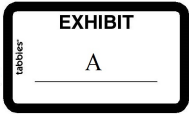




SUBDIVISION APPLICATION FORM

City of Jackson, Missouri

24-0180



NAME OF SUBDIVISION: EAST MAIN CROSSROADS COMMERCIAL SUBDIVISION

DATE OF APPLICATION: 05/29/2024

PROPERTY OWNERS: (all legal property owners exactly as listed on the deed)

Names, Addresses & Phone #s: **MICHAEL K & LINDA J. HAYNES**
13275 LAKEWOOD DR.
STE. GENEVIEVE, MO, 63670

CONTACT PERSON HANDLING APPLICATION:

Contact's Name: ASHTON GASKILL

Contact's Mailing Address: 194 COKER LN
CAPE GIRARDEAU, MO, 63701

Contact's Phone: 573-335-3026

ENGINEER / SURVEYOR:

Company Name, Addresses & Phone #: **KOEHLER ENGINEERING AND LAND SURVEYING**
194 COKER LN
CAPE GIRARDEAU, MO, 63701
573-335-3026

TYPE OF SUBDIVISION APPLICATION: (check all applicable items)

- | | |
|---|---|
| ☐ Preliminary plat approval | ☒ Final plat approval |
| ☐ Minor subdivision approval | ☐ Re-subdivision plat approval |

LEGAL DESCRIPTION OF TRACT: (attach separate page if necessary)

ALL OF LOT NUMBER 2 OF HAYNES ESTATES THIRD, A SUBDIVISION RECORDED IN DOCUMENT 2019-12095, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.

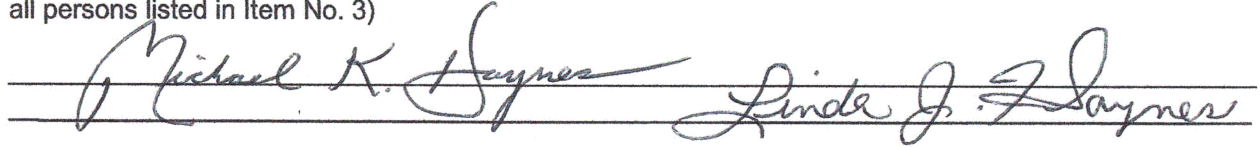
ZONING: Indicate the current zoning district classification of the entire tract to be developed (circle all that apply):

- | | |
|------------------------------------|----------------------------------|
| R-1 Single Family Residential | C-1 Local Commercial |
| R-2 Single Family Residential | C-2 General Commercial |
| R-3 One and Two Family Residential | C-3 Central Business District |
| R-4 General Residential | C-4 Planned Commercial District |
| MH-1 Mobile Home Park | CO-1 Enhanced Commercial Overlay |
| CO-1 Enhanced Commercial Overlay | I-1 Light Industrial |
| | I-2 Heavy Industrial |
| | I-3 Planned Industrial Park |

Will a rezoning or a special use permit request be submitted in conjunction with the proposed development? YES ☐ NO ☒

OWNERS' SIGNATURES:

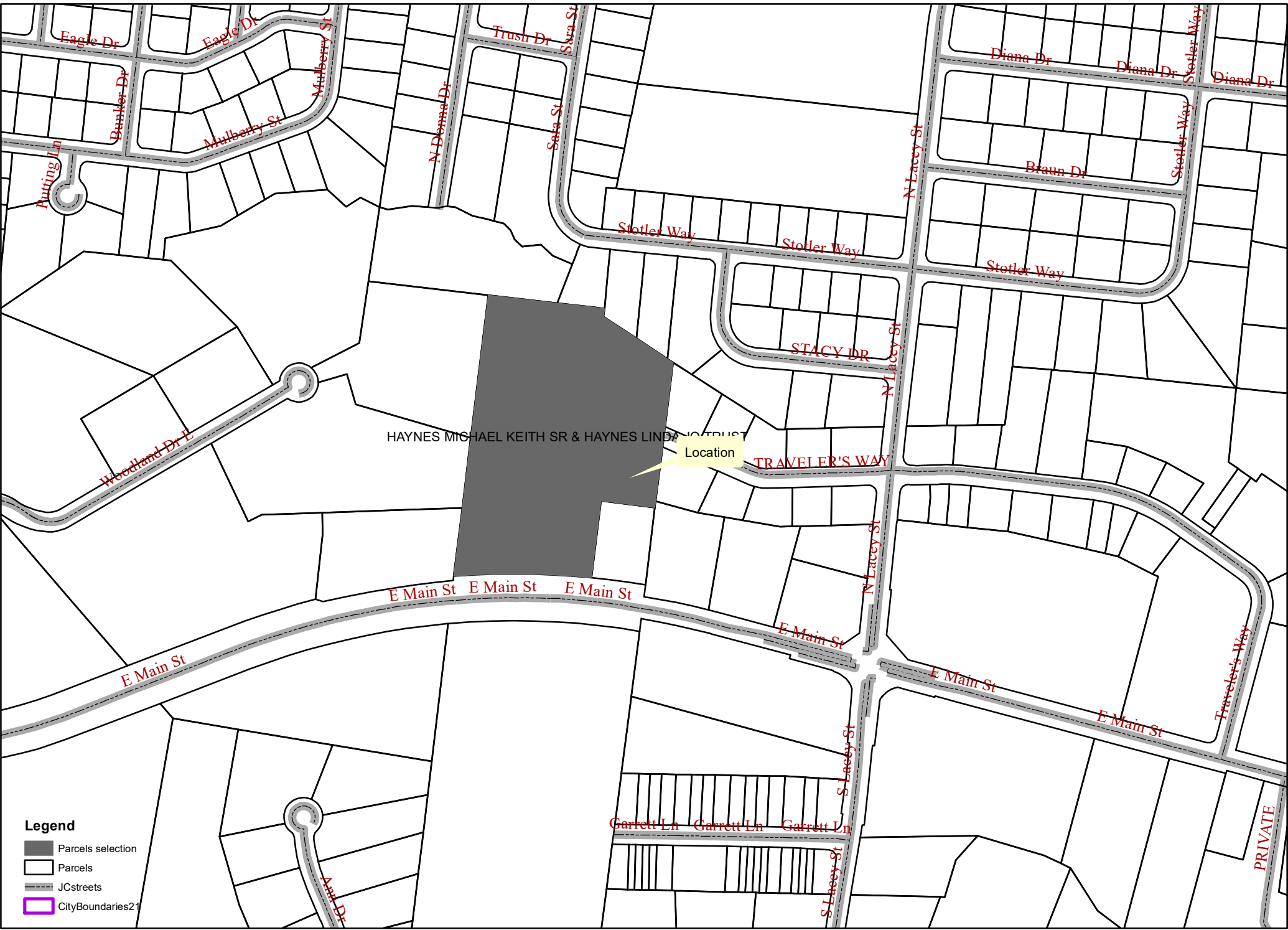
I state upon my oath that all of the information contained in this application is true. (Original signatures of all persons listed in Item No. 3)

The image shows two handwritten signatures in cursive script. The first signature is "Michael K. Haynes" and the second is "Linda J. Haynes". Both signatures are written in dark ink and are positioned above a horizontal line.

Please submit the completed application along with the applicable application fee to:

Building & Planning Superintendent
City of Jackson
101 Court Street
Jackson, MO 63755

Ph: 573-243-2300 ext. 29
Fax: 573-243-3322
Email: permits@jacksonmo.org

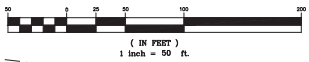


2216 E Main St



NORTH ORIENTATION FROM
MISSOURI STATE PLANE
COORDINATE SYSTEM

GRAPHIC SCALE



RECORD PLAT OF East Main Crossroads Commercial Subdivision

ALL OF LOT NUMBER 2 OF HAYNES ESTATES THIRD, A SUBDIVISION RECORDED IN DOCUMENT
2019-12096, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.

SUBDIVISION NOTES

ZONING DISTRICT REGULATIONS

THE SUBDIVISION IS ZONED
C-1 GENERAL COMMERCIAL DISTRICT
DETACHED SINGLE-FAMILY DWELLINGS SHALL BE ON A LOT
HAVING AN AREA OF NOT LESS THAN EIGHT THOUSAND (8,000)
SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS
THAN SEVENTY-FIVE (75) FEET.

ATTACHED SINGLE-FAMILY DWELLINGS SHALL BE ON A LOT
HAVING AN AREA OF NOT LESS THAN FIVE THOUSAND (5,000)
SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS
THAN FORTY (40) FEET EXCEPT THAT INTERIOR UNITS ATTACHED
ON TWO (2) OR MORE SIDES SHALL HAVE A MINIMUM LOT AREA OF
NOT LESS THAN TWO THOUSAND (2,000) SQUARE FEET AND A
WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FORTY (40)
FEET.

TWO-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF
NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET AND A
WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SEVENTY-FIVE
(75) FEET.

MULTIPLE-FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN
AREA OF NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET
(12,000) SQUARE FEET WITH MINIMUM LOT AREA PER UNIT OF TWO
THOUSAND (2,000) SQUARE FEET AND A WIDTH AT THE FRONT LOT
LINE OF NOT LESS THAN FORTY (40) FEET. EACH FLOOR UNIT
SHALL BE A SIDE YARD ON EACH SIDE OF NOT LESS THAN EIGHT
(8) FEET. BUILDINGS IN EXCESS OF FORTY-FIVE (45) FEET IN
HEIGHT SHALL HAVE THE SIDE YARD SETBACKS INCREASED BY
ONE (1) FOOT FOR EVERY ONE (1) FOOT OF HEIGHT THAT THE
BUILDING IS INCREASED OVER FORTY-FIVE (45) FEET.

ALL OTHER BUILDINGS SHALL BE ON A LOT HAVING AN AREA OF
NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET AND A
WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN FIFTY (50)
FEET.

PERCENTAGE OF LOT COVERAGE
ALL RESIDENTIAL BUILDINGS, INCLUDING ACCESSORY BUILDINGS,
SHALL NOT COVER MORE THAN FORTY (40) PERCENT OF THE
AREA OF THE LOT. THERE ARE NO LOT COVERAGE
REQUIREMENTS FOR NONRESIDENTIAL BUILDINGS AND
STRUCTURES.

MAXIMUM HEIGHT
ALL BUILDINGS, FIFTY (50) FEET AND NOT OVER FIVE (5) STORES
BUILDINGS EXCEEDING THE LIMITATION SHALL REQUIRE A
SPECIAL USE PERMIT.
TOWERS AND STEEPLES OF CHURCHES AND SIMILAR PLACES OF
WORSHIP SEVENTY-FIVE (75) FEET.

MINIMUM YARD REQUIREMENTS
FRONT SETBACK: THIRTY (30) FT.
REAR SETBACK: TWENTY-FIVE (25) FT.
SIDE SETBACK
ON LOTS UPON WHICH A NONRESIDENTIAL BUILDING IS
CONSTRUCTED, THERE ARE NO SIDE YARD REQUIREMENTS
EXCEPT THAT A SIDE YARD OF EIGHT (8) FEET SHALL BE
PROVIDED WHERE EACH LOT ADJUTS A RESIDENTIAL DISTRICT. ON
EACH LOT UPON WHICH A DWELLING IS CONSTRUCTED, THERE
SHALL BE A SIDE YARD ON EACH SIDE OF NOT LESS THAN EIGHT
(8) FEET. BUILDINGS IN EXCESS OF FORTY-FIVE (45) FEET IN
HEIGHT SHALL HAVE THE SIDE YARD SETBACKS INCREASED BY
ONE (1) FOOT FOR EVERY ONE (1) FOOT OF HEIGHT THAT THE
BUILDING IS INCREASED OVER FORTY-FIVE (45) FEET.

AREA AND LOT INFORMATION

TOTAL SUBDIVISION AREA: 98.98 SQ. FT. (17.35 ACRES)
TOTAL NUMBER OF LOTS: 2
SMALLEST LOT SIZE: 52,208 SQ. FT. (1.20 ACRES)
LARGEST LOT SIZE: 54,728 SQ. FT. (1.26 ACRES)

DEVELOPERS OF SUBDIVISION AND PLAT PREPARED FOR:

MICHAEL HAYNES
13275 LAKEWOOD DR.
STE. GENEVE, MO 63870

RECORD OWNERS

MICHAEL K. & LINDA J. HAYNES
DOCUMENT #2006-05419

PLAT PREPARED BY AND ENGINEERING AND LAND SURVEYING SERVICES PROVIDED BY:

KOEHLER ENGINEERING AND LAND SURVEYING, INC.
194 COKER LANE, CAPE GIRARDEAU, MO 63701
(573) 338-3008

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100
YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 28032C04E WITH AN
EFFECTIVE DATE OF SEPTEMBER 28, 2011.

LOT MONUMENT NOTE

ALL LOT CORNERS SET WITH "P" RODS
UNLESS OTHERWISE DENOTED.

KEYED NOTES

- ITEM NOTE
- 30' FRONT SETBACK (TYPICAL)
- 25' REAR SETBACK (TYPICAL)
- 8' SIDE SETBACK
- EXISTING 10.0' SEWER AND UTILITY EASEMENT
ORDINANCE NO. 08-76
- EXISTING 7.5' SEWER AND UTILITY EASEMENT
ORDINANCE NO. 08-76
- NEW 10.0' SEWER AND UTILITY EASEMENT (TYPICAL)
- NEW SEWER AND UTILITY EASEMENT

LEGEND

- = FOUND 3" IRON ROD
- = FOUND CROSS
- = FOUND STONE
- = SET IRON ROD
- = SUBDIVISION BOUNDARY LINE
- = NEW LOT LINE
- = EXISTING EASEMENT LINE
- = NEW EASEMENT LINE
- = BUILDING SETBACK LINE
- = EXTERNAL PROPERTY LINE
- = RIGHT OF WAY LINE
- = CENTERLINE

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	206.07'	2039.89'	54°7'17"	N88°35'10"E	205.99'	
C2	148.47'	2039.89'	47°0'12"	S86°26'06"E	148.44'	

SUBDIVISION DEDICATION

THE UNDERSIGNED, MICHAEL K. AND LINDA J. HAYNES, HUSBAND AND WIFE, OWNERS IN FEE OF
ALL OF LOT NUMBER 2 OF HAYNES ESTATES THIRD, A SUBDIVISION RECORDED IN DOCUMENT
2019-12096, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI,
CONTAINING 306,936 SQUARE FEET (7.05 ACRES), MORE OR LESS, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHWEST CORNER OF SAID LOT, ALSO BEING A POINT ON THE NORTH
RIGHT-OF-WAY LINE OF EAST MAIN STREET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND
WITH THE WEST LINE OF SAID LOT, NORTH 08°50'00" EAST, 730.24 FEET TO THE NORTHWEST
CORNER OF SAID LOT; THENCE WITH THE NORTH LINE OF SAID LOT, SOUTH 83°29'01" EAST,
299.82 FEET; THENCE SOUTH 05°31'59" WEST, 20.46 FEET; THENCE SOUTH 58°27'29" EAST,
215.53 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE WITH THE EAST LINE OF SAID
LOT, SOUTH 07°12'32" WEST, 385.16 FEET; THENCE NORTH 82°47'28" WEST, 140.00 FEET;
THENCE SOUTH 07°12'32" WEST, 199.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE
OF EAST MAIN STREET; THENCE WITH SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE,
HAVING A RADIUS OF 2039.89 FEET AND A LENGTH OF 354.54 FEET (THE CHORD OF SAID
CURVE BEARS NORTH 89°14'44" WEST, 354.10 FEET) TO THE POINT OF BEGINNING, AND BEING
SUBJECT TO ANY EASEMENTS OF RECORD.

HEREBY SUBDIVIDE SAID TRACT INTO LOTS AS SHOWN HEREON, WHICH IS A TRUE AND CORRECT
REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREBY NAMED "EAST MAIN CROSSROADS
COMMERCIAL SUBDIVISION".

MICHAEL K. HAYNES

LINDA J. HAYNES

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

ON THIS ____ DAY OF _____, A.D. 20____, BEFORE ME, A NOTARY PUBLIC
FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL K. AND LINDA J. HAYNES,
HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS DESCRIBED HEREIN, WHO
ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND
DEED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE
AFORESAID STATE AND COUNTY, THE DATE FIRST ABOVE WRITTEN.

MY TERM EXPIRES _____

NOTARY PUBLIC

I, LIZA WALKER, CITY CLERK OF THE CITY OF JACKSON, MISSOURI, HEREBY CERTIFY THAT THIS
PLAT WAS APPROVED BY THE CITY OF JACKSON, MISSOURI.

BY ORDINANCE NO. _____, PASSED

AND APPROVED THIS ____ DAY OF _____, A.D. 20____.

ANGELA BIRK, CITY CLERK

JANET SANDERS, DIRECTOR OF PUBLIC WORKS

HARRY DRYER, PLANNING AND ZONING CHAIRMAN

DWAIN HAHNS, MAYOR

STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU)

FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF CAPE GIRARDEAU

COUNTY, MISSOURI, IN DOCUMENT NO. _____ AT JACKSON, MISSOURI,

ON THIS ____ DAY OF _____, A.D. 20____.

ANDREW DAVID BLATTNER
RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI

KOEHLER

Professional Engineers & Land Surveyors

194 Coker Lane
Cape Girardeau, Missouri 63701
Ph: (573) 335 - 3028 Fax: (573) 335 - 3049
PLS CORPORATE LICENSE NO. 000262

CREATED BY	ASHTON GASKILL	REV/DATE	DESCRIPTION	INITIALS
CHECKED BY	CHRIS KOEHLER			
SURVEY DATE	MARCH 2022			
ISSUED DATE	05-29-2024			
ISSUED NO	38496			

THIS SURVEY OF A TRACT OF RURAL PROPERTY WAS
PERFORMED IN ACCORDANCE WITH THE CURRENT ANNUAL
STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE
STATE OF MISSOURI AS MADE EFFECTIVE JUNE 30, 2017.



KOEHLER ENGINEERING & LAND SURVEYING, INC.

194 Coker Lane
CAPE GIRARDEAU, MO 63701
PH: (573) 335-3026 FX: (573) 335-3049

June 06, 2024

Mr. Larry Miller
Building & Planning Superintendent
City of Jackson, Missouri
101 Court Street
Jackson, Missouri 63755

RE: East Main Crossroads Commercial Subdivision

Mr. Miller

This letter was prepared on behalf of Mr. Michael Haynes, to address in part the comments from the staff review of the above noted subdivision.

- 1) Mr. Haynes requests a variance from the requirement to submit a preliminary plat. Given the limited scope of the proposed subdivision and future sewer infrastructure plans, we request a variance from the Land Subdivision Regulations to allow the preliminary and final plat to be combined.
- 2) Mr. Haynes requests a variance to defer storm water detention and sanitary sewer plans until the building phase of design. Plans are being prepared and will be submitted for construction, and any necessary easements will be prepared and submitted at that time.

I believe this fully addresses the staff concerns which were not addressed directly on the revised plat, however if you need any further information, have any questions, or I can be of any further assistance in any capacity, please contact me at your earliest convenience.

Best Regards,

KOEHLER ENGINEERING &
LAND SURVEYING, INC.

Chris Koehler, PE, PLS

Request Approved by Owner:

Mr. Michael Haynes
Mrs. Linda Haynes

6/6/24
Date:

6/6/24
Date: