

**PLANNING & ZONING MEETING
109 E. BROADWAY
ASHLAND, MO 65010
TUESDAY, JULY 12, 2016**

PUBLIC HEARING:

Public Hearing for the Rezoning of 3 Tracts of land on 11050 S. Hardwick Ln. from County A-1 to City G-C General Commercial.

AGENDA

1. Call the Meeting to Order at 7:00 PM.
2. Approval of the Agenda July 12, 2016. Action _____
3. Approval of the Previous Minutes, June 14, 2016. Action _____
4. New Business:
 - A. Rezoning of 3 Tracts of land on 11050 S. Hardwick Ln. from County A-1 to City G-C
 - B. South Wind, Plat 2 Review
 - C. Eagle Lakes Preliminary Plat 4 Review
 - D. Eagle Lakes Final Plat 4 Review
5. Old Business:
6. Discussion:
7. 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

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 July 12, 2016 at 107 East Broadway, Ashland, Mo. concerning the matter of the rezoning from County A-1 to Ashland City G-C, General Commercial, of the following described real estate in Boone County to wit:

Tract 1: The zoning of all that part located in the South half of Section 26, and the Southeast quarter of Section 27 lying east of the center of Columbia and Jefferson City Gravel Road, all in Township 47 North, Range 12 West, and being described by the Warranty Deed recorded in Book 363, Page 255 of the Boone County Records, containing 6.7 acres more or less. This property is located on 11050 S. Hardwick Ln.

Excepting the North half of the Southeast quarter and the Southeast quarter of the Southeast quarter of Section 26, Township 47 North, Range 12 of the Fifth Principal Meridian.

Tract 2: The zoning of a tract of land located in the Southeast quarter of the Southeast quarter of Section 26, Township 47 North, Range 12 West, of the Fifth Principal Meridian.

Tract 3: The zoning of a tract of land located in the North half of the Southeast quarter of Section 26, Township 47 North, Range 12 West, of the Fifth Principal Meridian.



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.

Publish Date: June 22, 2016

Legal Descriptions:

Tract 1:

All that part of the South Half (S ½) of the Section Twenty-six (26) and the Southeast Quarter (SE ¼) of Section Twenty-seven (27) lying East of the center of Columbia and Jefferson City Gravel Road, all in Township Forty-seven (47) North, Range Twelve (12) West, of the Fifth (5th) Principal Meridian, in Boone County, Missouri.

Excepting therefrom 6.7 acres, more or less, conveyed to Joe W. Hemingway and Sue Gutherie Hemingway, husband and wife, by warranty deed dated January 2, 1967 and recorded in Book 363, Page 255, Records of Boone County, Missouri.

And further excepting the North Half (N ½) of the Southeast Quarter (SE ¼) and the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-six (26), Township Forty-seven (47) North, Range Twelve (12) West, of the Fifth (5th) Principal Meridian, in Boone County, Missouri.

Tract 2:

The Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-six (26), Township Forty-seven (47) North, Range Twelve (12) West of the Fifth (5th) Principal Meridian, in Boone County, Missouri.

Tract 3:

The North Half (N ½) of the Southeast Quarter (SE ¼) of Section Twenty-six (26), Township Forty-seven (47) North, Range Twelve (12) West of the Fifth Principal Meridian, in Boone County, Missouri.



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: WEST TERMINUS CHARLOTTE DR

Parcel ID #: 24-504-00-00-001.01 01

Project Name: SOUTH WIND, PLAT 2

Applicant Name (Please Print) WINSCOTT CONSTRUCTION AND EXCAVATING, INC

Address: 801 KENTUCKY DR Phone #: 573-489-1230
ASHLAND, MO 65010 Fax #: _____
E-Mail: keithwincott@gmail.com

Applicant's Signature: Keith Wincott Date JUNE 13, 2016

REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

- X Is this a Major Plat X or a Minor Plat _____?
- X Property survey
- NA Letter of Intent for Zoning Use or Building Use
- X Soil Survey
- X Stormwater Calculations
- NA Traffic Study
- X ~~Preliminary~~ or Final Plat
 - NA 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: _____

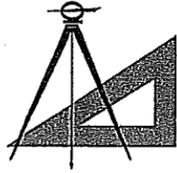
X Application Fee: \$369 (See page 3)

Staff Signature _____ Date _____

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

MECO ENGINEERING COMPANY, INC.

CIVIL - STRUCTURAL - ELECTRICAL - MECHANICAL ENGINEERS AND LAND SURVEYORS



2701 Industrial Drive, Jefferson City, Missouri 65109
Voice (573) 893-5558 - Fax (573) 893-5404
www.mecoengineering.com

June 27, 2016

#492-001.16

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

RE: Technical Report - review of plat of subdivision "SOUTH WIND, PLAT 2",
Winscott Construction & Excavating, Inc., Owner, by A Civil Group, (dated 06/13/2016)

Ladies & gentlemen,

Per your request we have reviewed the above 'subdivision plat' for compliance with the current Missouri Minimum Standards for Property Boundary Surveys. (City of Ashland Ref. 11.165 Final Plat Requirements.)

Attached hereto please find a copy of the state requirements checklist as it applies to my technical evaluation of the above referenced subdivision plat. Per my review, all current state requirements applicable to this type of 'subdivision plat' have been met.

We found one error in our check of the plat's various courses, dimensions and curve data provided: The length of the southern line of this plat should be 1.032.86 feet, in lieu of the 535.00 feet shown on the plat drawing and written in the subdivision boundary description. No errors were found in the separate four easement descriptions.

Summary: Other than the one item list above, I find that this plat meets or exceeds all of the Missouri plat standards, and that the outer boundary description and platted dimensions depicted thereon are mathematically correct within the prescribed 'precision' standards.

If you have any comments or questions, or if I may be of further assistance, please don't hesitate to contact me.

Respectfully submitted,
MECO ENGINEERING CO., Inc.

Ronald E. Kliethermes, PLS

REK:rek
CC: SEV



June 28, 2016

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

RE: South Wind Plat 2 Comment Response

Dear Chief Woolford,

Please find as part of this resubmittal the following:

- o Revised Final Plat - South Wind Plat 2 original and 4 copies.
- o (3) Original Off-site Drainage and Sanitary Sewer Easement Instruments (x1-executed)

I believe all of the comments in the letter from MECO Engineering Company dated June 27, 2016 have been addressed with this revision and as identified below.

1) Southern line of the plat has been corrected as mentioned to 1,032.86 feet.

If you have any questions or concerns, please advise.

Thank You,
A Civil Group, LLC

Christopher M. Sander, PE, PLS



June 28, 2016

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

RE: South Wind Plat 2 Comment Response

Dear Chief Woolford,

Please find as part of this resubmittal the following:

- Revised Construction Plans - South Wind Plat 2 (x3)

I believe all of the comments in the email from Scott Vogler dated June 27, 2016 have been addressed with this revision and as identified below. Plan revisions are clouded and include a triangle with the revision number.

- 1) Tracer wire specification has been added to the first Waterline Note on sheet C501 and to Construction note D on Sheet C501.
- 2) Flush assembly detail on Sheet C501 has been revised to show threaded cap.
- 3) Charlotte sag curve has been redesigned to meet the minimum K value of 40. See revision on sheet C302.
- 4) Standard Manhole Detail on Sheet C604 has been revised to show the Manhole lid to have 24" clear opening and concealed pick hole.
- 5) The owner would prefer to continue with 4' sidewalks as are being constructed in Plat 1. Plans have been revised to match the construction detail for 4' sidewalk (Plan notes on Sheets C301 & C302). This is in conformance with the approved Eagle Lakes South Preliminary Plat.

If you have any questions or concerns, please advise.

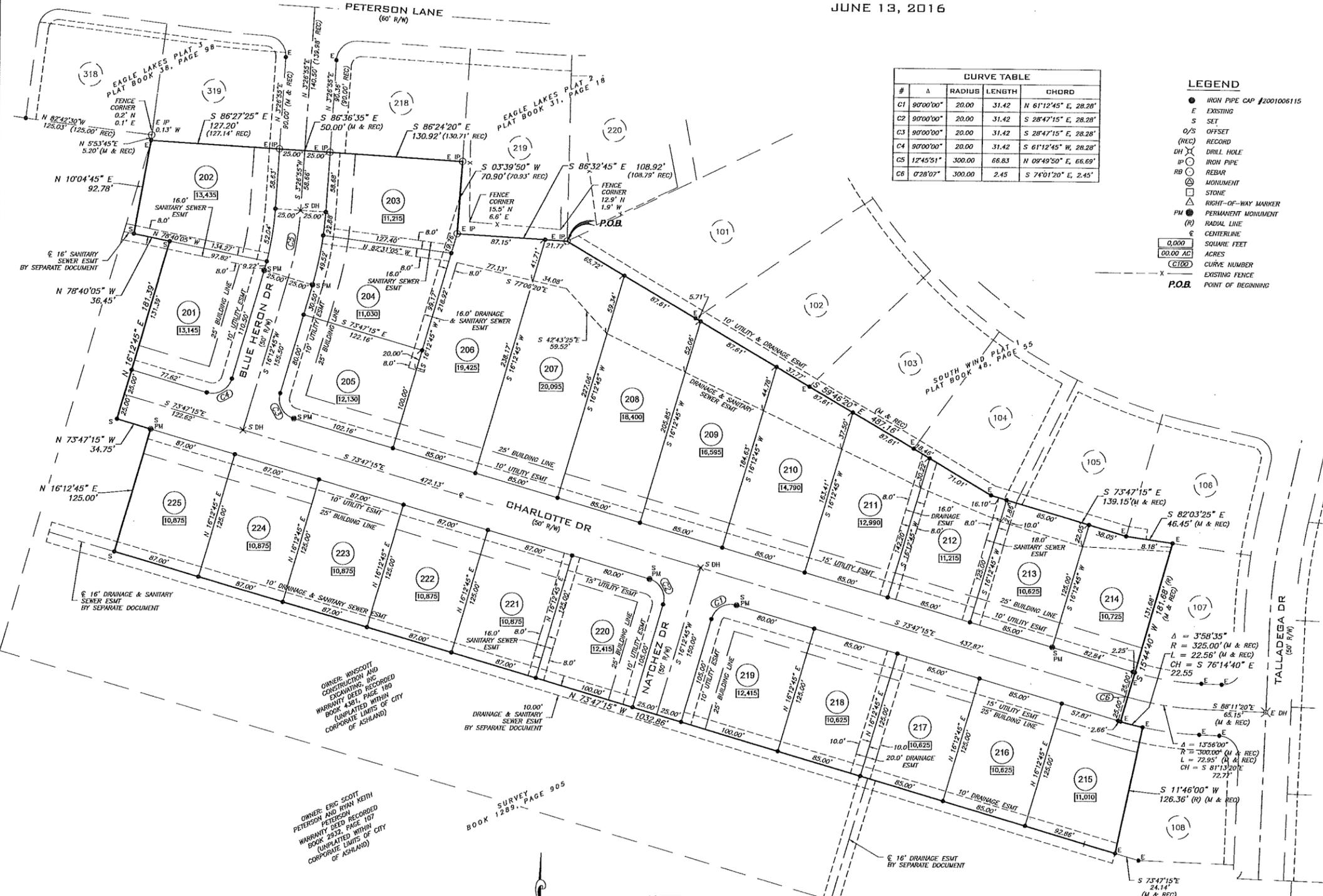
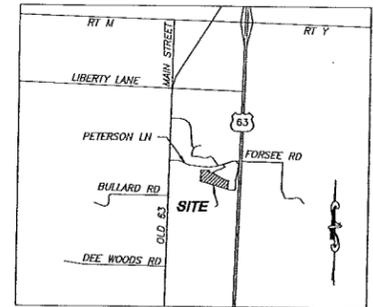
Thank You,
A Civil Group, LLC

Cody Darr, PE

FINAL PLAT
SOUTH WIND PLAT 2

A PLAT OF A PORTION OF THE SURVEY
RECORDED IN BOOK 1289, PAGE 905
JUNE 13, 2016

FILED FOR RECORD, BOONE COUNTY MISSOURI
NORA DIETZEL, RECORDER OF DEEDS



| # | Δ | RADIUS | LENGTH | CHORD |
|----|-----------|--------|--------|-----------------------|
| C1 | 90°00'00" | 20.00 | 31.42 | N 61°12'45" E, 28.28' |
| C2 | 90°00'00" | 20.00 | 31.42 | S 28°47'15" E, 28.28' |
| C3 | 90°00'00" | 20.00 | 31.42 | S 28°47'15" E, 28.28' |
| C4 | 90°00'00" | 20.00 | 31.42 | S 61°12'45" W, 28.28' |
| C5 | 12°43'51" | 300.00 | 66.83 | N 09°49'50" E, 66.69' |
| C6 | 0°28'07" | 300.00 | 2.45 | S 74°01'20" E, 2.45' |

- LEGEND**
- IRON PIPE CAP #2001006115
 - E EXISTING
 - S SET
 - O/S OFFSET
 - (REC) RECORD
 - DH (X) DRILL HOLE
 - IP (O) IRON PIPE
 - RB (O) REBAR
 - MONUMENT
 - STONE
 - ▲ RIGHT-OF-WAY MARKER
 - △ PERMANENT MONUMENT
 - (R) RADIAL LINE
 - ε CENTERLINE
 - 0.000 SQUARE FEET
 - 00.00 AC
 - (C) CURVE NUMBER
 - (X) EXISTING FENCE
 - P.O.B. POINT OF BEGINNING

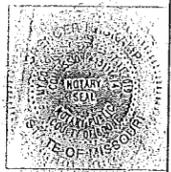
KNOW ALL MEN BY THESE PRESENTS
WINSWORTH CONSTRUCTION AND EXCAVATING, INC. BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.
IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED.
EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF ASHLAND FOR PUBLIC USE, FOREVER.
THE STREET RIGHT-OF-WAY AT THE LOCATIONS AND WIDTHS SHOWN ARE HEREBY DEDICATED TO THE CITY OF ASHLAND FOR PUBLIC USE FOREVER.

Keith Winscott [NO CORPORATE SEAL]
KEITH WINSWORTH, PRESIDENT

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS 25th DAY OF JUNE, IN THE YEAR 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KEITH WINSWORTH, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF THE SAID WINSWORTH CONSTRUCTION AND EXCAVATING, INC., AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Spencer Haskamp NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 11, 2019



CERTIFICATION
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 46 NORTH, RANGE 12 WEST, CITY OF ASHLAND, BOONE COUNTY, MISSOURI, BEING A PART OF THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4381, PAGE 180, ALSO BEING PART OF THE SURVEY RECORDED IN BOOK 1289, PAGE 905 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 220 OF EAGLE LAKES PLAT 2 AS RECORDED IN PLAT BOOK 31, PAGE 18, ALSO BEING THE WESTERLY MOST ANGLE POINT OF LOT 101 OF SOUTH WIND PLAT 1 AS RECORDED IN PLAT BOOK 48, PAGE 55, THENCE ALONG THE BOUNDARY LINES OF SAID PLAT 1 FOR THE FOLLOWING SIX (6) CALLS: S 59°46'20" E, 487.16 FEET; THENCE S 73°47'15" E, 139.15 FEET; THENCE S 82°03'25" E, 46.45 FEET; THENCE S 15°44'40" W, 181.58 FEET; THENCE ALONG A CHORD WHICH BEARS S 76°14'40" E, 22.55 FEET; THENCE THE LEFT, 22.55 FEET, SAID CHORD HAVING A CHORD WHICH BEARS S 76°14'40" E, 22.55 FEET; THENCE S 11°46'00" W, 126.36 FEET; THENCE N 73°47'15" W, 535.00 FEET; THENCE N 16°12'45" E, 125.00 FEET; THENCE N 73°47'15" W, 34.75 FEET; THENCE N 16°12'45" E, 181.39 FEET; THENCE N 78°40'05" W, 36.45 FEET; THENCE N 10°04'45" E, 92.78 FEET TO THE SOUTHWEST CORNER OF LOT 319 OF EAGLE LAKES PLAT 2 AS RECORDED IN PLAT BOOK 31, PAGE 18; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT FOR THE FOLLOWING FOUR (4) CALLS: S 86°36'35" E, 50.00 FEET; THENCE S 86°24'20" E, 130.92 FEET; THENCE S 03°39'50" W, 70.90 FEET; THENCE S 86°32'45" E, 108.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.83 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

Christopher M. Sander
CHRISTOPHER M. SANDER L.S. 2003013178
6-29-16
DATE



STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 24th DAY OF JUNE, 2016.

Spencer Haskamp NOTARY PUBLIC MY COMMISSION EXPIRES
JULY 11, 2019.



- NOTES**
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.04(2)(A).
 - NO TITLE WORK HAS BEEN PROVIDED FOR THIS PLAT.
 - PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
 - ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
 - ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
 - SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
 - TRACT IS SUBJECT TO A TEMPORARY DRAINAGE EASEMENT DEDICATED TO THE CITY OF ASHLAND, RECORDED IN BOOK 4124, PAGE 29, AND ENCUMBERS LOTS 203-211 AND LOTS 219-222.

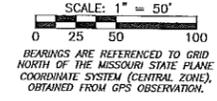
FLOOD PLAIN STATEMENT
THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP #29019003700 DATED: MARCH 17, 2011

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND AND ITS BOARD OF ALDERMEN
THIS _____ DAY OF _____, 2016.

GENE RHORER, MAYOR

DARLA SAPP, CITY CLERK

A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115





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: 16250 OLD HWY 63 S

Parcel ID #: 24-504-00-00-002.00 01

Project Name: EAGLE LAKES PRELIMINARY PLAT 4

Applicant Name (Please Print) WINSCOTT CONSTRUCTION AND EXCAVATING, INC

Address: 801 KENTUCKY DR Phone #: 573-489-1230
ASHLAND, MO 65010 Fax #: _____
E-Mail: keithwincott@gmail.com

Applicant's Signature: Keith Wincott Date JUNE 13, 2016

REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

- X Is this a Major Plat X or a Minor Plat _____?
- X Property survey
- NA Letter of Intent for Zoning Use or Building Use
- X Soil Survey
- NA Stormwater Calculations
- NA Traffic Study
- X 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.
 - NA 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: _____

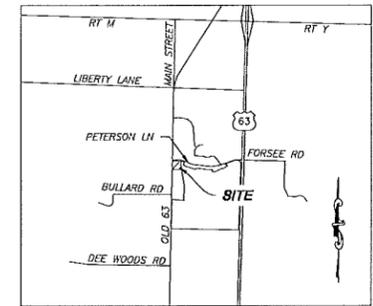
Application Fee: \$200 (See page 3)

Staff Signature _____ Date _____

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

EAGLE LAKES PRELIMINARY PLAT 4

ASHLAND, MISSOURI



LOCATION MAP
NOT TO SCALE

OWNER & DEVELOPER:

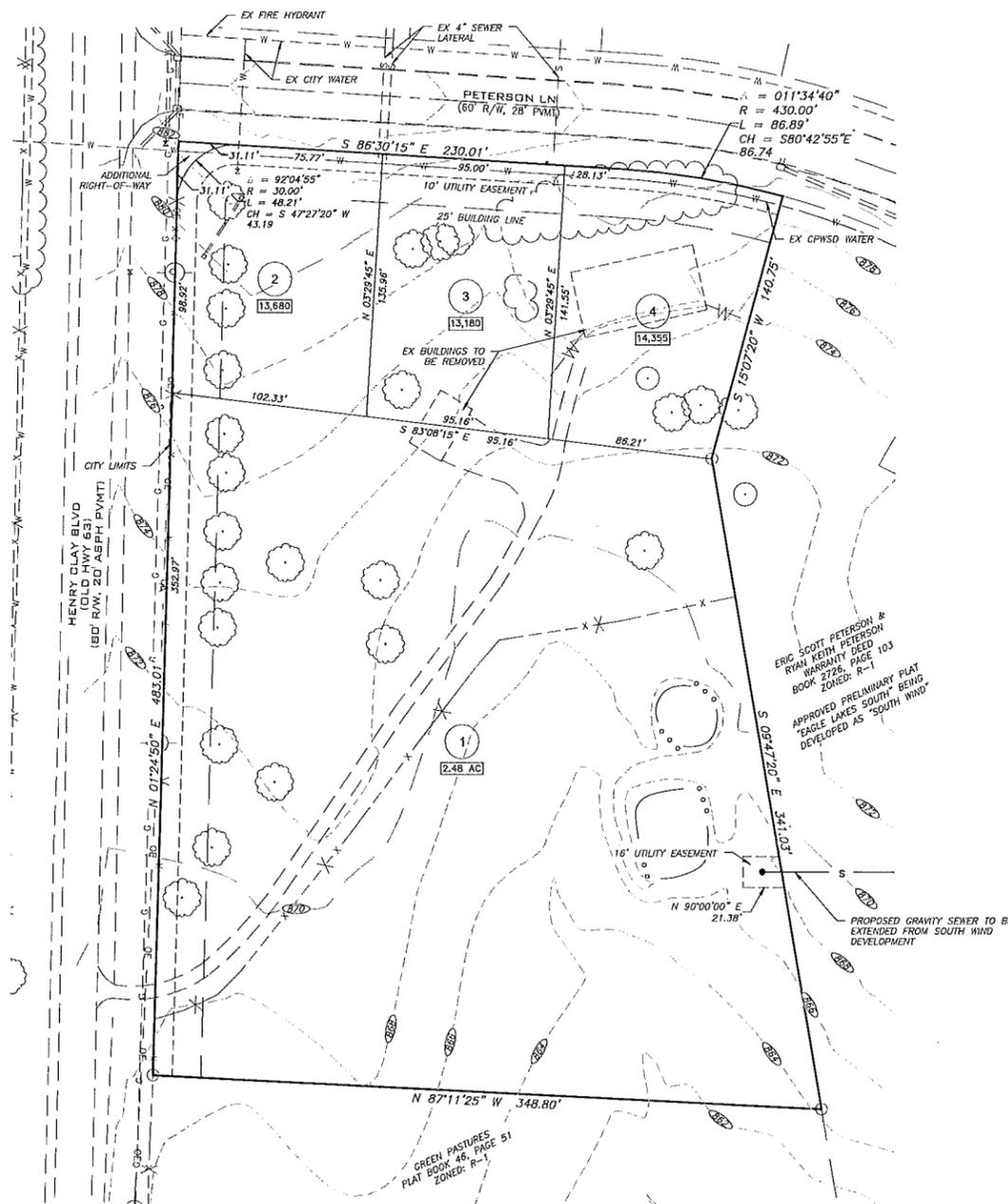
WINSCOTT CONSTRUCTION AND EXCAVATION
801 KENTUCKY
ASHLAND MO, 65010
(573) 489-1230

SITE DATA:

ZONING: R-1, SINGLE FAMILY RESIDENTIAL
ACREAGE: 3.4 ACRES
SECTION-TOWNSHIP-RANGE: 22-46-12
LEGAL DESCRIPTION: ALL OF THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 159B, PAGE 717 OF THE BOONE COUNTY, MISSOURI RECORDS, BEING THE TRACT DESCRIBED IN WARRANTY DEED RECORDED IN BOOK _____ PAGE _____
THIS PLAT SHOWS 4 RESIDENTIAL LOTS.
THE DENSITY OF THIS DEVELOPMENT IS 1.2 RESIDENTIAL LOTS PER ACRE.

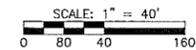
NOTES:

1. WATER DISTRIBUTION TO BE SUPPLIED BY THE CITY OF ASHLAND. AN 8" CITY MAIN IS LOCATED ALONG THE NORTH SIDE OF PETERSON LAKE. THE CITY OF ASHLAND HAS A CAPITAL IMPROVEMENT PROJECT IN DESIGN TO EXTEND CITY MAIN ALONG THE EAST SIDE OF HENRY CLAY.
2. LOTS 2, 3, AND 4 WILL BE SERVED BY EXISTING 4" LATERALS UNDER PETERSON LAKE TO THE CITY MAIN. LOT 1 WILL REQUIRE A PRIVATE GRINDER TO PUMP TO GRAVITY MAIN THAT WILL BE CONSTRUCTED TO SERVE LOTS IN SOUTH WIND ADJACENT TO THIS TRACT ON THE EAST. THE PRESSURE SEWER FROM LOT 1 MAY BE CONNECTED TO THE EXISTING 4" LATERAL LOCATED ON LOT 4; HOWEVER NO BUILDING PERMIT SHALL BE ISSUED FOR A PRIMARY STRUCTURE ON LOT 4 UNTIL THE PRESSURE SEWER IS DISCONNECTED FROM THE LATERAL.
3. ALL PUBLIC SEWERS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER DEPTH IS GREATER THAN 16 FEET. PUBLIC SANITARY SEWERS SHALL BE BUILT IN COMPLIANCE WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF ASHLAND REGULATIONS.
4. NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY BOONE COUNTY FIRM PANEL 29019C03700, DATED MARCH 17, 2011.
5. LOT 1 ACCESS ONTO HENRY CLAY BLVD WILL REMAIN IN THE LOCATION OF THE EXISTING RESIDENTIAL DRIVEWAY. EXISTING RIGHT OF WAY WIDTH IS 80 FEET, NO ADDITIONAL RIGHT OF WAY TO BE GRANTED.
6. NO DIRECT DRIVEWAY ACCESS TO HENRY CLAY BLVD SHALL BE ALLOWED FOR LOT 2.
7. NO ADDITIONAL STREETS ARE PROPOSED.
8. THERE SHALL BE A 10' WIDE (MINIMUM) UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
9. NATURAL GAS AND ELECTRIC DISTRIBUTION TO BE DESIGNED BY AMEREN UE. NATURAL GAS AND ELECTRIC CONDUIT SHALL BE INSTALLED BY THE DEVELOPER AS NEEDED.
10. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
11. A 4' WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG PETERSON LAKE FRONTAGE WITH INDIVIDUAL LOT BUILDING CONSTRUCTION. NO SIDEWALK IS PROPOSED ALONG THE HENRY CLAY RIGHT-OF-WAY.
12. DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 16' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 100 YEAR RAINFALL EVENT.
13. ALL STORM SEWER STRUCTURES AND PIPES SHALL BE SIZED AT THE TIME OF FINAL DESIGN AND SHALL COMPLY WITH CITY OF ASHLAND, CHAPTER 12 CODE REQUIREMENTS.
14. STORM WATER DETENTION WILL BE PROVIDED WITH THE DEVELOPMENT OF PHASE 4 OF SOUTH WIND. ALL DETENTION SHALL MEET CITY OF ASHLAND CHAPTER 12 CODE REQUIREMENTS.
15. NO ADDITIONAL STREET LIGHTS ARE PROPOSED.
16. ALL FRONT YARD SETBACKS SHALL BE A MINIMUM OF 25 FEET UNLESS NOTED OTHERWISE.
17. ALL EXISTING PONDS AND STRUCTURES TO BE REMOVED UNLESS SPECIFIED OTHERWISE ON THE PLAN.
18. THE NAME OF THIS DEVELOPMENT MAY BE CHANGED PRIOR TO COMPLETION OF THE FINAL PLATS.



LEGEND

- (R) RADIAL LINE
- REC. RECORD
- EXISTING STONE
- IP ○ EXISTING IRON PIPE
- RB ○ EXISTING REBAR
- MH ○ EXISTING SANITARY MANHOLE
- MH ● PROPOSED SANITARY MANHOLE
- CO * EXISTING SANITARY CLEANOUT
- CO ● PROPOSED SANITARY CLEANOUT
- FH ○ EXISTING FIRE HYDRANT
- FH ● PROPOSED FIRE HYDRANT
- LP □ PROPOSED LIGHT POLE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING TELEPHONE BOX
- PP ○ EXISTING UTILITY POLE
- WV x EXISTING WATER VALVE
- WV x PROPOSED WATER VALVE
- X EXISTING FENCE
- X EXISTING UNDERGROUND ELECTRIC
- X EXISTING OVER-HEAD ELECTRIC
- X EXISTING GAS
- S EXISTING SANITARY
- S PROPOSED SANITARY
- W EXISTING WATER
- W PROPOSED WATER
- W EXISTING STORM SEWER
- W PROPOSED STORM SEWER
- CATV EXISTING CABLE TELEVISION
- ○ ○ EXISTING FLOORLINE (fc)
- EXISTING TIE LINE
- EXISTING CONTOUR



APPROVAL BY THE CITY OF ASHLAND PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2016.

GREGORY BATSON, CHAIRMAN

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND AND ITS BOARD OF ALDERMAN THIS ____ DAY OF _____, 2016.

GENE RHORER, MAYOR

DARLA SAPP, CITY CLERK

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



CHRISTOPHER M. BANDER
LS-2003013178
JUNE 13, 2016



A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115



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ASHLAND, MO 65010 Fax #: _____
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Applicant's Signature: Keith Winscott Date JUNE 13, 2016

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- X ~~Preliminary~~ or Final Plat
 - NA 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: _____

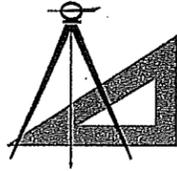
Application Fee: \$344 (See page 3)

Staff Signature _____ Date _____

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

MECO ENGINEERING COMPANY, INC.

CIVIL - STRUCTURAL - ELECTRICAL - MECHANICAL ENGINEERS AND LAND SURVEYORS



2701 Industrial Drive, Jefferson City, Missouri 65109
Voice (573) 893-5558 - Fax (573) 893-5404
www.mecoengineering.com

June 27, 2016

#492-001.16

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

RE: Technical Report - review of plat of subdivision "EAGLE LAKES, PLAT 4",
Winscott Construction & Excavating, Inc., Owner, by A Civil Group, (dated 06/13/2016)

Ladies & gentlemen,

Per your request we have reviewed the above 'subdivision plat' for compliance with the current Missouri Minimum Standards for Property Boundary Surveys. (City of Ashland Ref. 11.165 Final Plat Requirements.)

Attached hereto please find a copy of the state requirements checklist as it applies to my technical evaluation of the above referenced subdivision plat. Per my review, all current state requirements applicable to this type of 'subdivision plat' have been met.

We found no errors in our check of the various courses, dimensions and curve data provided on said subdivision plat.

Summary: I find that this plat meets or exceeds all of the Missouri plat standards, and that the outer boundary description and platted dimensions depicted thereon are mathematically correct within the prescribed 'precision' standards.

If you have any comments or questions, or if I may be of further assistance, please don't hesitate to contact me.

Respectfully submitted,
MECO ENGINEERING CO., Inc.

Ronald E. Kliethermes, PLS

REK:rek
CC: SEV



June 28, 2016

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

RE: Eagle Lakes Plat 4 Comment Response

Dear Chief Woolford,

Please find as part of this resubmittal the following:

- Revised Preliminary Plat – Eagle Lakes Plat 4 original and 4 copies.
- Revised Final Plat – Eagle Lakes Plat 4 original and 4 copies.

I believe all of the comments in the letter from MECO Engineering Company dated June 27, 2016 have been addressed with this revision and as identified below.

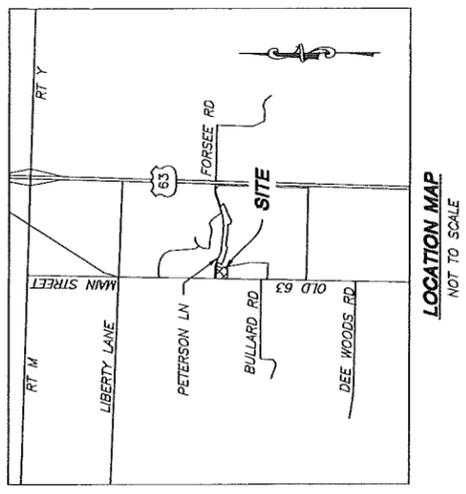
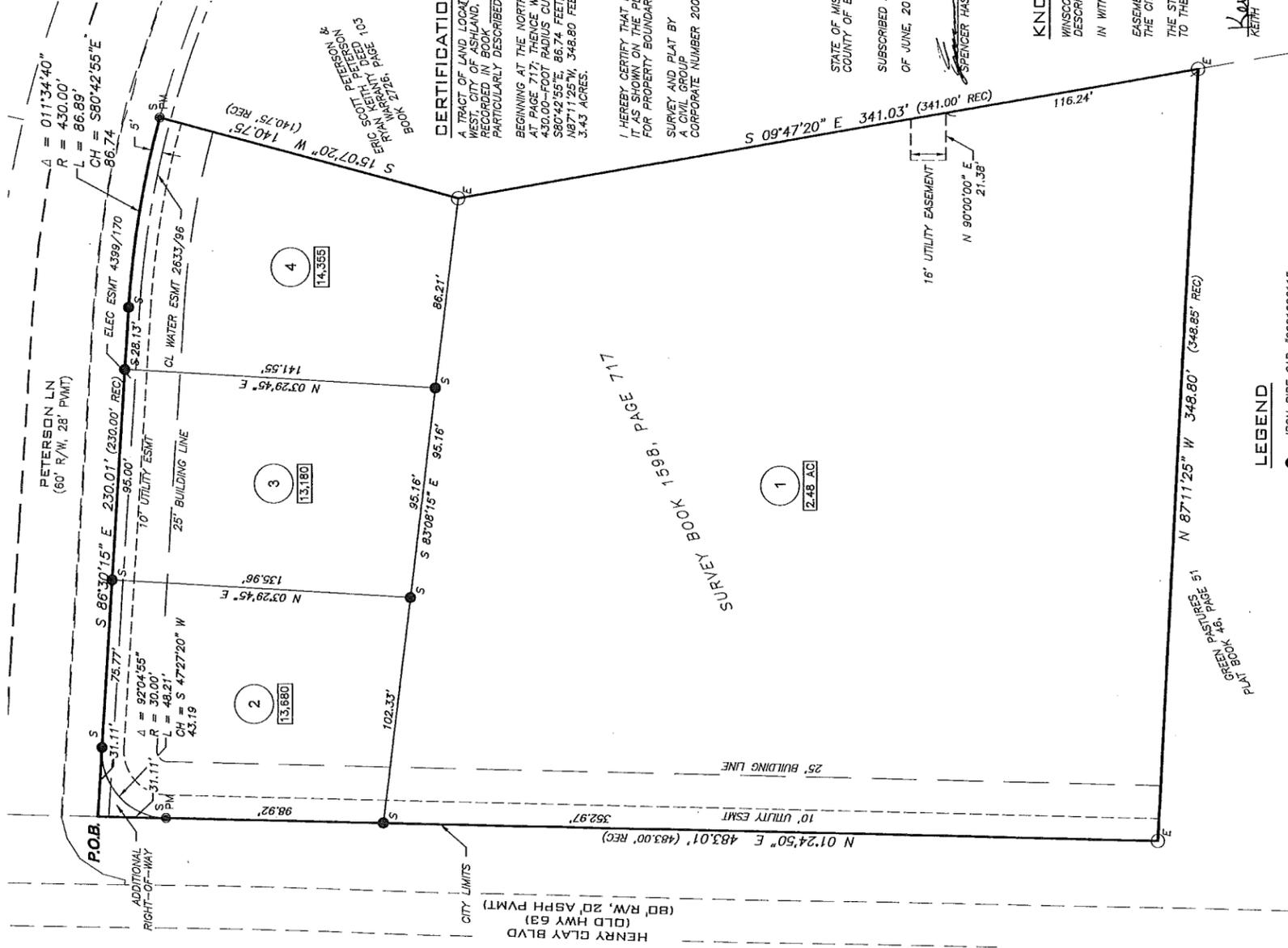
If you have any questions or concerns, please advise.

Thank You,
A Civil Group, LLC

Christopher M. Sander, PE, PLS

EAGLE LAKES PLAT 4

JUNE 13, 2016



CERTIFICATION

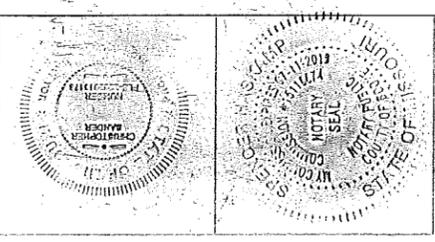
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 46 NORTH, RANGE 12 WEST, CITY OF ASHLAND, BOONE COUNTY, MISSOURI, BEING THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK _____ PAGE _____ OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT SHOWN ON THE SURVEY RECORDED IN BOOK 1588 AT PAGE 717; THENCE WITH THE LINES OF SAID SURVEY S86°30'15\"/>

I, HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NUMBER 2001006115

Christopher M. Sander
CHRISTOPHER M. SANDER
DATE: JUNE 28, 2016
S.S. 2003015178



STATE OF MISSOURI }
COUNTY OF BOONE } SS
SUBSCRIBED AND AFFIRMED BEFORE ME THIS 28 DAY
OF JUNE, 2016.

Spencer Haskamp
SPENCER HASKAMP
NOTARY PUBLIC, MY
COMMISSION EXPIRES
JULY 11, 2018.

KNOW ALL MEN BY THESE PRESENTS

WINSWORTH CONSTRUCTION AND EXCAVATING, INC. BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED. EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF ASHLAND FOR PUBLIC USE, FOREVER.

Keith Winscott
KEITH WINSWORTH, PRESIDENT
[NO CORPORATE SEAL]

STATE OF MISSOURI }
COUNTY OF BOONE } SS

- ### NOTES
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 200.0-16.0-0(2)(A).
 - PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
 - ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
 - ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
 - SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.
 - NO TITLE WORK WAS PROVIDED BY THE CLIENT FOR THIS SURVEY.

LEGEND

- IRON PIPE CAP #2001006115
- E EXISTING
- S SET
- O/S OFFSET
- (REC) RECORD
- DH DRILL HOLE
- IP IRON PIPE
- RB REBAR
- ⊙ MONUMENT
- ⊠ STONE
- ⊡ RIGHT-OF-WAY MARKER
- PM PERMANENT MONUMENT
- BCS BOONE COUNTY SURVEY
- (R) RADIAL LINE
- ⊕ CENTERLINE
- ⊞ SQUARE FEET
- 0.000 ACRES
- 00.00 AC
- POB POINT OF BEGINNING

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP #28019C0370D DATED: MARCH 17, 2011

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND AND ITS BOARD OF ALDERMEN
THIS _____ DAY OF _____ 2016.

GENE RHORER, MAYOR

DARLA SAPP, CITY CLERK



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203

PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

SPENCER HASKAMP
Notary Public
State of Missouri
County of Boone
My Commission Expires July 11, 2018
Commission # 15118574

Spencer Haskamp
SPENCER HASKAMP - NOTARY PUBLIC
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 11, 2018