

**PLANNING & ZONING MEETING  
109 E. BROADWAY  
ASHLAND, MO 65010  
TUESDAY, MAY 10, 2016**

**PUBLIC HEARING:**

Public Hearing for the Rezoning of Lots 7 & 8 Commercial Park, Plat 1  
Public Hearing for the Rezoning of Ponderosa Commerce Park

**AGENDA**

1. Call the Meeting to Order at 7:00 PM.
2. Approval of the Agenda May 10, 2016. Action \_\_\_\_\_
3. Approval of the Previous Minutes, March 8, 2016. Action \_\_\_\_\_
4. New Business: Parkside Subdivision Site Plan Review; Rezoning of Lots 7 & 8 Commercial Park, Plat 1; Rezoning & Preliminary Plat of Ponderosa Commerce Park
5. Old Business:
6. Discussion:
7. Interim City Administrator / Mayor's Report:
8. Guest Comments:
9. Commissioners' Report:

If you are unable to attend, please call Ashland City Hall at 573-657-2091 or email [policeclerk@ashlandmo.us](mailto:policeclerk@ashlandmo.us)

Megan Young  
Administrative Assistant



## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Ashland Planning and Zoning Commission at 7:00 p.m. on May 10, 2016 at 109 East Broadway, Ashland, Mo. concerning the matter of the rezoning from City I-L, Light Industrial to City R-3, High Density Residential, of the following described real estate in Boone County to wit:

The zoning of a tract of land (Lot 7 on Commerce Dr. & Lot 8 on Cobblestone Ct.) located in the Northwest quarter of Section 15, Township 46 North, Range 12 West, recorded in Book 1173, Page 913 of the Boone County Records.



At this Public Hearing, any interested person, corporation or political subdivision may present evidence regarding the proposed rezoning. For additional information contact City Hall at (573) 657-2091 or email [policeclerk@ashlandmo.us](mailto:policeclerk@ashlandmo.us).

Publish Date: April 20, 2016



## NOTICE OF PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Ashland Planning and Zoning Commission at 7:00 p.m. on May 10, 2016 at 109 East Broadway, Ashland, Mo. concerning the matter of the rezoning from County A-1 to Ashland API, Airport Planned Industrial District, of the following described real estate in Boone County to wit:

The zoning of a tract of land located in the Northwest quarter of Section 25, Township 47 North, Range 12 West, and being described by the Warranty Deed recorded in Book 4537, Page 36 of the Boone County Records, containing 4 acres more or less. This property is located on 7210 E. Route H

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Ashland Planning and Zoning Commission at 7:00 p.m. on May 10, 2016 at 109 East Broadway, Ashland, Mo. concerning the matter of the rezoning from Ashland APC to Ashland API, Airport Planned Industrial District, of the following described real estate in Boone County to wit:

The zoning of a tract of land located in the Northwest quarter of Section 25, Township 47 North, Range 12 West, and being described by the Warranty Deed recorded in Book 4537, Page 36 of the Boone County Records, containing 85.78 acres more or less. This property is located on 10300 South Hardwick Lane.



At this Public Hearing, any interested person, corporation or political subdivision may present evidence regarding the proposed rezoning. For additional information contact City Hall at (573) 657-2091 or email [policeclerk@ashlandmo.us](mailto:policeclerk@ashlandmo.us).

Publish Date: April 20, 2016



May 3, 2016

City of Ashland, MO  
Planning & Zoning Commission  
109 E Broadway  
Ashland, MO 65010

Dear Planning & Zoning Commission,

I will be unable to attend the Public Hearing on May 10<sup>th</sup> but wanted to provide written testimony. March Properties owns the property at 520 Commerce Drive, Ashland MO 65010 adjacent to the hearing's subject, lots 7 & 8 located in the Northwest quarter of Section 15, Township 46 North, Range 12 West, recorded in Book 1173, Page 913 of the Boone County Records.

As the adjacent property owner we have concerns about the request for rezoning from City I-L, Light Industrial to City R-3, High Density Residential District. The division where our properties are located was planned and designed as light industrial and that zoning should remain.

High Density Residential property zoning significantly increases traffic, creates noise pollution, lowers property values and increases crime. These factors will reduce our property's appeal to current and future tenants.

March Properties feels that a zoning change to a higher density zone would cause detrimental effects to the character of the community and to the City of Ashland. We hope you take our position into consideration. Thank you.

Sincerely,

A handwritten signature in black ink that reads 'Gretchen Hembree'. The signature is written in a cursive, flowing style.

Gretchen Hembree  
March Properties  
3519 W 101<sup>st</sup> Street  
Leawood, KS 66206  
[gretchen@marchcompanies.com](mailto:gretchen@marchcompanies.com)  
913-449-7640



1625 S. 45th Street  
Kansas City, KS 66106

P 913.262.5190

F 913.262.3198

101 S. Kansas Ave.  
Topeka, KS 66603

P 785.291.2910

F 785.291.2905

520 Commerce Dr.  
Ashland, MO 65010

P 573.6570585

F 573.6570586

9644 Pentecost Road  
Marion, IL 62959

P 618.751.1428

F 618.993.9735

May 5, 2016

City of Ashland, MO  
Planning & Zoning Commission  
109 E Broadway  
Ashland, MO 65010

Dear Planning & Zoning Commission,

I will be unable to attend the Public Hearing on May 10<sup>th</sup> but wanted to provide written testimony. Assisted Transportation has occupied the property at 520 Commerce Drive, Ashland MO 65010 since 2007. This property is adjacent to the hearing subject's, lots 7 & 8 located in the Northwest quarter of Section 15, Township 46 North, Range 12 West, recorded in Book 1173, Page 913 of the Boone County Records.

As the adjacent tenant, we have concerns about the request for rezoning from City I-L, Light Industrial to City R-3, High Density Residential District. The division where our properties are located was planned and designed as light industrial and that zoning should remain.

High Density Residential zoning significantly increases traffic, creates noise pollution, lowers property values and increases crime. These factors will reduce the comfort and use of our property, increasing concerns for our employees with higher traffic incidents and potential trespassing. This rezoning would negatively impact our decision to remain in the City of Ashland.

Assisted Transportation feels that a zoning change to a higher density would cause detrimental effects to the character of the community and to the City of Ashland. We hope you take our position into consideration. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Hane", written in a cursive style.

Chris Hane, President  
Assisted Transportation Services, Inc.

**PLANNING AND ZONING MEETING  
109 E. BROADWAY  
ASHLAND, MO. 65010  
TUESDAY, MARCH 8, 2016  
DRAFT**

**PUBLIC HEARING:**

There was no public hearing.

**REGULAR MEETING:**

Chairman Batson called the meeting to order Tuesday, March 8, 2016 at 7:00 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Fred Klippel, Paul Beuselinck, Danny Clay, James Branson, Greg Batson, Nikki Courtney and Jeffrey Sapp. Commissioners absent were Brad Williamson.

Also present were Mayor Gene Rhorer, Interim City Administrator Lyn Woolford, and Administrative Assistant Megan Young.

2. Chairman Batson called for a motion to approve the March 8, 2016 agenda. Commissioner Sapp made a motion to amend the Agenda to delete the Public Hearing from the March 8, 2016 agenda. Seconded by Commissioner Courtney. Motion carried unanimously. Commissioner Beuselinck made a motion to approve the amended March 8, 2016 agenda. Seconded by Commissioner Clay. Motion carried unanimously.

3. Chairman Batson made a motion to approve the previous minutes dated February 9, 2016. Motion was made by Commissioner Sapp to approve the previous minutes dated February 9, 2016. Seconded by Commissioner Branson. Motion carried unanimously.

**4. NEW BUSINESS:**

1. Dove's Landing Site Plan Review

Chris Sander, A Civil Group Engineer, was present to speak for the interests of Dr. and Mrs. Crist (owners). Scott Vogler, MECO Engineering, was present to speak as the Ashland City Engineer. Commissioner Klippel asked if the house and the shed would stay. Mr. Sander stated they would leave these structures up now and tear them down at a later time. Commissioner Courtney asked about the present Fire Hydrant. Mr. Sander stated it was 1100 gal. per minute. Commissioner Clay asked if they were eliminating the old lagoon? Mr. Sander stated yes, they would tap into the city sewer. Several commissioners asked about the façade of the building, landscaping and parking lot lights disturbing the neighbors. Mr. Sander addressed all concerns of the commissioners. Commissioner Beuselinck asked about city sidewalk requirements. Interim City Administrator Woolford stated he would have to ask City Attorney Fred Boeckman since it is commercial property and may not be required. Commissioner Beuselinck made a motion to approve the final site plan with the condition if a sidewalk is required, it will be

placed. Seconded by Commissioner Klippel. Commissioner Courtney-aye, Commissioner Clay-aye, Commissioner Beuselinck-aye, Commissioner Branson-aye, Commissioner Klippel-aye, Commissioner Sapp-abstain.

## 2. Watts Construction Building Site Plan Review

Jason Watts, owner of Watts Construction, was present. Mr. Watts described the building as mostly residential with an area to store and work on equipment and a small office on the lower level in the front. Mr. Watts said the building would have cultured stone, siding, landscaping and a deck on the back. Interim City Administrator stated this was a permitted use per current city ordinance and did not require a conditional use permit. Mr. Vogler stated the site plan was approved by the city engineers. Commissioner Sapp made a motion to approve the Watts Construction Building Site Plan. Seconded by Commissioner Klippel. Motion carried unanimously.

## 3. Jeff Kays Law Office Site Plan Review

Dan Brush, Engineer, and Jeff Kays, owner, were present. Mr. Vogler stated the dimensions of the parking area meet with city engineer approval. The commissioners asked about the existing gravel driveway, landscaping and signage. Mr. Kays answered all questions. Interim City Administrator Woolford stated Mr. Kays appeared before the Board of Adjustment and received approval for water runoff from this property to MODOT property. Commissioner Sapp made a motion to approve the Kays Law Office Site Plan. Seconded by Commissioner Klippel. Motion carried unanimously.

**5. OLD BUSINESS:** Chairman Batson asked all the Commissioners to sign the final draft of letter for Marth Crump extension. All the commissioners signed except for Commissioner Williamson, who was absent. Chairman Batson asked Administrative Assistant Megan Young to get his signature and pass the letter to Mayor Rhorer and the Board of Aldermen.

## **6. DISCUSSION:**

### 1. Expiration dates on Approved Plans

Interim City Administrator Woolford stated there are no expiration dates presently on approved Site Plans. The commissioners discussed time limitations and extensions. Commissioner Sapp suggested they make a consideration to the Board of Aldermen. Commissioner Courtney made a motion to recommend to the Ashland Board of Aldermen to adopt Boone County Site Plan terminology with the exception of a 12 month expiration date instead of 6 months. Seconded by Commissioner Clay. Motion carried unanimously.

### 2. Tiny Houses

Interim City Administrator commented the City of Columbia does allow Tiny Houses, however Ashland considers them as Accessory Structures and not residential. The commissioners discussed Tiny Homes as being a new version on Mobile Homes or Travel Trailers. Commissioner Sapp made a motion to recommend to the Ashland Board of Aldermen that Tiny Houses be treated as RV's and subject to the same rules and restrictions.

3. Building Code upgrade recommendation

Interim City Administrator Woolford started the discussion by stating that Boone County Inspector Doug Coley recommends Ashland upgrade to International Building Code 2012. Mr. Woolford would like to invite Doug to the next Planning & Zoning meeting. Commissioner Sapp stated he would like upgrade to International Building Code 2012 or whichever Boone County uses, because they do our inspections. Commissioner Sapp made a motion to recommend to the Board of Aldermen to adopt International Building Code 2012 and review the next time Boone County moves to a new code and upgrade accordingly. Seconded by Commissioner Courtney. Motion carried unanimously.

**7. Mayor's Report:**

Mayor Gene Rhorer stated the Force Main bid would be out next week. The Planning & Zoning Commission may be busy and may have to have 2 meetings a month. Commissioner Sapp commented the Second and Fourth Tuesdays would be the best time, if the commission had to meet twice a month.

**8. City Administrator's Report:**

Interim City Administrator Lyn Woolford had no report.

**Guest Comments:**

There were no Guest comments.

**Commissioners' Report:**

Commissioner Clay stated the Planning & Zoning Commission needed to start looking long range at the revitalization of the "Old District". We need to have a workshop and throw out ideas. He also stated the 2009 Comprehensive Plan needs to be looked at, the Transportation Plan was just an addition. Interim City Administrator Woolford stated the frontage of Ashland may change with MODOT's plan for Route H. Alderman Campbell, who was present in the guest seating, stated the outer perimeters of Ashland will be growing and we need to keep an eye on Ashland "Proper" and not just the outer perimeters.

Chairman Batson called for a motion to adjourn, March 8, 2016, Planning and Zoning Meeting. Commissioner Sapp made a motion to adjourn, March 8, 2016, Planning and Zoning Meeting. Seconded by Commissioner Klippel. Motion carried.

Minutes prepared by Megan Young



# SITE PLAN Application

**SUBMITTAL INFORMATION** The undersigned hereby applies to the CITY OF ASHLAND, MISSOURI, For development review as outlined in Chapter 9 Planning and Zoning, Section 9.106, Site Plan Submission, Review Required.

Physical Address: ASH & COLLEGE AVE.

Parcel ID #: 241 2201 001 101006.00

Project Name: LOT 1 & LOT 3 OF PARADISE SUBDIVISION

Applicant Name (Please Print) JAMES G. NICHOLS

Address: 204 E. BROADWAY Phone #: 657-2356

ASHLAND, MO 65010 Fax #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Applicant's Signature: James Nichols Date APRIL 5, 2016

### REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

- Property survey
- Letter of Intent for Zoning Use and Building Use
- Site Plan/Drawing (5 signed and sealed copies). These 5 plans must be Standard Size D (24"x36").  
A reduced 11 x 17 copy and a PDF disc are also required. The plan shall include the following information.  
Title Sheet that may include the survey  
Site Plan  
Paving/grading/drainage plan  
Utilities sheet (including all existing utilities)  
Detail sheet(s)  
Building elevations  
Sign locations (Sign design shall be approved on a separate permit)  
Adjacent zoning and land uses

- Stormwater Calculations
- Traffic Study N/A
- Other: \_\_\_\_\_
- Application Fee: \$300.00 Site Plan Review \$100.00 Extension

**CONFERENCE** A Site Plan Review Conference will be scheduled with City Administrator, the Applicants' Engineer, City Engineer, Department Heads of Maintenance, Fire Department, Ambulance Services, and Law Enforcement. This is to review the site plan presented.

Conference Date: \_\_\_\_\_ Staff Signature \_\_\_\_\_

<b>OFFICE USE ONLY</b>	Application: <u>received</u>	<u>4.5.16</u>	<u>Lyn Woolford</u>
	City Staff Review:	_____	_____
	Planning & Zoning:	_____	_____
	Board of Aldermen 1st Reading:	_____	_____
	Board of Aldermen 2nd Reading:	_____	_____
	Final Revisions / As-Built Received:	_____	_____



## C. STEPHEN HEYING SURVEYING

1202 MADISON STREET  
COLUMBIA, MO 65203  
(573) 442-3455 PH. & FX

May 5, 2016

City of Ashland, Missouri  
P. O. Box 135  
Ashland, MO 65010

Re:

Site Plan Submission Review  
For James G. Nichols  
Being  
Lots 1 & 3 of Parkside Subdivision  
As per Plat book 50 at page 7  
In the Southeast Quarter of  
Section 10, Township 46 North, Range 12 West

Dear Ashland City Government Administrators:

On behalf of James G. Nichols, we are requesting your approval of our Site plan Submission for constructing a duplex located within said lot 1, having frontage on College Avenue and a duplex located within said lot 3, also having frontage on College Avenue, both within said Parkside Subdivision. Stormwater calculations from Chris Sander at A Civil Group have been sent under separate cover.

It is the intent of the owner, James G. Nichols, to build one duplex within each said lot, with a single family occupying each side or half of each building. It is his intention to remain the owner of record for each said lots and buildings.

Please contact me with any questions or concerns regarding this application and site plan. Thank you for your time and attention with this matter.

Sincerely,

C. Stephen Heying MPLS #1991



May 5, 2016

Lyn Woolford  
City of Ashland  
109 E. Broadway  
Ashland, MO 65010

RE: Nichols Duplexes

Chief Woolford,

Attached please find storm water calculations for the development of duplexes on Lot 1 and Lot 2 of Parkside Subdivision. The culverts have been designed to pass the runoff from a 25 year storm without topping the driveways or impacting the traveled way. The runoff was calculated on full development of the drainage area. The existing culverts under Ash Street and College Ave currently restrict the flow to the driveways. This limiting effect was not considered in analysis of the culverts, so they will function adequately if the existing culverts are replaced in the future.

The runoff from the roof tops will not be directly connected to the road ditch; rather, they will be directed to the yard increasing the opportunity for infiltration and increasing the time of concentration. The driveways will sheet flow into the yard for a similar effect. The additional impervious area added is negligible to the area of the drainage area.

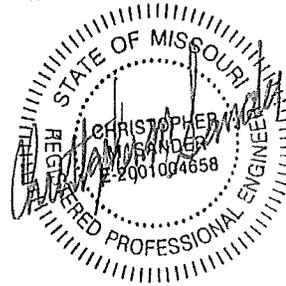
Please let me know if you have any questions.

Thank You,  
A Civil Group, LLC

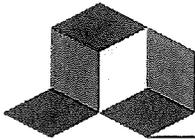
Christopher M. Sander, PE, PLS

**STORM DRAINAGE**  
**FOR**  
**COLLEGE STREET DUPLEXES**

**DATE:**  
**MAY 5, 2016**



**PREPARED BY:**



**A CIVIL GROUP**

**CIVIL ENGINEERING - PLANNING - SURVEYING**

3401 BROADWAY BUSINESS PARK COURT, SUITE 105  
PHONE: 573-817-5750 • FAX: 573-817-1677

[www.acivilgroup.com](http://www.acivilgroup.com)



TIME OF CONCENTRATION

AREA 1

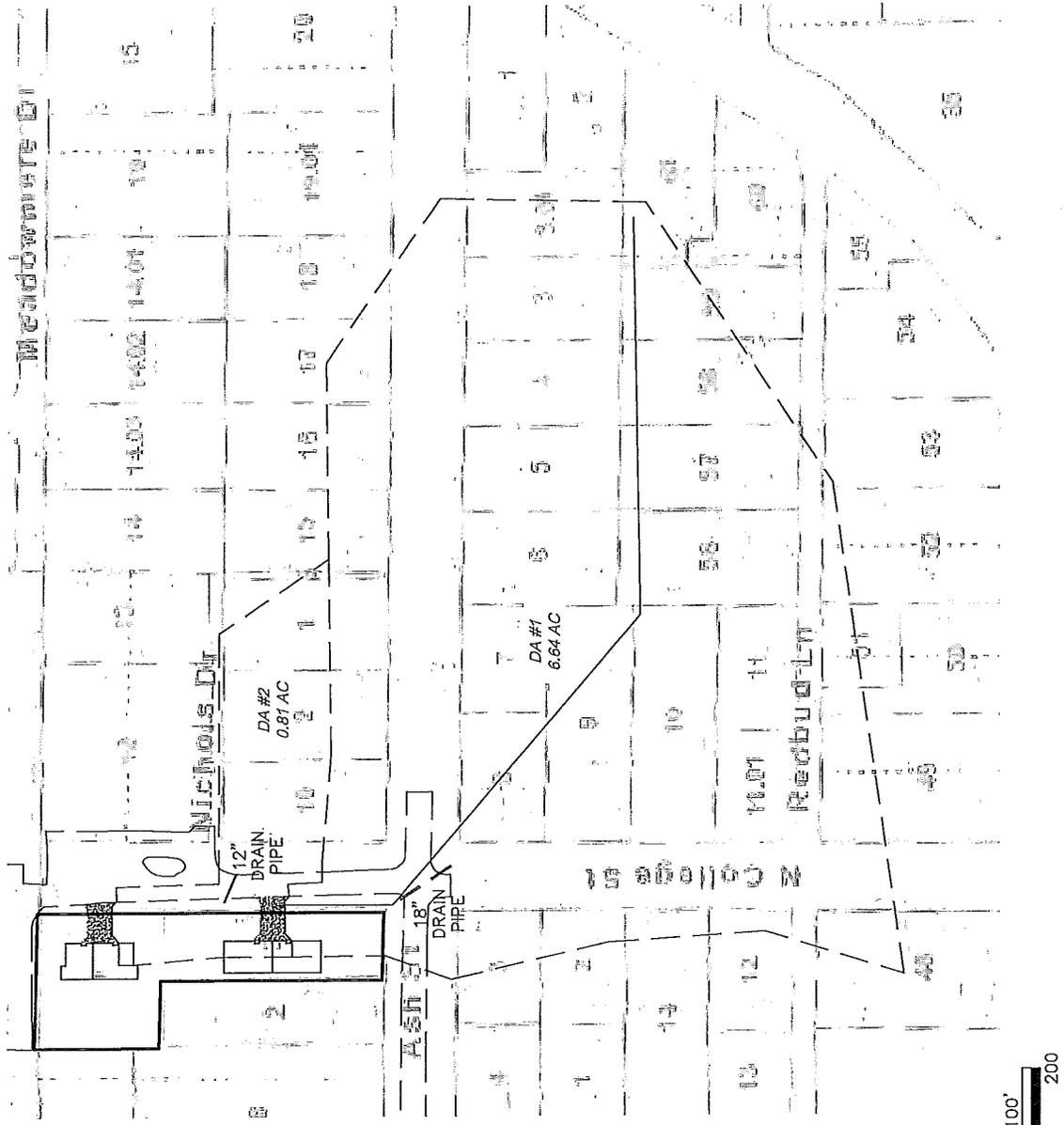
Inlet Time			Travel Time			
C	S	D (Max 100ft)	S	V	D	TT
0.35	1	100	<2	7	350	0.83
			2 to 5	10	350	0.58
			>5	15		0.00
						1.42
Inlet Time						
13.50						
Time of Concentration (Inlet Time + Travel Time)			14.92			

AREA 2

Inlet Time			Travel Time			
C	S	D (Max 100ft)	S	V	D	TT
0.35	1	100	<2	7	200	0.48
			2 to 5	10	100	0.17
			>5	15		0.00
						0.64
Inlet Time						
13.50						
Time of Concentration (Inlet Time + Travel Time)			14.14			



DRAINAGE AREA  
MAP





# Culvert Report

## NORTH DRIVEWAY

Invert Elev Dn (ft)	=	888.90
Pipe Length (ft)	=	24.00
Slope (%)	=	1.00
Invert Elev Up (ft)	=	889.14
Rise (in)	=	24.0
Shape	=	Circular
Span (in)	=	24.0
No. Barrels	=	1
n-Value	=	0.013
Culvert Type	=	Circular Concrete
Culvert Entrance	=	Groove end projecting (C)
Coeff. K,M,c,Y,k	=	0.0045, 2, 0.0317, 0.69, 0.2

### Embankment

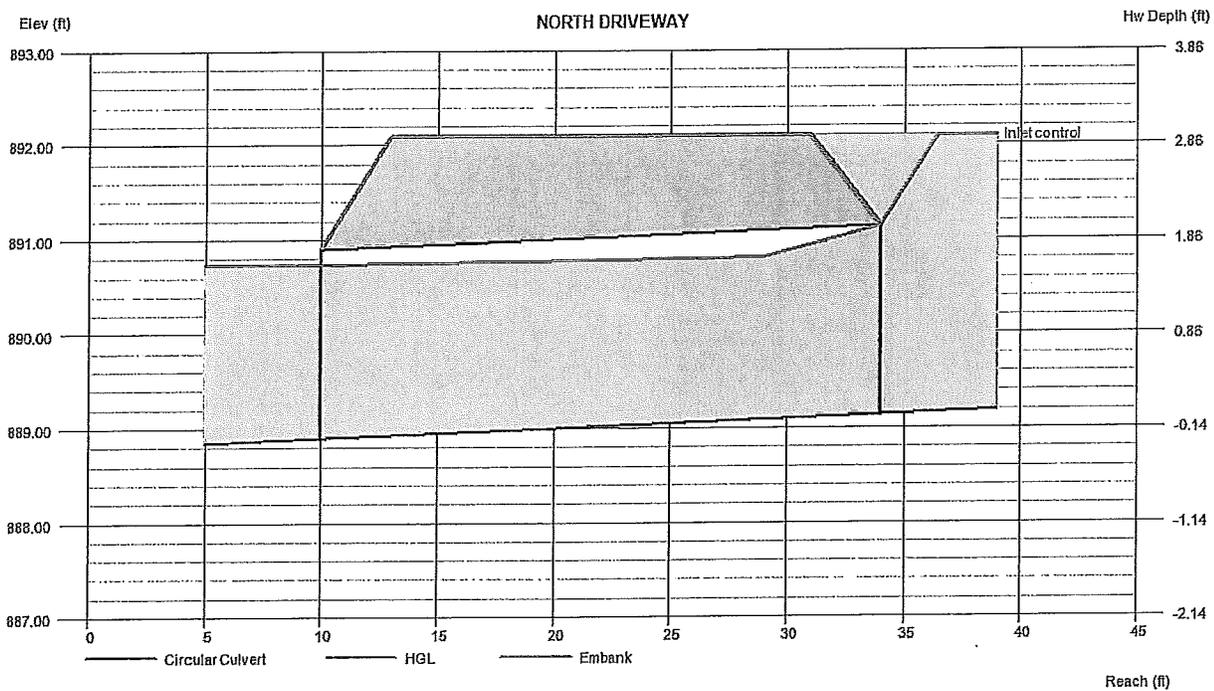
Top Elevation (ft)	=	892.10
Top Width (ft)	=	18.00
Crest Width (ft)	=	40.00

### Calculations

Qmin (cfs)	=	22.40
Qmax (cfs)	=	22.40
Tailwater Elev (ft)	=	(dc+D)/2

### Highlighted

Qtotal (cfs)	=	22.40
Qpipe (cfs)	=	22.26
Qovertop (cfs)	=	0.14
Veloc Dn (ft/s)	=	7.36
Veloc Up (ft/s)	=	7.88
HGL Dn (ft)	=	890.74
HGL Up (ft)	=	890.83
Hw Elev (ft)	=	892.10
Hw/D (ft)	=	1.48
Flow Regime	=	Inlet Control



# Culvert Report

## SOUTH DRIVEWAY

Invert Elev Dn (ft)	=	890.30
Pipe Length (ft)	=	24.00
Slope (%)	=	1.00
Invert Elev Up (ft)	=	890.54
Rise (in)	=	24.0
Shape	=	Circular
Span (in)	=	24.0
No. Barrels	=	1
n-Value	=	0.013
Culvert Type	=	Circular Concrete
Culvert Entrance	=	Groove end projecting (C)
Coeff. K,M,c,Y,k	=	0.0045, 2, 0.0317, 0.69, 0.2

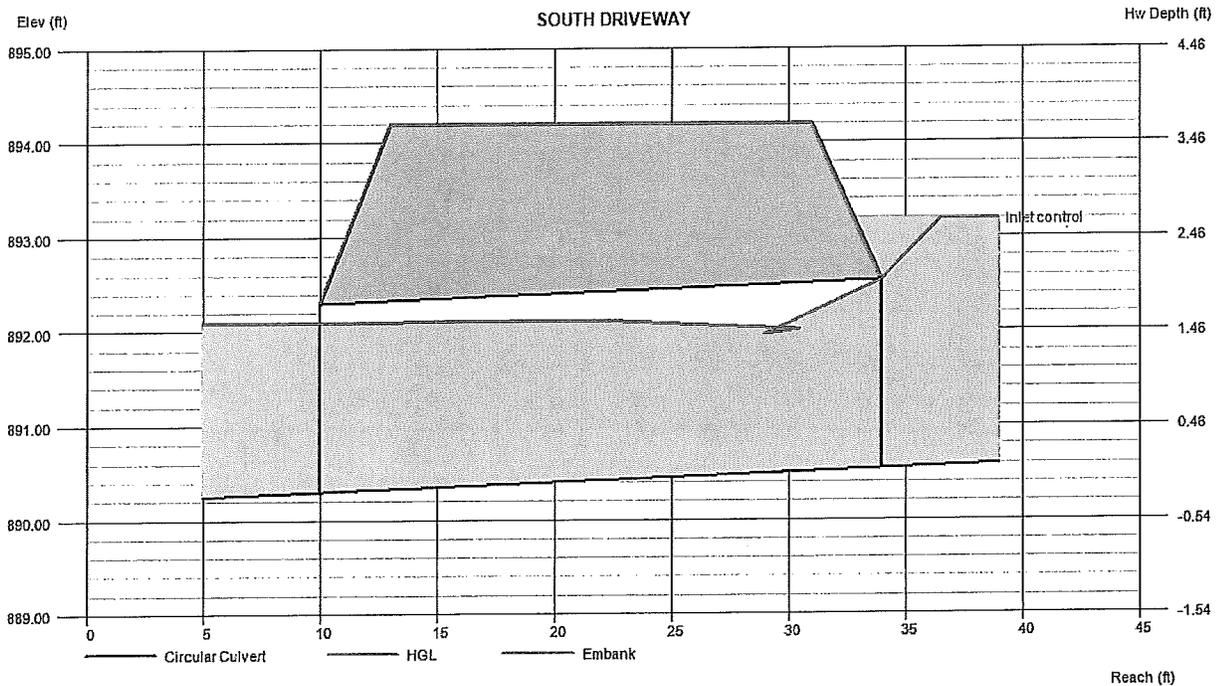
<b>Embankment</b>	
Top Elevation (ft)	= 894.20
Top Width (ft)	= 18.00
Crest Width (ft)	= 40.00

### Calculations

Qmin (cfs)	=	19.90
Qmax (cfs)	=	19.90
Tailwater Elev (ft)	=	(dc+D)/2

### Highlighted

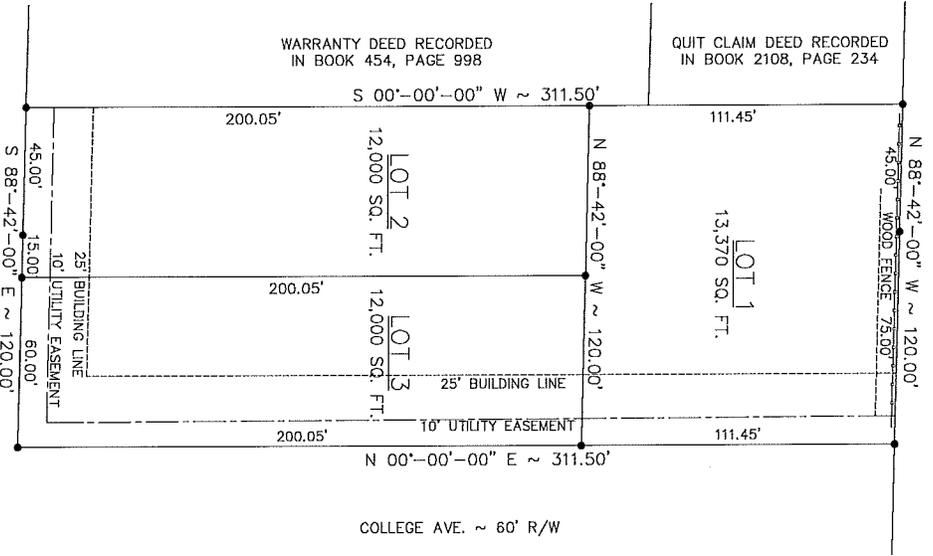
Qtotal (cfs)	=	19.90
Qpipe (cfs)	=	19.90
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	6.68
Veloc Up (ft/s)	=	7.36
HGL Dn (ft)	=	892.10
HGL Up (ft)	=	892.14
Hw Elev (ft)	=	893.18
Hw/D (ft)	=	1.32
Flow Regime	=	Inlet Control



PROPERTY SURVEY FOR  
 JAMES G. NICHOLS  
 LOTS 1, 2 & 3, ASHLAND CITY OF  
 ASHLAND, LOCATED IN THE SOUTHWEST QUARTER OF  
 SECTION 16, TOWNSHIP 48 NORTH, RANGE 24 WEST,  
 MOORE COUNTY, MISSOURI

ASHLAND CITY PARK  
 WARRANTY DEED RECORDED  
 IN BOOK 419, PAGE 1000

QUIT CLAIM DEED RECORDED  
 IN BOOK 2108, PAGE 234

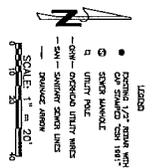


COLLEGE AVE. ~ 60' R/W

ASH ST. ~ 66' R/W

LIBRARY CERTIFY THAT I HAVE A COPY OF THE  
 ABOVE DESCRIBED TRACT OF LAND AS SHOWN ON  
 THIS PLAN AND THAT THE SAME IS IN ACCORDANCE  
 WITH THE CURRENT MISSOURI MINUTAL STANDARDS  
 FOR PROPERTY SURVEYING SERVICES

C. STEPHEN HEYING, M.S. # 1991



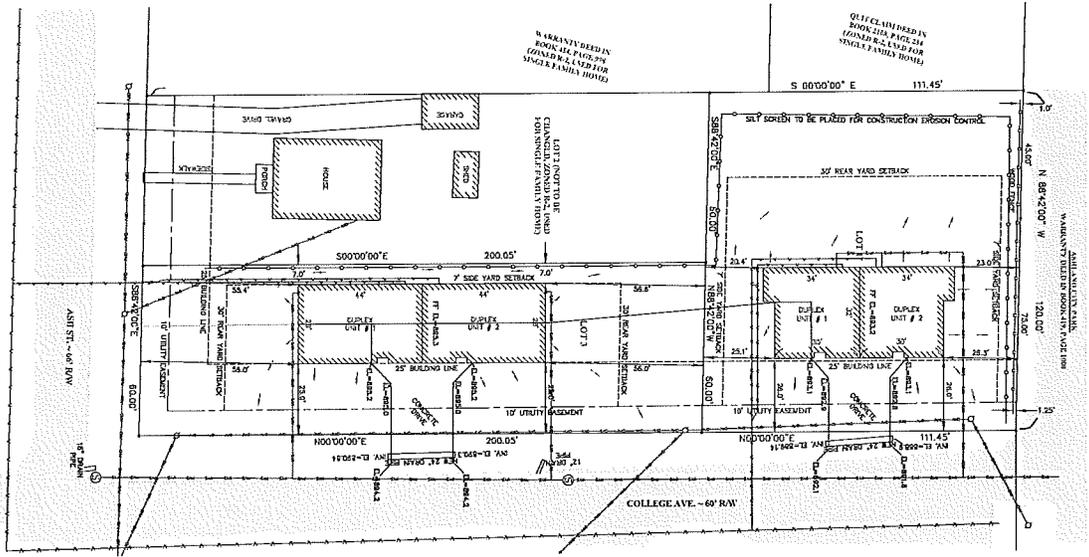
ADDITIONAL NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

C. STEPHEN HEYING  
 SURVEYING  
 1202 N. MADISON ST.  
 COLUMBIA, MO 65203  
 (314) 442-3485

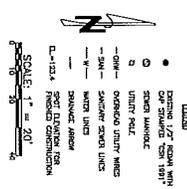
**SITE PLAN**  
**TWO DUPLEXES FOR**  
**JAMES G. NICHOLS**  
 N. COLLEGE AVE.  
 ASHLAND, MO 65010

COVER SHEET  
 JOB NUMBER: 14-0125-C2  
 DATE: MAR 5, 2010  
 DRAWN BY: KMA

**1 OF 5**



- NOTES
- 1) THE NEW GRASS BEES SHOWN ON THIS SITE PLAN WILL BE PLACED IN THE BOTTOM OF THE EXISTING DITCH THAT EXTENDS ALONG THE EAST SIDE OF LOTS 1 AND 3 AS PER THE SPECIFICATIONS IN THE ESTABLISHED CALCULATIONS.
  - 2) HOUSE ELEVATIONS WILL BE AT LEAST ONE FOOT ABOVE THE EDGE OF STREET ELEVATION AT THE SOUTHEAST CORNER OF EACH LOT.
  - 3) THIS SITE PLAN CALLS FOR NO RETAINING WALLS AND NO SIGNS TO BE BUILT ON THIS PROPERTY.
  - 4) THE PROPERTY OWNER DOES NOT PLAN TO ADD NEW LANDSCAPING MATERIALS. SO NONE ARE SHOWN ON THIS SITE PLAN. THERE ARE ALSO NO PLANNED OUTDOOR SCREENS OR TRASH ENCLOSURES.
  - 5) AS PER AN AGREEMENT BETWEEN MR. NICHOLS AND THE ASHLAND CITY GOVERNMENT, NO SIDEWALKS WILL BE CONSTRUCTED UNTIL THE RECONSTRUCTION OF PCH STREET HAS BEEN COMPLETED. THEREFORE, RECONSTRUCTIONS ARE SHOWN ON THE PRESENT PLAN, BUT THEY WILL BE ADDED LATER.
  - 6) WHEREAS EACH UNIT OF EACH DUPLEX BUILDING REPRESENTS THE SINGLE FAMILY HOUSE ON A SINGLE FAMILY LOT, THEREFORE, THE TRAFFIC COUNT FOR EACH UNIT EQUALS THAT OF A SINGLE FAMILY HOUSE ON A SINGLE FAMILY LOT. THEREFORE, THE TRAFFIC COUNT FOR THIS PROPERTY WILL BE INCREASED IN TRAFFIC ON COLLEGE AVENUE OR ASH STREET.



LEGEND

- DUPLEX LOT
- STONE WALL/RETAINMENT
- UTILITY POLE
- OPENED UTILITY HOLE
- SINK
- SINKER
- SINKER COVER
- SINKER COVER WITH RINGS
- SINKER COVER WITH RINGS
- SINKER COVER WITH RINGS

SCALE: 1" = 20'

DATE: MAY 5, 2015

JOB NUMBER: 14-0425-02

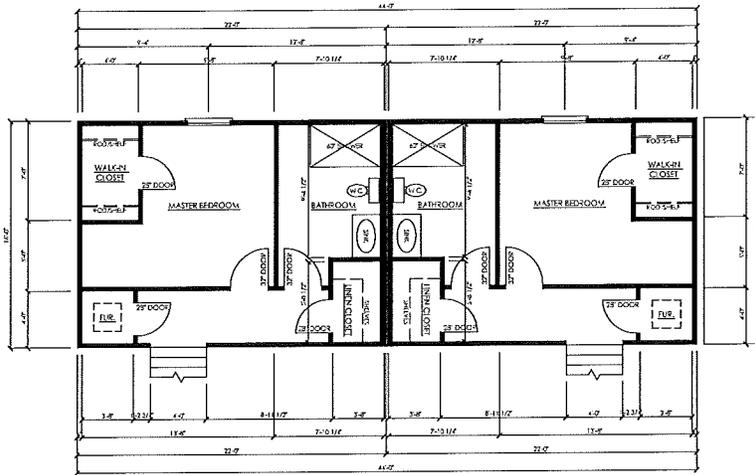
DRAWN BY: KDM

**SITE PLAN  
TWO DUPLEXES FOR  
JAMES G. NICHOLS**

N. COLLEGE AVE.  
ASHLAND, MO 65010

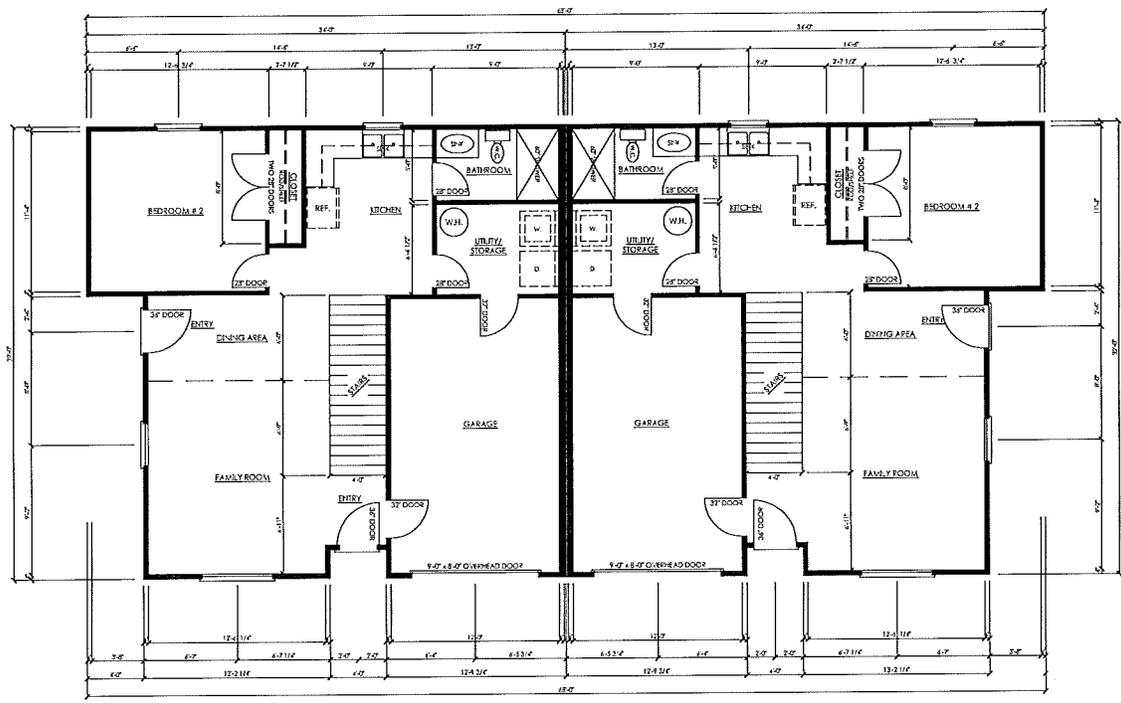
C. STEPHEN HEYING  
SURVEYING  
1202 N. MADISON ST.  
COLUMBIA, MO 65203  
(573) 442-3445

C:\STEPHEN HEYING\MOBILE\71411



FLOOR PLAN - SECOND FLOOR - UNIT #1  
SCALE: 1/4" = 1'-0"

FLOOR PLAN - SECOND FLOOR - UNIT #2  
SCALE: 1/4" = 1'-0"



FLOOR PLAN - FIRST FLOOR - UNIT #1  
SCALE: 1/4" = 1'-0"

FLOOR PLAN - FIRST FLOOR - UNIT #2  
SCALE: 1/4" = 1'-0"

THE FLOOR PLAN DRAWINGS ATTACHED WERE NOT PREPARED BY OR CHECKED BY A LICENSED ARCHITECT OR ENGINEER OR LAND SURVEYOR. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER.

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODES. 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND ALARM CODE. 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE. 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SWEET'S BOOK OF ARCHITECTURAL SYMBOLS AND NOTATION. 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SYMBOLS OF CONSTRUCTION CODE. 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SIGNAGE CODE. 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SAFETY CODE. 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SECURITY CODE. 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL VIDEO AND MASS MEDIA CODE. 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WIRE AND CABLE COMMUNICATIONS CODE. 11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WIRELESS TELECOMMUNICATIONS CODE. 12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WOOD PRESERVATION CODE. 13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ZONING CODE. 14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ACCESSIBILITY STANDARDS AND GUIDELINES. 15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING DEPARTMENT CODE. 16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING DEPARTMENT CODE. 17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING DEPARTMENT CODE. 18. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING DEPARTMENT CODE. 19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING DEPARTMENT CODE. 20. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING DEPARTMENT CODE.

**3 OF 5**

**FLOOR PLAN  
DUPLIX - LOT 1**

JOB NUMBER: 14-0425-02  
DATE: MAY 5, 2016  
DRAWN BY: KDN

**SITE PLAN  
TWO DUPLEXES FOR  
JAMES G. NICHOLS**  
N. COLLEGE AVE.  
ASHLAND, MO 65010



**C. STEPHEN HESTING**  
REGISTERED PROFESSIONAL ENGINEER  
1200 N. MAIN ST.  
COLLEGE SPRING, MO 65013  
(573) 442-3435

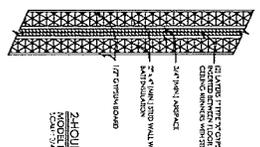
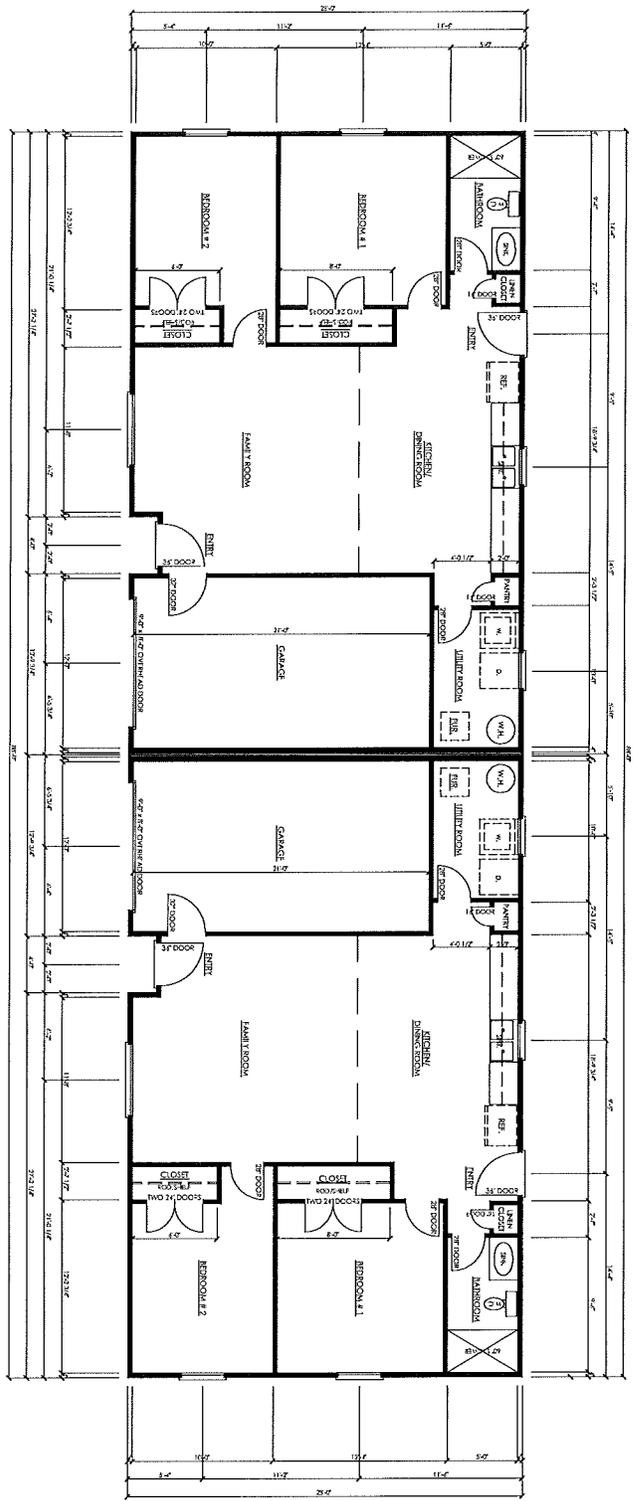
C. STEPHEN HEYTING  
 SURVEYING  
 1202 N. MADISON ST.  
 COLUMBIA, MO 65203  
 (314) 442-3485



**SITE PLAN**  
**TWO DUPLEXES FOR**  
**JAMES G. NICHOLS**  
 N. COLLEGE AVE.  
 ASHLAND, MO 65010

**FLOOR PLAN**  
**DUPLEX - LOT 3**  
 JOB NUMBER: 14-0425-02  
 DATE: MAY 5, 2016  
 DRAWN BY: RDM

THE FLOOR PLAN DRAWINGS AND NOTES ARE NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF SURVEYOR C. STEPHEN HEYTING. THIS PLAN IS THE PROPERTY OF SURVEYOR C. STEPHEN HEYTING AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SURVEYOR C. STEPHEN HEYTING.



2-HOUR SEPARATION FIRE WALL  
 MODIFIED JOINT DETAILS

1/2" GYPSUM BOARD  
 2" X 4" STUD WALL WITH  
 GYPSUM BOARD  
 1/2" GYPSUM BOARD  
 2" X 4" STUD WALL WITH  
 GYPSUM BOARD  
 1/2" GYPSUM BOARD

FLOOR PLAN - UNIT #1  
 SCALE: 1/8" = 1'-0"

FLOOR PLAN - UNIT #2  
 SCALE: 1/8" = 1'-0"





# REZONING Application

**SUBMITTAL INFORMATION** The undersigned hereby applies to the CITY OF ASHLAND, MISSOURI, For zoning review as outlined in Chapter 9, Section 9.440, Amendment of Regulations or Zoning District Map.

Physical Address: East end of Cobblestone Ct.

Parcel ID #: 24-508-00-16-008.0001 & 24-508-00-16-007.0001

Project Name: Southwest Apartments

Applicant Name (Please Print) Mike McCubbin / Conservation Home Builders LLC

Address: P.O. Box 681  
Ashland MO 65010

Phone #: 573-819-8427

Fax #: \_\_\_\_\_

E-Mail: nibbuccm@hotmail.com

Applicant's Signature: [Signature]  
CMB LLC

Date 4-11-16

Owner Name Same

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Fax #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

### REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

- Property survey
- Letter of Intent of Zoning Use or Building Use
- Names and addresses of all owners of record for all real property located within 185' of the property for which the change is requested.
- Advertising & Notification Charges: \$100 (you will be billed if advertising/notification costs are exceeded)
- Stormwater Calculations
- Traffic Study
- Other: \_\_\_\_\_
- Application Fee: \$200 (See page 3)

Staff Signature \_\_\_\_\_ Date: \_\_\_\_\_

<b>OFFICE USE ONLY</b>	Application:	_____	_____
	City Staff Review:	_____	_____
	Planning & Zoning:	_____	_____
	Board of Aldermen 1st Reading:	_____	_____
	Board of Aldermen 2nd Reading:	_____	_____
	Final Revisions / As-Built Received:	_____	_____

**CROCKETT**  
**ENGINEERING CONSULTANTS**  
2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292

April 11, 2016

Lyn Woolford  
City Administrator  
City of Ashland  
109 East Broadway  
Ashland, MO 65010

Re: Rezoning of Lots 7 and 8 of Southwoods Commercial Park, Plat 1

Dear Mr. Woolford:

On behalf of Mike McCubbin and Conservation Home Builders, LLC, I would like to take this opportunity to request the rezoning of Lots 7 and 8 of Southwoods Commercial Park, Plat 1. The existing zoning of the subject lot is City I-L (Light Industrial). The requested zoning for the lots is City R-3 PRD.

It is the desire of my client to develop the property in accordance with the submitted general site layout for the property. This would include up to 42 attached dwelling units in a combination of varying buildings. All parking for the development would be on-site and would be private.

The development of this site would require storm water detention and would generally be provided per the attached layout. The final detention design would accompany the final design plans should the City approve this requested zoning change.

The traffic situation from the proposed development could possibly be less intensive than the existing zoning light industrial zoning. The streets in which these lots are served by are improved City streets and therefore have the capacity to serve the proposed development. No formal traffic study is being proposed for this zoning change given the above.

Included with this submittal please find the application, a copy of the final plat that created the lots in 2003, the names of all property owners within 185 feet of the subject lots, the advertising and notification fee of \$100, and the application fee of \$200.

Please review the attached information and should you have any questions or comments please feel free to contact me.

Sincerely,

Crocket Engineering Consultants

A handwritten signature in black ink, appearing to read "Tim Crockett". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Tim Crockett, PE

**BOTTOM LINE INVESTMENTS, INC.**

**PO BOX 285**

**ASHLAND, MISSOURI 65010**

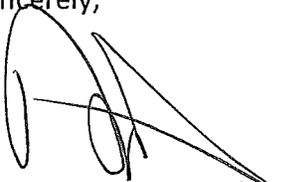
February 6, 2016

City of Ashland Planning and Zoning:

I am aware of and approve of **Mike McCubbin** pursuing a conditional use permit for **Lot's 7 & 8** in

**Southwoods Commercial Park.**

Sincerely,



Darryl Woods, President

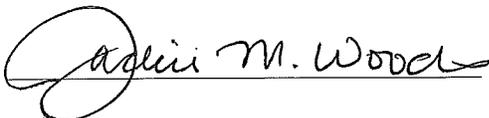
NOTARY PUBLIC

STATE OF: MISSOURI

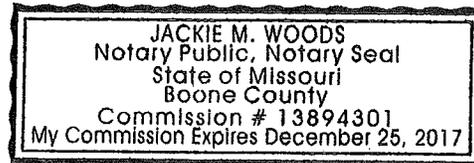
COUNTY OF: BOONE

On this day Darryl Woods, President, of Bottom Line Investments, Inc., personally appeared before me and based on satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged to me with the executing of his signature to the statement above, to be the person acted and executing this instrument.

Subscribed and sworn before me this 1st day of March, 2016.



Jackie M. Woods, Notary Public #13894301



My Commission expires December 25, 2017

**BOTTOM LINE INVESTMENTS**

**PO Box 285**

**Ashland, Missouri 65010**

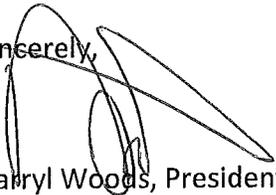
**dwoods@woodsmech.com**

April 20, 2016

City of Ashland Planning & Zoning Commission

I am aware of and approve of discussions being held by **Mr. Mike McCubbin**, for the pursuance of a re-zoning and planned development, after completion of his contracted purchase, May 5<sup>th</sup>, 2016, on my Lot's 7 & 8 in Southwoods Commercial Park.

Sincerely,

  
Darryl Woods, President

Notary Public

STATE OF MISSOURI

COUNTY OF BOONE

On this day Darryl Woods, President, of Bottom Line Investments, Inc., personally appeared before me and based on satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged to me with the executing of his signature to the statement above, is the person executing this document.

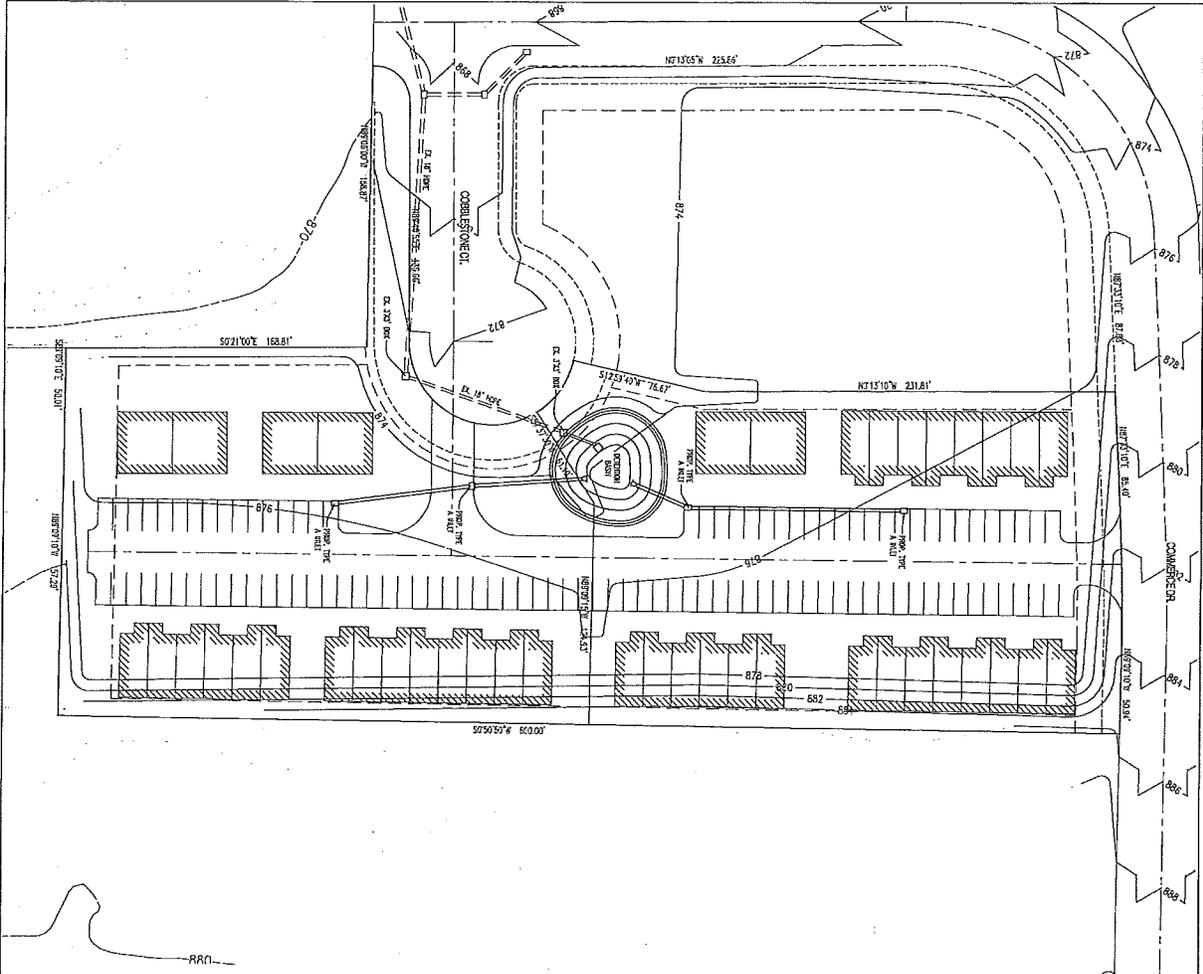
Subscribed and sworn to me on this 20<sup>th</sup> day of April, 2016.

  
Shelley Ann Martin  
Notary Public

April 28 2018  
My commission expires:

**SHELLEY ANN MARTIN**  
Notary Public - Notary Seal  
State of Missouri  
County of Boone  
My Commission Expires April 28, 2018  
Commission #14421528





SHEET DE X	PROJECTING ARCHITECTS	DRAWN AND CHECKED TDC	DESIGNER TDC	ENGINEER TDC	OWNER CONCRETE REBARBERS PARKING ASHLAND, MISSOURI	SITE DESIGNER <b>CROCKETT</b> 100 NORTH 12 STREET ASHLAND, MISSOURI 64002 www.crockettdesign.com Created by AutoCAD 2004, Inc. Plot Date: 04/14/04	PRELIMINARY APPROXIMATE	REVISIONS NO. DATE 1 04/14/04
<b>SOUTHWEST APARTMENTS</b> LOCATED IN SECTION 15, TOWNSHIP 46 NORTH, RANGE 12 WEST ASHLAND, BOONE COUNTY, MISSOURI								



# REZONING Application

**SUBMITTAL INFORMATION** The undersigned hereby applies to the CITY OF ASHLAND, MISSOURI, For zoning review as outlined in Chapter 9, Section 9.440, Amendment of Regulations or Zoning District Map.

Physical Address: 7210 E. Route H & 10300 S Hardwick Portion of

Parcel ID #: 21-900-25-00-002.0001 & 21-900-00-00-013.0001 Portion of

Project Name: Ponderosa Commerce

Applicant Name (Please Print) Hummingbird Properties LLC/ Jason Kemna

Address: 5875 W. Van Horn Tower Rd. Columbia MO 65203

Phone #: 573-447-5902

Fax #: \_\_\_\_\_

E-Mail: jkemna@tpgj.us

Applicant's Signature:

Date: 11 April 2016

Owner Name: Same

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Fax #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

### REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

- Property survey
- Letter of Intent of Zoning Use or Building Use
- Names and addresses of all owners of record for all real property located within 185' of the property for which the change is requested.
- Advertising & Notification Charges: \$100 *(you will be billed if advertising/notification costs are exceeded)*
- Stormwater Calculations
- Traffic Study
- Other: \_\_\_\_\_
- Application Fee: \$300 (See page 3)

Staff Signature \_\_\_\_\_ Date: \_\_\_\_\_

<b>OFFICE USE ONLY</b>	Application:	_____	_____
	City Staff Review:	_____	_____
	Planning & Zoning:	_____	_____
	Board of Aldermen 1st Reading:	_____	_____
	Board of Aldermen 2nd Reading:	_____	_____
	Final Revisions / As-Built Received:	_____	_____



# SUBDIVISION PLAT Application

**SUBMITTAL INFORMATION** The undersigned hereby applies to the CITY OF ASHLAND, MISSOURI, For development review as outline in Chapter 11, Subdivision Regulations, Section 11.150 Procedure.

Physical Address: 10300 S. Hardwick LN

Parcel ID #: 21-900-00-00-013.0001, 21-900-25-00-003.0001, 21-900-00-00-011.0001  
21-900-00-00-012.0001

Project Name: Ponderosa Commerce

Applicant Name (Please Print) Hummingbird Properties LLC

Address: 5875 W. Van Horn Tavern Phone #: \_\_\_\_\_  
Columbia MO 65203 Fax #: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Applicant's Signature: [Signature] Date 11 April 2016

### REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

- Is this a Major Plat  or a Minor Plat \_\_\_\_\_?
- Property survey
- Letter of Intent for Zoning Use or Building Use
- Soil Survey
- Stormwater Calculations
- Traffic Study
- Preliminary or Final Plat
  - A. Preliminary plats requires (5) 18" x 24" or (5) 24" x 36" signed and sealed copies for the Planning & Zoning Commission and Board of Aldermen review. A reduced 11" x 17" copy and a PDF disc are also required.
  - B. Final plats require an executed mylar, (5) 18" x 24" or (5) 24" x 36" signed and sealed copies For the Planning & Zoning Commission and Board of Aldermen review. A reduced 11" x 17" copy and a PDF disc are also required.

Other: \_\_\_\_\_

Application Fee: \$100 (See page 3)

Staff Signature \_\_\_\_\_ Date \_\_\_\_\_

<b>OFFICE USE ONLY</b>	Application:	_____	_____
	City Staff Review:	_____	_____
	Planning & Zoning:	_____	_____
	Board of Aldermen 1st Reading:	_____	_____
	Board of Aldermen 2nd Reading:	_____	_____
	Final Revisions / As-Built Received:	_____	_____

**CROCKETT**  
ENGINEERING CONSULTANTS  
2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292

April 11, 2016

Lyn Woolford  
City Administrator  
City of Ashland  
109 East Broadway  
Ashland, MO 65010

Re: Preliminary Plat of Ponderosa Commerce Park, Annexation Petition, and  
Rezoning Request

Dear Mr. Woolford:

On behalf of Hummingbird Properties, LLC, I would like to take this opportunity to submit a preliminary plat for the proposed Ponderosa Commerce Park located off of Route H next to the airport. Along with the preliminary plat we would like to submit an application for annexation and zoning for a small tract of land that is currently owned by the applicant and would be a part of the overall development. Lastly, we are also asking for some rezoning of the existing tracts as well. This rezoning is more of a realignment of the zonings to coincide with the overall development.

Included with this submittal please find the applications, a copy of the boundary survey, the names of all property owners within 185 feet of the subject tract, the advertising and notification fees for the various requests.

Given that this is a preliminary plat for a planned district, any traffic study would be deferred until such time as an individual site plan was submitted. At that time a better assessment could be formulated as to whether or not a full traffic impact study would be needed.

Please review the attached information and should you have any questions or comments please feel free to contact me.

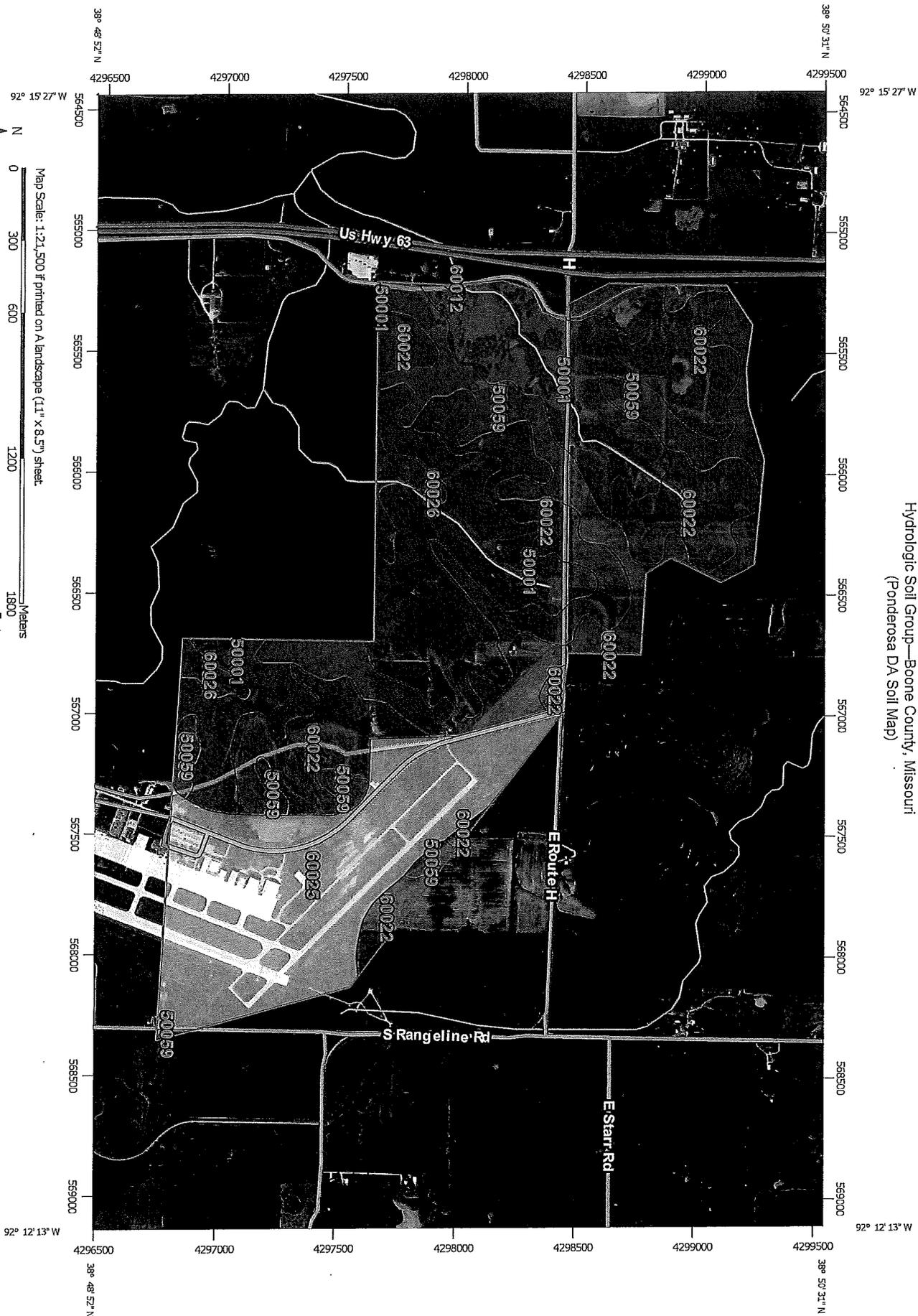
Sincerely,

Crocket Engineering Consultants

A handwritten signature in black ink, appearing to read "Tim Crockett". The signature is written in a cursive style with a prominent initial "T" and a long horizontal stroke at the end.

Tim Crockett, PE

Hydrologic Soil Group—Boone County, Missouri  
(Ponderosa DA Soil Map)



Map Scale: 1:21,500 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

## MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		C	
Soils		Soils		C/D	
Soil Rating Polygons		Soil Rating Polygons		D	
				Not rated or not available	
				A/D	
				B	
				B/D	
				C	
				C/D	
				D	
				Not rated or not available	
Soil Rating Lines		Soil Rating Lines		A	
				A/D	
				B	
				B/D	
				C	
				C/D	
				D	
				Not rated or not available	
Soil Rating Points		Soil Rating Points		A	
				A/D	
				B	
				B/D	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000. Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilssurvey.nrcs.usda.gov>  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Boone County, Missouri  
Survey Area Data: Version 19, Sep 10, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 5, 2011—Aug 25, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Boone County, Missouri (MO019)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
50001	Armstrong loam, 5 to 9 percent slopes, eroded	C/D	302.0	29.4%
50059	Mexico silt loam, 1 to 4 percent slopes, eroded	D	207.0	20.2%
60012	Bardley-Clinkenbeard complex, 20 to 45 percent slopes, very stony	D	0.5	0.0%
60022	Leonard silt loam, 2 to 5 percent slopes, eroded	C/D	247.0	24.1%
60025	Urban land-Harvester complex, 2 to 9 percent slopes		247.0	24.1%
60026	Weller silt loam, bench, 2 to 5 percent slopes	D	22.1	2.2%
<b>Totals for Area of Interest</b>			<b>1,025.6</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

DESCRIPTION FOR PONDEROSA COMMERCE ANNEXATION – API ZONING  
FOR HUMMINGBIRD PROPERTIES, LLC.  
JOB #150518

APRIL 11, 2016

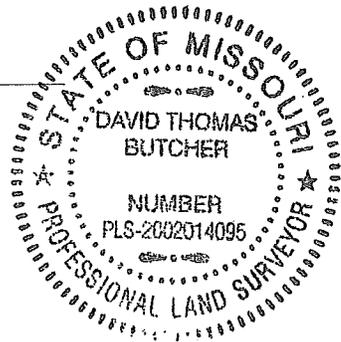
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 47 NORTH, RANGE 12 WEST, ASHLAND, BOONE COUNTY, MISSOURI AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4537, PAGE 36 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25 AND WITH THE WEST LINE THEREOF, S 1°11'20"W, 140.63 FEET TO SOUTH LINE OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 366, PAGE 29 AND THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING THE WEST LINE OF SAID SECTION 25, AND WITH THE SOUTH LINE OF SAID TRACT 1, S 44°43'05"E. 290.78 FEET; THENCE LEAVING SAID SOUTH LINE, S 1°11'20"W, 697.67 FEET; THENCE N 88°48'40"W, 208.84 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE WITH SAID WEST LINE, N 1°11'20"E, 900.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.83 ACRES.

  
\_\_\_\_\_  
DAVID T. BUTCHER, PLS-2002014095

4/11/2016  
DATE



DESCRIPTION FOR PONDEROSA COMMERCE REZONING - API  
FOR HUMMINGBIRD PROPERTIES, LLC.  
JOB #150518

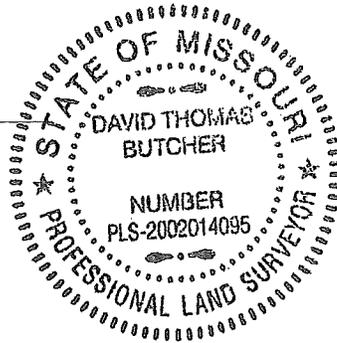
APRIL 11, 2016

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 12 WEST, ASHLAND, BOONE COUNTY, MISSOURI AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4537, PAGE 36 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST RIGHT-OF-WAY OF HARDWICK LANE ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE LEAVING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARDWICK LANE, 303.43 FEET ALONG A 5238.80-FOOT RADIUS, NON-TANGENT, CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 7°51'15"E, 303.39 FEET; THENCE N 9°30'45"E, 74.10 FEET; THENCE 477.39 FEET ALONG A 1462.70-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 0°09'45"E, 475.27 FEET; THENCE N 9°11'15"W, 238.21 FEET; THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID HARDWICK LANE, N 80°48'45"E, 206.71 FEET; THENCE N 56°04'40"E, 1484.50 FEET; THENCE N 78°37'15"E, 255.32 FEET; THENCE N 0°20'35"E, 523.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY H; THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY H, S 89°39'25"E, 471.27 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY H AND WITH THE EAST LINE OF SAID NORTHWEST QUARTER, S 1°01'30"W, 2541.89 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE LEAVING SAID EAST LINE AND WITH SAID SOUTH LINE, N 89°19'00"W, 2132.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 85.78 ACRES.

  
\_\_\_\_\_  
DAVID T. BUTCHER, PLS-2002014095

4/11/2016  
DATE

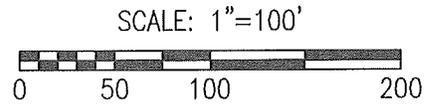
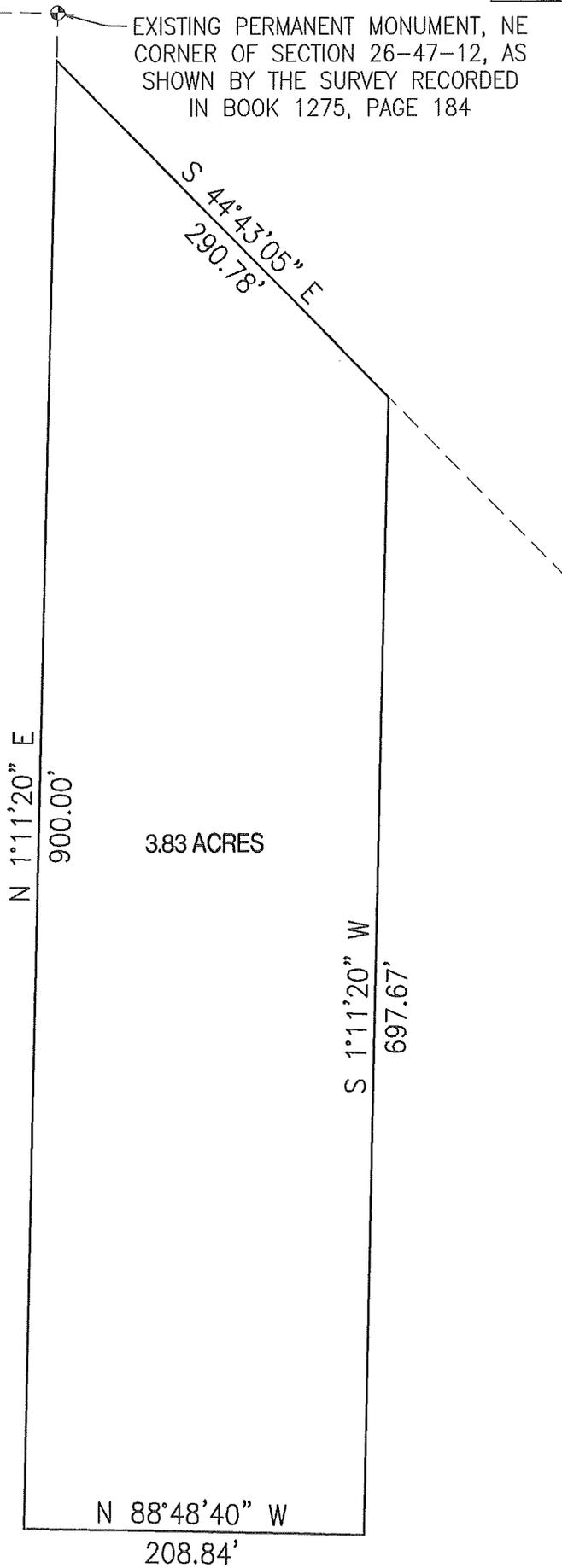


# PONDEROSA COMMERCE

REZONING EXHIBIT

APRIL 11, 2016

EXISTING PERMANENT MONUMENT, NE  
CORNER OF SECTION 26-47-12, AS  
SHOWN BY THE SURVEY RECORDED  
IN BOOK 1275, PAGE 184



PREPARED BY:

**CROCKETT**

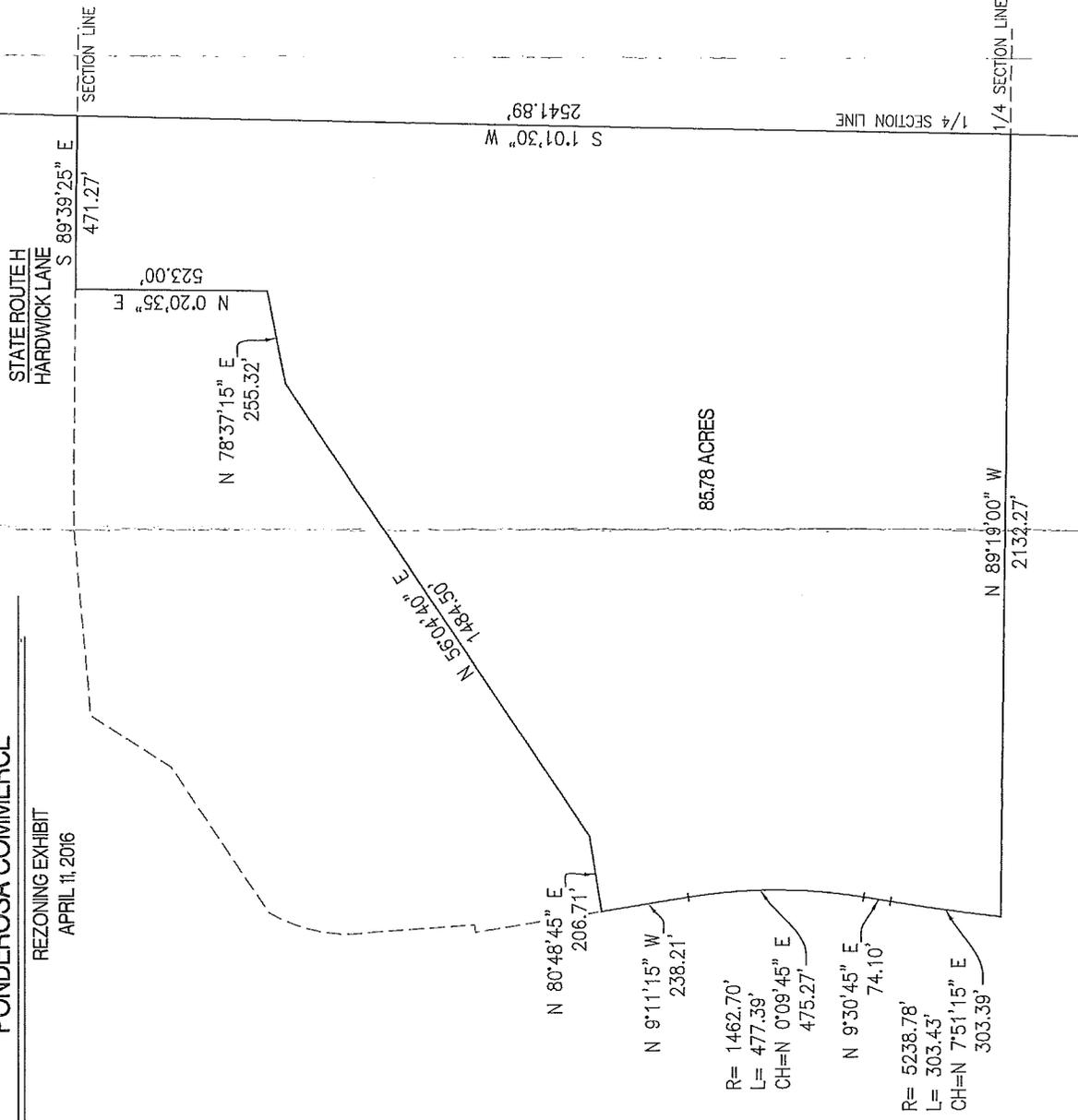
ENGINEERING CONSULTANTS

2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292

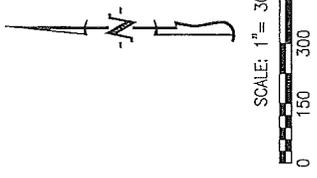
[www.crockettengineering.com](http://www.crockettengineering.com)

# PONDEROSA COMMERCE

REZONING EXHIBIT  
APRIL 11, 2016



86.78 ACRES

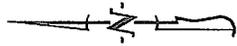
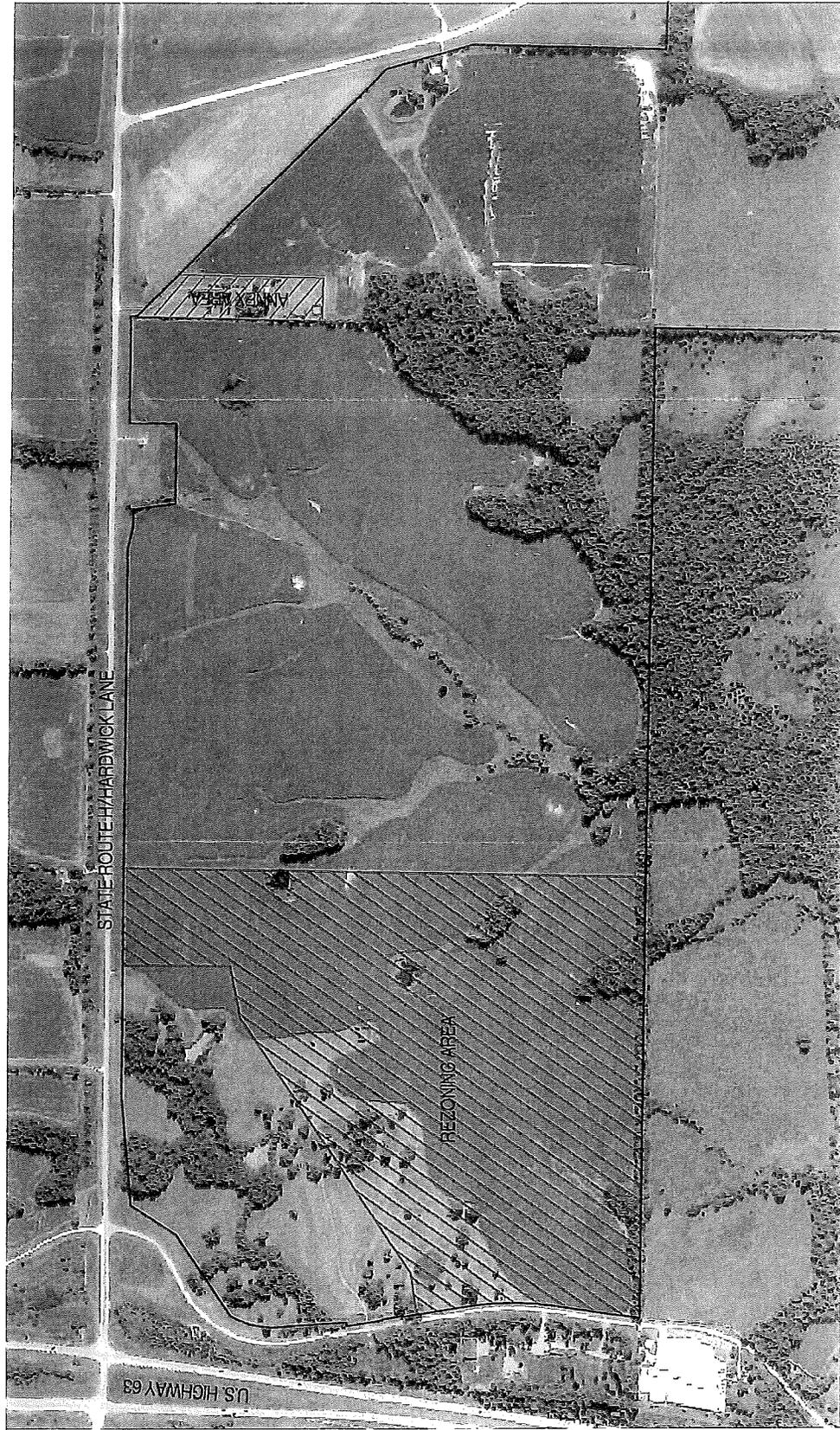


PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
2408 North Stadium Boulevard  
Columbia, Missouri 65202  
(314) 447-0292  
www.crockettingeering.com

**PONDEROSA COMMERCE**

REZONING & ANNEXATION EXHIBIT

APRIL 11, 2016



PREPARED BY:  
**CRACKETT**  
ENGINEERING CONSULTANTS  
2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(314) 447-0282  
[www.crockettingeering.com](http://www.crockettingeering.com)

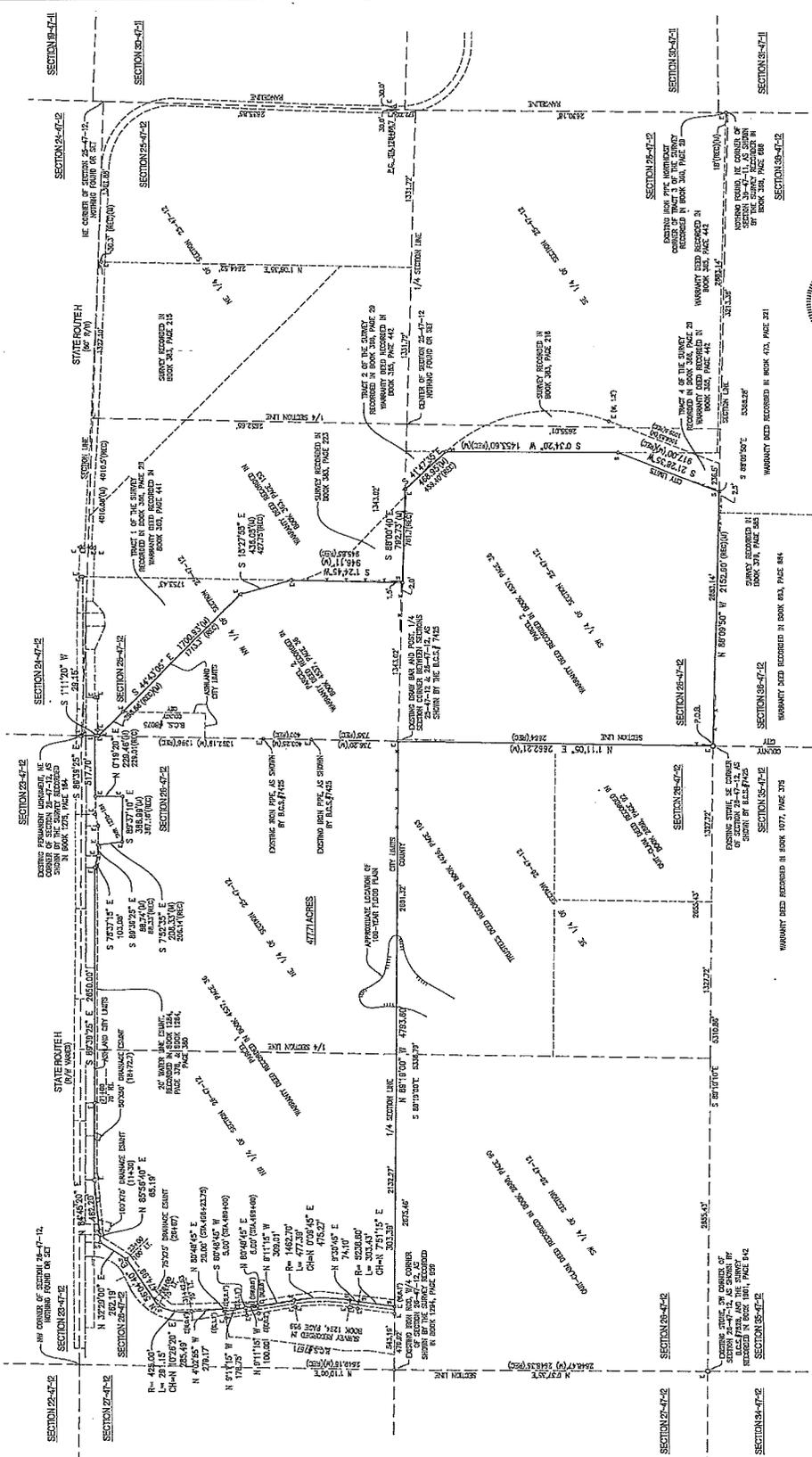


SURVEY FOR

**HUMMINGBIRD PROPERTIES, LLC.**

LOCATED IN THE NORTH HALF OF SECTION 28 AND THE WEST HALF OF SECTION 25, TOWNSHIP 47 NORTH, RANGE 11 WEST, ASHLAND, BOONE COUNTY, MISSOURI  
MARCH 13, 2018

THIS SURVEY WAS MADE BY THE SURVEY COMPANY, MISSOURI, UNDER THE SUPERVISION OF THE SURVEYOR, MISSOURI.



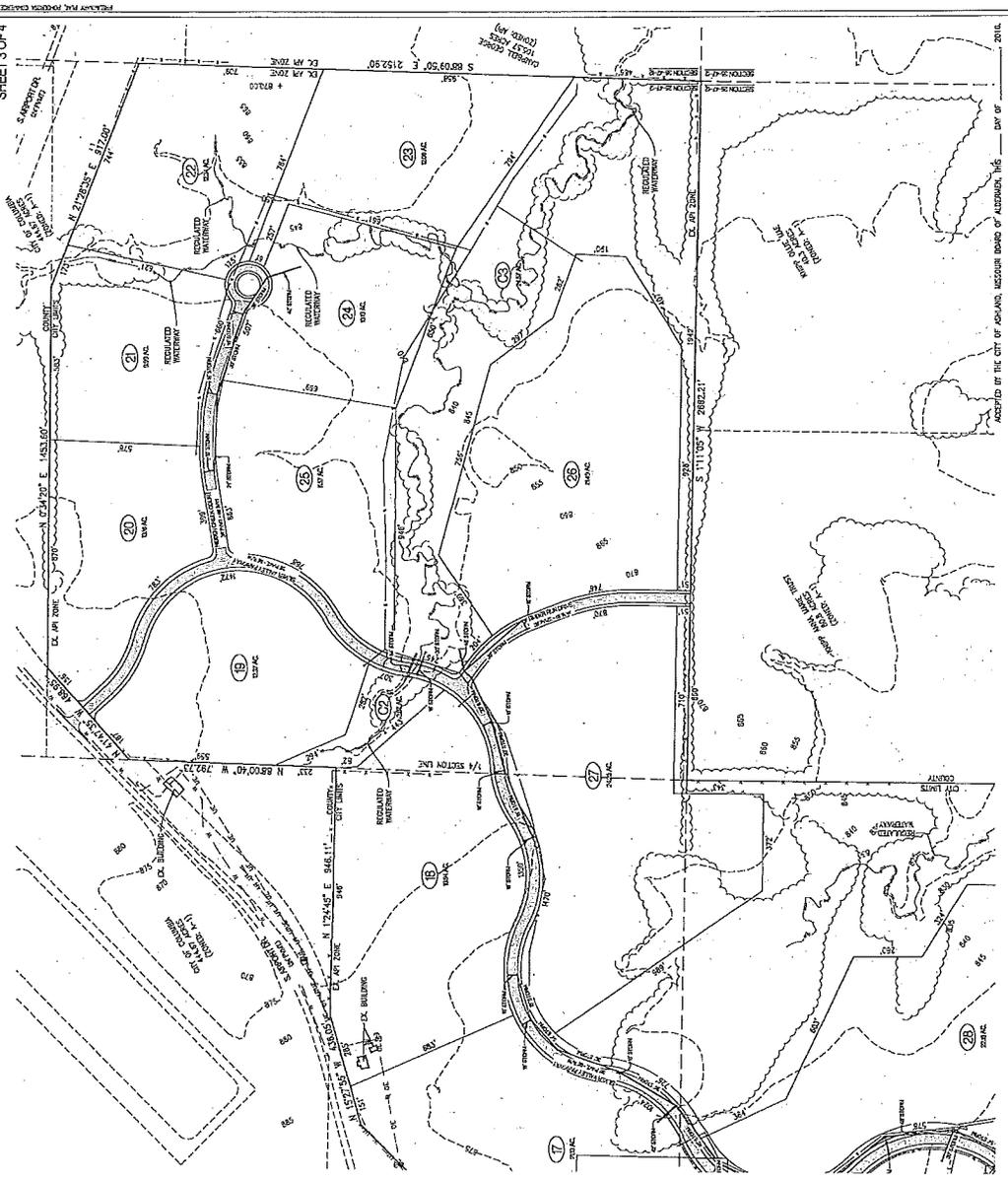
*David T. Winters*  
DAVID T. WINTERS, PLS-25010/03  
DATE

- LEGEND:**
- ( ) EXISTING
  - ( ) 1/2" HIGH PIPE
  - ( ) UNLINED METAL OBSTRUCTION
  - ( ) PRELIMINARY ALIGNMENT
  - ( ) RECORDED SERVICE
  - ( ) 8" BENCH-SURVEY MARKER
  - ( ) POINT OF BEGINNING

- NOTES:**
1. A PORTION OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP, PAGE 10, SUPERSEDED, WHICH PAGES 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
  2. PROPERTY AS SHOWN BY MISSOURI STATE DEPT GEOLOGICAL SURVEY, COUNTY MAP NO. 130642, DATED SEPTEMBER 20, 2013, & FILE NO. 142672, DATED MAY 4, 2014.
  3. RECORD THIS INFORMATION WAS PROVIDED BY GOOGLE-EARTH, THE COMPANY, FILE NO. 130642, DATED SEPTEMBER 20, 2013, & FILE NO. 142672, DATED MAY 4, 2014.







PRELIMINARY PLAN  
FOR  
**PONDEROSA COMMERCE PARK**  
A TRACT LOCATED IN SECTION 08, TOWNSHIP 21 NORTH, RANGE 07 WEST,  
AND SECTION 09, TOWNSHIP 21 NORTH, RANGE 2 WEST,  
ASHLAND, BOONE COUNTY, MISSOURI

NOTES:  
1. THIS PLAN SHALL BE SUPERSEDED BY ANY OTHER PLAN.  
2. ALL TRACTS SHOWN ON THIS PLAN SHALL BE SUBJECT TO THE RIGHTS OF THE CITY OF ASHLAND, MISSOURI, AND THE STATE OF MISSOURI.  
3. THE CITY OF ASHLAND, MISSOURI, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY ZONING ORDINANCES.  
4. THE CITY OF ASHLAND, MISSOURI, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE STATE ZONING ORDINANCES.  
5. THE CITY OF ASHLAND, MISSOURI, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE FEDERAL ZONING ORDINANCES.  
6. THE CITY OF ASHLAND, MISSOURI, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE LOCAL ZONING ORDINANCES.  
7. THE CITY OF ASHLAND, MISSOURI, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE COUNTY ZONING ORDINANCES.  
8. THE CITY OF ASHLAND, MISSOURI, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE DISTRICT ZONING ORDINANCES.  
9. THE CITY OF ASHLAND, MISSOURI, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE NEIGHBORHOOD ZONING ORDINANCES.  
10. THE CITY OF ASHLAND, MISSOURI, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE ADJACENT JURISDICTIONS.

- LEGEND:**
- 10' WIDE CONCRETED DRIVEWAY
  - 15' WIDE CONCRETED DRIVEWAY
  - 20' WIDE CONCRETED DRIVEWAY
  - 25' WIDE CONCRETED DRIVEWAY
  - 30' WIDE CONCRETED DRIVEWAY
  - 35' WIDE CONCRETED DRIVEWAY
  - 40' WIDE CONCRETED DRIVEWAY
  - 45' WIDE CONCRETED DRIVEWAY
  - 50' WIDE CONCRETED DRIVEWAY
  - 55' WIDE CONCRETED DRIVEWAY
  - 60' WIDE CONCRETED DRIVEWAY
  - 65' WIDE CONCRETED DRIVEWAY
  - 70' WIDE CONCRETED DRIVEWAY
  - 75' WIDE CONCRETED DRIVEWAY
  - 80' WIDE CONCRETED DRIVEWAY
  - 85' WIDE CONCRETED DRIVEWAY
  - 90' WIDE CONCRETED DRIVEWAY
  - 95' WIDE CONCRETED DRIVEWAY
  - 100' WIDE CONCRETED DRIVEWAY
  - 105' WIDE CONCRETED DRIVEWAY
  - 110' WIDE CONCRETED DRIVEWAY
  - 115' WIDE CONCRETED DRIVEWAY
  - 120' WIDE CONCRETED DRIVEWAY
  - 125' WIDE CONCRETED DRIVEWAY
  - 130' WIDE CONCRETED DRIVEWAY
  - 135' WIDE CONCRETED DRIVEWAY
  - 140' WIDE CONCRETED DRIVEWAY
  - 145' WIDE CONCRETED DRIVEWAY
  - 150' WIDE CONCRETED DRIVEWAY
  - 155' WIDE CONCRETED DRIVEWAY
  - 160' WIDE CONCRETED DRIVEWAY
  - 165' WIDE CONCRETED DRIVEWAY
  - 170' WIDE CONCRETED DRIVEWAY
  - 175' WIDE CONCRETED DRIVEWAY
  - 180' WIDE CONCRETED DRIVEWAY
  - 185' WIDE CONCRETED DRIVEWAY
  - 190' WIDE CONCRETED DRIVEWAY
  - 195' WIDE CONCRETED DRIVEWAY
  - 200' WIDE CONCRETED DRIVEWAY
  - 205' WIDE CONCRETED DRIVEWAY
  - 210' WIDE CONCRETED DRIVEWAY
  - 215' WIDE CONCRETED DRIVEWAY
  - 220' WIDE CONCRETED DRIVEWAY
  - 225' WIDE CONCRETED DRIVEWAY
  - 230' WIDE CONCRETED DRIVEWAY
  - 235' WIDE CONCRETED DRIVEWAY
  - 240' WIDE CONCRETED DRIVEWAY
  - 245' WIDE CONCRETED DRIVEWAY
  - 250' WIDE CONCRETED DRIVEWAY
  - 255' WIDE CONCRETED DRIVEWAY
  - 260' WIDE CONCRETED DRIVEWAY
  - 265' WIDE CONCRETED DRIVEWAY
  - 270' WIDE CONCRETED DRIVEWAY
  - 275' WIDE CONCRETED DRIVEWAY
  - 280' WIDE CONCRETED DRIVEWAY
  - 285' WIDE CONCRETED DRIVEWAY
  - 290' WIDE CONCRETED DRIVEWAY
  - 295' WIDE CONCRETED DRIVEWAY
  - 300' WIDE CONCRETED DRIVEWAY
  - 305' WIDE CONCRETED DRIVEWAY
  - 310' WIDE CONCRETED DRIVEWAY
  - 315' WIDE CONCRETED DRIVEWAY
  - 320' WIDE CONCRETED DRIVEWAY
  - 325' WIDE CONCRETED DRIVEWAY
  - 330' WIDE CONCRETED DRIVEWAY
  - 335' WIDE CONCRETED DRIVEWAY
  - 340' WIDE CONCRETED DRIVEWAY
  - 345' WIDE CONCRETED DRIVEWAY
  - 350' WIDE CONCRETED DRIVEWAY
  - 355' WIDE CONCRETED DRIVEWAY
  - 360' WIDE CONCRETED DRIVEWAY
  - 365' WIDE CONCRETED DRIVEWAY
  - 370' WIDE CONCRETED DRIVEWAY
  - 375' WIDE CONCRETED DRIVEWAY
  - 380' WIDE CONCRETED DRIVEWAY
  - 385' WIDE CONCRETED DRIVEWAY
  - 390' WIDE CONCRETED DRIVEWAY
  - 395' WIDE CONCRETED DRIVEWAY
  - 400' WIDE CONCRETED DRIVEWAY
  - 405' WIDE CONCRETED DRIVEWAY
  - 410' WIDE CONCRETED DRIVEWAY
  - 415' WIDE CONCRETED DRIVEWAY
  - 420' WIDE CONCRETED DRIVEWAY
  - 425' WIDE CONCRETED DRIVEWAY
  - 430' WIDE CONCRETED DRIVEWAY
  - 435' WIDE CONCRETED DRIVEWAY
  - 440' WIDE CONCRETED DRIVEWAY
  - 445' WIDE CONCRETED DRIVEWAY
  - 450' WIDE CONCRETED DRIVEWAY
  - 455' WIDE CONCRETED DRIVEWAY
  - 460' WIDE CONCRETED DRIVEWAY
  - 465' WIDE CONCRETED DRIVEWAY
  - 470' WIDE CONCRETED DRIVEWAY
  - 475' WIDE CONCRETED DRIVEWAY
  - 480' WIDE CONCRETED DRIVEWAY
  - 485' WIDE CONCRETED DRIVEWAY
  - 490' WIDE CONCRETED DRIVEWAY
  - 495' WIDE CONCRETED DRIVEWAY
  - 500' WIDE CONCRETED DRIVEWAY
  - 505' WIDE CONCRETED DRIVEWAY
  - 510' WIDE CONCRETED DRIVEWAY
  - 515' WIDE CONCRETED DRIVEWAY
  - 520' WIDE CONCRETED DRIVEWAY
  - 525' WIDE CONCRETED DRIVEWAY
  - 530' WIDE CONCRETED DRIVEWAY
  - 535' WIDE CONCRETED DRIVEWAY
  - 540' WIDE CONCRETED DRIVEWAY
  - 545' WIDE CONCRETED DRIVEWAY
  - 550' WIDE CONCRETED DRIVEWAY
  - 555' WIDE CONCRETED DRIVEWAY
  - 560' WIDE CONCRETED DRIVEWAY
  - 565' WIDE CONCRETED DRIVEWAY
  - 570' WIDE CONCRETED DRIVEWAY
  - 575' WIDE CONCRETED DRIVEWAY
  - 580' WIDE CONCRETED DRIVEWAY
  - 585' WIDE CONCRETED DRIVEWAY
  - 590' WIDE CONCRETED DRIVEWAY
  - 595' WIDE CONCRETED DRIVEWAY
  - 600' WIDE CONCRETED DRIVEWAY
  - 605' WIDE CONCRETED DRIVEWAY
  - 610' WIDE CONCRETED DRIVEWAY
  - 615' WIDE CONCRETED DRIVEWAY
  - 620' WIDE CONCRETED DRIVEWAY
  - 625' WIDE CONCRETED DRIVEWAY
  - 630' WIDE CONCRETED DRIVEWAY
  - 635' WIDE CONCRETED DRIVEWAY
  - 640' WIDE CONCRETED DRIVEWAY
  - 645' WIDE CONCRETED DRIVEWAY
  - 650' WIDE CONCRETED DRIVEWAY
  - 655' WIDE CONCRETED DRIVEWAY
  - 660' WIDE CONCRETED DRIVEWAY
  - 665' WIDE CONCRETED DRIVEWAY
  - 670' WIDE CONCRETED DRIVEWAY
  - 675' WIDE CONCRETED DRIVEWAY
  - 680' WIDE CONCRETED DRIVEWAY
  - 685' WIDE CONCRETED DRIVEWAY
  - 690' WIDE CONCRETED DRIVEWAY
  - 695' WIDE CONCRETED DRIVEWAY
  - 700' WIDE CONCRETED DRIVEWAY
  - 705' WIDE CONCRETED DRIVEWAY
  - 710' WIDE CONCRETED DRIVEWAY
  - 715' WIDE CONCRETED DRIVEWAY
  - 720' WIDE CONCRETED DRIVEWAY
  - 725' WIDE CONCRETED DRIVEWAY
  - 730' WIDE CONCRETED DRIVEWAY
  - 735' WIDE CONCRETED DRIVEWAY
  - 740' WIDE CONCRETED DRIVEWAY
  - 745' WIDE CONCRETED DRIVEWAY
  - 750' WIDE CONCRETED DRIVEWAY
  - 755' WIDE CONCRETED DRIVEWAY
  - 760' WIDE CONCRETED DRIVEWAY
  - 765' WIDE CONCRETED DRIVEWAY
  - 770' WIDE CONCRETED DRIVEWAY
  - 775' WIDE CONCRETED DRIVEWAY
  - 780' WIDE CONCRETED DRIVEWAY
  - 785' WIDE CONCRETED DRIVEWAY
  - 790' WIDE CONCRETED DRIVEWAY
  - 795' WIDE CONCRETED DRIVEWAY
  - 800' WIDE CONCRETED DRIVEWAY
  - 805' WIDE CONCRETED DRIVEWAY
  - 810' WIDE CONCRETED DRIVEWAY
  - 815' WIDE CONCRETED DRIVEWAY
  - 820' WIDE CONCRETED DRIVEWAY
  - 825' WIDE CONCRETED DRIVEWAY
  - 830' WIDE CONCRETED DRIVEWAY
  - 835' WIDE CONCRETED DRIVEWAY
  - 840' WIDE CONCRETED DRIVEWAY
  - 845' WIDE CONCRETED DRIVEWAY
  - 850' WIDE CONCRETED DRIVEWAY
  - 855' WIDE CONCRETED DRIVEWAY
  - 860' WIDE CONCRETED DRIVEWAY
  - 865' WIDE CONCRETED DRIVEWAY
  - 870' WIDE CONCRETED DRIVEWAY
  - 875' WIDE CONCRETED DRIVEWAY
  - 880' WIDE CONCRETED DRIVEWAY
  - 885' WIDE CONCRETED DRIVEWAY
  - 890' WIDE CONCRETED DRIVEWAY
  - 895' WIDE CONCRETED DRIVEWAY
  - 900' WIDE CONCRETED DRIVEWAY
  - 905' WIDE CONCRETED DRIVEWAY
  - 910' WIDE CONCRETED DRIVEWAY
  - 915' WIDE CONCRETED DRIVEWAY
  - 920' WIDE CONCRETED DRIVEWAY
  - 925' WIDE CONCRETED DRIVEWAY
  - 930' WIDE CONCRETED DRIVEWAY
  - 935' WIDE CONCRETED DRIVEWAY
  - 940' WIDE CONCRETED DRIVEWAY
  - 945' WIDE CONCRETED DRIVEWAY
  - 950' WIDE CONCRETED DRIVEWAY
  - 955' WIDE CONCRETED DRIVEWAY
  - 960' WIDE CONCRETED DRIVEWAY
  - 965' WIDE CONCRETED DRIVEWAY
  - 970' WIDE CONCRETED DRIVEWAY
  - 975' WIDE CONCRETED DRIVEWAY
  - 980' WIDE CONCRETED DRIVEWAY
  - 985' WIDE CONCRETED DRIVEWAY
  - 990' WIDE CONCRETED DRIVEWAY
  - 995' WIDE CONCRETED DRIVEWAY
  - 1000' WIDE CONCRETED DRIVEWAY

OWNER/DEVELOPER  
**HUMMINGBIRD PROPERTIES, LLC**  
SOUTHGATE INDUSTRIAL CENTER  
COLUMBIA, MO 65208

ENGINEER/ARCHITECT  
**EROKETT**  
1000 N. GARDNER ST.  
COLUMBIA, MO 65208  
PH: 636.724.1111  
WWW.EROKETT.COM

SCALE: 1"=100'  
0 100 200 300 400 500 600 700 800 900 1000

APPROVED BY THE CITY OF ASHLAND PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

DAY WOODRUFF, COMMISSIONER

STATE ENGINEER  
**EROKETT**  
1000 N. GARDNER ST.  
COLUMBIA, MO 65208  
PH: 636.724.1111  
WWW.EROKETT.COM

REGISTERED PROFESSIONAL  
LAND SURVEYOR

1. I HEREBY CERTIFY THAT THE SURVEYING WAS PREPARED UNDER MY DIRECT SUPERVISION, I FURTHER CERTIFY THAT I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR.

04/17/2016 09:00AM  
2016 11:58:18

WALTER S. CROCKETT, P.E. - 20440072

