

**PLANNING & ZONING MEETING
109 E. BROADWAY
ASHLAND, MO 65010
TUESDAY, OCTOBER 11, 2016**

PUBLIC HEARING:

Public Hearing for the Rezoning of Lots 6 & 7 in Block 7 in the Town of Ashland for Janice Ray, representing Timber Ridge Investment Properties, LLC

AGENDA

1. Call the Meeting to Order at 7:00 PM.
2. Approval of the Agenda October 11, 2016.
3. Approval of the Previous Minutes, September 13, 2016.
4. New Business:
 - A. Rezoning of Lots 6 & 7 in Block 7 in the Town of Ashland
 - B. Preliminary Plat for Liberty Lane Townhomes by Richardson Family LP
 - C. Final Plat for Ponderosa Commerce Park by Hummingbird Properties
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

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

PUBLIC HEARING:

The Planning and Zoning Commission held a Public Hearing, and Mayor Rhorer opened the hearing at 7:00 p.m., to seek public comments on:

1. Proposed Rezoning from I-L, Light Industrial to R-3, High Density Residential District for the Southwoods Commercial Park, Plat 1, Lot 7 & 8 on Commerce Dr., Parcel IDs # 24-508-00-16-007.00 01 & 24-508-00-16-008.00 01.

Public Questions/Comments:

Tim Crockett, Crockett Engineering, here for Mike McCubbin: Mr. Crockett stated the neighbors said this is not appropriate for the neighborhood. Mr. Crockett said the zoning change to residential will be less impactful for neighbors. Mr. Crockett also stated the streets are designed as residential streets. The standards for commercial streets are different. Mr. Crockett said the existing land surrounding this area is residential land use. Mr. Crockett stated the P & Z Commission approved zoning for R-2 southwest of site. Residential uses are appropriate for this area. Industrial uses are not appropriate. Mr. Crockett continued by saying storm water was named as a concern. The City has regulations and standards. The storm water issue has been addressed. Mr. Crockett questioned the decrease to property values. He said we don't think they will drop due to rezoning. Mr. Crockett also said noise is not an issue. We all live in homes and there are noises. Mr. Crockett brought up that crime is going to be out of control. Mr. Crockett said we don't believe that. This is an appropriate use for this area. Mr. Crockett asked to please pass this zoning.

Mike McCubbin, property owner of Lot 7 & 8: Mr. McCubbin started by saying what we want to build is condo style homes just like the Bauer homes across the street. The square footage is going to be similar to that of the Bauer homes and the Sherman Apts. Mayor Rhorer asked Mr. McCubbin how many homes would there be? Mr. McCubbin stated he was not sure. Commissioner Sapp asked if it was a lot less than the 43 units? Mr. McCubbin stated he was asking for the maximum allowed for the acreage. When it gets approved he will submit a site plan. Right now he is asking for R-3 zoning. Mr. McCubbin stated the Sherman property has 6 units, Bauers have 4. It is roughly the same thing. Whatever the maximum is allowed. A member from the audience asked: are all driveways going to be off Commerce Dr.? Mr. McCubbin was not sure until the site plan is submitted. He stated he was not going to be locked into that.

Victor Sapp, property owner of 601 Cobblestone Ct.: Mr. Sapp stated that his lot on Commerce Dr. is $\frac{3}{4}$ of an acre. He questioned Mr. McCubbin. How do you figure 4 acres? The engineer said

2.4 acres per lot. Commissioner Williamson asked what is the square footage of the homes? Mr. McCubbin stated 1000-1200 sq. feet. Commissioner Williamson asked Mr. McCubbin do you know how much would the rent be? Mr. McCubbin said no. Mr. Sapp stated the homes will not look like the picture that you are showing. Nobody told us it would be 12 units vs 42 units. Mr. McCubbin stated you can only utilize so much of the surface land. A member of the audience asked: will we be notified of plans? Mr. Sapp said no, once it is re-zoned it is done. Mr. McCubbin said: I build houses. It isn't the 1st time I have had opposition. A member of the audience asked: are there more parking spaces per unit? Where is parking on the lot? Mr. McCubbin stated it depends on the setbacks, parking is probably on each unit's lot. A member of the audience asked: are the streets wide enough for parking? Mayor Rhorer said per city code there can be only so many parking spaces per square footage of residence. Parking will be on development itself. Mr. McCubbin stated the more units I can put in, the less land I have for parking. A member of the audience asked: so on each lot you will have only 6 residences. City Administrator Woolford said Mr. McCubbin is not here with a site plan, only a re-zoning.

Judy Collins property owner on Middleton. Ms. Collins stated water gets into my yard. With all the concrete it will run more water into my yard. There was discussion between Mr. McCubbin, Engineer Tim Crockett, Mayor Rhorer and property owner Judy Collins regarding water flow in the creek at Middleton. Wes Bolton spoke about significant improvements with the creek clean out. A member of the audience asked: in the last meeting manhole covers exploding was mentioned on Liberty. Will that be fixed? Wes Bolton stated yes. Mayor Rhorer said it is in the wastewater facility plans to help that. Victor Sapp stated all I hear is baloney. False promises. There is tall grass on his (Mr. McCubbins') property. He should be issued a summons. Mr. Sapp stated I haven't heard anything that is the truth. Mr. Sapp said Mr. McCubbin doesn't know the rent? Or how big the houses should be? Who would buy something from this? Mr. Sapp stated it is sitting in a commercial site. We have no control when it goes before the Board of Aldermen. A member of the audience stated: the roads on Commerce are already cracking and splitting apart. They cannot be that old. Who fixes that? Mayor Rhorer said we will put it on the capital projects list and will work that list as best we can from year to year.

There was further discussion from the audience regarding the R-3 zoning. A member of the audience asked: when it is R-3 zoning what's to say he can put in 42 units? Mayor Rhorer said that, by law, if he wants to do that, he can. Mayor Rhorer stated once the zoning is approved it is up to the property owner and the city for the permitted uses. Assisted Transportation stated they were opposed and may not renew their lease if he puts in 42 units.

The Planning and Zoning Commission held a Public Hearing, and Mayor Rhorer opened the hearing at 7:06 p.m., to seek public comments on:

1. Proposed Rezoning from I-L, Light Industrial to C-G, General Commercial District for the James E. Guthrie Trust No. 1 on N. Henry Clay Blvd., Parcel IDs # 24-200-00-00-001.00 01 & 24-200-00-02-002.00 01.

Public Questions/Comments: No public comments.

REGULAR MEETING:

Mayor Rhorer called the meeting to order Tuesday, September 13, 2016 at 7:00 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 and Nikki Courtney.

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

Mayor Rhorer called for a motion to approve the September 13, 2016 agenda. Mr. Woolford asked that the Ponderosa Commercial Park Final Plat Review for Hummingbird Properties, LLC, be tabled until the November P & Z meeting. Commissioner Sapp made a motion to approve the amended September 13, 2016 agenda. Seconded by Commissioner Williamson. Motion carried unanimously.

Mayor Rhorer made a motion to approve the previous minutes dated August 9, 2016. Commissioner Sapp noted page one needed to be changed to "Chairman Williamson called for a motion". Motion was made by Commissioner Sapp to approve the amended minutes dated August 9, 2016. Seconded by Commissioner Wren. Motion carried unanimously.

NEW BUSINESS:

1. Proposed Rezoning from I-L, Light Industrial to R-3, High Density Residential District for the Southwoods Commercial Park, Plat 1, Lot 7 & 8 on Commerce Dr., Parcel IDs # 24-508-00-16-007.00 01 & 24-508-00-16-008.00 01. Commissioner Sapp stated he has concerns about this. There was a brief discussion between the commissioners. Commissioner Wren said if we approve this we should be comfortable to accept what he builds. Commissioner Branson made a motion to approve the proposed rezoning to R-3, High Density Residential. Seconded by Commissioner Sapp. Mayor Rhorer called for a vote. Commissioner Sapp – nay, Commissioner Williamson-nay, Commissioner Wren-nay, Commissioner Branson-nay. Motion failed.

2. Proposed Rezoning from I-L, Light Industrial to C-G, General Commercial District for the James E. Guthrie Trust No. 1 on N. Henry Clay Blvd., Parcel IDs # 24-200-00-00-001.00 01 & 24-200-00-02-002.00 01. Commissioner Sapp made a motion to approve the rezoning to C-G, General Commercial. Seconded by Commissioner Wren. Mayor Rhorer asked the commissioners if they had any comments? There was a brief discussion on where the property is and if they already have plans. Commissioner Sapp stated the zoning is current with the area. The only concern is road access and that should be left up to the developer. Motion was carried unanimously.

3. Hummingbird Properties, LLC, Ponderosa Commercial Park Final Plat Review. This was tabled for later review.

4. BFG Properties, LLC, SOBOCO Carwash at 506 S. Main St., Site Plan Review.

Chris Sanders from a Civil Group was here to answer questions. This is a good fit for that part of town. City Administrator Woolford said Mr. Sanders is here for the driveway spacing. A variance approval from the Board of Adjustment was received last week for the driveway. It was stated that people are looking forward to this. Commissioner Branson made a motion to approve the site plan for BFG Properties, LLC. Seconded by Commissioner Williamson. Motion carried unanimously.

5. Bauer Homes, Inc., Lot 106 Bluegrass South Estates Site Plan Review.

Wes Bolton was here to answer question for Bauer Homes, Inc. He stated we meet all city criteria. Scott Vogler from MECO Engineering spoke on behalf of the city. Mr. Vogler stated all plans were reviewed and there were no issues. Commissioner Branson made a motion to approve the site plan for Bauer Homes, Inc. Seconded by Commissioner Sapp. Motion carried unanimously.

OLD BUSINESS: None.

DISCUSSION: None.

Mayor's Report:

Mayor Gene Rhorer had no report.

City Administrator's Report:

City Administrator Woolford stated he had two things. The 2012 international building code addendums and additions of sidewalks. The Boone County inspectors are already familiar with the 2012 international building codes. We need a public hearing to adopt these. So we need the commissioners to be thinking about these. There will also need to be a public hearing for additions of sidewalks. All zones will have to add sidewalks, and right now commercial properties are not required to have sidewalks. Mr. Woolford said we need thoughts and comments. Commissioner Sapp thinks this is a wonderful idea. We should schedule the public hearing for the sidewalks next meeting and place the 2012 international building code addendums to the November meeting. Mayor Rhorer asked how much more cost will this make for the builders? Mr. Woolford stated the Boone County inspectors already use the 2012 code. Commissioner Sapp stated it is easier to use one set of rules. Everything is more current. Mr. Woolford said the 2015 international building code would cost builders more. Doug Cooley from Boone County Resource Management suggested not to use 2015. There was a brief discussion on the differences between the 2012 & 2015 codes.

Guest Comments: None.

Commissioners' Report:

Commissioner Sapp would like to thank Mr. Woolford for providing the 2012 International Code addendums from Boone County Resource Management for the commissioners to review.

Mayor Rhorer called for a motion to adjourn, September 13, 2016, Planning and Zoning Meeting. Commissioner Sapp made a motion to adjourn, September 13, 2016, Planning and Zoning Meeting. Seconded by Commissioner Wren. Motion carried.

Minutes prepared by Megan Young

By August 8th



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: 109 and 111 Ash St. Ashland, MO 65010

Parcel ID #: 24-220-00-01-005.00

Project Name: Timber Ridge Investment Properties LLC

Applicant Name (Please Print) Jan Ray

Address: 4099 W Snowy Hills
Hartsburg, MO 65039

Phone #: 573-657-4654

Fax #: _____

E-Mail: cr155ray

Applicant's Signature: Janice Ray Date 8-6-16

Owner Name Virginia Fern Brashear

Address: 203A P.O. Box 695
Ashland, MO 65010

Phone #: 573-657-1083

Fax #: _____

E-Mail: _____

REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

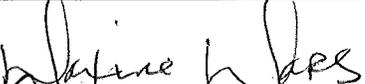
- Property survey
- Letter of Intent of Zoning Use or Building Use
- Names and addresses of all owners of record for all real property located within 185' of the property for which the change is requested.
- Advertising & Notification Charges: \$100 (*you will be billed if advertising/notification costs are exceeded*)
- Stormwater Calculations
- Traffic Study
- Other: _____
- Application Fee: \$200.00 (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:	_____	_____

Marc and Julia White would like to purchase the property at 109 Ash Street for the purposes of opening a child care center with the possible addition of a gym or multi-purpose room. They currently own "Eagle Achievers Academic Center" on South Henry Clay Blvd. There is currently a wait list for kids to get in to this child care center, so they are seeking land to expand their business. In order to do this, the owner of the property (Mrs. Virginia Brashears, Mrs. Jan Ray and Mr. David Brashears) will need to have the property rezoned from residential zoning to commercial zoning.

Please sign below if you support this zoning change:

Name:	Address:	Signature:
Danny Clay	211 BASS ST	
	201 ASH ST	
Maxine Marx	209 ASH ST	
Jim Nichols	2939 M M	



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
COLUMBIA, MO. 65203

Phone #: _____

Fax #: _____

E-Mail: lvachet@afolkerengineering.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 _____

OFFICE USE ONLY	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

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,



October 4, 2016

David T. Butcher, PLS
Crockett Engineering Consultants, LLC
2608 North Stadium Blvd.
Columbia, MO 65202

RE: Ponderosa Commerce Park, Plat No. 1 – Ashland, MO
Final Plat Review Comments on resubmittal received 9/26/16
Construction Plan Review Comments on resubmittal received 9/22/16

Dear David:

Allstate Consultants has completed a review of the aforementioned Final Plat (dated August 8, 2016, signed 9/26/16) and Construction Plans (latest revision dated September 22, 2016) on behalf of the City of Ashland with the following comments:

- Approved for consideration by the Planning and Zoning Commission**
- NOT approved for consideration by the Planning and Zoning Commission**

Final Plat

1. Easements by separate document shown on the Final Plat were not received for review with the plat. According to the plans for the sewer there should be some off-site sewer easements for the sewer line south and east of the site.
2. The approved Preliminary Plat shows proposed sanitary sewer extending to Lot D1 but the current design does not show sewer to the lot.
3. The 25' Utility Easement along Route H still does not extend to the west to intersect with the 10' Utility Easement along the east side of Innovation Blvd. It should.
4. The Gas Pipeline Easement recorded in Book 4127, Page 181 still is not shown or referenced. It needs to be shown unless it has been vacated. If it has a note regarding the vacation would be helpful.
5. The overall dimension on the line between Lots 1 and 2 still adds up to 933.61' instead of 836.97'.
6. What is distance from the property line between Lots 1 and 2 and the drainage easement? Please label that distance.

7. In Detail B a right-of-way width at the end of the 30' truncations is needed to show it is not the nominal 43' half width.
8. The first 43' dimension south of Route H on the west side of Innovation Boulevard is north of the PRC in the centerline which would cause the dimension to be longer than 43' since curves are not concentric.
9. The curve radius shown on Sheet 1 for the curve on the south right-of-way line of Baldrige Ave. (opposite curve 21) should be 367.00', not 370.00'. It is also wrong in the description. Also, the delta for the same curve is different than Curve 21 and they should be the same.
10. In the description, line 20 of the main body, the radius of 357.00' should be 110.00'. It is also wrong on the plat, northwest side of the roundabout. It is curve 13 in the table.
11. In the description, line 24 of the main body, the 357.00-foot radius curve should go to the left, not the right.
12. It looks like the tag for curve 19 is missing. If curve 19 is the last one on Baldrige before the roundabout, it differs from the curve information on Sheet 1.
13. There needs to be Utility Easements provided for sanitary sewer lines E and F. Manholes E2 and F1 are beyond the nominal 10' Utility Easement.
14. Along the north side of Lot 3, the easement starts out as a Drainage and Utility Easement on the west side and as it continues east it is labeled as only a Utility Easement. According to the utility plans, a drainage easement is needed for the piping and structures planned.
15. The easement by separate document west of Lot 3 should be tied along the south right-of-way line of Baldrige Avenue.
16. Please indicate the intent of Lot C1 on the Plat.

Water Distribution

1. Please forward plans for the water distribution system. It is our understanding that water will be provided by Consolidated Public Water Supply District #1. The City should be aware of water utilities and easements within the City Limits.

Sanitary Sewer

1. Please indicate the desired wastewater peak capacity and flows with the sewer system.
2. Please include sanitary sewer easements on the utility plan sheets.



3. Page CE 24A – The note on the force main profile indicates connection to an existing 8" line (Sta. 23+19.86). Connection should be on the proposed 10" on Line A.
4. The approach to the wastewater pump station as an interim facility is acceptable but shall be maintained by the owner as a private system. The owner will assume all responsibilities of the private service pump station until the final approved public sewer system for the development is constructed in the future. Please provide a letter from the owner to the City assuring ownership, operation, and maintenance of the pump station following construction.
5. The owner shall provide a letter to the City assuring that the interim wastewater facilities shall be removed and upgraded to meet the required sewer demands for the property in the future. Also, please indicate who will be responsible for construction of the sewer upgrades in the future. Final design plans shall be submitted to the City and approved by the Missouri Department of Natural Resources for construction at that time.
6. Please provide a preliminary schematic of any future planned sewer system for the development. It is realized this may change as flows and timing are known. A preliminary schematic will allow the City to plan for maintenance and operation of facilities, as well as, planning for any necessary downstream improvements.

Roundabout Site Plan

1. Note 6 on Sheet 28A states "All signs shall be provided by the City of Ashland." This comment is included to indicate this intention to City staff.

Storm Sewer

(No comments)

Please resubmit a revised plat and construction plans with these comments addressed to the City of Ashland along with the off-site easement documents so they can be reviewed and approved prior to being presented to the Ashland Planning and Zoning Commission.

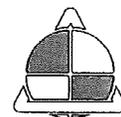
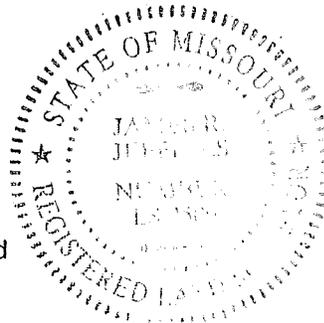
Please contact Allstate Consultants (Plat: Jamie Jeffries; Water/Sewer: Stephen Lin; Roundabout/Storm: Wes Bolton) with any questions or request for clarification.

Sincerely,
Allstate Consultants LLC



James R. Jeffries, PLS

CC: Lyn Woolford, City Administrator, City of Ashland



**ALLSTATE
CONSULTANTS**



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: E. LIBERTY LANE

Parcel ID #: 24-502-00-09-002.00 01

Project Name: LIBERTY LANE TOWNHOMES

Applicant Name (Please Print) RICHARDSON FAMILY L.P.

Address: 15475 Hwy 63 South
ASHLAND, MO 65010

Phone #: 573-657-9557
Fax #: 573-657-1078
E-Mail: KEYSTONE@HUGHES.NET

Applicant's Signature: [Signature] Date 9-12-16

REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

- Is this a Major Plat _____ or a Minor Plat _____?
- Property survey
- Letter of Intent for Zoning Use or Building Use
- Soil Survey
- Stormwater Calculations
- Traffic Study
- Preliminary or Final Plat
 - (A) Preliminary plats requires (5) 18" x 24" or (5) 24" x 36" signed and sealed copies for the Planning & Zoning Commission and Board of Aldermen review. A reduced 11" x 17" copy and a PDF disc are also required.
 - B. Final plats require an executed mylar, (5) 18" x 24" or (5) 24" x 36" signed and sealed copies For the Planning & Zoning Commission and Board of Aldermen review. A reduced 11" x 17" copy and a PDF disc are also required.
- Other: _____
- Application Fee: \$200.⁰⁰ (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:	_____	_____

PRELIMINARY PLAT
LIBERTY LANE TOWNHOMES

SEPTEMBER 12, 2016

A tract of land in the southeast 1/4 of the northeast 1/4 of Section 15, Township 46 North, Range 12 West, City of Ashland, Boone County, Missouri. Said tract of land being Lot 11 of Southwoods Commercial Park, Plat No. 2 recorded in Plat Book 41, Page 35 of the Boone County, Missouri records.

ZONED: R-2

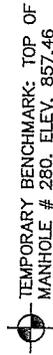
Notes:

- 1) This tract may be subject to encumbrances not shown on this survey.
- 2) This tract is 4.81 Acres.
- 3) Bearings are based on Southwoods Commercial Park, Plat No. 2, recorded in Plat Book 41, Page 35.
- 4) Per Flood Insurance Rate Map, Panel Number 29019C0370D, dated March 17, 2011, this tract is not within the designated 100 year flood hazard area.

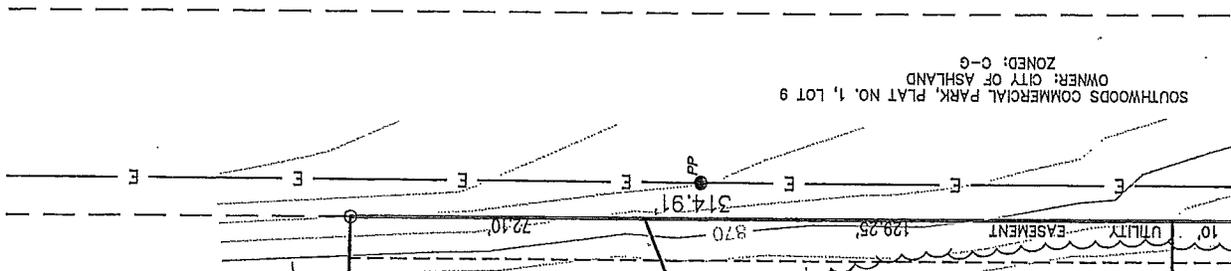
OWNERS:
RICHARDSON FAMILY LIMITED PARTNERSHIP
15475 HIGHWAY 63 SOUTH
ASHLAND, MO 65010



SCALE: 1" = 30'



TEMPORARY BENCHMARK: TOP OF
MANHOLE # 280. ELEV. 857.46



SOUTHWOODS COMMERCIAL PARK, PLAT NO. 1, LOT 9
OWNER: CITY OF ASHLAND
ZONED: C-6



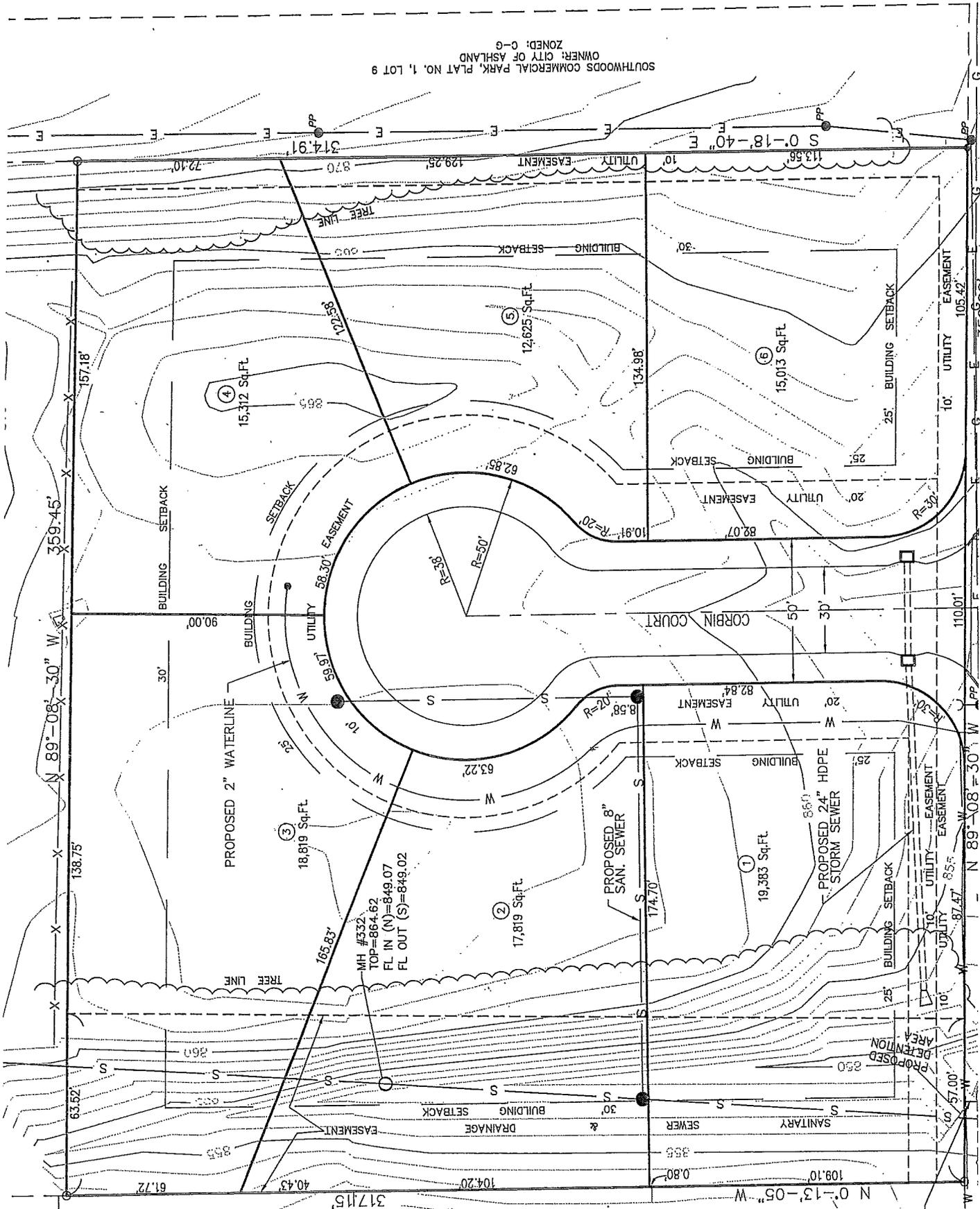
SCALE: 1" = 3'



TEMPORARY BENCHMARK
MANHOLE # 280. EU

LEGEND

- IRON PIPE
- REBAR
- CENTERLINE
- FENCE LI
- WATER LI
- GAS LINE
- SANITARY
- EXISTING
- PROPOSED
- POWER P
- WATER V
- FIRE HYD
- LOT NUM



SOUTHWOODS COMMERCIAL PARK, PLAT NO. 1, LOT 9
OWNER: CITY OF ASHLAND
ZONED: C-9

N 0°-13'-05" W 317.15'

359.45'

N 89°-08' 30" W 138.75'

157.18'

63.52'

61.72'

40.43'

104.20'

104.20'

0.80'

35.5'

109.10'

317.15'

110.01'

N 89°-08' 30" W 174.70'

87.47'

85.5'

110.01'

18,819 Sq.Ft.

17,819 Sq.Ft.

19,383 Sq.Ft.

15,312 Sq.Ft.

12,625 Sq.Ft.

15,013 Sq.Ft.

15,312 Sq.Ft.

12,625 Sq.Ft.

15,013 Sq.Ft.

12,625 Sq.Ft.

15,013 Sq.Ft.

15,013 Sq.Ft.

157.18'

134.96'

134.96'

134.96'

134.96'

134.96'

134.96'

134.96'

72.10'

314.91'

129.25'

8.70'

113.56'

113.56'

113.56'

113.56'

314.91'

129.25'

8.70'

113.56'

113.56'

113.56'

113.56'

113.56'

314.91'

129.25'

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Megan Young

From: Lyn Woolford
Sent: Thursday, October 06, 2016 5:34 PM
To: Megan Young
Subject: FW: Liberty Lane Townhmes

Comments for P&Z packet. They have been forwarded to the applicant surveyor.

Lyn Woolford

Ashland Chief of Police/City Administrator
573-657-9062

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From: Scott Vogler [mailto:svogler@mecoengineering.com]
Sent: Friday, September 30, 2016 1:48 PM
To: Lyn Woolford <policechief@ashlandmo.us>
Subject: Liberty Lane Townhmes

Lyn:

I have reviewed the preliminary plat for the above stated subdivision. I have the following comments:

1. Information about the existing zoning of the tract of land needs to be on the Prelim plat.
2. A description of the proposed uses of the subdivided lot for the subdivision needs to be submitted.
3. The shown waterline needs to be a minimum of 6 inches in size according to Code.

If you have any questions, please let me know.

Thanks

Scott Vogler