool white at five thousand (5,000) K or more.

FIXTURE

The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole assembly, a lamp holder, a ballast, a reflector or mirror and/or a refractor or lens.

FOOTCANDLE

A measure of light falling on a surface. One (1) footcandle is equal to the amount of light generated by one (1) candle shining on a one-square-foot surface located one (1) foot away.

FULLY-SHIELDED

An outdoor fixture constructed in such a manner that it emits no light above the horizontal plane of the fixture.

GLARE

The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, to cause annoyance, discomfort, or loss of visual performance and ability.

INSTALLED

The attachment or assembly fixed in place, whether or not connected to a power source, of any outdoor light fixture.

LAMP/LIGHT SOURCE

The component of luminaire that produces the actual light, commonly known as the "bulb" or "light bulb."

LUMEN

A unit measuring the amount of light emitted from a light source. One (1) footcandle is one (1) lumen per square foot.

LUMINAIRE

A complete lighting system and includes a lamp or lamps and a fixture.

OUTDOOR LIGHT FIXTURE

Outdoor electrically powered illuminating devices, outdoor lighting or reflective surface lamps and similar devices, permanently installed or portable, used for illumination of the following:

1. Buildings and structures; and
2. Recreational areas and facilities; and
3. Parking lots; and
4. Building overhangs and open canopies; and
5. Sidewalks, street corners, and intersections.

SHIELDING

A light fixture controlled in such a manner that a direct view of the lamp/light source from an adjacent property is prevented.

STROBE LIGHT

A device that produces regular, rapid, and intense flashes of light.

D. General Requirements.

1. Outdoor lighting shall be required for safety and personal security in areas of pedestrian assembly and sidewalks, and vehicular parking and drive aisles and in association with all uses where activity occurs outdoors during hours of darkness.

a. For all applicable uses and structures, such lighting shall be so arranged and/or fully shielded as to eliminate the intrusion of light or glare onto adjoining residential property and streets.

b. Lighting shall provide a minimum of one-half (0.5) footcandle of lighting and a maximum average of three (3) footcandles of lighting at all places of pedestrian assembly and sidewalks, and vehicular parking and drive aisles.

c. For multi-family residential and institutional uses, such lighting shall provide a minimum of one-fifth (0.2) footcandle of lighting and a maximum average of one and one-half (1.5) footcandles of lighting at all places of pedestrian assembly and sidewalks, and vehicular parking and drive aisles.

d. Exception: Outdoor lighting shall not be required for events enhanced by darkness or dark skies.

2. All outdoor light fixtures/lamps/bulbs installed or hereafter replaced shall comply with the following:

a. Light fixtures must be fully shielded.

b. Light fixtures must be aimed directly downward [e.g., ninety degrees (90°) perpendicular] to the ground.

(1) Exception: Decorative uplighting is allowed to be aimed at a vertical surface so long as it is shielded in such a way that the light does not leak above the height of the surface or the overhang of the soffit.

c. Lamps may not exceed a CCT of two thousand seven hundred (2,700) K.

d. Lamps must be completely recessed so that the lamp is not visible.

e. No light shall be emitted above ninety degrees (90°) from the lamp.

(1) Exceptions.

(a) Light from decorative uplighting mounted to a wall may be emitted above ninety degrees (90°) from the lamp. However, such lighting may not exceed a CCT of two thousand seven hundred (2,700) K.

(b) Uplighting for flagpoles.

f. Illumination at the ground level of the property line of subject property shall be zero (0) footcandles.

g. Every reasonable effort shall be made (through placement and lighting control devices) to minimize the visibility of any lamp that is required to be fully shielded.

h. For parking lots, light standards are limited to twenty (25) feet, measured from the ground to the highest point of the standard. All other light standards shall not exceed eighteen (18) feet in height.

3. Total outdoor light output, including proposed and existing street lights, pedestrian lights, building lights, landscape lights, and any other lighting and signage lighting, shall not exceed five footcandles (5 fc). The applicant must submit sufficient information to enable the City Administrative Officer to determine compliance.

E. Conformance With Applicable Codes.

1. All outdoor electrically powered illuminating devices shall be installed in conformance with all other applicable provisions of this Code.

2. Whenever the regulations of this Section are applicable, the applicant must submit sufficient information to enable the City Administrative Officer to determine whether the proposed and/or existing lighting scheme will comply with this Code. Such information may include, but is not limited to, the following:

- a. A layout of proposed luminaire and outdoor fixture locations;
- b. Aiming angles for the fixtures and shielding/shielding mechanisms;
- c. A description of proposed luminaires and outdoor lighting fixtures and associated equipment (catalog cuts);
- d. A description of glare control devices, shielding/shielding mechanisms;
- e. A description of proposed lamps;
- f. Overall and mounting heights and means of assembly/mounting;

g. Location and use of adjacent properties;

h. An illumination (footcandle) grid demonstrating adequate intensities and uniformity;

i. Hours of business operation; and

j. The maximum footcandle average for all places of pedestrian assembly, sidewalks, and vehicular parking and drive aisles.

3. Additional submissions may be required showing greater detail of areas that may require further clarification.

4. Where there is a conflict between the provisions of this Code and other regulations of the zoning ordinance, the most restrictive requirement shall govern.

G. Grandfathered Existing Fixtures. All outdoor light fixtures/lamps/bulbs lawfully installed prior to and operable on the effective date of this Section are exempt from all requirements of this Section, unless existing outdoor lighting fixtures are replaced, removed or reinstalled in connection with any use or structure to which this Section is applicable.

H. Waiver. The Board of Aldermen may waive any of the requirements of this Section.

I. Nothing herein shall be construed to prevent or inhibit the City from pursuing any legal or equitable means to address a violation of this Section of this Code.

J. For all single-family and two-family residential uses, Code compliance and/or permit compliance will be addressed on a complaint basis, provided that the City's Administrative Officer retain authority to issue a notice of violation for any provision of this Section. Each notice of violation issued for violation of any provision of this Section shall state that the person receiving the notice may, within fifteen (15) days of receiving such notice, appeal the determination that his/her property is in violation of this Section to the City Administrative Officer.

SECTION TWO.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION THREE.

This ordinance shall be in full force and effect from and after the date of its passage and approval.

Read two times and passed and approved this _____ day of May, 2026.

David E. Luecke, Mayor

ATTEST:

Deborah Williams, City Clerk

CITY OF NEW HAVEN

WWW.NEWHAVENMO.ORG
101 FRONT STREET
PO BOX 236
NEW HAVEN, MO 63068



PHONE 573-500-2530

INFO@NEWHAVENMO.ORG

FAX 573-237-4696

SITE PLAN REVIEW APPLICATION

TO BE SUBMITTED WITH SIGNED PLANS SITE INFORMATION
REQUIRED FOR ALL PROJECTS - COMMERCIAL + INDUSTRIAL

Applicant Name : Northern Star Homes, LLC Phone number: 573-237-4696

Site Address: Hwy 100, New Haven, Mo 63068

DEVELOPMENTS SITE PLAN CONTENT REQUIREMENTS

- Size and Location of all existing and proposed sanitary sewer, water lines, and storm sewers. Clearly show Public vs Private utilities
- Location and type of Fire Hydrants. Location of FDC. All required Fire-Flow Calculations.
- Location and dimensions of Fire lanes with striping and "No Parking Fire Lane" signs locations
- Out-boundary of the lot. Also include the lot number and subdivision name, if applicable. The area of the lot in square feet or acres to the nearest tenth of an acre.
- Delineation and identification of all easements (existing and proposed).
- Stormwater calculations and detention plans. Include erosion control plan. Land disturbance permit, if over 1 acre.
- Delineation of minimum building setback requirements.
- Location map of the property, North arrow and plan scale.
- Topography of the site with contours minimum interval 5 feet
- Delineation and dimensions of existing and proposed type of pavement and curbing, including the location of existing and proposed curb cuts. Also indicate right-of-way line of streets abutting the site.
- Parking requirements per Section 405.710
- Lighting requirement per Section 405.725
- Landscaping requirements per Section 405.730
- Tabulation of the number of multiple-family dwelling units by number of bedrooms, if applicable.

REVIEW AND SIGN BEFORE SUBMISSION TO CITY

- Checked for completeness.
- I certify that the Plans submitted do not encroach onto or in any existing easements or setbacks.

Applicant Signature [Signature] Date 04/17/26

Office Use Only

Paid \$ 200.00 Date 4/20/26 Receipt No. #13

11

Section 405.500 Site Plan Review Requirements

The site plan shall be drawn to scale of not greater than one hundred (100) feet to the inch and shall contain the following information:

- a. Vicinity map (not to scale).
 - (1) Show nearby existing streets and highways.
 - (2) Identify by name abutting subdivisions or development.
- b. North arrow and scale and property address from the applicable fire protection district.
- c. Title block.
 - (1) The proposed name of the development.
 - (2) Names and addresses of property owners including phone number.
 - (3) Names and addresses of architect and planner, engineer, designer or land surveyor.
 - (4) Date prepared.
 - (5) Tract designation.
- d. Boundary line showing bearings and distances.
- e. Adjacent properties information existing and proposed. Ownership and use of land, zoning classifications.
- f. Utilities and easements.
 - (1) Indicate name and phone number of the company or jurisdiction providing the following services: water, sanitary sewer, electric, telephone, gas, cablevision.
 - (2) Identify size and location of existing water lines, sewer lines, electric service and other existing utilities. Show the location of future water and sewer lines and electric service.
 - (3) Indicate existing easements on plan including perimeter utility easement.
- g. Lot dimensions.
 - (1) *Square footage and lot width.*
 - (a) Indicate approximate square footage of the lot. Provide notes reflecting minimum side, rear and front dimensions exclusive of public right-of-way.
 - (b) Indicate minimum lot width at the building line on irregular shaped lots or lots having a measurement less than the required lot width at the building line.
 - (2) Indicate gross acreage for each lot to be reviewed exclusive of public right-of-way.

(3) Indicate building dimensions and square footage of the same.

(4) Indicate building lines and dimension of the building to the property lines.

h. Public and private streets and curb cuts.

(1) Show all proposed streets and improvements to existing sheets. Indicate whether public or private, width of pavement, width of right-of-way and name of streets.

(2) Dimension curb cuts on all non-residential development.

(3) Show adjacent or connecting streets and their names.

(4) Show all street lighting.

(5) Comply with segment of regulations which specifies information to be supplied at the time of filing of the development plan as it relates to stormwater management planning.

(6) Indicate basic soil erosion control plan to be utilized during site development.

(7) Other information as may be required by the Planning and Zoning Commission.

i. Physical characteristics and stormwater management.

(1) On-site plans provide existing contours at two (2) foot intervals and one (1) foot intervals for proposed.

(2) Indicate natural features to be left undisturbed including natural watercourses. The development shall leave as much of the natural topography and tree growth as reasonably possible to facilitate erosion control and aesthetic considerations.

j. Parks/open space, recreational areas and common ground.

(1) Parks and open space land shall be shown on the plan.

(2) Recreational area, if proposed, shall delineate type of facilities and who will be responsible for operation and maintenance of same.

(3) All common ground areas shall be shown with an appropriate note provided regarding administration of same.

k. *Setback and yards.* Setback and appropriate yards shall be at least those specified for the applicable district.

l. *Sidewalks* — where required (refer to sidewalk regulations). Show side(s) of street(s) where sidewalk is to be located and length of same.

m. Additional information required for non-residential site plan development. Refer to specific zoning district for details.

(1) Protective screening for properties abutting residential zoning districts.

(2) *Trash containers.* Show location and indicate that screening shall be six (6) feet in height and compatible with the building style.

(3) *Street lighting.* Show location.

(4) *Landscape plan.* No site plan shall be approved without an acceptable landscape plan. Information on location of plantings, species, numbers and size is appropriate.

(5) *Building outline and floor area.* Dimension floor area and identify building usage. If multiple use, provide appropriate floor area breakdown. Provide other information including building entrances as required by the Planning and Zoning Commission.

(6) *Parking and off-street loading.*

(a) All parking shall be based upon building use(s) in accordance with parking requirements provided in these regulations. Handicapped spaces shall be provided. Appropriate dimensions should be given for all parking spaces and access aisles. Handicapped parking space signs and ramps shall be indicated where applicable. Off-street loading shall be provided as specified in these regulations and shall be appropriately dimensioned.

(b) Indicate curb and gutter on all parking lots.

(7) In order to ensure architectural compatibility within non-residential and certain residential zoned areas of the City, the Commission shall require architectural drawings and profiles to accompany site plans.

n. Where deed or subdivision documents contain covenants, architectural standards and/or other restrictions and conditions, a copy of such documents shall be included with the site plan submission. The Administrative Officer shall serve written notice of the application for site plan review to the respective property owner(s), subdivision association or other similar party having interest in the property.

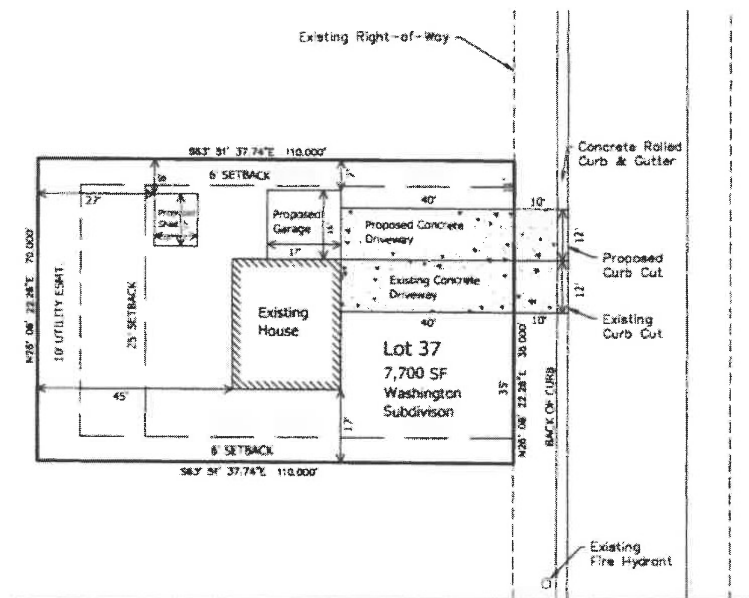
Site Plan Review Process

1. The developer, after the advisory meeting, may then initiate a request for formal review of the site plan. The developer shall submit said plan and pay the applicable fee in accordance with the established scheduled meeting of the Planning and Zoning Commission at which action is desired. After review of plan by Administrative Officer and subsequent notification of deficiencies/problems, developer/owner shall resubmit corrected plan not less than seven (7) working days prior to the Planning and Zoning Commission meeting. Resubmitted plans containing more than six (6) deficiencies shall not be submitted to the Planning and Zoning Commission for review.
2. All site plans shall be prepared and sealed by a qualified and registered professional engineer or registered land surveyor.
3. The applicant shall submit a sufficient number of prints as required by the Administrative Officer for all staff reviews and Planning and Zoning Commission and Board of Aldermen reviews. The prints shall be black or blue line with all copies in the format desired by the City.
4. Site plans submitted for the initial review without substantial information or submitted for the final formal review that omit more than six (6) items as required under herein shall be required to resubmit the plan with the appropriate fee.
5. All plans shall be acted on by the Planning and Zoning Commission within sixty (60) days of plan submittal to the City. The Planning and Zoning Commission shall make a recommendation on the site plan. The Board of Aldermen shall be the final approving authority.
6. A traffic impact study may be required by the City Engineer if deemed necessary for the analysis of a development project by the Planning and Zoning Commission.
7. Upon approval of the site plan, five (5) copies of the revised plan incorporating appropriate contingencies shall be submitted to the City of New Haven prior to issuance of a building permit, but in no case later than one hundred twenty (120) days following approval. Digital media shall also be provided. Failure to provide said revised plans will render the plan null and void.
8. If the site work approved through the site plan approval process has not been substantially begun within twelve (12) months after site plan approval, the site plans shall become null and void. An applicant must refile the appropriate information and applicable fee when said site plan has been voided.

Additional Information

1. This Project will require final signed sealed as-builts at the end of the project before occupancy can be issued.
2. An Affidavit certifying that all newly install fire hydrants have been flushed and flow tested.
3. Water and sanitary connections can be coordinated with Public Works.
4. Any infrastructure intended for City maintenance after construction will require formal acceptance by the City once completed
5. Call Public Works for inspections of all infrastructure during installation

SITE PLAN EXAMPLE



Site Plan
Example



SITE IMPROVEMENT PLANS OTTO EXPRESS

Owner/Developer:
Sisbro Properties, LLC
7814 HWY 100
Washington, MO 63090

Surveyor/Designer:
Wunderlich Surveying & Engineering, Inc.
612 East Main Street
Washington, MO 63090
Ph: (636) 583-8400

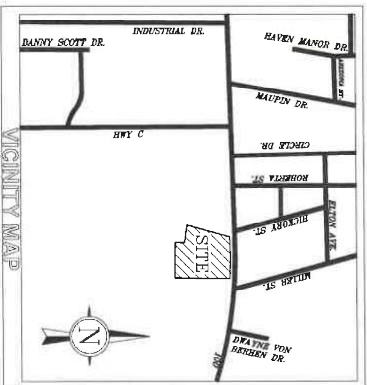
PREPARED FOR SISBRO PROPERTIES, LLC PROJECT No. 32558

*Wunderlich Surveying
& Engineering, Inc.*

512 East Main Street Union, Missouri 63084
E-mail info@wseteam.com
Bus: (636) 583-8400
Fax: (636) 583-1810



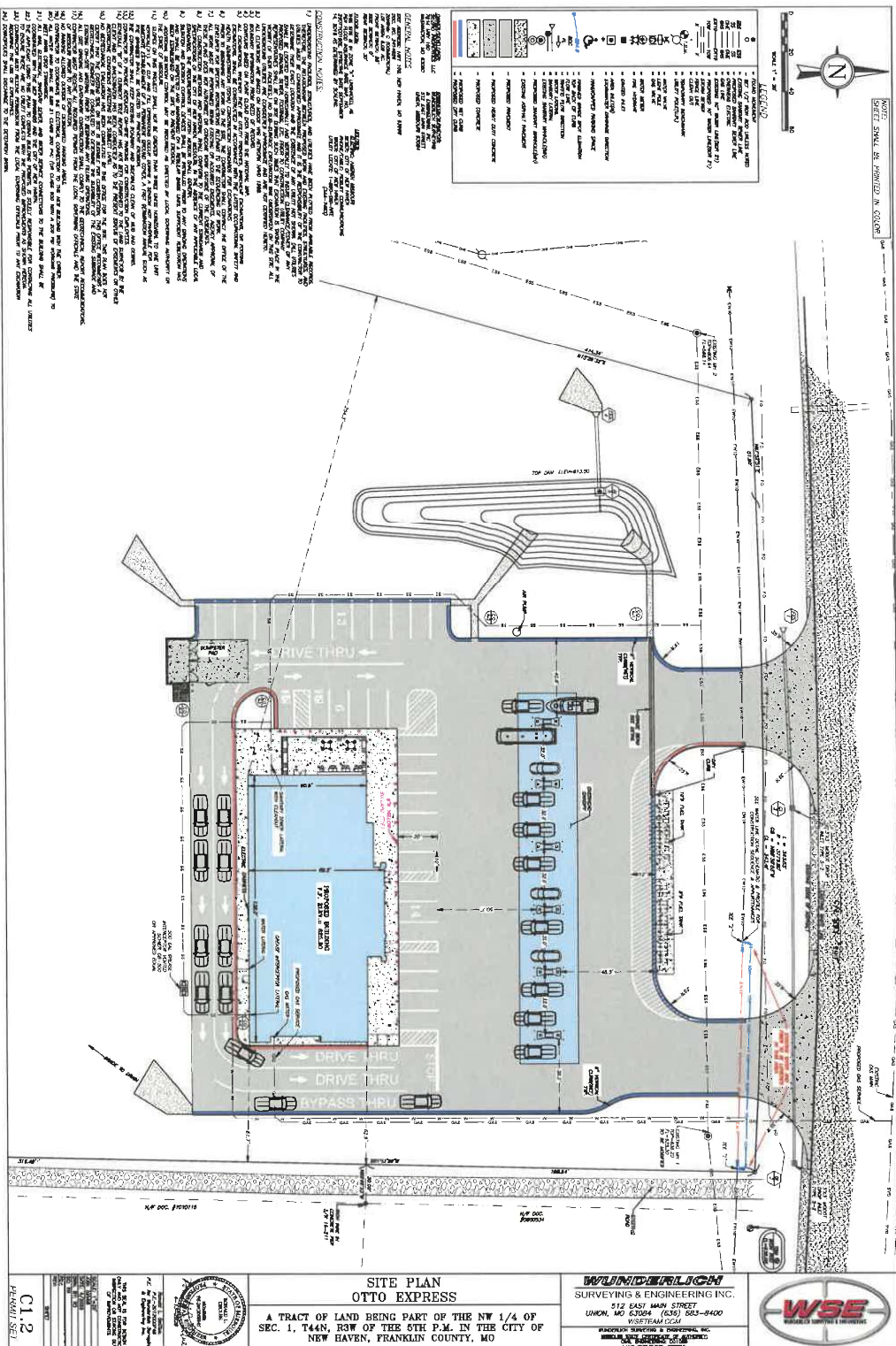
APRIL, 2026

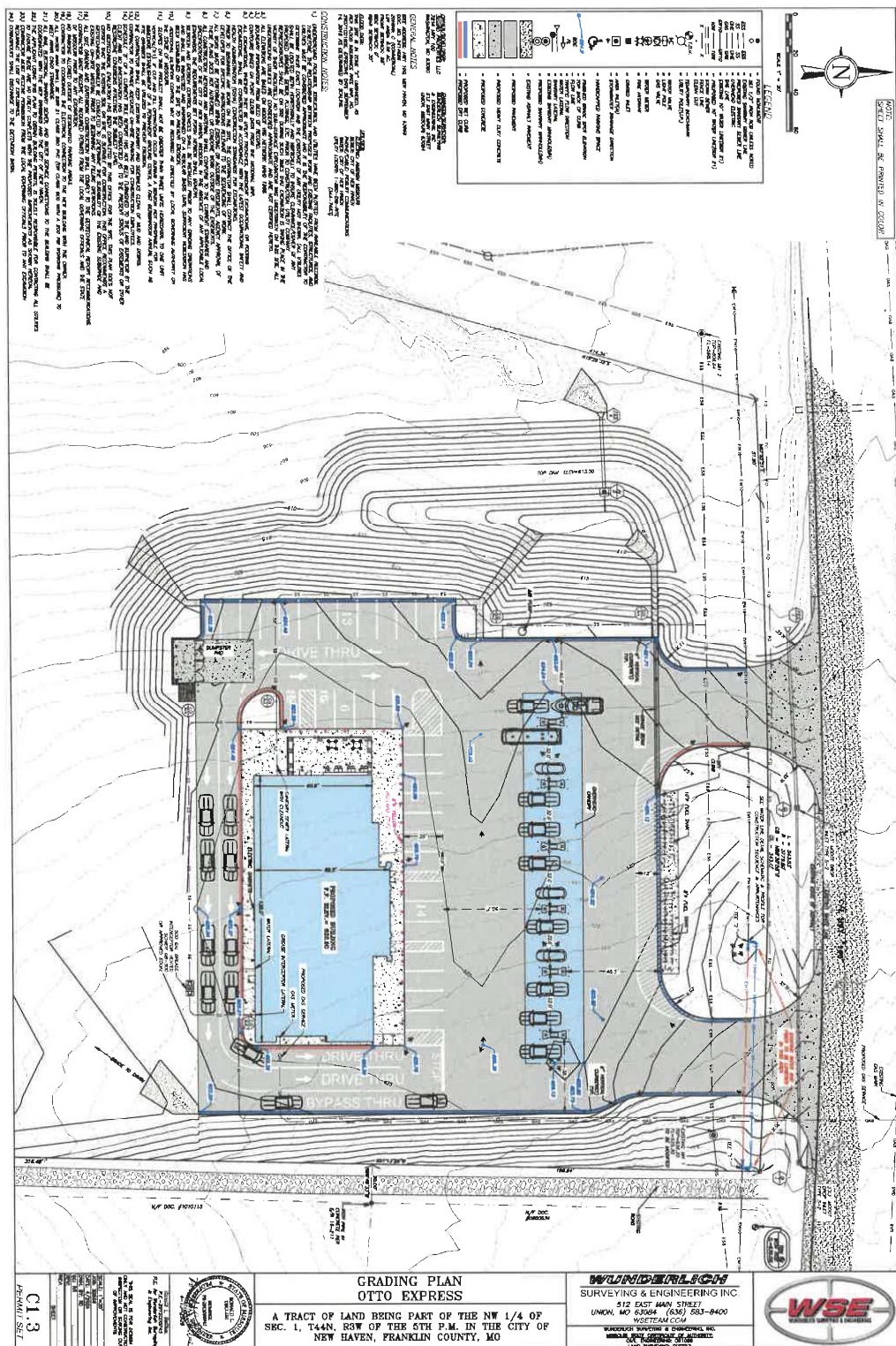


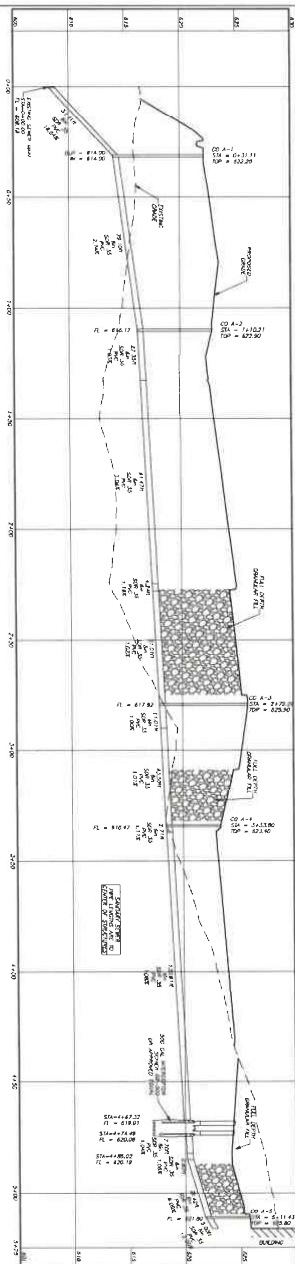
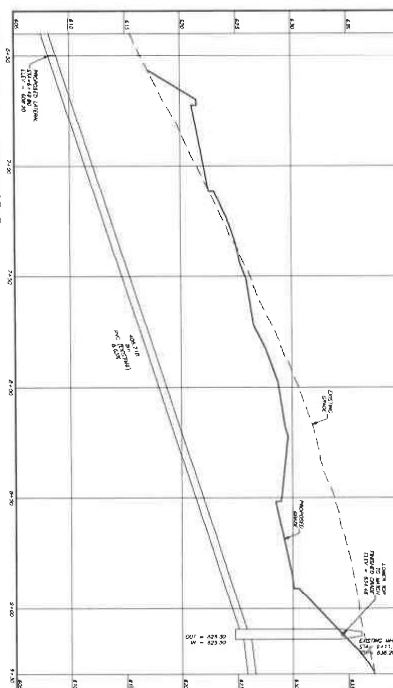
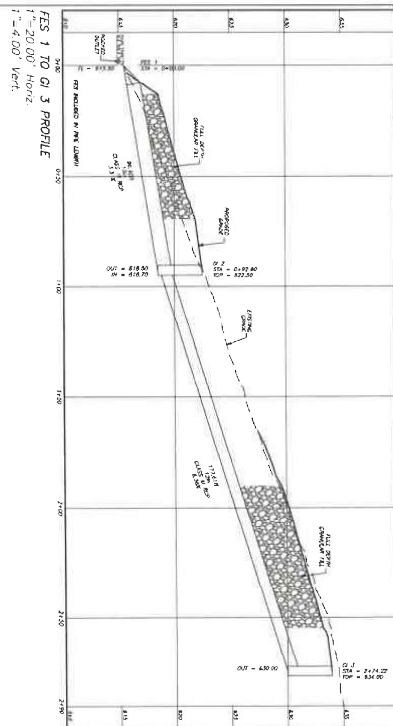
SHEET TITLE	SHEET NO.
PROPOSED / DEMOLITION PLAN	01.2
EXISTING LAYOUT	01.3
PAVING PLAN	02.1
UTILITY PROFILES	02.2
PROPOSED CONCRETE DETAILS	03.1
PROPOSED CONCRETE DETAILS	03.2
PROPOSED CONCRETE DETAILS	03.3
PROPOSED CONCRETE DETAILS	03.4
PROPOSED CONCRETE DETAILS	03.5

NOT TO SCALE
FOR INFORMATION ONLY
DO NOT CONSTRUCT
ON THIS PLAN
FOR CONSTRUCTION
ON THIS PLAN

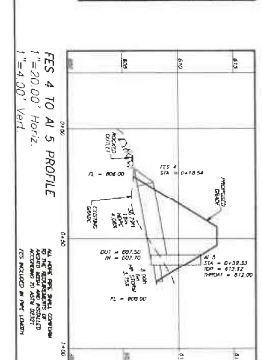
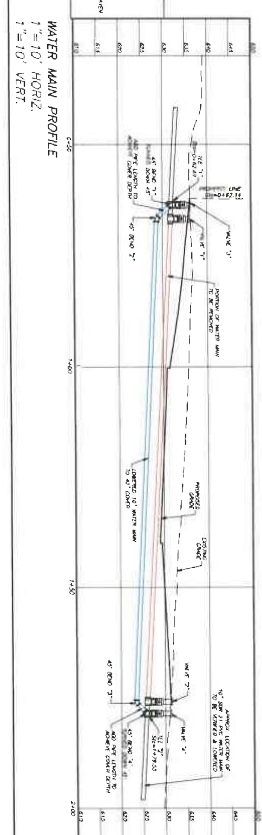
NOT TO SCALE
FOR INFORMATION ONLY
DO NOT CONSTRUCT
ON THIS PLAN
FOR CONSTRUCTION
ON THIS PLAN







A-LINE PROFILE
 $V=20.00'$ HORIZ.
 $V=4.00'$ VERT.

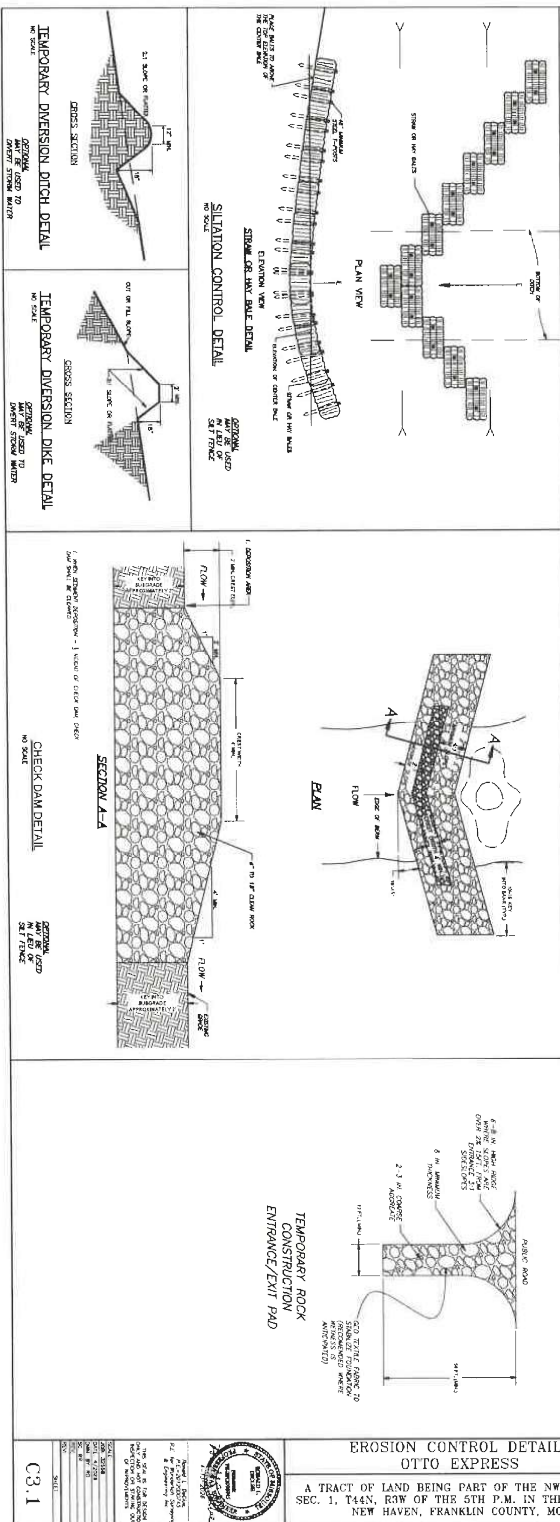
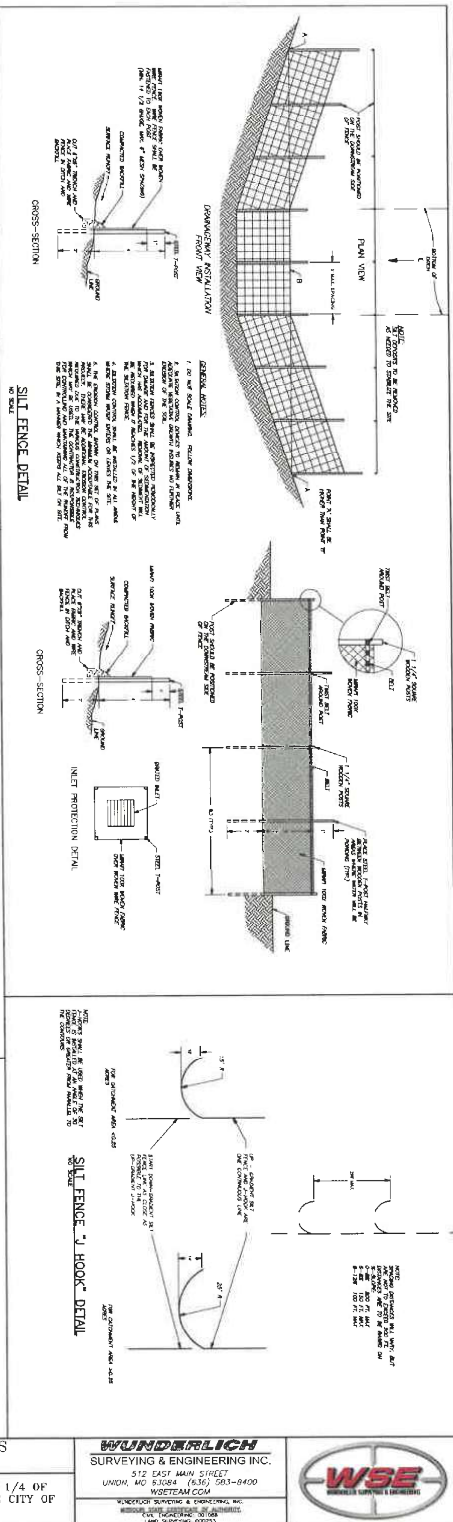


WATER MAIN PROFILE
 $V=20.00'$ HORIZ.
 $V=4.00'$ VERT.

UTILITY PROFILES
OTTO EXPRESS
 A TRACT OF LAND BEING PART OF THE NW 1/4 OF
 SEC. 1, T44N, R3W OF THE 5TH P.M. IN THE CITY OF
 NEW HAVEN, FRANKLIN COUNTY, MO

WUNDERLICH
 SURVEYING & ENGINEERING INC.
 612 EAST MAIN STREET
 UNION, MO 63084 (636) 363-8400
 WSETEAM.COM
 WUNDERLICH SURVEYING & ENGINEERING, INC.
 1000 WEST 10TH STREET
 LAW, ENGINEERING, SURVEYING
 UNION, MISSOURI 63085





TYPICAL WATER MAIN TRENCHING DETAILS

SECTION A-A

SECTION B-B

TYPICAL THRUST-BLOCK DETAILS

THRUST BLOCK SCHEDULE

PIPE SIZE	PIPE MATERIAL	THRUST BLOCK SIZE	THRUST BLOCK WEIGHT
12"	CONCRETE	24" x 24" x 12"	150 LBS
15"	CONCRETE	30" x 30" x 12"	225 LBS
18"	CONCRETE	36" x 36" x 12"	324 LBS
21"	CONCRETE	42" x 42" x 12"	453 LBS
24"	CONCRETE	48" x 48" x 12"	612 LBS
27"	CONCRETE	54" x 54" x 12"	801 LBS
30"	CONCRETE	60" x 60" x 12"	1020 LBS
36"	CONCRETE	72" x 72" x 12"	1512 LBS
42"	CONCRETE	84" x 84" x 12"	2268 LBS
48"	CONCRETE	96" x 96" x 12"	3240 LBS
54"	CONCRETE	108" x 108" x 12"	4536 LBS
60"	CONCRETE	120" x 120" x 12"	6120 LBS

TYPICAL WATER-SEWER SEPARATION

TAPPING SLEEVE AND VALVE DETAIL

WATER MAIN REPAIRS

TYPICAL SERVICE CONNECTION INSTALLATION DETAIL

BLOW-OFF HYDRANTS INSTALLATION DETAIL

GATE VALVE WITH THRUST BLOCK FOR VALVES 8" OR SMALLER

GATE VALVE WITH THRUST BLOCK FOR 10" & 12" VALVES

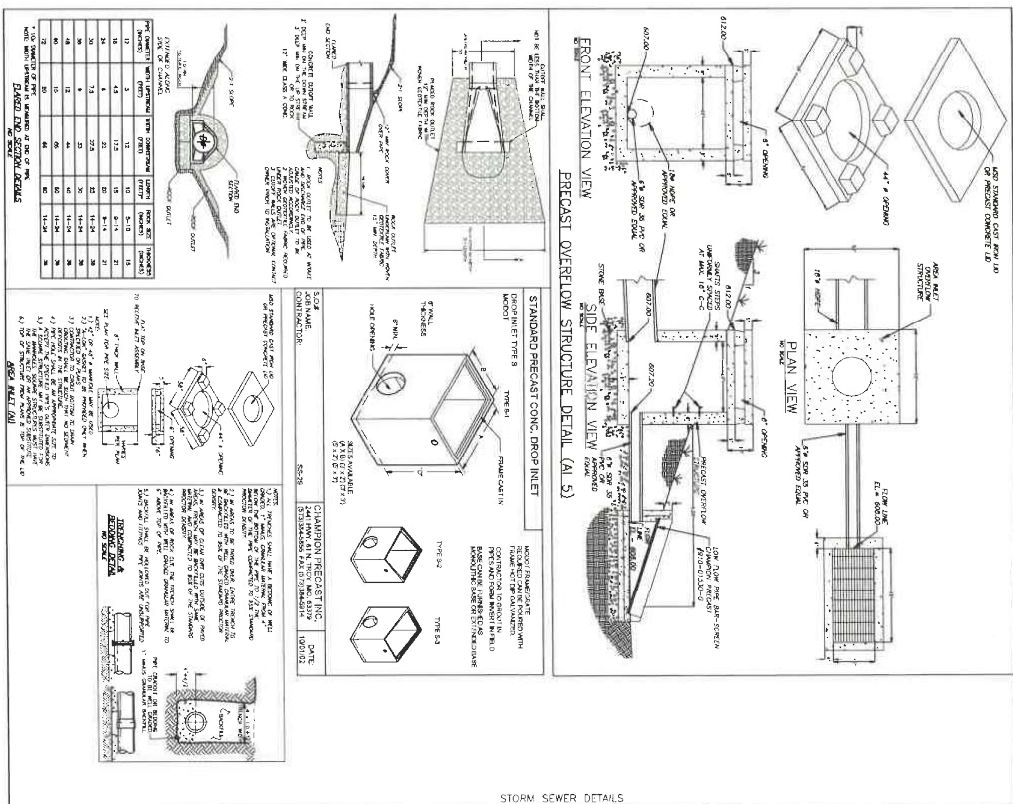
FIRE HYDRANT WITH AUXILIARY VALVE INSTALLATION DETAIL

WATER LINE DETAILS

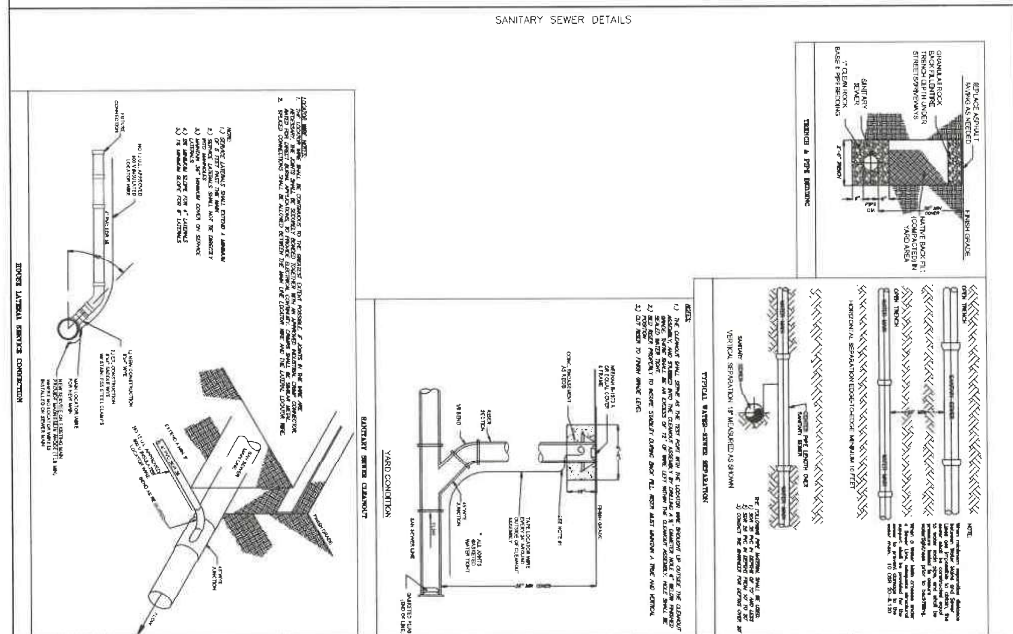
WUNDERLICH
SURVEYING & ENGINEERING INC.
512 EAST MAIN STREET
LINCOLN, MO 65004 (417) 583-8400
WWW.WUNDERLICH-ENGINEERING.COM

WSE
WATER SEWER ENGINEERING

OTTO EXPRESS
TRACT OF LAND BEING PART OF THE NW 1/4 OF SEC 1, T44N, R30W OF THE 5TH P.M. IN THE CITY OF NEW HAVEN, FRANKLIN COUNTY, MO



STORM SEWER DETAILS



SANITARY SEWER DETAILS

STORM & SANITARY SEWER DETAILS

OTTO EXPRESS

A TRACT OF LAND BEING PART OF THE NW 1/4 OF SEC. 1, T44N, R3W OF THE 5TH P.M. IN THE CITY OF NEW HAVEN, FRANKLIN COUNTY, MO

WUNDERLICH

SURVEYING & ENGINEERING INC.

UNION, MO 63084 (513) 553-8400

WASTE TEAM

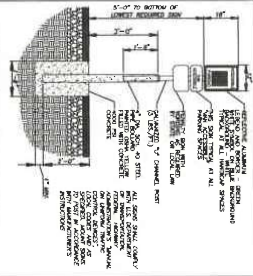
WUNDERLICH SURVEYING & ENGINEERING, INC.

1000 N. HARTSHORN ST. SUITE 100

UNION, MISSOURI 63084

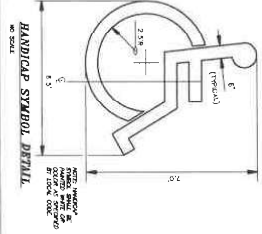
WSE

WASTE TEAM

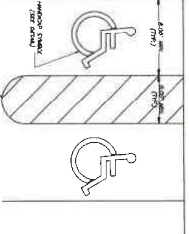


ACCESSIBLE PARKING SIGN DETAIL

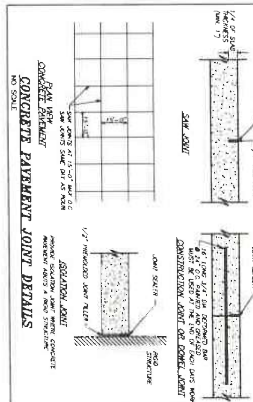
NOTES:
1. SIGN SHALL BE MOUNTED ON A 4" DIA. POST.
2. SIGN SHALL BE 18" WIDE BY 24" HIGH.
3. SIGN SHALL BE MADE OF 1/4" THICK ALUMINUM.
4. SIGN SHALL BE MOUNTED ON A 4" DIA. POST.
5. SIGN SHALL BE 18" WIDE BY 24" HIGH.
6. SIGN SHALL BE MADE OF 1/4" THICK ALUMINUM.



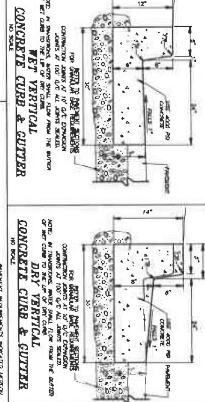
HANDICAP SYMBOL DETAIL



STRIPING DETAIL



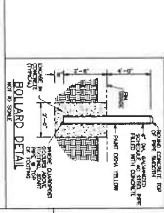
CONCRETE PAVEMENT JOINT DETAILS



CONCRETE CURB & GUTTER



STANDARD DUTY CONCRETE PAVEMENT



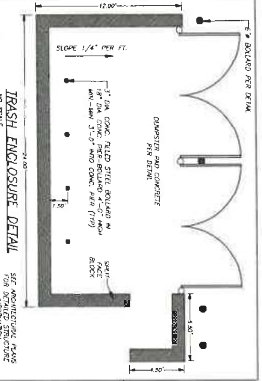
BOULEVARD DETAIL



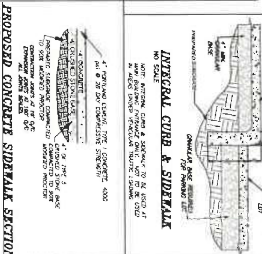
CONCRETE GROOVE RAMP DETAIL



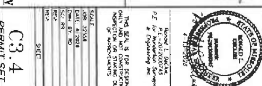
HEAVY DUTY CONCRETE PAVING SECTION



TRASH ENCLOSURE DETAIL



PROPOSED CONCRETE SIDEWALK SECTION

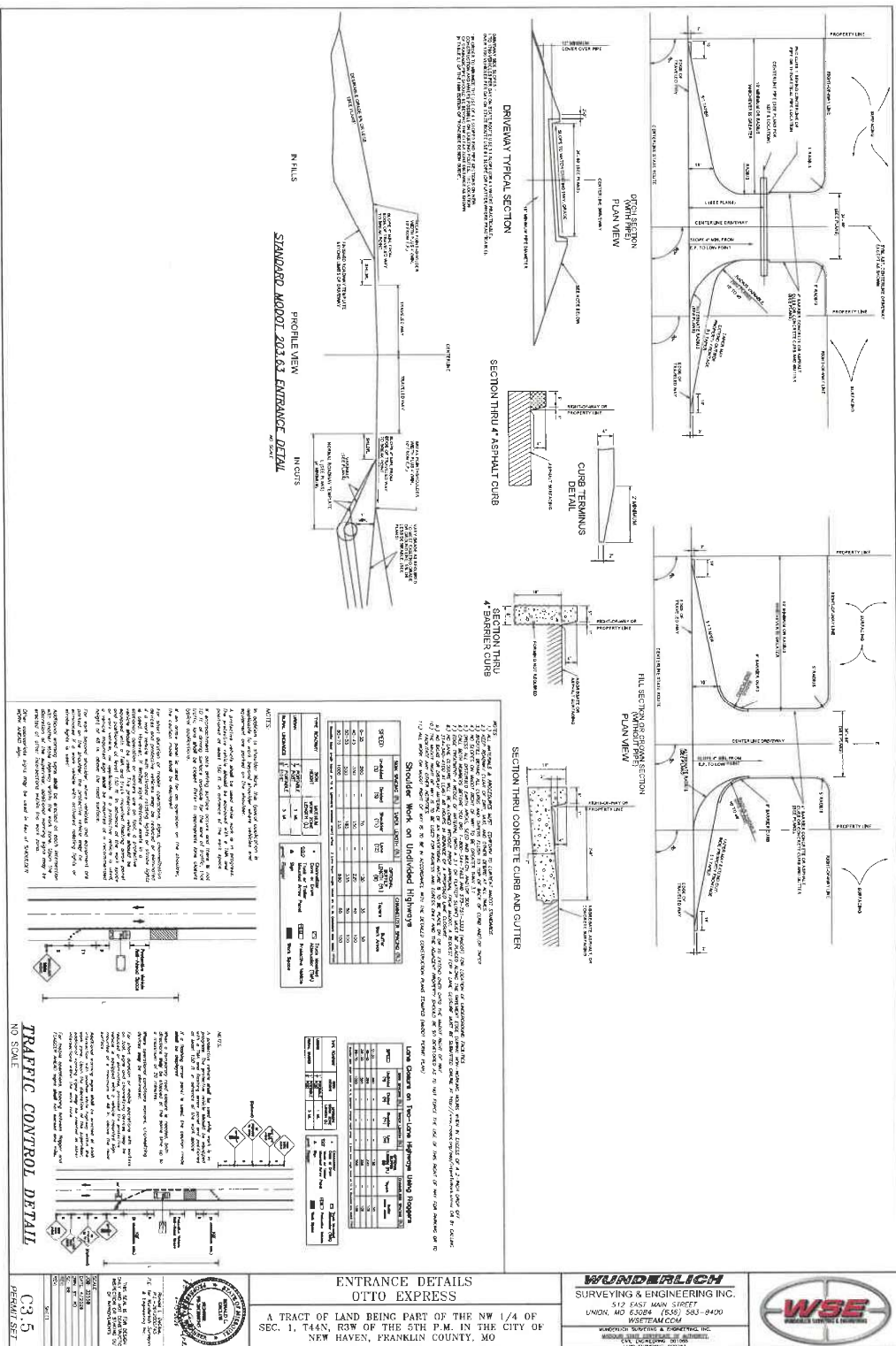


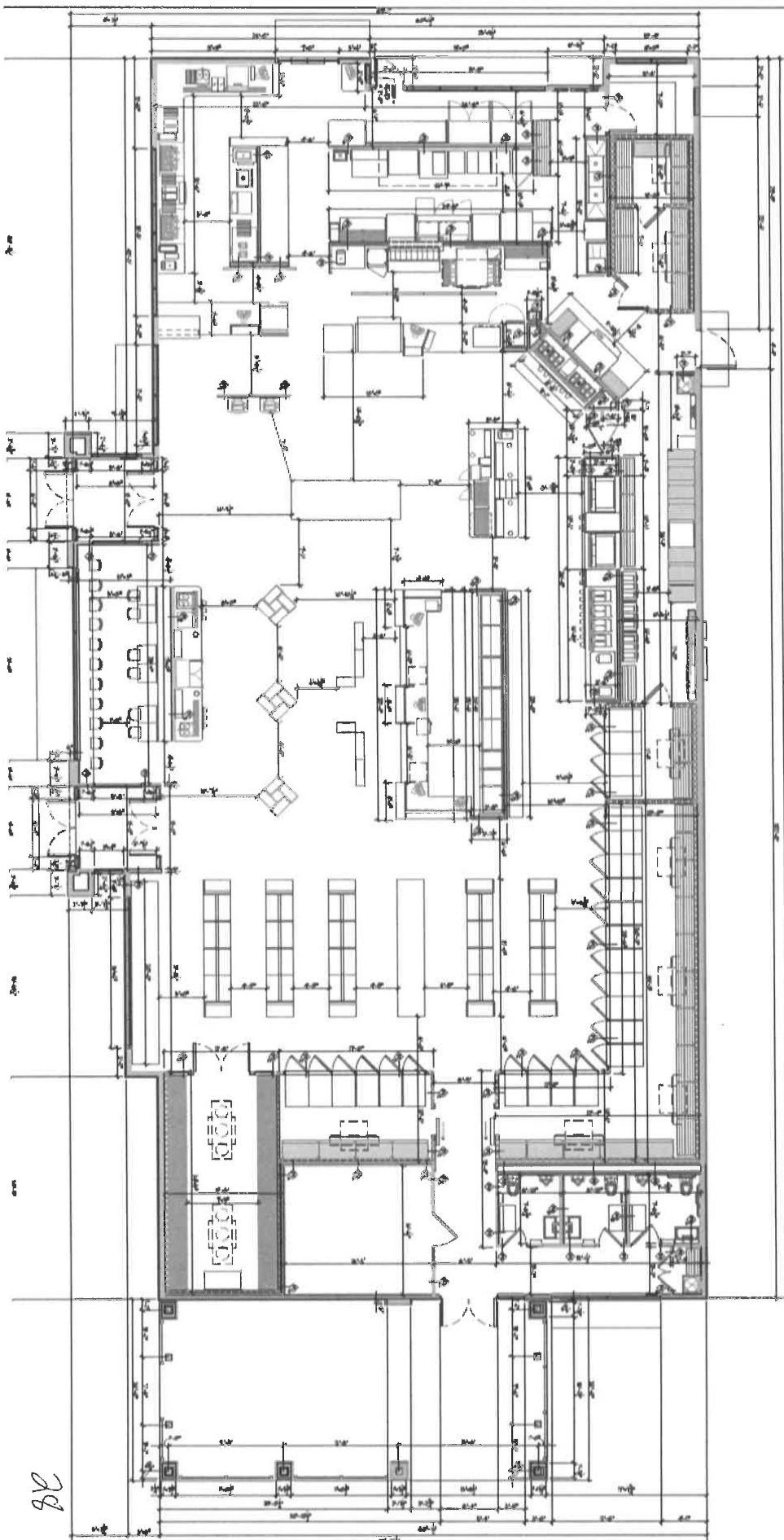
INTERNAL CURB & SIDEWALK

GENERAL SITE DETAILS
OTTO EXPRESS
A TRACT OF LAND BEING PART OF THE NW 1/4 OF SEC. 1, T44N, R37W OF THE 5TH P.M. IN THE CITY OF NEW HAVEN, FRANKLIN COUNTY, MO

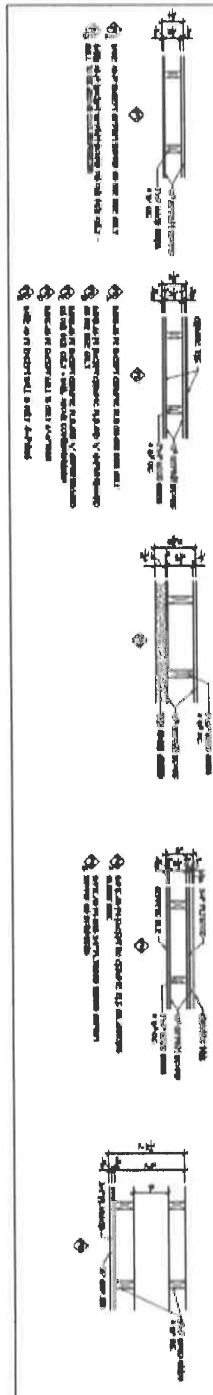
WUNDERLICH
SURVEYING & ENGINEERING INC.
512 EAST MAIN STREET
UNION, MO 63084 (636) 583-8400
WSETEAM.COM
WUNDERLICH SURVEYING & ENGINEERING, INC.
1000 EAST MAIN STREET
UNION, MISSOURI 63084







PARTITION TYPES



22

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	APRIL 2, 2008
2	REVISED FOR COMMENTS	APRIL 2, 2008
3	REVISED FOR COMMENTS	APRIL 2, 2008
4	REVISED FOR COMMENTS	APRIL 2, 2008
5	REVISED FOR COMMENTS	APRIL 2, 2008
6	REVISED FOR COMMENTS	APRIL 2, 2008
7	REVISED FOR COMMENTS	APRIL 2, 2008
8	REVISED FOR COMMENTS	APRIL 2, 2008
9	REVISED FOR COMMENTS	APRIL 2, 2008
10	REVISED FOR COMMENTS	APRIL 2, 2008

PROPOSED CONVENIENCE STORE FOR
SIBRO ENERGY, INC. DBA
Otto Xpress
HIGHWAY 100
NEW HAVEN, MISSOURI

ARCHITECT
SIBRO ENERGY, INC. DBA
1000 N. 10TH ST.
NEW HAVEN, MISSOURI 64601
TEL: 417-241-1000
FAX: 417-241-1001
WWW.SIBROENERGY.COM

4/23/26 Staff & Engineer Review

C1.1

1. Indicate Name and Number of Utility Providers
2. Show adjacent properties information
3. Verify and show easements for water & sewer

C1.2

1. Permit contingent upon MODOT entrance approval
2. Call out trash enclosure screening type, to meet city code
3. 405.710 Provide off street parking table & calculations per city code
4. 405.725 Provide lighting per city code
5. 405.730 Provide screening and landscaping per city code
6. Provide building square footage
7. Provide electric & transformer location
8. Provide water line size
9. Provide BTU's needed for gas service sizing
10. Show water service tee & valve at main connection
11. Public works require manhole at sanitary sewer connection
12. **Suggestions:**
 - a. Wye connections & cleanouts at sanitary sewer direction changes
 - b. ADA parking spaces & 2% cross slope verification & shortest path to entry, consider relocation of stalls to front of building, see marked up plans
 - c. Consider adding stop signs and ground bars at highway entrances, ground markings at parking lot near drive thru entrance, see marked up plans

C1.3

1. Permit contingent upon Missouri DNR Land Disturbance Permit issuance
2. Calculations show building draining to detention area, but no building drainage included in plans
3. **Suggestions:**
 - a. Consider additional grade beam at 2nd entry, to prevent flow under canopy

Misc Notes:

1. Building floor plans will allow staff to review parking stall counts, other major construction factors such as sprinkler systems, etc
2. Renderings will allow Planning and Zoning to review architectural component of Site Plan Review

CITY OF NEW HAVEN

WWW.NEWHAVENMO.ORG
101 FRONT STREET
PO BOX 236
NEW HAVEN, MO 63068



PHONE 573-500-2530

INFO@NEWHAVENMO.ORG

FAX 573-237-4696

Uses Permitted Upon Review and Approval Application

Please print or type

Applicant Information:

Name: SJS BRO ENERGY

Date: 4/17/2016

Address: 307 W 5TH STREET

City: WASHINGTON

State: MO

Zip Code: 63090

Phone: _____

Email: _____

Property Information for Use:

Property Address: -?

Property Tax ID # _____

Total Acreage: 5

Present Zoning Classification: C

Legal Description: _____

Present Use: HAY FIELD

Proposed Use: CONVENIENCE STORE

You must submit the following:

1. A completed application form
2. A site plan drawn to scale showing the following:
 - a. The legal description of the property
 - b. The exterior property line
 - c. The location, size, and use of all existing and/or proposed structures
 - d. The location of all easements, right of way, and setbacks
 - e. The location of existing and/or proposed parking spaces and drive entrances
 - f. The location of existing and/or proposed screening fences and signage
 - g. The location of existing sanitary and storm sewers, water mains, culverts, and other underground structures
 - h. Any other information which would be helpful to the Planning and Zoning Commission in consideration of this application

Please note: The City reserves the right to require additional information if necessary for evaluation of the permit application

Please Sign and Date:

Applicant(s) Signature: [Signature]

Date: 4/17/2016