

**PLANNING & ZONING MEETING  
109 E. BROADWAY  
ASHLAND, MO 65010  
TUESDAY, SEPTEMBER 13, 2016**

**PUBLIC HEARING:**

Public Hearing for the Rezoning of Lots 7 & 8 Southwoods Commercial Park, Plat 1  
Public Hearing for the Rezoning of properties on N. Henry Clay for James E.  
Guthrie Trust No. 1

**AGENDA**

1. Call the Meeting to Order at 7:00 PM.
2. Approval of the Agenda September 13, 2016. Action \_\_\_\_\_
3. Approval of the Previous Minutes, August 9, 2016. Action \_\_\_\_\_
4. New Business:
  - A. Rezoning of Lots 7 & 8 Southwoods Commercial Park, Plat 1
  - B. Rezoning of properties on N. Henry Clay for James E. Guthrie Trust No. 1
  - C. Final Plat for Hummingbird Properties at Ponderosa Commercial Park
  - D. Site Plan for SOBOCO Carwash
  - E. Site Plan for Lot 106 Bluegrass South Estates
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](mailto:policeclerk@ashlandmo.us)

Megan Young  
Administrative Assistant



## NOTICE OF PUBLIC HEARING

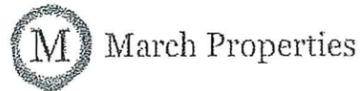
**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Ashland Planning and Zoning Commission at 7:00 p.m. on September 13, 2016 at 109 East Broadway, Ashland, Mo. concerning the matter of the rezoning from City I-L, Light Industrial to City R-3, High Density Residential, of the following 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: August 24, 2016



August 30, 2016

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

Dear Planning & Zoning Commission,

Please note, this is our second objection to the rezoning request. The first objection was sent on May 3, 2016.

I will be unable to attend the Public Hearing on September 13<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,

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 573.657.0585  
F 573.657.0586

9644 Pentecost Road  
Marion, IL 62959

P 618.751.1428  
F 618.993.9735

August 30, 2016

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

Dear Planning & Zoning Commission,

Please note, this is our second objection to the rezoning request. The first objection was sent on May 3, 2016.

I will be unable to attend the Public Hearing on September 13<sup>th</sup> but wanted to provide written testimony. Assisted Transportation occupies 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 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 property 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. It would affect our decision upon lease renewal to remain in the City of Ashland.

Assisted Transportation 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,

Chris Hane  
President  
Assisted Transportation  
1625 S 45<sup>th</sup> Street  
Kansas City, KS 66106



## 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 September 13, 2016 at 109 East Broadway, Ashland, Mo. concerning the matter of the re-zoning from I-L Light Industrial to City of Ashland C-G, General Commercial, of the following described real estate in Boone County to wit:

The zoning of a tract of land located in the Southeast quarter of the Northeast quarter of Section 10, Township 46 North, Range 12 West, recorded in Book 705, Page 235 of the Boone County Records, containing 5.31 acres more or less.

The zoning of a tract of land located in the Southeast Quarter of the Northeast quarter of Section 10, Township 46 North, Range 12 West, recorded in Book 930, Page 33 of the Boone County Records, containing 2.41 acres more or less.



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

Publish Date: August 24, 2016

**PLANNING AND ZONING MEETING  
109 E. BROADWAY  
ASHLAND, MO. 65010  
TUESDAY, AUGUST 9, 2016  
DRAFT**

**REGULAR MEETING:**

Chairman Williamson called the meeting to order Tuesday, August 9, 2016 at 7:02 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Danny Clay, James Branson and Jeffrey Sapp. Commissioners absent were Greg Batson & Nikki Courtney.

Also present was City Administrator Lyn Woolford, and Administrative Assistant Megan Young.

Chairman Williamson called for a motion to approve the August 9, 2016 agenda.

Commissioner Sapp made a motion to approve the August 9, 2016 agenda.

Seconded by Commissioner Wren. Motion carried unanimously.

Chairman Williamson made a motion to approve the previous minutes dated July 12, 2016.

Motion was made by Commissioner Sapp to approve the previous minutes dated July 12, 2016.

Seconded by Commissioner Wren. Motion carried unanimously.

**NEW BUSINESS:** None.

**OLD BUSINESS:** None.

**DISCUSSION:**

1. Review rezoning classification.
  - Reviewed commercial to residential process of rezoning and what we should and shouldn't be considering.
  - City Administrator Woolford stated some is guided by state law.
  - Considerations discussed for an in-house engineer and planner to guide the city with new infrastructure and development.
  - Commissioners asked City Administrator Woolford about cost share for roads by landowners.
2. Growth plan for rezoning or transitional zoning.
  - City Administrator Woolford stated a lot of growth depends on the landowners and what they want to do with it. Some aren't interested in becoming part of the city. Growth depends on who is interested in annexing into the city of Ashland.
  - Discussed an overpass for The Baptist Home.

- Commissioner Sapp asked where are we on the new treatment plant? City Administrator Woolford stated they would start early next year.
  - The commissioners talked about which International Building Code to use for the city of Ashland and what Boone County uses. Commissioner Sapp asked Mr. Woolford to look at what exceptions Boone County made and if this will work for the city. Maybe try to have something as a discussion item for October meeting.
3. City of Ashland Transportation Plan. This was not discussed by the Commissioners.
  4. Sidewalk plan for Main St. and Broadway
    - City Administrator Woolford stated sidewalk grants come up periodically. The city plans for another grant in the near future for Main St. MODOT is mandated to pick up west Broadway as far as it exists and repair it.
    - Commissioner Wren asked where are we on entry to the park? City Administrator Woolford stated that will have to wait until the Ash St. sidewalk project is done.
  5. Storm water drainage plans.
    - City Administrator Woolford stated storm water drainage is dictated by the state. It also has to meet ordinance, and is not a pollutant. Commissioner Sapp commented it could be a pollutant during heavy rains and “flush” our system out.
    - Commissioner Clay spoke extensively about the drainage on Ash and Bass streets. It dumps into the city park. City Administrator Woolford said that is why submitted site plans have to have a detention or storm water runoff plan.
    - Commissioner Clay spoke extensively about water runoff on Liberty Ln. City Administrator Woolford stated the storm water plan is the same as the sewer plan and a lot has changed and the old structure may need repair.
    - Commissioner Clay and Commissioner Sapp discussed how to repair storm water pipes without replacing them.
  6. Future city planning with income from planned developments.
    - Commissioner Clay stated where he came from the city had a lot of income from developments and they built a new city hall and an indoor swimming pool and it was a waste of money. Commissioner Clay and Commissioner Sapp discussed ways to improve Broadway.
    - Commissioner Wren asked City Administrator Woolford if Henry Clay at Broadway was ever going to be a roundabout? Mr. Woolford commented yes, eventually we will have to. Liberty and Henry Clay will need a roundabout, too.
    - Conversation between the commissioners on how much rental property Ashland has.
  7. GIS software for present city utilities and infrastructure.
    - Commissioner Clay brought up what GIS software is. That it maps out new developments. Mr. Woolford stated this is already in works. Boone County has the software and we would be users on their system.

Chairman Williamson asked if any of the commissioners wanted to talk about anything else. There were no further comments from the commissioners.

**City Administrator’s Report:** Nothing additional.

**Guest Comments:**

None.

**Commissioners' Report:**

There was discussion between the commissioners on CL Richardson's property on Liberty Ln. Commissioner Sapp stated he noticed the new Columbia lodging sales tax was earmarked for the new airport terminal. This will help a lot with new business potential for Ashland. Commissioner Sapp was also glad to see a request for new commissioners on the last water bill.

Chairman Williamson called for a motion to adjourn the August 9, 2016, Planning and Zoning Meeting. Commissioner Wren made a motion to adjourn the August 9, 2016, Planning and Zoning Meeting. Seconded by Commissioner Sapp. Motion carried.

Minutes prepared by Megan Young



# 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 Phone #: 573-819-8427  
Ashland MO 65010 Fax #: \_\_\_\_\_  
E-Mail: mibbuccm@hotmail.com

Applicant's Signature: [Signature] Date 4 Aug 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)
- 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:	_____	_____



August 4, 2016

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

Subject: Rezoning of Lots 7 & 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 & 8 of Southwoods Commercial Park, Plat 1. The existing zoning of the subject lots is City I-L (Light Industrial). The requested zoning for the lots is City R-3.

It is the desire of my client to develop the property in accordance with the guidelines set forth for R-3 zoning. All parking for the development would be on-site and would be private.

The development would require storm water detention, which will be provided upon final design should the City approve this requested zoning change.

The traffic situation from the proposed development could possibly be less intensive than the existing zoning of I-L. The streets in which these lots are served by are improved City streets and therefore have the capacity to serve the proposed development. Mr. McCubbin has proposed the idea of acquiring an additional piece of property which would give connection of these lots to East Liberty Lane to the south. This would be the main entrance to the development and would alleviate additional traffic impact to Commerce Drive.

Included with this submittal, please find the application, a copy of the final plat that created the lots in 2003, the names of property owners within 185' of the subject lots, and the associated advertising and application fees of \$300.

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

Sincerely,  
Crockett Engineering Consultants.

A handwritten signature in black ink, appearing to read "Tim Crockett". The signature is fluid and cursive, with the first name "Tim" and last name "Crockett" clearly distinguishable.

Tim Crockett, PE



# REZONING Application

Requesting rezoning from ~~LI~~ TO GC  
FROM LIGHT INDUSTRIAL TO GENERAL COMMERCIAL

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: 00000 North Henry Clay Ave Attached

Parcel ID #: See attached

Project Name: request re-zoning

Applicant Name (Please Print) James E. Guthrie Trust No. 1

Address: James E. Guthrie Trust Co Phone #: 574-443-8812

1416 TORREY PINES DR Fax #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Applicant's Signature: James Guthrie Trustee Date: 7-27-2016

Owner Name \_\_\_\_\_ Phone #: \_\_\_\_\_

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

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

### REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

- Property survey see attached
- 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)
- Other: please re zone all on N. Henry Clay
- Application Fee: 200.<sup>00</sup> (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:	_____	_____



# Boone County Assessor

Boone County Government  
Center  
801 E. Walnut, Room 143  
Columbia, MO 65201-7733

Office (573) 886-4270  
Fax (573) 886-4254  
Open 8:00 am - 5:00 pm Monday to  
Friday

**Parcel 24-200-00-00-001.00 01**

**Property Location N HENRY CLAY BLVD**

City **ASHLAND (02)**

Road **COMMON ROAD DISTRICT (CO)**

School **ASHLAND (R1)**

Library **BOONE COUNTY (L1)**

Fire **SOUTHERN BOONE COUNTY (F2)**

Owner **GUTHRIE JAMES E TRUST NO 1**

Address **1418 TORREY PINES DR**

City, State Zip **COLUMBIA, MO 65203**

Subdivision Plat Book/Page

Section/Township/Range **10 46 12**

Legal Description **LAND IN LIMITS PT NE SE NE  
& EPT OF 32'STRIP N OF SUR 930  
-33**

Deeded Acreage **5.31**

Deed Book/Page

**3624 0086**

**3624 0085**

**3109 0036**

**1331 0500**

### Current Appraised

Type	Land	Bldgs	Total
RV	3,270	0	3,270
<b>Totals</b>	<b>3,270</b>	<b>0</b>	<b>3,270</b>

### Current Assessed

Type	Land	Bldgs	Total
RV	621	0	621
<b>Totals</b>	<b>621</b>	<b>0</b>	<b>621</b>

[Most Recent Tax Bill\(s\)](#)



# Boone County Assessor

Boone County Government  
Center  
801 E. Walnut, Room 143  
Columbia, MO 65201-7733

Office (573) 886-4270  
Fax (573) 886-4254  
Open 8:00 am - 5:00 pm Monday to  
Friday

**Parcel 24-200-00-02-002.00 01**

**Property Location N HENRY CLAY BLVD**

City **ASHLAND (02)**  
Library **BOONE COUNTY (L1)**

Road **COMMON ROAD DISTRICT (CO)**  
Fire **SOUTHERN BOONE COUNTY (F2)**

School **ASHLAND (R1)**

Owner **GUTHRIE JAMES E TRUST NO 1**  
Address **1418 TORREY PINES DR**  
City, State Zip **COLUMBIA, MO 65203**

Subdivision Plat Book/Page **0043 0032**

Section/Township/Range **10 46 12**

Legal Description **GALAXY SD PLAT 3  
LOT 1B-1**

Deeded Acreage **2.41**

Deed Book/Page **0930 0253**

Current Appraised				Current Assessed			
Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
<b>CV</b>	<b>30,440</b>	<b>0</b>	<b>30,440</b>	<b>CV</b>	<b>9,740</b>	<b>0</b>	<b>9,740</b>
<b>Totals</b>	<b>30,440</b>	<b>0</b>	<b>30,440</b>	<b>Totals</b>	<b>9,740</b>	<b>0</b>	<b>9,740</b>

[Most Recent Tax Bill\(s\)](#)



# 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

Parcel ID #: 21-900-00-00-013.00

Project Name: POUNDEROSA COMMERCE PARK

Applicant Name (Please Print) HUMMINGBIRD PROPERTIES, LLC.

Address: 5875 W. VAN HORN TAVERN Phone #: \_\_\_\_\_  
COLUMBIA, MO. 65203 Fax #: \_\_\_\_\_

E-Mail: lvictor@pocketengineering.com

Applicant's Signature: [Signature] Date 8/8/2014

### REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

Is this a Major Plat 3 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: \_\_\_\_\_ (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

August 8, 2016

Lyn Woolford  
City administrator, Ashland Missouri  
109 E. Broadway  
Ashland, Mo. 65010

Mr. Woolford,

I am writing you on behalf of my client Hummingbird Properties, LLC., that you and your staff will distribute and review the attached final plat of Ponderosa Commerce Park, Plat No. 1. This is a 4 lot subdivision fronting on State Route H. The current parcel number is 21-900-00-00-013.00. Please see the attached plat for details and if you have any questions, please feel free to let me know. Thanks for your consideration in this matter. Thanks for your time. Hope all is well.

Sincerely,  
Crockett Engineering Consultants, LLC



David T. Butcher, PLS

**Lyn Woolford**

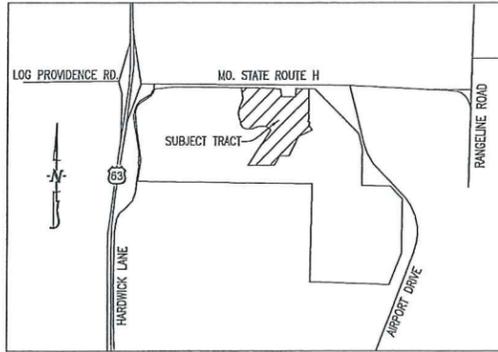
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**From:** Corey Sapp <csapp@sbcfpd.org>  
**Sent:** Thursday, August 11, 2016 1:53 PM  
**To:** Lyn Woolford; Shelley Martin  
**Subject:** Ponderosa plat 1

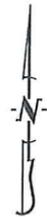
The plans for the Ponderosa plat 1 are acceptable to the Fire District. Please feel free to call or email with any questions or concerns. Thank you,

# FINAL PLAT PONDEROSA COMMERCE PARK, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF  
 SECTION 26, TOWNSHIP 47 NORTH, RANGE 12 WEST  
 ASHLAND, BOONE COUNTY, MISSOURI  
 AUGUST 8, 2016



LOCATION MAP  
 NOT TO SCALE



SCALE: 1"=200'  
 0 100 200 400

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

**LEGEND:**

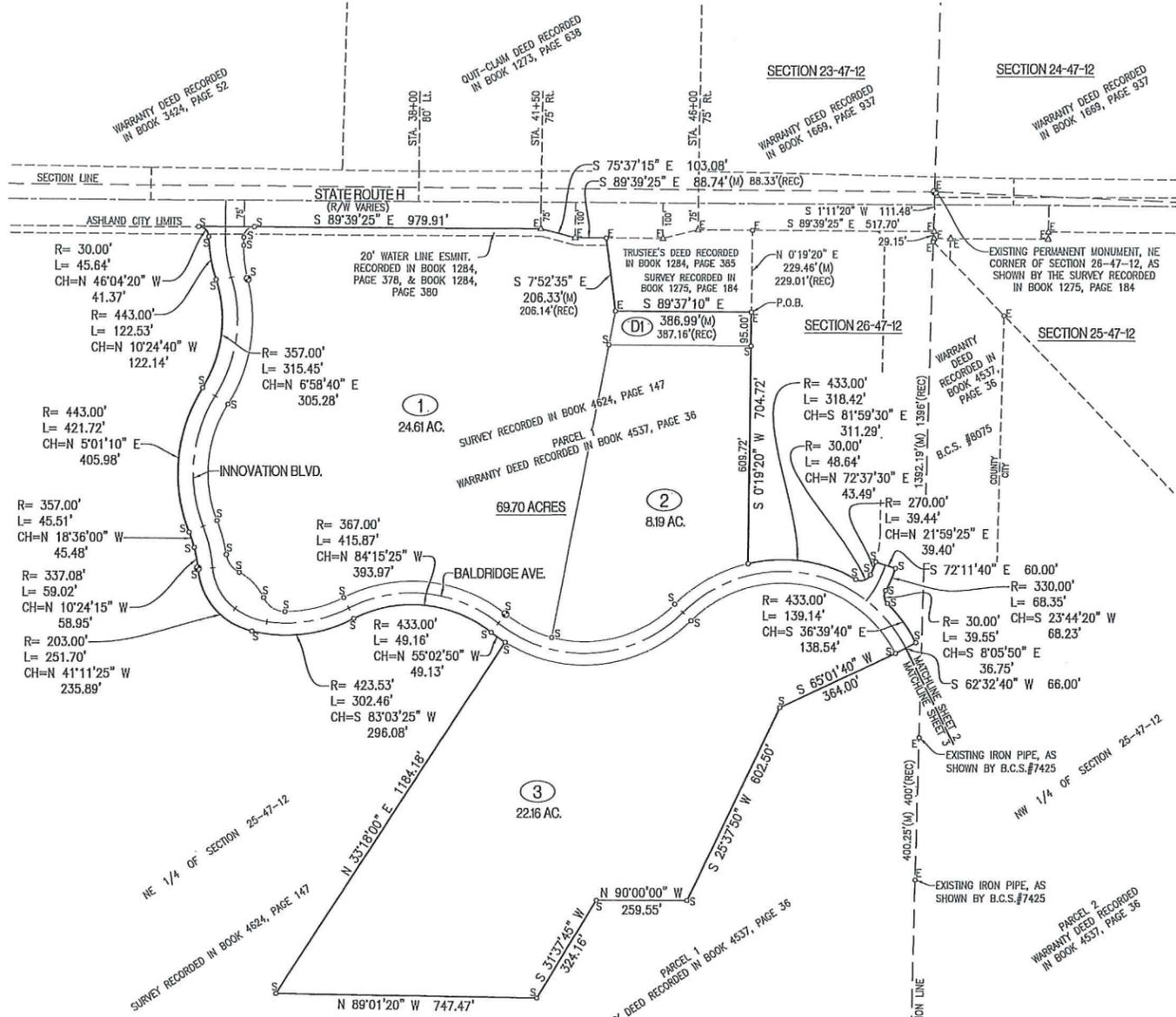
- E EXISTING
- S SET
- 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- STONE
- ◇ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- DH x DRILL HOLE
- W/ CHISELED X
- ▲ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- B.C.S. BOONE COUNTY SURVEY

**NOTES:**

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS. PANEL NO. 29019C0400D, DATED: MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
3. RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY, FILE NO. 1306142, DATED SEPTEMBER 26, 2013 & FILE NO. 1402472, DATED MAY 5, 2014. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
4. USE THE CENTERLINE OF BALDRIDGE AVE. AS THE SEPARATION/MATCH LINE OF SHEETS 2 AND SHEET 3.
5. LOT D1 IS CREATED TO TRANSFER TO THE ADJOINING PARCEL OWNED BY THE WATER DISTRICT.

CURVE	R	L	CHORD	CHDIST
1	30.00'	47.12'	S 45°20'35" W	42.43'
2	30.00'	45.64'	N 46°04'20" W	86.19'
3	400.00'	122.35'	S 8°25'10" E	121.88'
4	357.00'	94.96'	S 7°16'40" E	94.68'
5	443.00'	122.53'	S 10°24'40" E	122.14'
6	400.00'	345.39'	N 7°33'15" E	334.76'
7	400.00'	380.79'	S 5°01'10" W	366.57'
8	400.00'	120.18'	N 13°38'40" W	119.73'
9	337.08'	59.02'	N 10°24'15" W	58.95'
10	69.00'	64.30'	N 36°06'35" W	62.00'
11	160.02'	135.27'	S 29°15'30" E	131.28'
12	203.00'	251.70'	S 41°11'25" E	235.89'

CURVE	R	L	CHORD	CHDIST
13	161.00'	102.08'	N 44°38'35" W	100.38'
14	69.19'	77.71'	N 58°14'25" W	73.69'
15	201.00'	99.88'	S 67°42'35" E	98.83'
16	374.09'	174.45'	S 76°53'55" W	172.87'
17	400.00'	242.79'	N 80°40'10" E	239.08'
18	423.53'	302.46'	N 83°03'25" E	296.08'
19	400.00'	453.26'	N 84°15'25" W	429.40'
20	400.00'	579.80'	N 86°40'50" E	530.36'
21	400.00'	749.72'	N 81°09'00" W	644.70'
22	30.00'	48.64'	N 72°37'30" E	43.49'
23	300.00'	100.82'	N 27°26'00" E	100.35'
24	30.00'	39.55'	S 8°05'50" E	36.75'



**CERTIFICATION:**

I HEREBY CERTIFY THAT IN AUGUST OF 2016, I COMPLETED A SURVEY AND SUBDIVISION FOR HUMMINGBIRD PROPERTIES, LLC, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 12 WEST, ASHLAND, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT LAND SHOWN IN THE SURVEY RECORDED IN BOOK 4824, PAGE 147 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4537, PAGE 36 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 1275, PAGE 184, THENCE FROM SAID SOUTHEAST CORNER, S 0°19'20"W, 704.72' FEET; THENCE 318.42 FEET ALONG A 433.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 81°59'30"E, 311.29 FEET; THENCE 48.64 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 72°37'30"E, 43.49 FEET; THENCE 39.44 FEET ALONG A 270.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 21°59'25"E, 39.40 FEET; THENCE S 72°11'40"E, 60.00 FEET; THENCE 68.35 FEET ALONG A 330.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 23°44'20"W, 68.23 FEET; THENCE 39.55 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 8°05'50"E, 36.75 FEET; THENCE 139.14 FEET ALONG A 433.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 36°39'40"E, 138.54 FEET; THENCE S 62°32'40"W, 66.00 FEET; THENCE S 65°01'40"W, 364.00 FEET; THENCE S 25°37'50"W, 602.50 FEET; THENCE N 80°00'00"W, 259.55 FEET; THENCE S 31°37'45"W, 324.18 FEET; THENCE N 89°01'20"W, 747.47 FEET; THENCE N 33°18'00"E, 1184.18 FEET; THENCE 49.16 FEET ALONG A 433.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 55°02'50"W, 49.13 FEET; THENCE 415.87 FEET ALONG A 367.00-FOOT RADIUS CURVE TO THE LEFT SAID CURVE HAVING A CHORD, N 84°15'25"W, 393.97 FEET; THENCE 302.46 FEET ALONG A 423.53-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 83°03'25"W, 296.08 FEET; THENCE 251.70 FEET ALONG A 203.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 41°11'25"W, 235.89 FEET; THENCE 59.02 FEET ALONG A 337.08-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 10°24'15"W, 58.95 FEET; THENCE 45.51 FEET ALONG A 357.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 18°36'00"W, 45.48 FEET; THENCE 421.72 FEET ALONG A 443.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 5°01'10"E, 405.98 FEET; THENCE 315.45 FEET ALONG A 357.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 6°58'40"E, 305.28 FEET; THENCE 122.53 FEET ALONG A 443.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 10°24'40"W, 122.14 FEET; THENCE 45.64 FEET ALONG A 30.00-FOOT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 46°04'20"W, 41.37 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE H; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE H, S 89°39'25"E, 979.91 FEET; THENCE S 75°37'15"E, 103.08 FEET; THENCE S 89°39'25"E, 88.74' (M) 88.33'(REC) TO THE POINT OF BEGINNING AND CONTAINING 69.70 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE 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:

CROCKETT ENGINEERING CONSULTANTS, LLC  
 2809 NORTH STADIUM BLVD.  
 COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304



*David T. Butcher*  
 DAVID T. BUTCHER, PLS-2002014095  
 8/8/2016  
 DATE

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

KENNETH FARRIS  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES APRIL 22, 2018  
 COMMISSION NUMBER 14965667



**KNOW ALL MEN BY THESE PRESENTS:**

THAT HUMMINGBIRD PROPERTIES, LLC IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT-OF-WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE CITY OF ASHLAND FOR THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF ASHLAND FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS, "PONDEROSA COMMERCE PARK, PLAT NO. 1"

IN WITNESS WHEREOF, HUMMINGBIRD PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

HUMMINGBIRD PROPERTIES, LLC.

LARRY W. POTTERFIELD, MANAGER

STATE OF MISSOURI } SS  
 COUNTY OF BOONE }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 BEFORE ME PERSONALLY APPEARED LARRY W. POTTERFIELD, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY ARE THE MANAGER OF SAID LIMITED LIABILITY COMPANY AND THAT HE FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

(SEAL)

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND AND ITS BOARD OF ALDERMAN

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

JIM FASCIOTTI, MAYOR PRO TEM

DARLA SAPP, CITY CLERK



# 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: 506 S MAIN ST

Parcel ID #: 24-508-00-23-002.00 01

Project Name: SOBOCO Carwash

Applicant Name (Please Print) BFG Properties, llc

Address: 3126 VAN CT Phone #: 573-642-3880  
KINGDOM CITY, MO 65265 Fax #: 573-310-6159

E-Mail: brenda@centralcrop.com

Applicant's Signature: Brenda F. Stanberry Date 8-3-16

### 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

NA  Traffic Study

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: 8-04-2016 Staff Signature \_\_\_\_\_

<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:	_____	_____

**Lyn Woolford**

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**From:** Corey Sapp <csapp@sbcfpd.org>  
**Sent:** Thursday, August 11, 2016 1:51 PM  
**To:** Lyn Woolford; Shelley Martin  
**Subject:** Soboco car wash

The plans for the soboco car wash are acceptable to the Fire District. Please feel free to call or email with any questions or concerns. Thank you,

**Megan Young**

---

**From:** Lyn Woolford  
**Sent:** Wednesday, August 24, 2016 4:46 PM  
**To:** Megan Young  
**Subject:** FW: SOBOCO Car wash

For the P&Z meeting...

*Lyn Woolford*  
Ashland Chief of Police/City Administrator  
573-657-9062

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**From:** Scott Vogler [mailto:svogler@mecoengineering.com]  
**Sent:** Wednesday, August 24, 2016 2:14 PM  
**To:** Chris Sander <chris@acivilgroup.com>; Lyn Woolford <policechief@ashlandmo.us>  
**Subject:** RE: SOBOCO Car wash

Lyn:  
I have reviewed the revised plans for the Car Wash and find they meet all the review comments. I have no further comments. However the spacing between entrances still has to be resolved.  
Thanks

Scott E. Vogler, P.E.  
President  
**MECO Engineering Co., Inc.**  
2701 Industrial Drive  
Jefferson City, MO 65109  
(573) 893-5558 Fax (573) 893-5404  
[svogler@mecoengineering.com](mailto:svogler@mecoengineering.com)

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**From:** Chris Sander [mailto:chris@acivilgroup.com]  
**Sent:** Thursday, August 18, 2016 5:12 PM  
**To:** Scott Vogler <svogler@mecoengineering.com>  
**Cc:** Lyn Woolford <policechief@ashlandmo.us>  
**Subject:** Re: SOBOCO Car wash

Scott and Lyn,  
Please see attached a copy of the revised plans for SOBOCO carwash. I have also attached a copy that is highlighted to show the changes. I believe that all of your comments have been addressed.

Please let me know if you have any questions.

Once Scott has had a chance to look these over, how many copies of the revised plan should I provide?

Christopher M Sander, PE, PLS

A Civil Group  
3401 Broadway Business Park Court, Suite 105  
Columbia, MO 65203  
573-817-5750

On Mon, Aug 15, 2016 at 11:35 AM, Scott Vogler <[svogler@mecoengineering.com](mailto:svogler@mecoengineering.com)> wrote:

Lyn:

I have reviewed the proposed development and except for the drive spacing that you have already addressed, I have the following comments.

1. Sheet C101: Dumpster Pad Area is only 10 feet wide. For trash truck accessibility it should be wider.

The Dumpster Area also needs to be enclosed for visibility from the street.

2. Sheet C102: Grading Plan does not show an emergency spillway on the detention basin

Need riprap on the outlet pipe of the detention basin

3. Sheet A2.1: Need info on the type of material on the walls and roof.

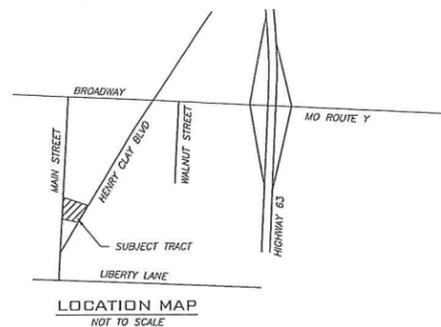
4. Sheet LC!: The illumination plan needs to be extended to the boundaries of the property. The whole purpose of the plan is to see what light intensity extends off the property.

If you have any questions, please let me know. I have copied Chris on this e-mail.

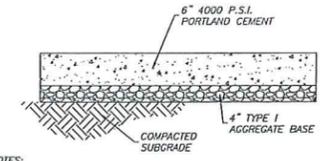
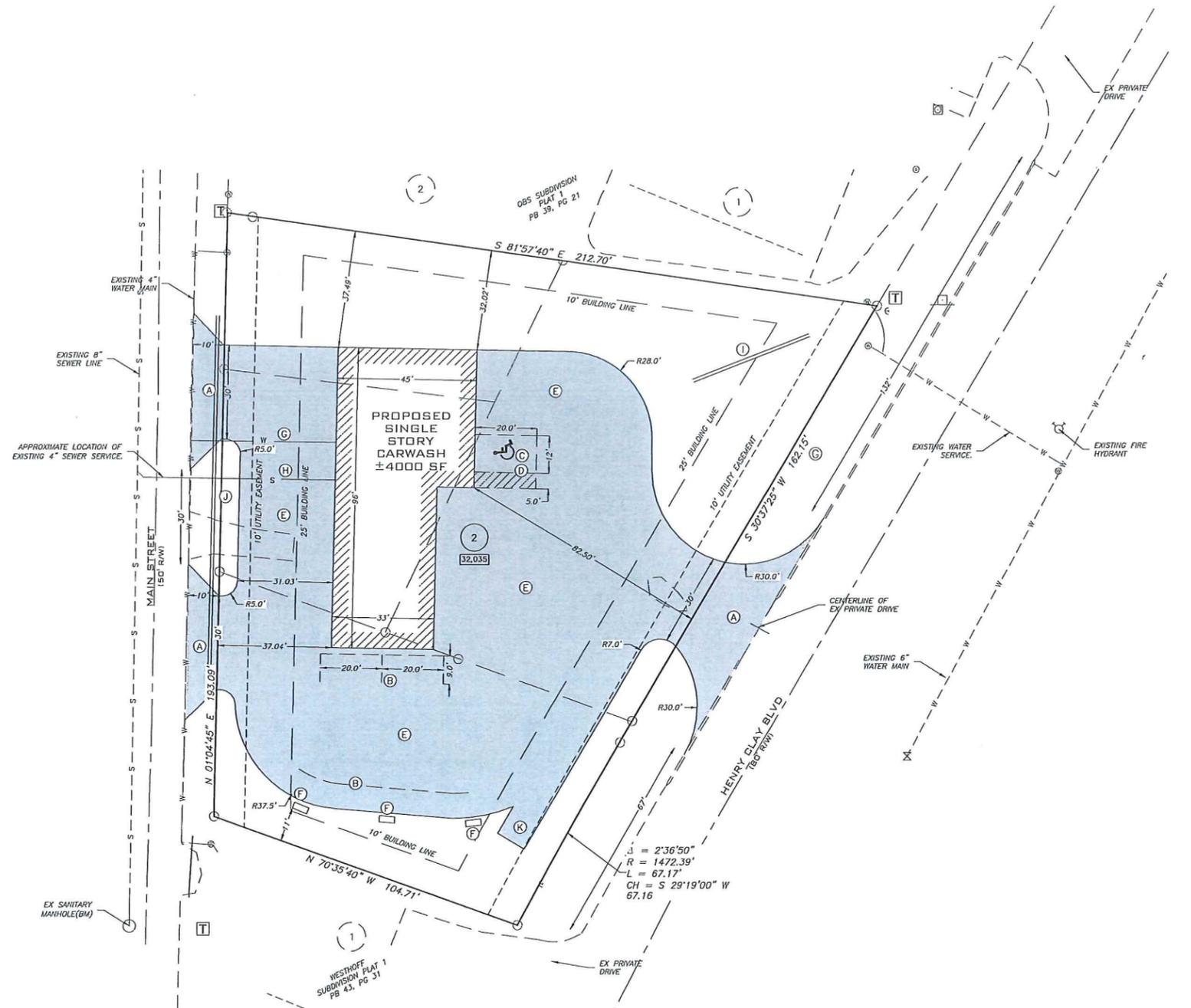
Scott E. Vogler, P.E.

President

**MECO Engineering Co., Inc.**



- LEGEND**
- MH ○ EXISTING SANITARY MANHOLE
  - MH ● PROPOSED SANITARY MANHOLE
  - CO ○ EXISTING SANITARY CLEANOUT
  - CO ● PROPOSED SANITARY CLEANOUT
  - FS ○ PROPOSED SANITARY A-LOK
  - FS ● EXISTING FIRE HYDRANT
  - FD ○ PROPOSED FIRE HYDRANT
  - FD ● EXISTING GUY WIRE
  - LP ○ EXISTING LIGHT POLE
  - LP ● PROPOSED LIGHT POLE
  - EM ○ EXISTING ELECTRIC METER
  - EM ● PROPOSED ELECTRIC METER
  - GM ○ EXISTING GAS METER
  - GM ● PROPOSED GAS METER
  - WM ○ EXISTING WATER METER
  - WM ● PROPOSED WATER METER
  - CB ○ EXISTING CABLE BOX
  - CB ● EXISTING ELECTRIC TRANSFORMER
  - CB ● PROPOSED ELECTRIC TRANSFORMER
  - TE ○ EXISTING TELEPHONE BOX
  - TE ● EXISTING UTILITY POLE
  - WV ○ EXISTING WATER VALVE
  - WV ● PROPOSED WATER VALVE
  - HS ○ EXISTING HANDICAPPED SPACE
  - HS ● PROPOSED HANDICAPPED SPACE
  - IP ○ IRON PIPE CAP #2001006115
  - SET ○ EXISTING SET
  - REC ○ RECORD BORE HOLE
  - BEN ○ BENCH MARK
  - DH ○ DRILL HOLE
  - IP ○ IRON PIPE
  - REB ○ REBAR
  - MON ○ MONUMENT
  - PERM ○ PERMANENT MONUMENT
  - RWM ○ RIGHT OF WAY MARKER
  - STN ○ STONE
  - SS ○ EXISTING STREET SIGN
  - BS ○ EXISTING BOLLARD
  - RD ○ EXISTING ROOF DRAIN
  - SPV ○ EXISTING SPRINKLER VALVE
  - MBX ○ EXISTING MAILBOX
  - FLP ○ EXISTING FLAGPOLE
  - BCS ○ BOONE COUNTY SURVEY
  - F/G ○ FINISH GRADE
  - T/C ○ TOP OF CURB
  - T/P ○ TOP OF PAVEMENT
  - FF ○ FINISH FLOOR
  - RL ○ RADIAL LINE
  - CL ○ CENTERLINE
  - 0.000 ○ SQUARE FEET
  - 00.00 AC ○ ACRES
  - X ○ EXISTING FENCE
  - X ○ PROPOSED FENCE
  - UE ○ EXISTING UNDERGROUND ELECTRIC
  - UE ○ PROPOSED UNDERGROUND ELECTRIC
  - OE ○ EXISTING OVER-HEAD ELECTRIC
  - OE ○ PROPOSED OVER-HEAD ELECTRIC
  - UT ○ EXISTING UNDERGROUND TELEPHONE
  - UT ○ PROPOSED UNDERGROUND TELEPHONE
  - OT ○ EXISTING OVER-HEAD TELEPHONE
  - OT ○ PROPOSED OVER-HEAD TELEPHONE
  - FO ○ EXISTING FIBER OPTIC CABLE
  - FO ○ PROPOSED FIBER OPTIC CABLE
  - G ○ EXISTING GAS
  - G ○ PROPOSED GAS
  - S ○ EXISTING SANITARY
  - S ○ PROPOSED SANITARY
  - FM ○ EXISTING SANITARY FORCEMAIN
  - FM ○ PROPOSED SANITARY FORCEMAIN
  - W ○ EXISTING WATER
  - W ○ PROPOSED WATER
  - W ○ EXISTING STORM SEWER
  - W ○ PROPOSED STORM SEWER
  - CAV ○ EXISTING CABLE TELEVISION
  - CAV ○ PROPOSED ROOF DRAIN
  - RD ○ EXISTING FLOWLINE (E)
  - RD ○ EXISTING TREETLINE
  - RD ○ PRESERVED TREETLINE
  - 700 ○ PROPOSED CONTOUR
  - 700 ○ EXISTING CONTOUR
  - TC 772.00 ○ SPOT ELEVATION AT TOP CURB
  - FG 771.50 ○ SPOT ELEVATION AT FINISH GRADE
  - TP 771.50 ○ SPOT ELEVATION AT TOP PAVEMENT
  - FL 771.50 ○ FLOWLINE SPOT ELEVATION
  - 100-yr ○ 100-YR FLOODPLAIN
  - FLOODWAY ○ FLOODWAY
  - DBM ○ DIVERSION BERM
  - DSW ○ DRAINAGE SWALE
  - EROSION ○ EROSION CONTROL SILT FENCE



**NOTES:**

1. 1/2" EXPANSION JOINTS SHALL BE INSTALLED AT ALL COLD JOINTS.
2. SAWED CONTRACTION JOINTS 2 1/2" DEEP SHALL BE INSTALLED AT SPACING NOT TO EXCEED 10' EACH WAY. SAW JOINTS SHALL BE BLOWN CLEAN AND SEALED PROMPTLY FOLLOWING INSTALLATION.

**CONCRETE PARKING LOT & DRIVEWAY PAVEMENT DETAIL**  
N.T.S.

- GENERAL NOTES:**
1. CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
  2. BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECT'S PLANS FOR ACCURATE DIMENSIONS.
  3. ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. SEE APPROPRIATE UTILITY CONSTRUCTION PLANS FOR FURTHER DETAIL.
  4. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
  5. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
  6. ALL SLOPES GREATER THAN 4:1 SHALL BE STABILIZED AS SOON AS GENERAL GRADING OPERATIONS ARE COMPLETE. IF VEGETATIVE COVER CAN NOT BE ESTABLISHED PRIOR TO THE ONSET OF WINTER, AN ALTERNATIVE METHOD OF STABILIZATION SHALL BE USED UNTIL VEGETATIVE COVER IS ESTABLISHED.
  7. THE BUILDING HEIGHT SHALL NOT EXCEED 30'.
  8. THE ESTIMATED PEAK WATER AND SEWER FLOW FOR THE PROPOSED BUILDING IS 90 GALLONS PER MINUTE. THIS BUILDING WILL NOT INCLUDE A FIRE SPRINKLER SYSTEM.
  9. NO FREE STANDING SIGNS ARE PROPOSED. TWO BUILDING MOUNTED SIGNS INCLUDING THE BUSINESS NAME, LOGO, AND CONTACT INFORMATION MAY BE INSTALLED ON THE EACH OF THE MAIN STREET AND THE HENRY CLAY BLVD. FACADE OF THE BUILDING NOT TO EXCEED 80 SF EACH SIGN.

**TRACT DESCRIPTION**  
ALL OF LOT 2 OF WESTHOFF SUBDIVISION PLAT 1 AS RECORDED IN PLAT BOOK 43 AT PAGE 31 AND DESCRIBED IN THE DEED RECORDED IN BOOK 4631, PAGE 42, ALL OF THE BOONE COUNTY RECORDS.

**PARKING DATA**  
CAR WASH - (2 SELF-SERVICE BAYS, 2 AUTOMATIC BAYS & 2 INDOOR PET WASH STATIONS)  
TOTAL REQUIRED: 1 SPACE PER DOG WASH STATION, 1 ATTENDANT SPACE  
SPACES PROVIDED - 2 REGULAR VEHICLE SPACES & 1 ACCESSIBLE SPACE

**FLOOD PLAIN STATEMENT**  
THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FEMA FLOOD PLAIN MAP #29019C03700 DATED MARCH 17, 2011.

**BENCHMARK DATA**  
TOP OF MANHOLE IN PAVEMENT OF MAIN STREET APPROXIMATELY 45' SW OF THE SW CORNER OF THIS TRACT  
ELEVATION = 898.74

**SITE DATA**  
ZONING: C-G  
LOCATION: 508 S. MAIN ST.  
TOTAL LOT AREA: 32,035 SF  
PROPOSED PAVEMENT: 15,765 SF  
PROPOSED BUILDING: 3,696 SF  
TOTAL IMPERVIOUS: 19,461 SF (61%)

**UTILITIES**

**NATURAL GAS**  
AHEREN UE  
101 MADISON STREET #100  
JEFFERSON CITY, MO 65101

**ELECTRICITY**  
AHEREN UE  
101 MADISON STREET #100  
JEFFERSON CITY, MO 65101

**TELEPHONE**  
CENTURYLINK  
625 E. CHERRY  
COLUMBIA, MISSOURI 65205

**SANITARY SEWER**  
CITY OF ASHLAND  
109 E. BROADWAY  
ASHLAND, MISSOURI 65010

**WATER**  
CITY OF ASHLAND  
109 E. BROADWAY  
ASHLAND, MISSOURI 65010

- CONSTRUCTION NOTES**
- (A) CONSTRUCT DRIVEWAY AS SHOWN PER CITY OF ASHLAND DETAILS. PAVEMENT TO BE 6" PCC ON 4" OF TYPE 1 ROLLED STONE BASE.
  - (B) PAINT PARKING STALL WITH 4" STRIPE AS SHOWN. TYPICAL ALL STALLS. COORDINATE COLOR WITH OWNER.
  - (C) PAINT 4" STRIPE AND HANDICAP SYMBOL. COLOR BLUE. PAINT ACCESS AISLE HATCH AREA FULL LENGTH OF PARKING SPACE AND WIDTH AS SHOWN.
  - (D) SLOPE OF THE PAVEMENT AT ALL HANDICAP STALLS SHALL NOT EXCEED 1:50 IN ANY DIRECTION. INSTALL HANDICAP SIGNS.
  - (E) CONSTRUCT PAVEMENT PER DETAIL ON THIS SHEET. INSTALL 1/2" EXPANSION JOINT AROUND BUILDING FOUNDATION.
  - (F) INSTALL VACUUM STATION.
  - (G) INSTALL METER PIT AND 2" WATER SERVICE. METER TO BE INSTALLED BY CITY OF ASHLAND. COORDINATE METER SIZE WITH MEP.
  - (H) EXTEND EXISTING 4" SEWER SERVICE TO BUILDING AT 1% MIN. INSTALL CLEANOUTS TO SURFACE AT CHANGES IN DIRECTION AND AT 100' MAXIMUM SPACING.
  - (I) INSTALL 40' OF 8" SDR 35 PVC AT 1%. WEST FL 891.5. EAST FL 891.1.
  - (J) INSTALL 125' OF 12" RCP AT 1.5%. SOUTH FL 896.0. NORTH FL 894.13
  - (K) 10' X 10' DUMPSTER PAD AREA

OWNER:  
BFG PROPERTIES, LLC  
3126 VAN CT  
KINGDOM CITY, MO 65265  
N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

**SOBOCO GARWASH**  
ASHLAND, BOONE COUNTY, MO

**SITE PLAN**

**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  
CERTIFICATE OF AUTHORITY:  
2001006116

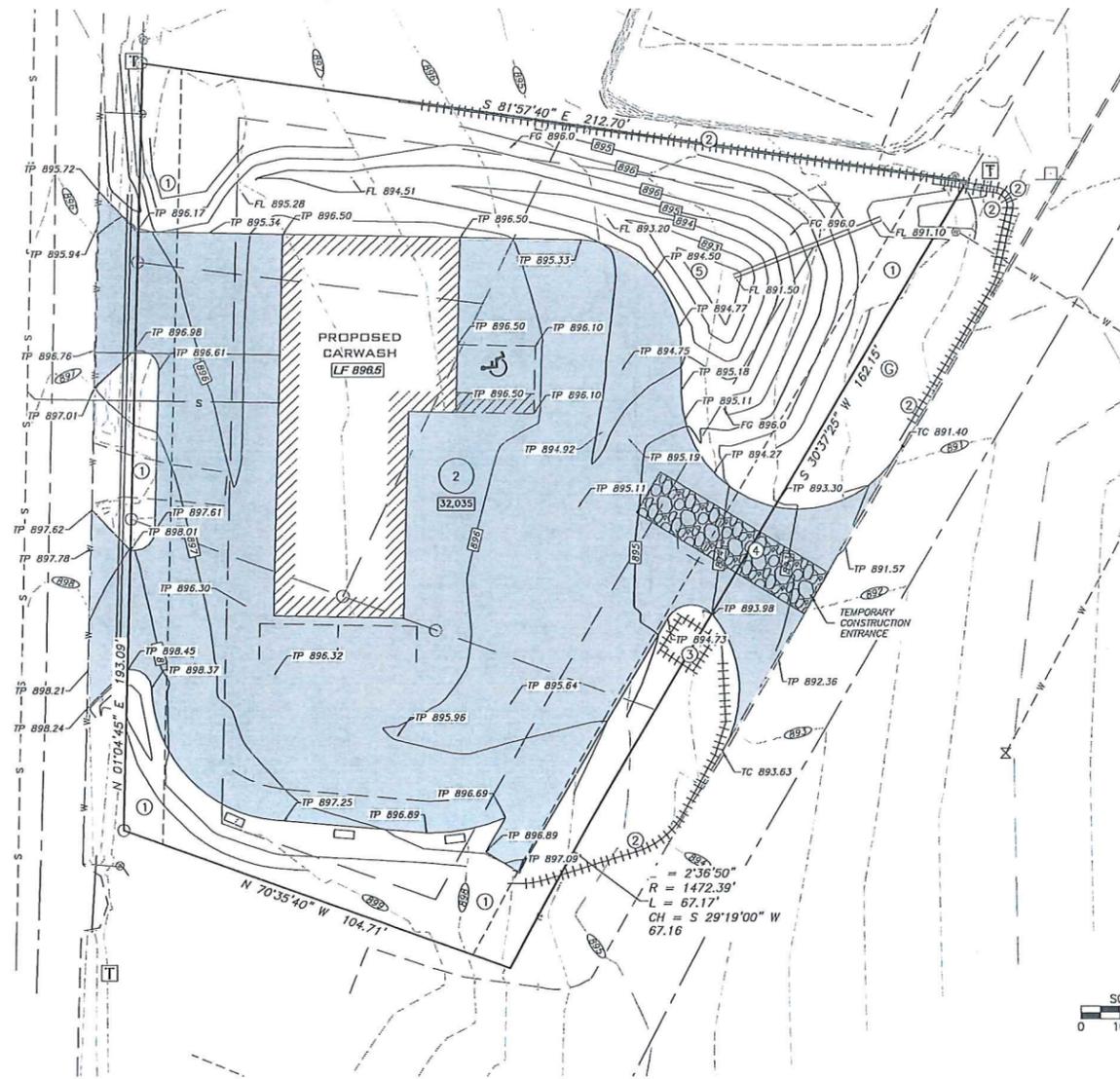
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

CHRISTOPHER M. SANDER  
P.E. 2001004558  
AUGUST 8, 2015

PROJECT # SHC16.01  
DRAWING # SHC16.01  
DRAWN BY: CMS

**SHEET C101**  
SHEET 1 OF 2





- CONSTRUCTION NOTES**
- 1 FINE GRADE PER PROPOSED CONTOURS. SEED AND MULCH ALL DISTURBED AREAS.
  - 2 INSTALL SILT FENCE AS SHOWN. SEE DETAIL THIS SHEET.
  - 3 INSTALL TEMPORARY CONCRETE WASHOUT. SEE DETAIL THIS SHEET.
  - 4 INSTALL 12" W X 50" L X 6" DEEP, 2" WASH STONE FOR TEMPORARY CONSTRUCTION EXIT.
  - 5 GRADE DETENTION POND AS SHOWN BY CONTOURS. ALL DISTURBED AREAS TO BE SEED AND MULCHED.

- GENERAL NOTES:**
1. ALL WORK SHALL COMPLY WITH THE CITY OF ASHLAND AND STATE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES LAND DISTURBANCE REGULATIONS. A MISSOURI DNR PERMIT IS NOT REQUIRED ON THIS PROJECT SINCE TOTAL SITE & DISTURBED AREA IS LESS THAN 1 ACRE.
  2. THE EROSION CONTROL MEASURES ARE SHOWN ON THE PLAN USING SYMBOLS. REFER TO THE LEGEND FOR A LIST AND MEANING OF THE SYMBOLS.
  3. ALL DISTURBED AREAS SHALL BE SEED AND MULCHED AFTER CONSTRUCTION IS COMPLETE AND MUST BE IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN. SEEDING MAY BE PHASED SO THAT GROUND COVER IS ESTABLISHED SOONER.
  4. THE FINAL CONTOURS SHOWN ARE APPROXIMATE, AND MAY BE CHANGED IN THE FIELD WITH THE APPROVAL OF THE ENGINEER. THE GOAL BEING TO GRADE THE SITE TO MINIMIZE THE OCCURRENCE OF DRAINAGE PROBLEMS.
  5. THIS TRACT IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 48N, RANGE 12W, CITY OF ASHLAND, BOONE COUNTY, MISSOURI.
  6. LAND DISTURBANCE SITES SHOULD BE INSPECTED ON A REGULAR SCHEDULE AND WITHIN A REASONABLE TIME PERIOD (NOT TO EXCEED 48 HOURS) FOLLOWING HEAVY RAINS. REGULARLY SCHEDULED INSPECTIONS SHALL BE AT A MINIMUM OF ONCE PER WEEK. ANY DEFICIENCIES SHALL BE NOTED IN A WEEKLY REPORT OF THE INSPECTION AND CORRECTED WITH SEVEN CALENDAR DAYS OF THE REPORT.

- MDNR REQUIREMENTS**
1. SUBSTANCES REGULATED BY FEDERAL LAW UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) OR THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA) WHICH ARE TRANSPORTED, STORED OR USED FOR MAINTENANCE, CLEARING OR REPAIRS SHALL BE MANAGED ACCORDING TO THE PROVISIONS OF RCRA AND CERCLA.
  2. ALL PAINTS, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS (EXCEPT FUELS) AND STORAGE CONTAINERS (SUCH AS DRUMS, CANS, OR CARTONS) SHALL BE STORED SUCH THAT THESE MATERIALS ARE NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION, CONTROL AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND SHALL ALSO PREVENT THE CONTAMINATION OF GROUNDWATER.
  3. THE APPLICANT SHALL NOTIFY BY TELEPHONE AND IN WRITING THE DEPARTMENT OF NATURAL RESOURCES, WATER POLLUTION CONTROL PROGRAM, POST OFFICE BOX 176, JEFFERSON CITY, MO 65102, 1-800-361-6827, OF ANY OIL SPILLS OR IF HAZARDOUS SUBSTANCES ARE FOUND DURING THE PROSECUTION OF WORK UNDER THIS PERMIT.

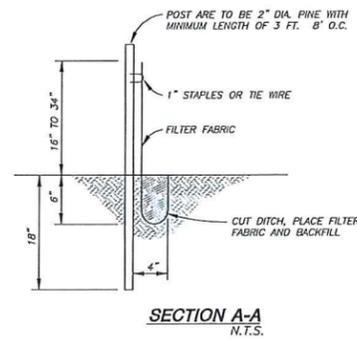
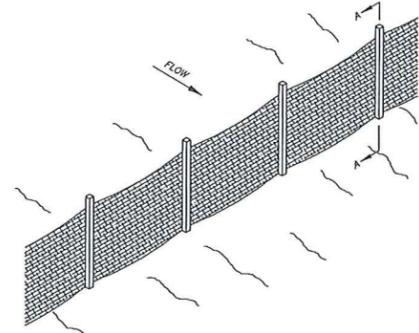
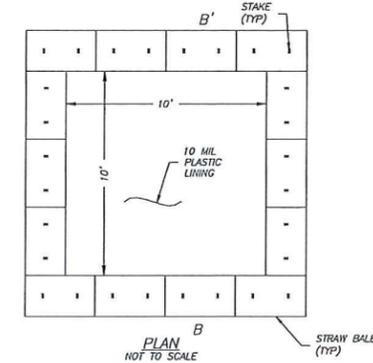
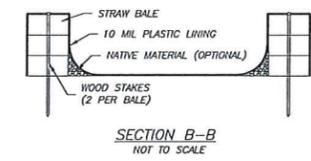
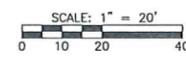
CALL OR CLICK 3 DAYS BEFORE YOU DIG!  
**1-800-DIG-RITE or 811**  
 MISSOURI  
 www.mo1call.com

**OWNER:**  
 BFG PROPERTIES, LLC  
 3126 VAN CT  
 KINGDOM CITY, MO 65265

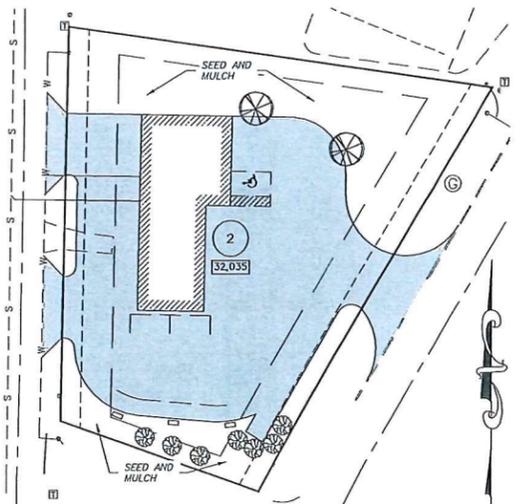

**REVISIONS**

**SOBOCO GARWASH**  
 ASHLAND, BOONE COUNTY, MO

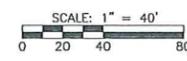
**GRADING PLAN**



**SILT FENCE DETAIL**  
 N.T.S.



PLANT SCHEDULE				
QTY.	SIZE	CATEGORY	SPECIES	SYMBOL
2	2"	ORNAMENTAL TREE	REDBUD OR DOGWOOD	
7	2 GAL	EVERGREEN SHRUB	JUNIPER OR ARBORVITAE	



**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  
 CERTIFICATE OF AUTHORITY:  
 2001006116

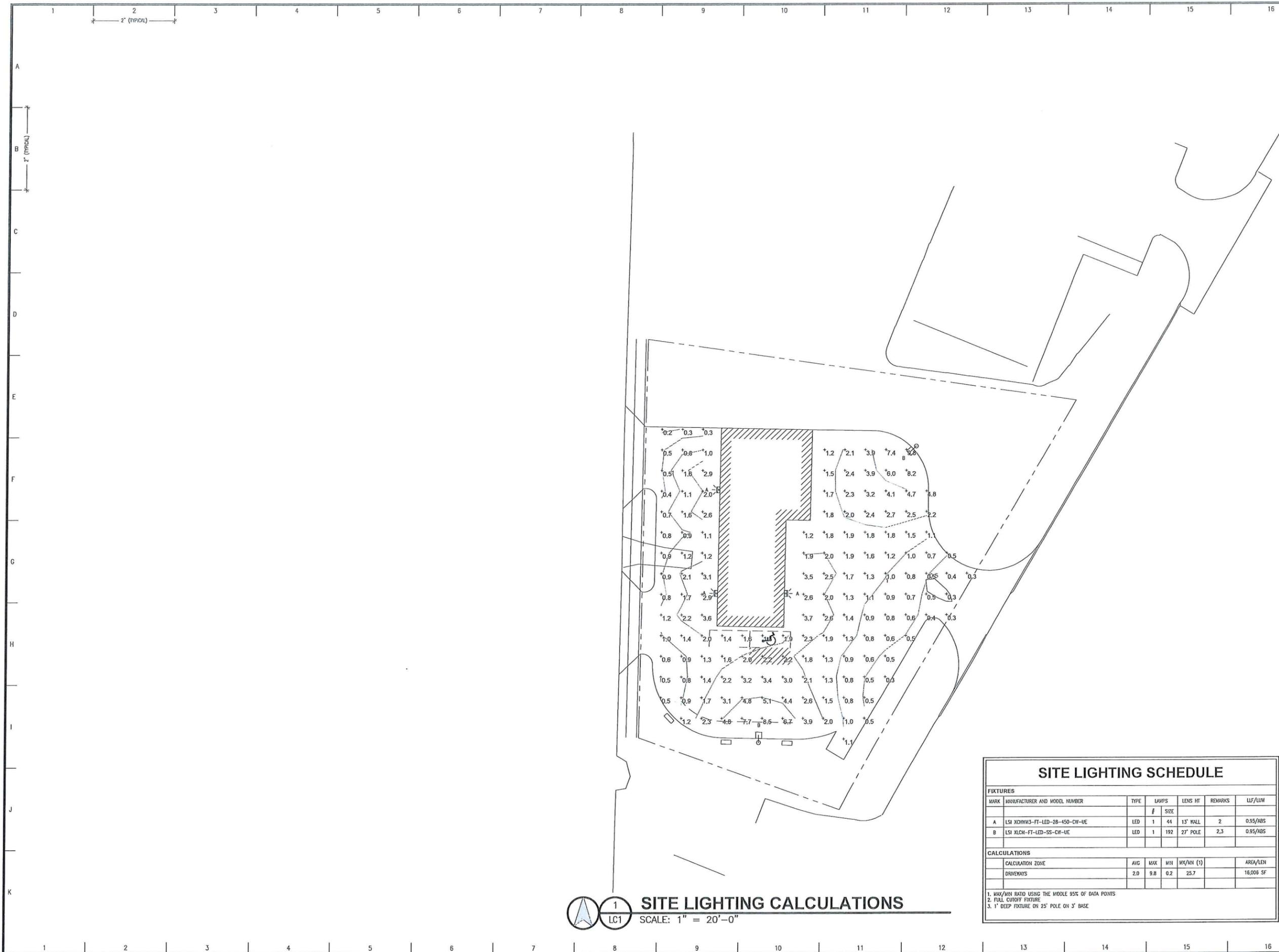
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



CHRISTOPHER M. SANDER  
 P.E. 2001004658  
 AUGUST 8, 2016

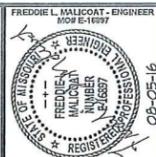
PROJECT # SHED16.01  
 DRAWING # SHED16.01  
 DRAWN BY: CMS  
 SHEET C 102  
 SHEET 2 OF 2

T:\Job\1616215\16215.dwg, 8/5/2016 3:15:03 PM, JamesA



**1**  
LC1 **SITE LIGHTING CALCULATIONS**  
SCALE: 1" = 20'-0"

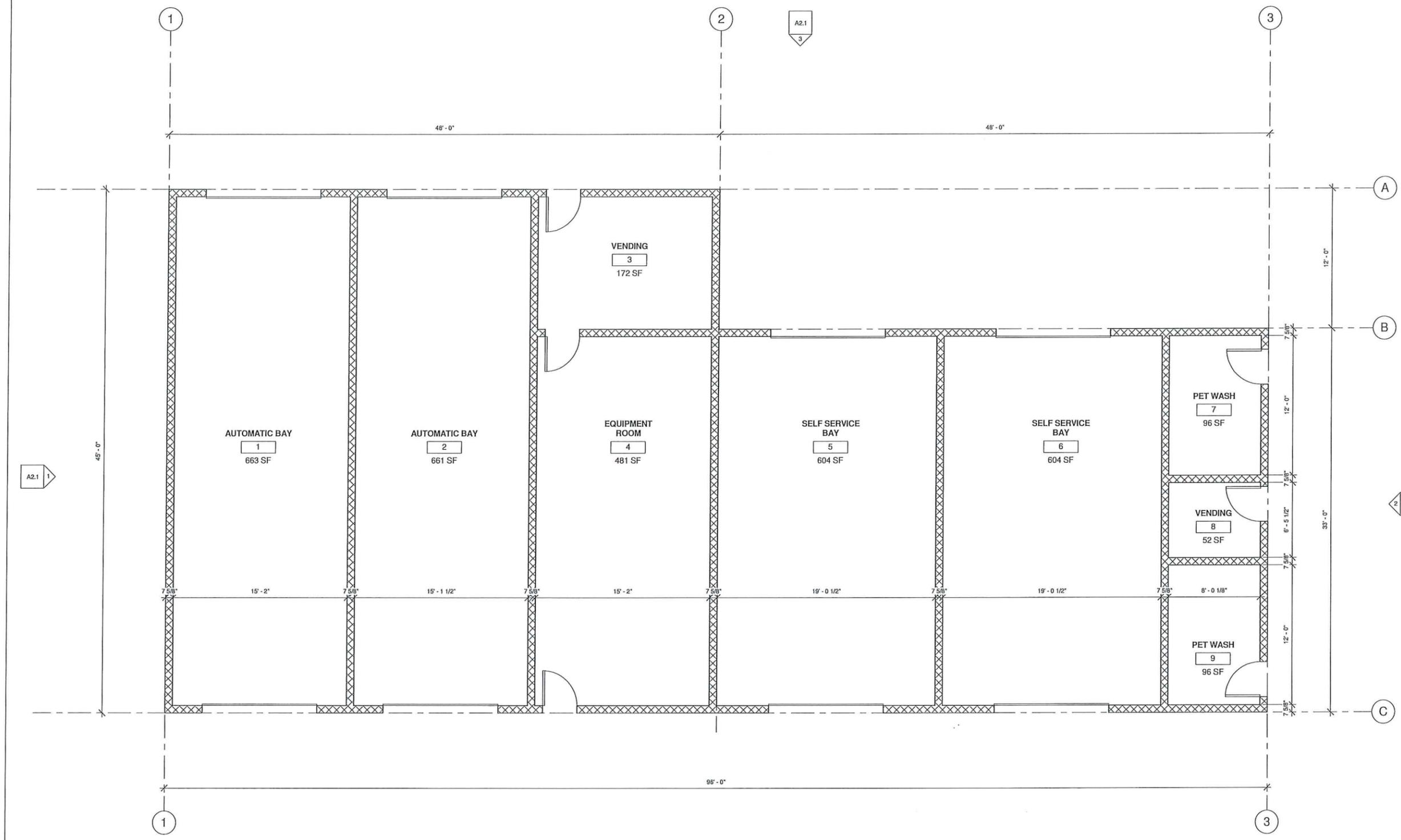
SITE LIGHTING SCHEDULE							
FIXTURES							
MARK	MANUFACTURER AND MODEL NUMBER	TYPE	LAMPS	LENS HT	REMARKS	LF/LUM	
			#	SIZE			
A	LSI XCHM3-FT-LED-28-450-CW-UE	LED	1	44	13' WALL	2	0.95/ABS
B	LSI XLCM-FT-LED-SS-CW-UE	LED	1	192	27' POLE	2.3	0.95/ABS
CALCULATIONS							
CALCULATION ZONE		AVG	MAX	MIN	MAX/MIN (1)	AREA/LEN	
DRIVEWAYS		2.0	9.8	0.2	25.7	18,006 SF	
1. MAX/MIN RATIO USING THE MIDDLE 95% OF DATA POINTS 2. FULL CUTOFF FIXTURE 3. 1' DEEP FIXTURE ON 25' POLE ON 3' BASE							



**MALICOAT - WINSLOW ENGINEERS, P.C.**  
 MISSOURI STATE CERTIFICATE OF AUTHORITY #000421  
 5649 N. CLEARVIEW ROAD  
 COLUMBIA, MISSOURI 65202  
 TEL 573-875-1300  
 FAX 573-875-1305  
 FREDDIE MALICOAT, P.E.

**SOBOCO CARWASH**  
 KINGDOM CITY, CALLAWAY COUNTY, MO, 65262

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT JOB SITE.  
 DATE: 08-05-16  
 REVISIONS:  
 TITLE: **SITE LIGHTING CALCULATIONS**  
 SHEET: **LC1**  
 PROJECT: 16215



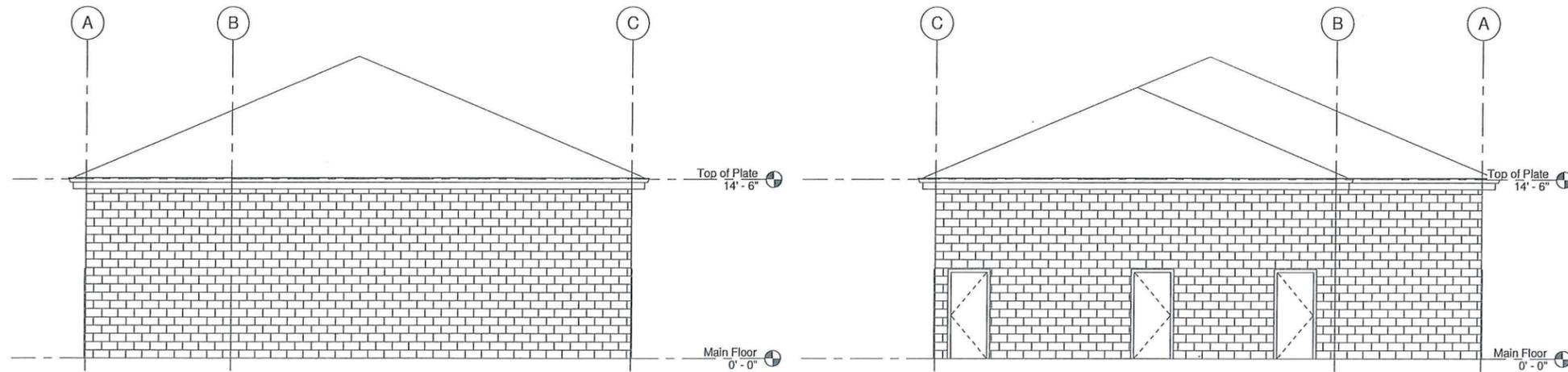
1 Main Floor  
1/4" = 1'-0"

# SO-BO-CO MAGIC CAR & PET WASH

BOONE COUNTY  
ASHLAND, MISSOURI

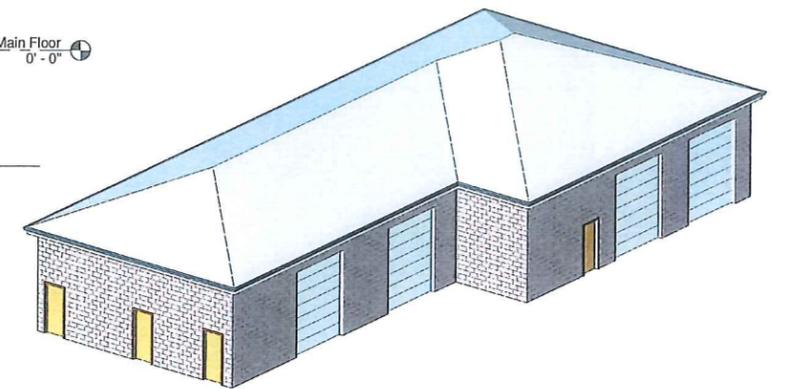
Revision Number	Revision Date

<b>RIMMILLER ARCHITECTS</b>	ISSUE DATE: 08-08-2016
	PROJECT NUMBER 16-277
	<b>PRELIMINARY</b>
	<small>Rim Miller Architects LLC Missouri Certificate of Authority # A-2007020694 Missouri Home Electrical License # MO # A-2007019928</small>
<b>A1.1</b>	1630 WEST MCCARTHY STREET JEFFERSON CITY, MISSOURI 65109
FLOOR PLAN	T. (672) 781-5600 F. (672) 781-5605

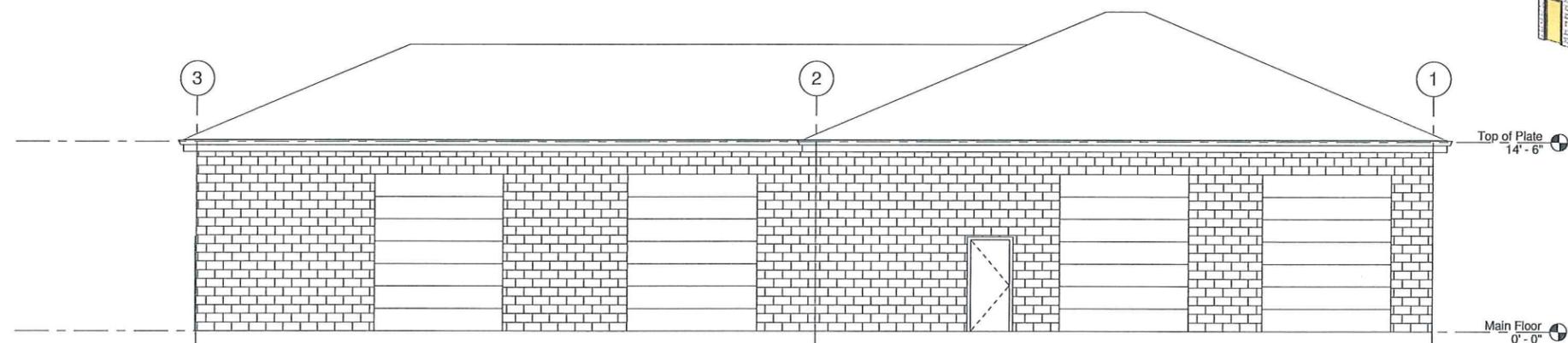


1 NORTH ELEVATION  
3/16" = 1'-0"

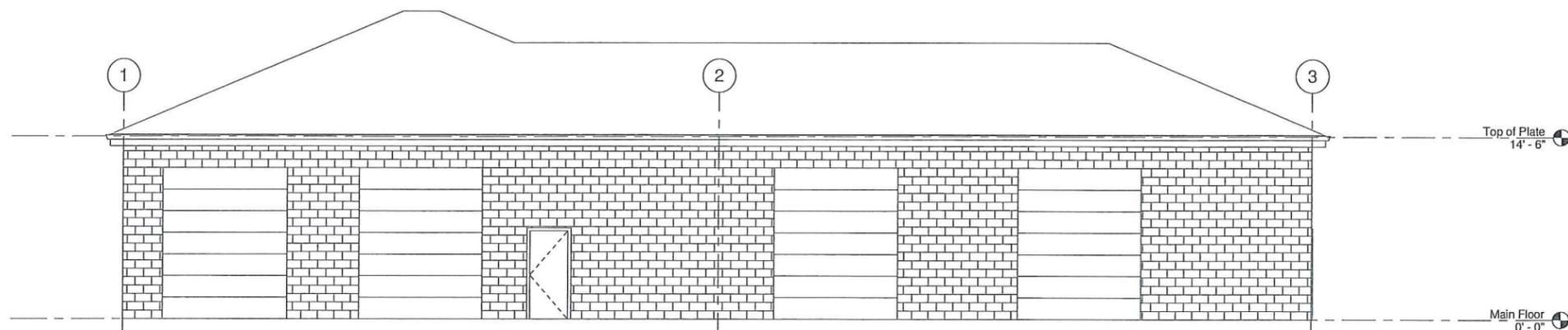
2 SOUTH ELEVATION  
3/16" = 1'-0"



5 MASSING MODEL



3 EAST ELEVATION  
3/16" = 1'-0"



4 WEST ELEVATION  
3/16" = 1'-0"

**SO-BO-CO MAGIC  
CAR & PET WASH**

BOONE COUNTY  
ASHLAND, MISSOURI

Revision Number	Revision Date

<b>RIMILLER ARCHITECTS</b>	ISSUE DATE: 08-08-2016
	PROJECT NUMBER 16-277
	<small>Rimiller Architects LLC Missouri Certificate of Authority # A-000700504 Member Since 08/08/16 - 08/08/16 MO # A-2001019928</small>
	<b>A2.1</b> BUILDING ELEVATIONS

1630 WEST MCCARTHY STREET  
JEFFERSON CITY, MISSOURI 65109  
T: (620) 761-5600  
F: (620) 761-5605



# 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: Lot 106 Bluegrass South Estates (NE Corner of Henry Clay + Red Tail)

Parcel ID #: 24 / 502 / 00 / 06 / 065.00 01

Project Name: Lot 106 Bluegrass South Estates Site Plan

Applicant Name (Please Print) Bauer Homes, Inc.

Address: 541 Commerce Dr Phone #: (573) 819-3509  
Ashland, MO 65010 Fax #: \_\_\_\_\_  
E-Mail: brucebauer9@aol.com

Applicant's Signature: Alan C Bauer Date 8-16-16

### 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
- Other: Offsite Esmt. Documents
- 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:	_____	_____
	City Staff Review:	_____	_____
	Planning & Zoning:	_____	_____
	Board of Aldermen 1st Reading:	_____	_____
	Board of Aldermen 2nd Reading:	_____	_____
	Final Revisions / As-Built Received:	_____	_____

## Storm Report Narrative

This project consists of building and parking construction for commercial/office rental space.

Stormwater will drain via sheet flow and roof drains to a dry detention pond (which will provide the required 25 Year detention). The following summarizes the proposed infrastructure design parameters and methods:

### Drainage Areas:

Desc.	DA #	Area (ac)	Pre CN	Post CN
Onsite	001	0.12	80	98
Onsite	002	0.34	80	91
Onsite	003	0.22	80	87
Onsite Bypass	004	0.28	80	80

### Collection System:

The collection system was designed via Hydraflow Express. See attached Hydraflow Express Report.

$$Q_{25} = kCIA = (1.008)(0.68)(8.2)(0.34) = 1.91 \text{ cfs}$$

### Detention

The detention system was designed via Hydraflow Hydrographs. See attached Hydraflow Hydrographs Report.

#### Outflow Comparison:

25 Year Predevelopment Site Outflow = 5.70 cfs

25 Year Postdevelopment Site Outflow = 4.90 cfs

## Lyn Woolford

---

**From:** Corey Sapp <csapp@sbcfpd.org>  
**Sent:** Monday, August 22, 2016 1:38 PM  
**To:** Lyn Woolford  
**Subject:** Re: FW: Lot 106 Bluegrass South Site Plan (2 of 2)

These plans are acceptable to the Southern Boone County Fire Protection District. Please feel free to call or email with any questions or concerns. Thank you,

On Aug 16, 2016 16:25, "Lyn Woolford" <[policechief@ashlandmo.us](mailto:policechief@ashlandmo.us)> wrote:

*Lyn Woolford*

Ashland Chief of Police/City Administrator

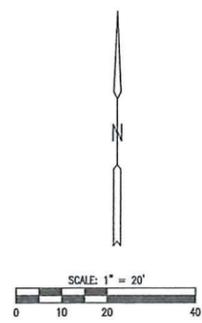
[573-657-9062](tel:573-657-9062)

CONFIDENTIALITY NOTICE: This message is intended only for the use of the individual or entity to which it is addressed and contains information that is/may be privileged, confidential or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are now on notice that you are strictly prohibited from printing, storing, disseminating, distributing or coping this communication. This email is not to be considered a public record of the City of Ashland, Missouri. If you have received this communication in error, please notify us immediately by replying to this message and deleting it from your computer.

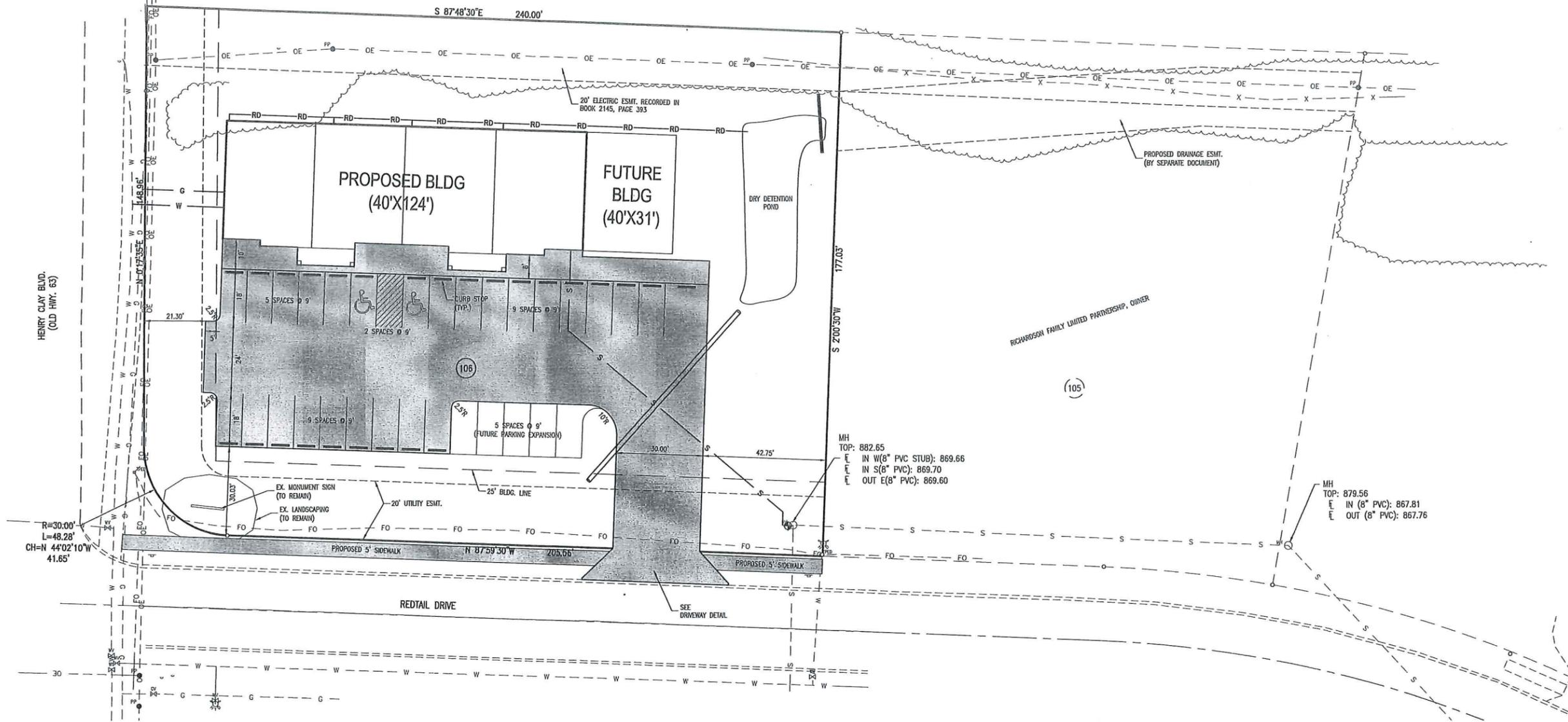
**From:** Wes Bolton [mailto:[WBolton@allstateconsultants.net](mailto:WBolton@allstateconsultants.net)]  
**Sent:** Tuesday, August 16, 2016 3:49 PM  
**To:** Lyn Woolford <[policechief@ashlandmo.us](mailto:policechief@ashlandmo.us)>  
**Cc:** Darla Sapp <[cityclerk@ashlandmo.us](mailto:cityclerk@ashlandmo.us)>  
**Subject:** Lot 106 Bluegrass South Site Plan (2 of 2)

Lot 106 Bluegrass South Site Plan (2 of 2)

LOCATION MAP



BEARINGS ARE REFERENCED TO GRID FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.



LEGEND

- |                                      |                      |
|--------------------------------------|----------------------|
| ○ IRON PIPE (UNLESS NOTED OTHERWISE) | ○ SANITARY MANHOLE   |
| ----- STORM SEWER                    | ○ SANITARY CLEAN OUT |
| ----- T TELEPHONE                    | ○ WATER METER        |
| ----- S SANITARY SEWER               | ⊗ WATER VALVE        |
| ----- W WATERLINE                    | ⊕ FIRE HYDRANT       |
| ----- G GAS LINE                     | ⊙ POWER POLE         |
| ----- OE OVERHEAD ELECTRIC           | ⊙ GUY WIRE ANCHOR    |
| ----- UE UNDERGROUND ELECTRIC        | ⊙ LIGHT POLE         |
| ----- TV CABLE TV                    | ⊙ GAS VALVE          |
| ----- X FENCE                        | ⊙ GAS METER          |
| ----- FLOWLINE                       | ○ ELECTRIC MANHOLE   |
| ----- S PROP. SANITARY SEWER         | ⊙ SIGN               |
| ----- W PROP. WATERLINE              | ⊙ BENCHMARK          |
| ----- UE PROP. UND. ELECTRIC         | ⊙ CONIFEROUS TREE    |
| ----- G PROP. GAS LINE               | ⊙ DECIDUOUS TREE     |
| ----- RD PROP. ROOF DRAIN            | ⊙ TELEPHONE PEDESTAL |
| ----- W PROP. WATER VALVE            |                      |
| ----- C PROP. FIRE HYDRANT           |                      |
| ----- PROPOSED CONCRETE PAVEMENT     |                      |

OWNER:

BAUER HOMES, INC.  
541 COMMERCE DRIVE  
ASHLAND, MO 65010

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM PANEL: 29019C03700 EFFECTIVE 3/17/2011

PARKING INFORMATION

REQUIRED:  
4,960 S.F. @ 1 SPACE/200 S.F. = 25 SPACES  
PROVIDED:  
26 SPACES (INCLUDING 2 H.C. SPACES)

PROPERTY DESCRIPTION

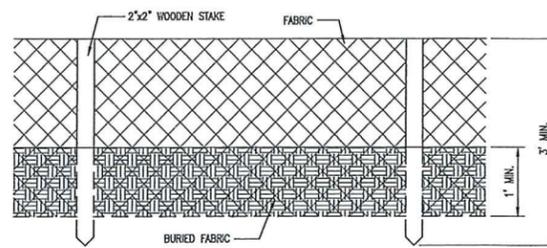
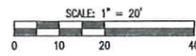
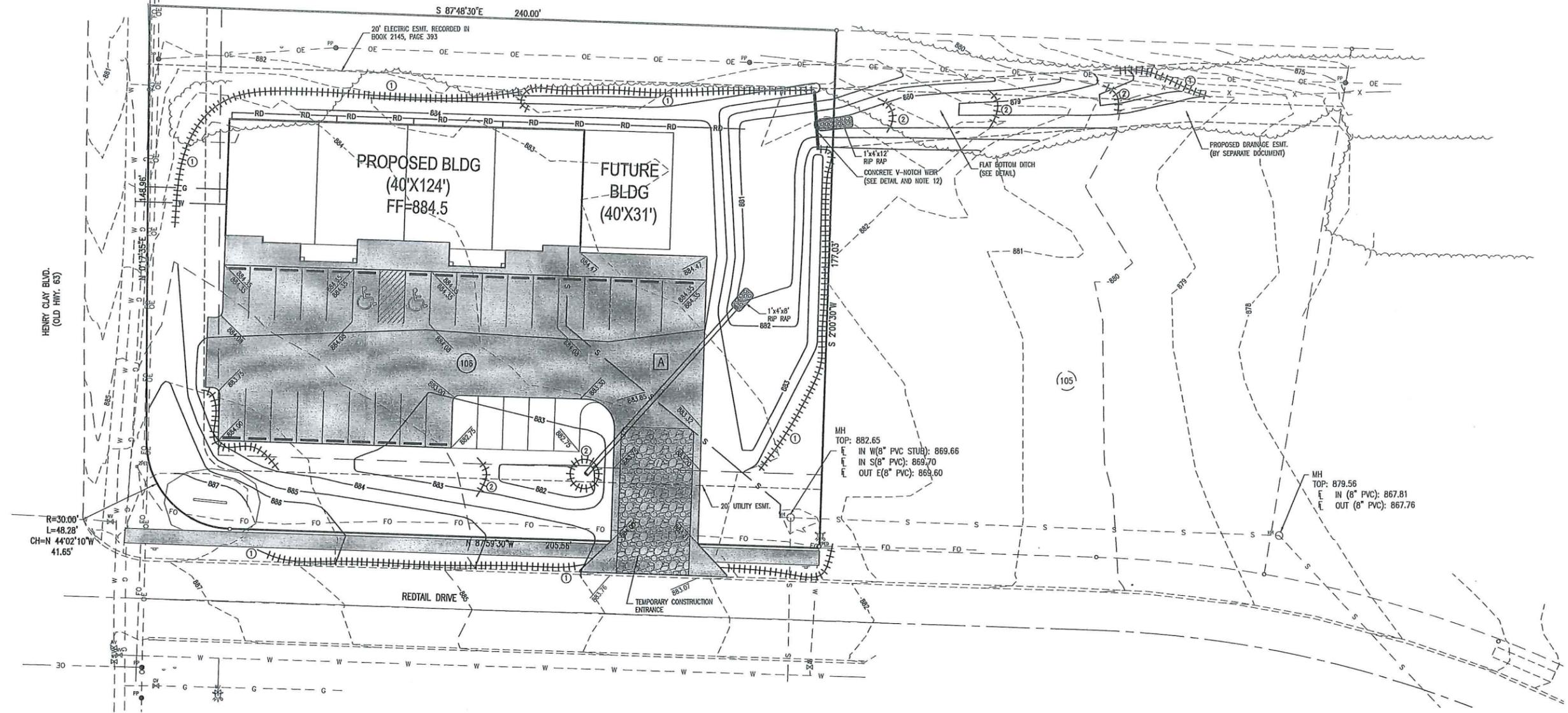
LOT 106 OF BLUEGRASS SOUTH ESTATES, A SUBDIVISION IN THE CITY OF ASHLAND, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 18, RECORDS OF BOONE COUNTY, MISSOURI.

SITE BENCHMARK

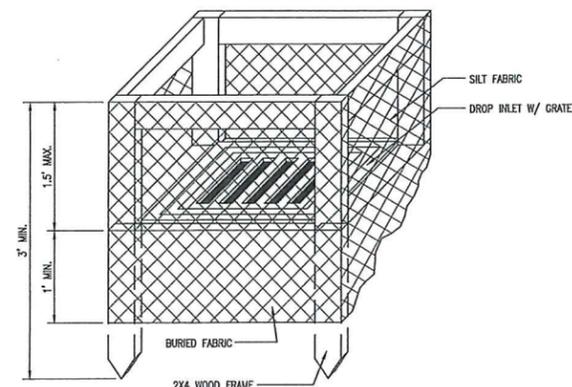
EAST RM OF EXISTING MANHOLE LOCATED NEAR THE SOUTHEAST CORNER OF LOT 106, BLUEGRASS SOUTH ESTATES.  
ELEV. = 882.65

GENERAL NOTES

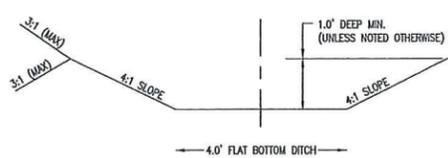
- CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTS PLANS FOR ACCURATE DIMENSIONS.
- TRACT IS ZONED C-G
- LOT 106 IS 0.96 ACRES.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.



**SILT FENCE INSTALLATION**  
N.T.S.



**SILT FENCE AT INLET**  
N.T.S.



**FLAT BOTTOM DITCH DETAIL**  
N.T.S.

**GENERAL NOTES**

1. ALL ROOF WATER FROM PROPOSED BUILDING SHALL BE DIRECTED TO THE PROPOSED DRY DETENTION POND.

**ENVIRONMENTAL STATEMENTS**

1. SUBSTANCES REGULATED BY FEDERAL LAW UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) OR THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA) WHICH ARE TRANSPORTED, STORED OR USED FOR MAINTENANCE, CLEANING OR REPAIRS SHALL BE MANAGED ACCORDING TO THE PROVISIONS OF RCRA AND CERCLA.
2. ALL PAINTS, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS (EXCEPT FUELS) AND STORAGE CONTAINERS (SUCH AS DRUMS, CANS OR CARTONS) SHALL BE STORED SUCH THAT THESE MATERIALS ARE NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION, CONTROL AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND SHALL ALSO PREVENT THE CONTAMINATION OF GROUNDWATER.
3. THE APPLICANT SHALL NOTIFY BY TELEPHONE AND IN WRITING THE DEPARTMENT OF NATURAL RESOURCES, WATER POLLUTION CONTROL PROGRAM, POST OFFICE BOX 178, JEFFERSON CITY, MO 65102, 1-800-361-4827, OF ANY OIL SPILLS OR IF HAZARDOUS SUBSTANCES ARE FOUND DURING THE PROSECUTION OF WORK UNDER THIS PERMIT.

**A** 78 L.F. OF 15" HOPE @ 0.5%  
E IN= 881.50  
E OUT= 881.10

**EROSION CONTROL NOTES**

1. (1) DENOTES EROSION CONTROL STRUCTURES THAT SHOULD BE INSTALLED AS ROUGH GRADING BEGINS. TYPICALLY THE EROSION CONTROL STRUCTURES SHOULD BE INSTALLED IN THE AREAS DISTURBED AT THE END OF EACH DAY.
2. (2) DENOTES EROSION CONTROL STRUCTURES THAT SHOULD BE INSTALLED AS ROUGH GRADING BEGINS AND AROUND DRAINAGE STRUCTURES AFTER THEY ARE INSTALLED AND REMOVED ONLY FOR PAVING OPERATIONS.
3. -||||| DENOTES FABRIC OR STRAWBALE SEDIMENT BARRIER.
4. NATURAL GROUND COVER WILL BE MAINTAINED WHERE POSSIBLE.
5. INSTALL EROSION CONTROL STRUCTURES PARALLEL TO ALL CONSTRUCTED (RELOCATED) DRAINAGE CHANNELS AS SOON AS PRACTICAL.
6. INLETS SHALL BE PROTECTED WITH SILT FENCE, "GUTTER BUDDIES" OR EQUIVALENT IMMEDIATELY AFTER CONSTRUCTION.
7. PROVIDE EROSION CONTROL AROUND ANY SOIL STOCKPILE AREAS.
8. EROSION CONTROL STRUCTURES SHOULD BE FIELD MODIFIED TO ACCOMPLISH DESIRED RESULTS.
9. ALL SURFACES MUST BE STABLE AND NON-EROSIVE WITHIN THE LESSER OF 30 WORKING DAYS OR 120 CALENDAR DAYS AFTER COMPLETION OF THE WORK AUTHORIZED BY THE LAND DISTURBANCE PERMIT.
10. CONTRACTOR SHALL ROUTINELY INSPECT ALL EROSION CONTROL STRUCTURES FOR CONDITION AND EFFECTIVENESS. FAILING STRUCTURES SHALL BE ADJUSTED OR RECONSTRUCTED.
11. PROVIDE AT LEAST ONE (1) TEMPORARY GRAVEL CONSTRUCTION ENTRANCE IN ACCORDANCE WITH CITY OF ASHLAND REQUIREMENTS.
12. A ROCK CHECK SHALL BE PLACED IN THIS LOCATION SO THAT THE DRY DETENTION POND FUNCTIONS AS A SEDIMENT BASIN PRIOR TO WEIR CONSTRUCTION. 1" CLEAN ROCK SHALL BE PLACED OVER V-NOTCH ONCE THE WEIR HAS BEEN CONSTRUCTED SO THAT THE DRY DETENTION POND FUNCTIONS AS A SEDIMENT BASIN. THIS ROCK SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED.

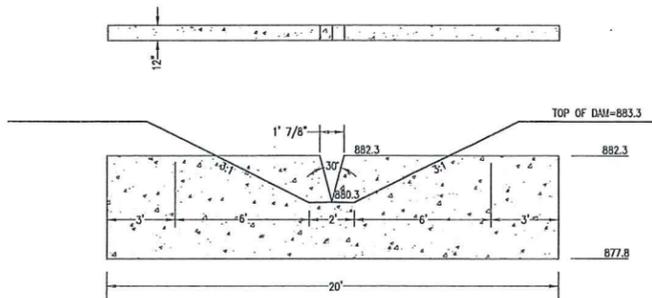
REVISE



ALLSTATE

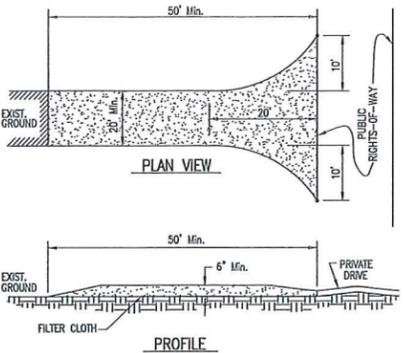
FIELD OF STUDY

SHEET



**CONCRETE V-NOTCH WEIR DETAIL**

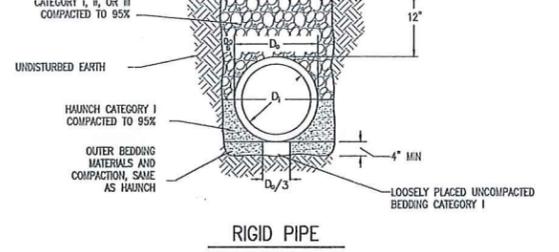
NOTE: WEIR SHALL CONTAIN THE FOLLOWING STEEL REINFORCEMENT-  
 HORIZONTAL: #4 @ 15" SPACING ON BOTH FACES  
 VERTICAL: #4 @ 18" SPACING ON BOTH FACES  
 ADDITIONAL: 2-#4 5' LONG BELOW V-NOTCH @ 3" SPACING ON BOTH FACES



**CONSTRUCTION SPECIFICATIONS**

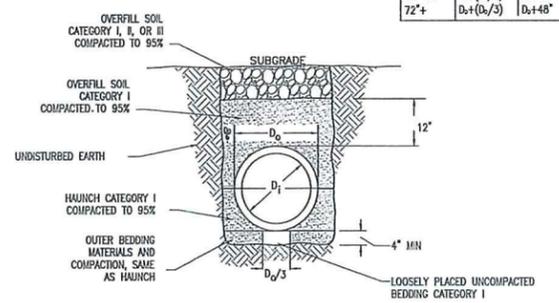
1. STONE SIZE - USE 2" STONE.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAROUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED WEEKLY AND AFTER EACH RAIN EVENT GREATER THAN 1/2".

**TEMPORARY CONSTRUCTION ENTRANCE**



**RIGID PIPE**

PIPE DIAMETER	PAVLINE/ MIN. TRENCH WIDTH	MAX. TRENCH WIDTH
12"-36"	D <sub>o</sub> +12"	D <sub>o</sub> +24"
42"-72"	D <sub>o</sub> +(D <sub>o</sub> /3)	D <sub>o</sub> +30"
72"+	D <sub>o</sub> +(D <sub>o</sub> /3)	D <sub>o</sub> +48"



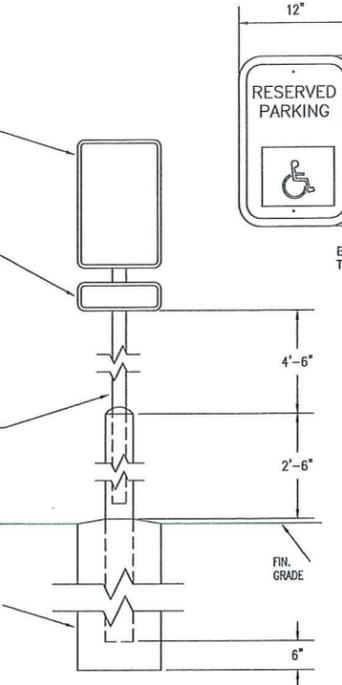
**FLEXIBLE PIPE PIPE EMBEDMENT**

PROVIDE US DOT #R7-B SIGN CONTAINING INTERNATIONAL SYMBOL OF ACCESSIBILITY

PROVIDE SIGN INDICATING FINE AMOUNT AS PER LOCAL CODES

2" x 2" STEEL TUBE EXTENDED INTO CONCRETE FILLED 4" PIPE

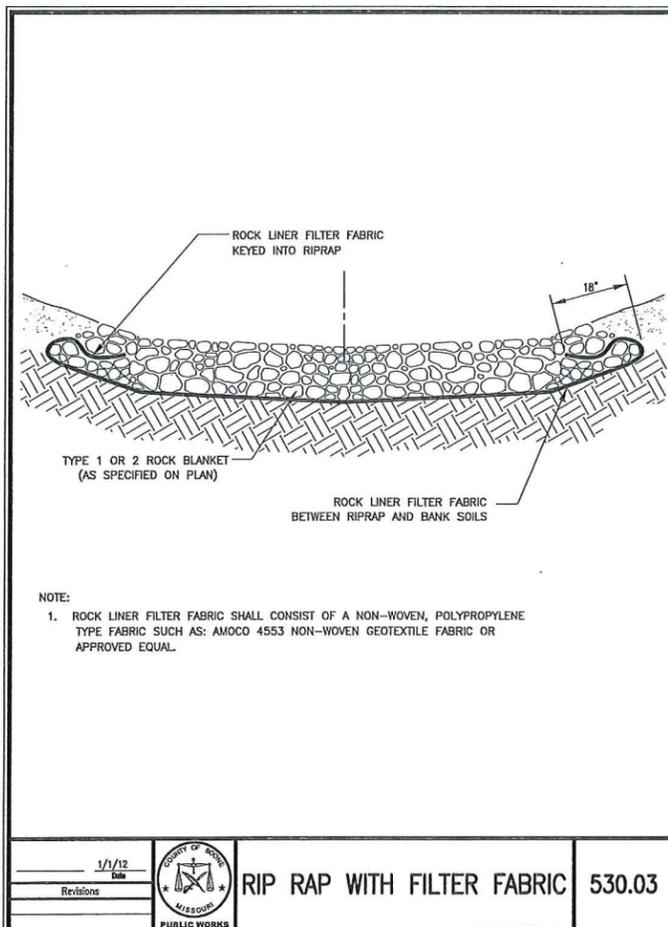
12" DIA. CONCRETE FOUNDATION 6" BELOW FROST LINE (3" MIN. BELOW FIN. GRADE)



PREFABRICATED SIGN CONSTRUCTED IN ACCORDANCE WITH ANSI AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MANUFACTURERS LITERATURE SHOULD HAVE COMPLIANCE STATEMENTS).

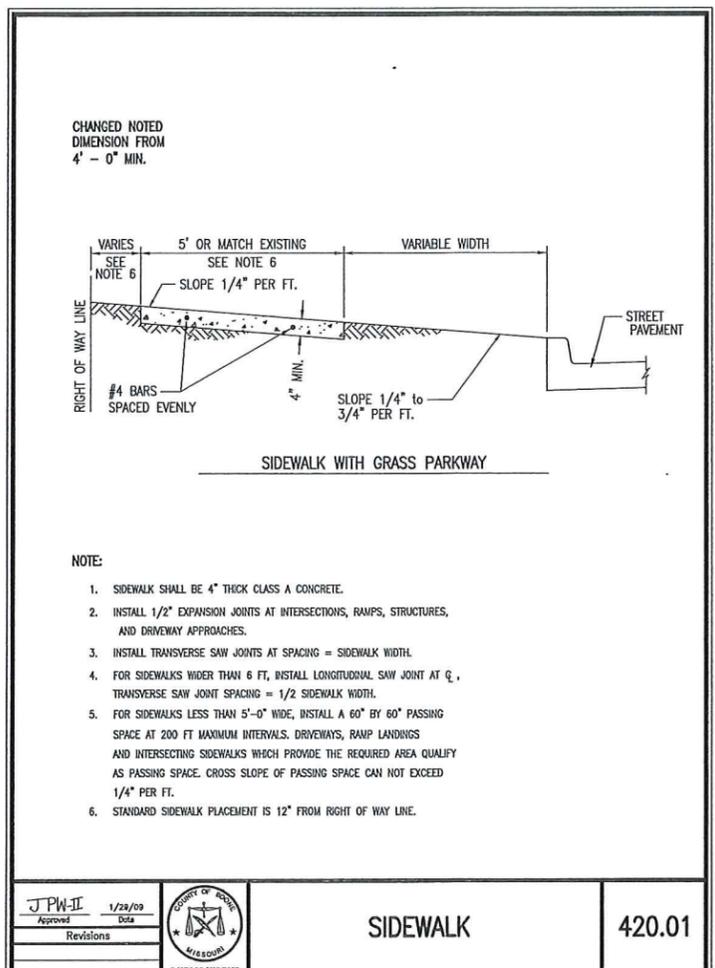
BOTTOM OF SIGN MUST BE AT LEAST 5'-0" ABOVE THE GROUND/CURB.

**HANDICAP PARKING SIGN**



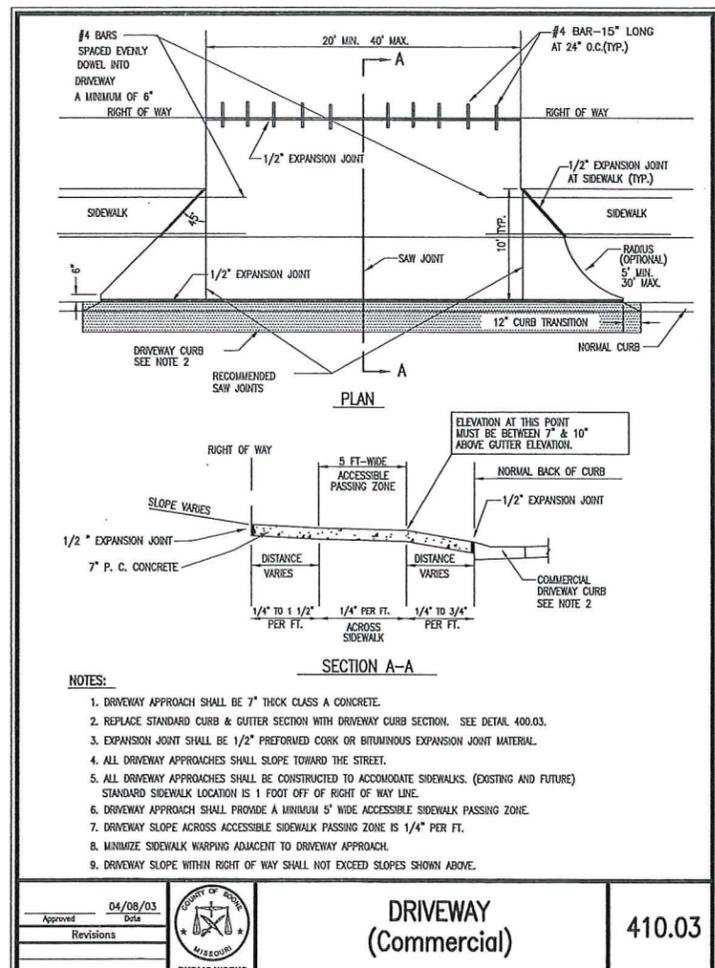
NOTE:  
 1. ROCK LINER FILTER FABRIC SHALL CONSIST OF A NON-WOVEN, POLYPROPYLENE TYPE FABRIC SUCH AS: AMOCO 4553 NON-WOVEN GEOTEXTILE FABRIC OR APPROVED EQUAL.

1/1/12 Date		<b>RIP RAP WITH FILTER FABRIC</b>	<b>530.03</b>
Revisions			



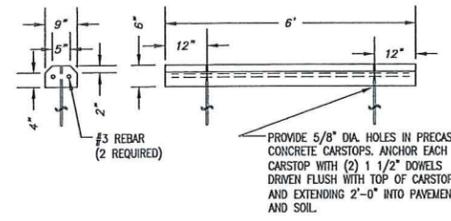
- NOTE:
1. SIDEWALK SHALL BE 4" THICK CLASS A CONCRETE.
  2. INSTALL 1/2" EXPANSION JOINTS AT INTERSECTIONS, RAMP, STRUCTURES, AND DRIVEWAY APPROACHES.
  3. INSTALL TRANSVERSE SAW JOINTS AT SPACING = SIDEWALK WIDTH.
  4. FOR SIDEWALKS WIDER THAN 6 FT, INSTALL LONGITUDINAL SAW JOINT AT Q, TRANSVERSE SAW JOINT SPACING = 1/2 SIDEWALK WIDTH.
  5. FOR SIDEWALKS LESS THAN 5'-0" WIDE, INSTALL A 60" BY 60" PASSING SPACE AT 200 FT MAXIMUM INTERVALS, DRIVEWAYS, RAMP LANDINGS AND INTERSECTING SIDEWALKS WHICH PROVIDE THE REQUIRED AREA QUALITY AS PASSING SPACE. CROSS SLOPE OF PASSING SPACE CAN NOT EXCEED 1/4" PER FT.
  6. STANDARD SIDEWALK PLACEMENT IS 12" FROM RIGHT OF WAY LINE.

JPW-II 1/28/09 Date		<b>SIDEWALK</b>	<b>420.01</b>
Revisions			



- NOTES:
1. DRIVEWAY APPROACH SHALL BE 7" THICK CLASS A CONCRETE.
  2. REPLACE STANDARD CURB & GUTTER SECTION WITH DRIVEWAY CURB SECTION. SEE DETAIL 400.03.
  3. EXPANSION JOINT SHALL BE 1/2" PREFORMED CORK OR BITUMINOUS EXPANSION JOINT MATERIAL.
  4. ALL DRIVEWAY APPROACHES SHALL SLOPE TOWARD THE STREET.
  5. ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED TO ACCOMMODATE SIDEWALKS. (EXISTING AND FUTURE) STANDARD SIDEWALK LOCATION IS 1 FOOT OFF OF RIGHT OF WAY LINE.
  6. DRIVEWAY APPROACH SHALL PROVIDE A MINIMUM 5' WIDE ACCESSIBLE SIDEWALK PASSING ZONE.
  7. DRIVEWAY SLOPE ACROSS ACCESSIBLE SIDEWALK PASSING ZONE IS 1/4" PER FT.
  8. MINIMIZE SIDEWALK WARPING ADJACENT TO DRIVEWAY APPROACH.
  9. DRIVEWAY SLOPE WITHIN RIGHT OF WAY SHALL NOT EXCEED SLOPES SHOWN ABOVE.

04/08/03 Date		<b>DRIVEWAY (Commercial)</b>	<b>410.03</b>
Revisions			



**CURB STOP**

REVISE

PROCESSED

ALLSTATE

REUSE OF STOCKY F

SHEET

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Lum. Watts	Total Watts	LLF	BUG Rating
-E	2	SA	SINGLE	PHILIPS GARDCO	ECF-4-215LA-641A-NW-UNV-BRP-IS/SSS-20-4-11-D1-BRP	212	424	0.850	B2-U0-G3
⊙	4	SB	SINGLE	PHILIPS Lightolier	L6R20AZ10UVA-L6R20840VA-L6RDD	20	80	0.850	B1-U0-G1

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Parking Lot	Illuminance	Fc	2.29	4.2	0.4	5.73

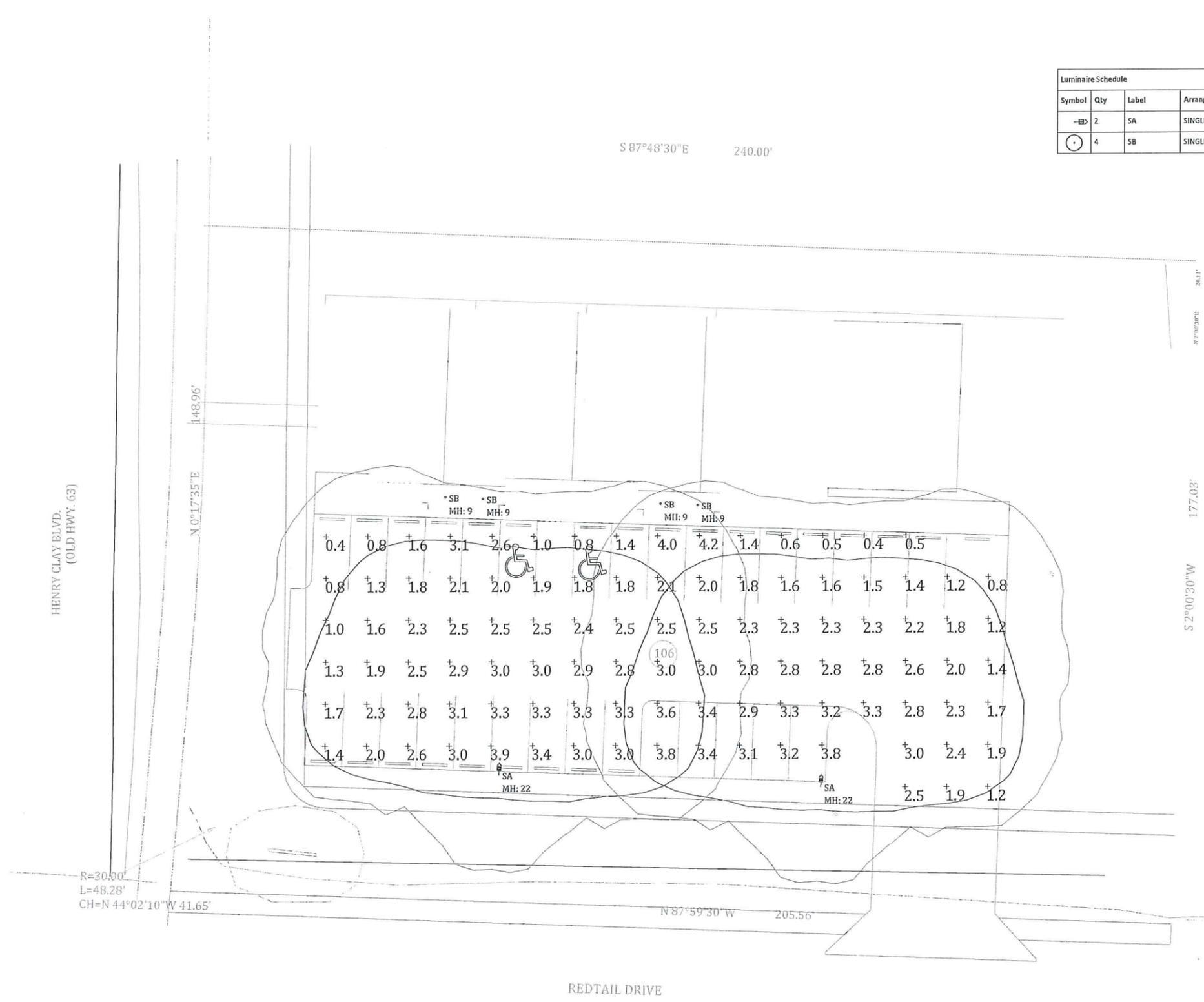
Designed By: SA  
 Job Name: Blue Grass South Estates Site  
 Drawing #: 163237  
 Date: 9/7/2016

Notes:  
 Mounting Height 22'/Pole Height 20'/Concrete Base 2'  
 Downlight Mounting Height 9'  
 Calculation Points: 10' x 10' Spacing

MAINTAINED LIGHT LEVELS

ISOLINES: 1.0 AND 0.1

DISCLAIMER:  
 The lighting calculations contained herein are for estimation purposes only and are based upon information provided at the time of calculation. Actual results may differ due to variances in surface finishes and reflectance, supply voltage, and final fixture placement. Ward and Burton, Inc. will not be held responsible for light level differences encountered as a result of these variances.



HENRY CLAY BLVD.  
(OLD HWY. 63)

REDTAIL DRIVE