PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, JUNE 10, 2014
7:00 P.M.
573-657-2091

AGENDA:

1. Call Meeting to Order:
2. Approval of the Agenda June 10, 2014. Action _____
3. Approval of the Previous Minutes, held May 13, 2014. Action _____
4. New Business:
   A). Site Plan- Eagles Achievers Academic Center, 600 Henry Clay
   1st Motion _____ 2nd Motion _____
   Action _____

5. Old Business:
   A). Conditional Use: A Conditional Use Request by Coyote Investments, 104 Maple Street #B, Ashland, Missouri from Commercial Use to Residential Use.
   1st Motion _____ 2nd Motion _____
   Action _____

6. Discussion:
   A). Henry Clay

7. Mayor's Report:
8. City Administrator's Report:
9. Commissioners' Report:
10. Guest Comments:

If you are unable to attend, please call Ashland City Hall at 573-657-2091 or email me at treasurer@ashlandmo.us

Jessica L. Kendall

PLANNING AND ZONING MEETING
109 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, MAY 13, 2014
DRAFT

PUBLIC HEARING:

The Public Hearing on **Re-Zoning:** A Rezoning Request by McKinney Properties from C-N (Neighborhood Commercial) to R-1 (Single Family Residential), Palomino Ridge, Lots 4 & 5, Ashland, Missouri was called to order by Chairman Branson at 7:00 p.m. to hear public comments. Gerald McKinney, property owner, addressed the board regarding the proposed rezoning. The purpose for rezoning is to build single family residential housing on lots 4 & 5. No public comment.

The Public Hearing on **Conditional Use:** A Conditional Use Request by Coyote Investments, 104 Maple Street #B, Ashland, Missouri from Commercial Use to Residential Use. At 7:04 p.m. Chairman Branson called for public comments. Zach Rippeto, property owner, addressed the board regarding the proposed conditional use request. The purpose for the conditional use request is to change from Commercial Use to Residential Use. No public comment.

REGULAR MEETING:

Chairman Branson called the meeting to order Tuesday, May 13, 2014 at 7:06 p.m. at 109 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Fred Klippel, Scott Miller, Richard Anderson, Greg Batson and James Branson. Commissioners absent were Paul Beuselinck and Tom Orozco.

Also present were Mayor Gene Rhorer, City Administrator Josh Hawkins and City Treasurer Jessica Kendall.

Chairman Branson called for a motion to approve the May 13, 2014 amended agenda from moving **A) Officers Election** to the end of New Business. Commissioner Williamson made a motion to approval the May 13, 2014 amended agenda seconded by Commissioner Klippel. Motion carried.

Chairman Branson made a motion to approve the previous minutes dated April 8, 2014. Motion was made by Commissioner Anderson to approve the previous minutes dated April 8, 2014. Seconded by Commissioner Miller. Motion carried.

NEW BUSINESS:

B). Re-Zoning: A Rezoning Request by McKinney Properties from C-N (Neighborhood Commercial) to R-1 (Single Family Residential), Palomino Ridge, Lots 4 & 5, Ashland, Missouri. Gerald McKinney, property owner, was present to answer any questions. Commissioner Klippel made a motion to recommend to the Board of Aldermen the approval of the rezoning request

from C-N (Neighborhood Commercial) to R-1 (Single Family Residential). Seconded by Commissioner Williamson. Motion carried.

C). Conditional Use: A Conditional Use Request by Coyote Investments, 104 Maple Street #B, Ashland, Missouri from Commercial Use to Residential Use. Commissioner Klippel made a motion to approve the Conditional Use request by Coyote Investments, 104 Maple Street #B, Ashland, Missouri from Commercial Use to Residential Use on two conditions:
1. Clears all Inspections.
2. In one year review the Conditional Use on property.
After a discussion, No second was made. Motion dies for lack of a second.
Commissioner Batson made a motion to table the Conditional Use Request, seconded by Commissioner Williamson. Motion carried unanimously.

D). Sunset Meadows Phase 2, Preliminary Plat:
Mike Collins, property owner and Chris Sanders, A Civil Group, were present to answer any questions. Commissioner Anderson made a motion to approve Sunset Meadows Phase 2, seconded by Commissioner Klippel. Motion carried unanimously.

E). Sunset Meadows Plat 2, Final Plat:
Mike Collins, property owner and Chris Sanders, A Civil Group, were present to answer any questions. Commissioner Batson made a motion to approve Sunset Meadows Plat 2, Final Plat. Seconded by Commissioner Miller. Motion carried unanimously.

F). Student Athletic Training Facility:
Andy Jahnsen, Project Contractor with Christina Libbert, Libbert Engineering, was present to answer any questions. Christina Libbert stated the comments have all been addressed and sent to Allstate Consultants. Commissioner Anderson made a motion to approve the Student Athletic Training Facility Site Plan on the condition that all comments have been addressed and approved by the City's Engineer. Seconded by Commissioner Klippel. Motion carried unanimously.

A). Officers Election:
Chairman- Commissioner Batson made a motion to approve James Branson for Planning and Zoning Chairman. Seconded by Commissioner Anderson. Motion carried unanimously.
James Branson- Chairman.

Vice Chairman- After a written vote by the Commissioners.
Commissioner Klippel-4
Commissioner Beuselinck-1
Commissioner Williamson-1.
Fred Klippel- Vice Chairman

Secretary – A written vote was taken by the Commissioners.
Commissioner Williamson-3
Commissioner Beuselinck-3.
Tied.
Revote:
Commissioner Williamson-4
Commissioner Beuselinck-2.
Brad Williamson-Secretary

Mayor's Report:
Mayor Gene Rhorer was present. He updated the Commissioners on the access road off Liberty Lane and the hard work that goes into the Comprehensive Plan.

City Administrator's Report:
City Administrator Josh Hawkins was present and discussed upcoming important dates.
May 20, 2014, 6:00 p.m., Workshop with Allstate Consultants about Bond Issue coming up in August.
June 18, 2014, 6:00p.m., Senior Center, Livable Street Program.

Guest Comments:
Gerald McKinney, Commercial Property Owner, addressed the Commissioners about Storm water management. He suggested developing a system for developers to pay into a fund which then the City can use on a bigger scale for storm water issues.

Chairman Branson called for a motion to adjourn, May 13, 2014, Planning and Zoning Meeting. Commissioner Williamson made a motion to adjourn, May 13, 2014, Planning and Zoning Meeting. Seconded by Commissioner Klippel. Motion carried unanimously.

Minutes prepared by Jessica L. Kendall

ALLSTATE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

June 2, 2014

Ms. Christina Luebbert, P.E.
Luebbert Engineering
304 Travis Court
Jefferson City, MO 65101

RE: Site Plan Comments
Eagle Achievers Academic Center
Ashland, MO

Allstate Consultants has completed a review of the aforementioned Site Plan on behalf of the City of Ashland with the following result:

( ) **Approved for consideration by the Planning and Zoning Commission**

(X) **NOT Approved for consideration by the Planning and Zoning Commission**

The following comments need to be addressed before the Site Plan can be approved:

1) Include the current zoning.

2) Indicate that the required number of parking spaces was determined by City Staff.

3) Per Section 300, Chapter 12 of the City of Ashland Code of Ordinances, the existing driveways must be brought up to commercial driveway standards (Standard Detail 410.04). This detail requires driveway pipes be a minimum of 15" and specifies an approach pavement section. Update the plans accordingly and include detail 410.04.

4) Include telephone line type in legend. Telephone appears to be shown as proposed; is this correct?

5) Include spot elevations indicating height of proposed retaining wall. If a fence is to be constructed, indicate this on the plans.

6) The area on the south east corner of the proposed detention is shown at approximately 1.5:1 slope. Revise the slope or retaining wall in this area, provide alternate stabilization practice to ensure that the adjoining property is not affected, or provide a temporary construction easement to allow offsite grading. Special attention should be paid to this area as it is within approximately 10' of an existing offsite residential structure.

3312 LEMONE INDUSTRIAL BLVD. • COLUMBIA, MO 65201 • (573) 875-8799 • FAX:(573) 875-8850
P.O. BOX 156, 30601 HWY 5 • MARCELINE, MO 64658 • (660) 376-2941 • FAX:(660) 376-3492
EMAIL: allstate@allstateconsultants.net

7) Grading proposed along the south property line has the potential to negatively affect the existing fence. Revise this area, indicate how the fence is to be protected from damage during grading, or provide a temporary construction easement. Include curb stops on the south parking spaces to protect the existing fence from car damage.

8) Spot elevations indicating the detention pond overflow do not correspond with the contours shown. Spot elevations below 887 are shown on both sides of the 887 contour and the 887 contour entering the site to the east of the detention pond is cut off.

9) The drainage areas shown on the Drainage Area map included with the Stormwater Calculations do not appear to accurately reflect the contours shown or the existing and proposed contours shown on the site plan. The proposed playground area to the east of the existing building (and thus the lot to the south) appear to drain to the east (bypassing the detention pond). The proposed parking lot on the southwest side of the site appears to drain to the roadside ditch (bypassing the detention pond). The roof drains appear to be piped to the roadside ditch (bypassing the detention pond).

Please resubmit the Site Plan to the City of Ashland with the aforementioned comments addressed and contact Allstate Consultants with any questions.

Sincerely,
Allstate Consultants LLC

Wes Bolton, P.E.

Lindhorst Engineering

304 Travis Court
Jefferson City, MO 65101
573-291-6567

June 6, 2014

City of Ashland, Missouri
Attn: Joshua Hawkins, City Administrator
109 E. Broadway
Ashland, Missouri 65010

Re: Eagle Achievers Academic Center Parking Lot Civil/Site Drawings

Dear Mr. Hawkins:

Please find enclosed two copies (2 sheets each) of the revised civil/site drawings for the above referenced project. Per the comments received from Wes Bolton of Allstate Consultants at yesterday's meeting at City Hall:

- The toe of wall elevation was corrected from 897.3 to 887.3 (typographical error).

- The 887 contour on the north side of the basin was corrected to tie into the existing contour on the east side showing the slight fill berm to contain the basin volume.

- The retaining wall at the southeast corner of the detention basin was extended to ensure the grading would not extend onto the adjacent property. I also added a note that the wall would taper down to grade along that side.

- A short earthen berm was added along the west property line north of the proposed driveway to direct water from the new parking area around to the northeast and across the parking lot into the basin. When reviewing the drainage area map accordingly, I realized that I had included right-of-way in Drainage Area "B" that was intended to stay as part of the road ditch drainage that should not have been included in the detention basin drainage area calculation. Both the previous grading and the proposed grading intention was to keep as much of the road drainage on the right-of-way as possible while directing the runoff from the new impervious areas to the basin. With this change, it was also determined that the 15" HDPE spillway pipe was too large to achieve the appropriate amount of detention. It was changed to a 12" HDPE on both the plans and calculations. I then rechecked the maximum water surface elevations and found them suitable in both the 25-year and 100-year events. The revised drainage calculations and drainage map are attached.

- A note was added below the driveway detail notes regarding the desire to consider the existing 12" HDPE pipes equivalent to the 15" CMP pipes that are shown on the standard detail thus not requiring their replacement. I am still waiting to hear if there is a short, administrative process to make this exception.

Please let me know as soon as possible if this has sufficiently addressed your concerns. I can be reached at cluebbert6567@gmail.com or (573) 291-6567.

Sincerely,

Christina L. Luebbert

Christina L. Luebbert, P.E., CFM, LEED AP
Owner/Principal Engineer

Enclosures

Eagle Achievers Academic Center
Stormwater Calculations
Dated 5/20/14 - Revised 6/6/14

Prepared By:
Luebbert Engineering
Christina L. Luebbert, P.E., CFM, LEED AP
E-2000150050
304 Travis Court
Jefferson City, Missouri 65101
573-291-6567
cluebbert6567@gmail.com

STATE OF MISSOURI
CHRISTINA L. LUEBBERT
E-2000150050
REGISTERED PROFESSIONAL ENGINEER

6-6-14

Julia White of Central Missouri Childcare, LLC, requested preparation of necessary civil/site drawings for the construction of sufficient parking spaces to serve the former residential property (converted to childcare facility) located at 600 Henry Clay Boulevard South in Ashland, Missouri. The area of land disturbance is approximately 0.13 acre of the 0.33 acre site.

The existing building, driveway and patios account for 0.07 acre existing impervious surface on the site. An additional 0.08 acre of impervious surface is planned in order to construct two small parking areas and additional sidewalk/stairs to give pedestrian access to the front of the building from the lower parking area. No new building area is planned.

The handicap adaptable area is in the lower level (where the handicap accessible bathroom has been created) which requires that the handicap accessible parking have access to that level. An existing gravel area currently provides vehicular access to this area, but will be minorly graded and paved to achieve compliance. An additional parking space will be located here to balance the parking area visually. These two parking spaces will have access from Sarah Drive.

The remainder of the required parking spaces will be constructed on the west side of the property. This will require the removal of a large maple tree and the relocation of the driveway access from Henry Clay Boulevard slightly to the north. The existing driveway culvert is sufficient length for this relocation. A portion of the existing concrete driveway will be removed to reduce the overall impervious surface.

The existing drainage through the site generally comes from the south and southwest from the adjacent residential property and discharges to the north and northeast. Please refer to the attached drainage area map. Drainage Area "A" is mostly from an adjacent vacant lot and the proposed playground area (along with about half of the garage roof through a downspout on the southeast corner of the building). Because the neighbor to the east of this site recently removed some railroad ties, the runoff from this area will sheet flow to the east across their backyard. None of the new impervious surface will go through this area (and, in fact, the concrete at back entrance of the garage is a fraction of its previous size according to the owner - this had already been replaced when I did my

initial site visit). Drainage Area "C" mostly contains the drainage into the existing road ditch from Henry Clay Boulevard and Sarah Drive along with a small portion of the corner of this site.

Drainage Area "B" will contain the new impervious surface, the existing structure and the existing house to the south. All 0.54 acre of this area will discharge to the detention basin. The west parking area will drain in a sheet flow condition through the front and side yards and then across the north parking area where it will discharge into the proposed detention basin. As this basin fills, the basin will discharge through a 12" HDPE culvert on the north side of the basin.

Hydrologic and Hydraulic Summary

Pre-Construction Runoff Conditions:

Drainage Area "A" = 0.23 Acre
CN = Composite based on 0.22 acre grass (CN = 74), 0.01 acre roof/pvmt (CN=98) = 75
Flow Length = 217'
Watershed Slope = 3.70%
Tc = 5.7 min
Q25 = 1.32 cfs

Drainage Area "B" = 0.54 Acre
CN = Composite based on 0.42 acre grass (CN = 74), 0.12 acre roof/pvmt (CN=98) = 79
Flow Length = 360'
Watershed Slope = 2.78%
Tc = 8.7 min
Q25 = 3.10 cfs

Drainage Area "C" = 0.40 Acre
CN = Composite based on 0.20 acre grass (CN = 74), 0.20 acre road/gravel shoulder (CN=98) = 86
Flow Length = 400'
Watershed Slope = 2.50%
Tc = 7.9
Q25 = 2.74 cfs

Post-Construction Runoff Conditions:

No change to runoff in Drainage Area "A" or "C"

Drainage Area "B" = 0.54 Acres
CN = Composite based on 0.34 acre grass (CN = 74), 0.20 acre roof/pvmt (CN=98) = 83
Flow Length = 360'
Watershed Slope = 2.78%
Tc = 7.6 min

Q25 = 3.52 cfs

The hydraulic model results are attached.

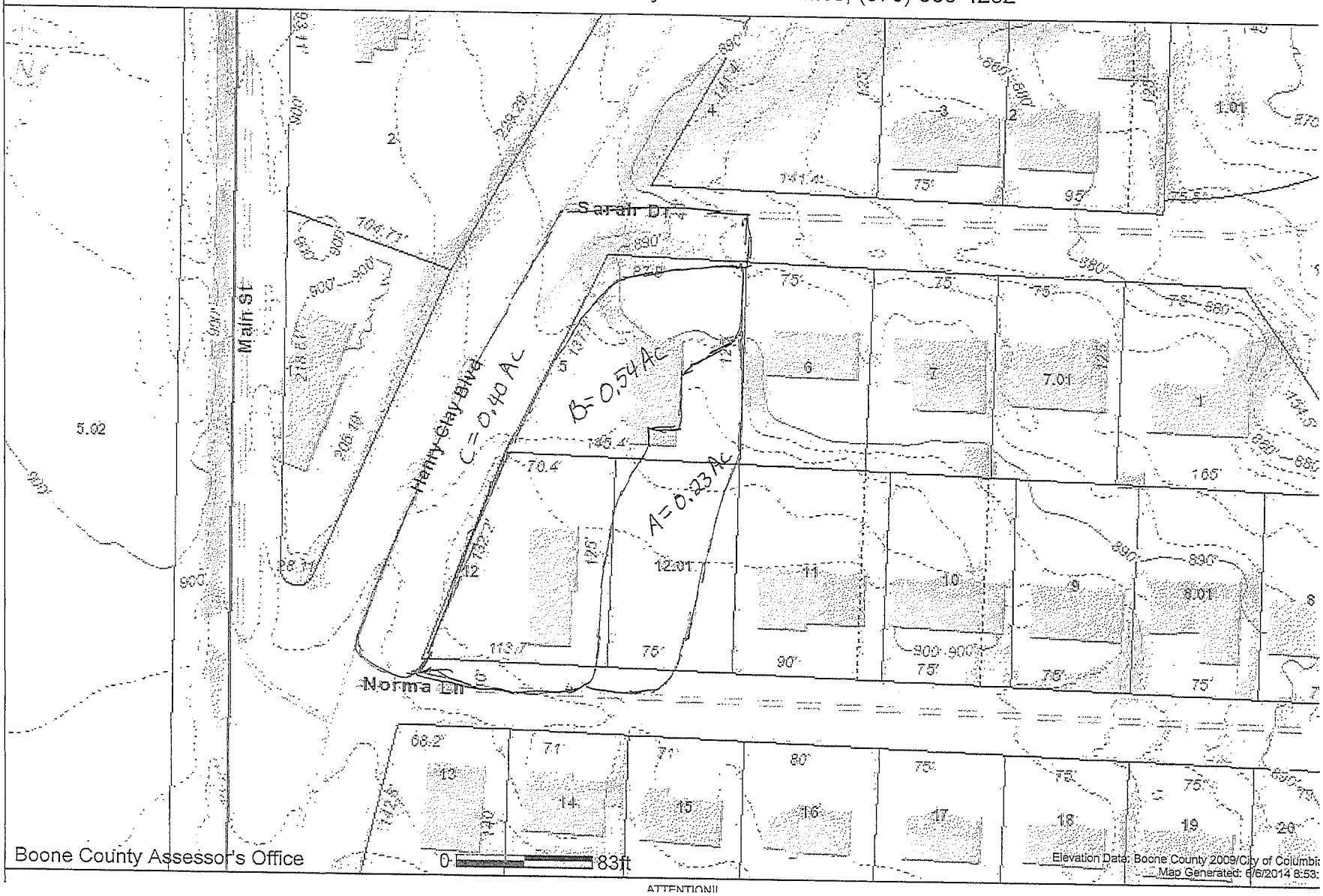
25-year Release Rate (Principle Spillway - 12" HDPE) = 3.10 cfs
25-year Release Rate (Emergency Spillway) = 0.00 cfs
25-year Release Rate (Total) = 3.10 cfs
Peak Water Surface Elevation (25-year) = 886.08
Peak Water Surface Elevation (100-year) = 886.60 (vs. floor elevation of 888.30)

3.10 cfs Post Construction Runoff = 3.10 cfs Pre Construction Runoff
=> Provided sufficient detention

EAGLE ACHIEVERS - REVISED DRAINAGE AREA MAP

Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262



ATTENTION!!

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 8S: Post-Development Runoff Area=0.540 ac Runoff Depth=4.00"
Flow Length=360' Tc=7.6 min CN=83 Runoff=3.52 cfs 0.180 af

Subcatchment 17S: Pre-Development B Runoff Area=0.540 ac Runoff Depth=3.59"
Flow Length=360' Tc=8.7 min CN=79 Runoff=3.10 cfs 0.162 af

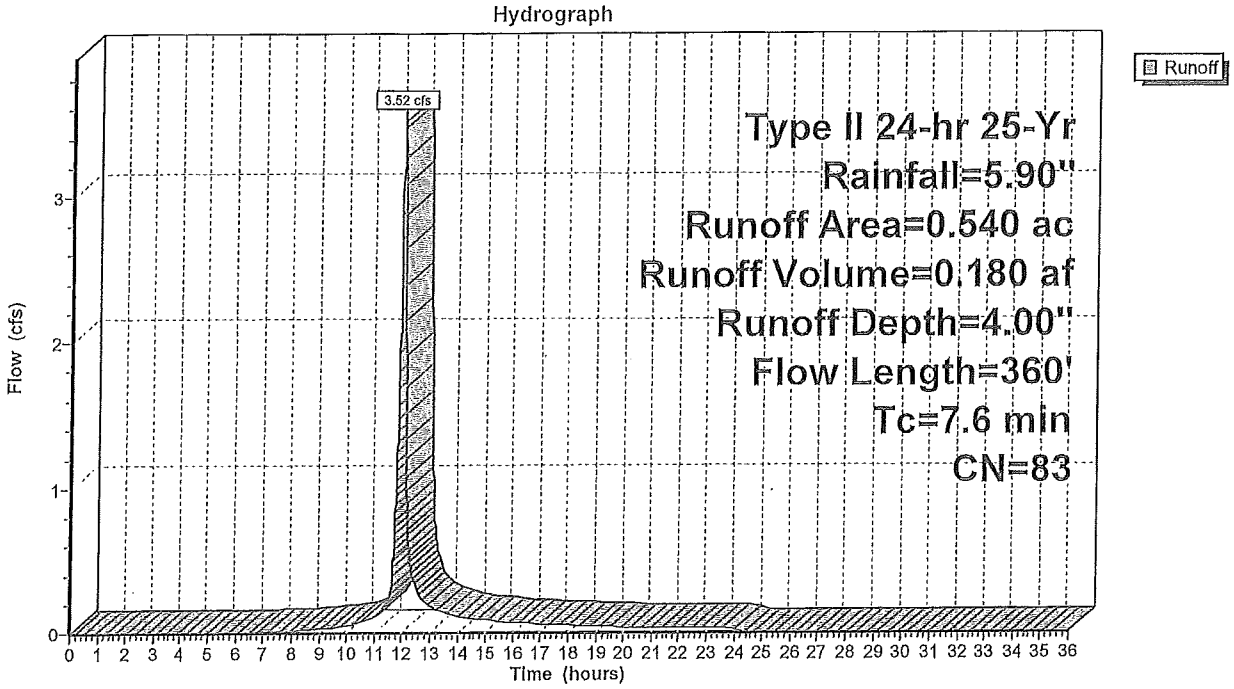
Subcatchment 18S: PreDevelopment A Runoff Area=0.230 ac Runoff Depth=3.20"
Flow Length=217' Tc=5.7 min CN=75 Runoff=1.32 cfs 0.061 af

Subcatchment 19S: PreDevelopmentC Runoff Area=0.400 ac Runoff Depth=4.31"
Flow Length=400' Tc=7.9 min CN=86 Runoff=2.74 cfs 0.144 af

Pond 16P: Detention Peak Elev=886.08' Storage=404 cf Inflow=3.52 cfs 0.180 af
Primary=3.10 cfs 0.180 af Secondary=0.00 cfs 0.000 af Outflow=3.10 cfs 0.180 af

Total Runoff Area = 1.710 ac Runoff Volume = 0.547 af Average Runoff Depth = 3.84"

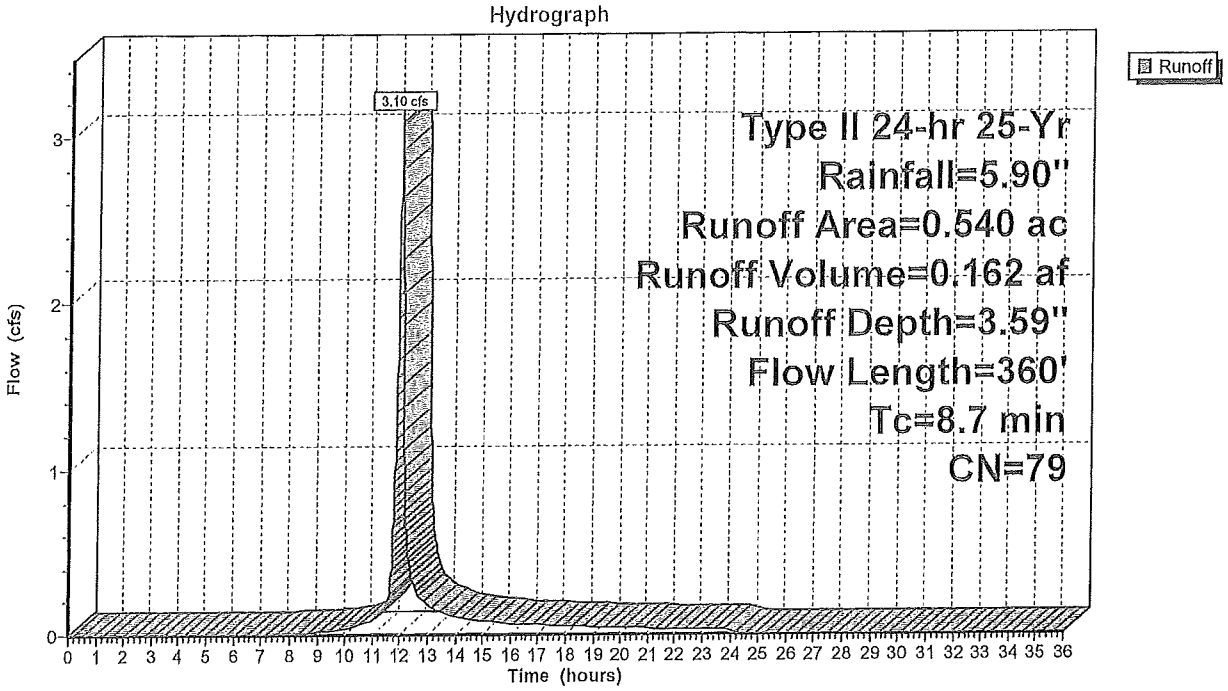
Subcatchment 8S: Post-Development



Hydrograph for Subcatchment 8S: Post-Development

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
0.50	0.03	0.00	0.00
1.00	0.06	0.00	0.00
1.50	0.10	0.00	0.00
2.00	0.13	0.00	0.00
2.50	0.17	0.00	0.00
3.00	0.20	0.00	0.00
3.50	0.24	0.00	0.00
4.00	0.28	0.00	0.00
4.50	0.33	0.00	0.00
5.00	0.37	0.00	0.00
5.50	0.42	0.00	0.00
6.00	0.47	0.00	0.00
6.50	0.53	0.01	0.01
7.00	0.58	0.01	0.01
7.50	0.64	0.02	0.01
8.00	0.71	0.04	0.02
8.50	0.78	0.06	0.02
9.00	0.87	0.08	0.03
9.50	0.96	0.12	0.04
10.00	1.07	0.16	0.05
10.50	1.20	0.22	0.07
11.00	1.39	0.32	0.11
11.50	1.67	0.48	**0.21**
12.00	3.91	2.21	**3.49**
12.50	4.34	2.58	0.32
13.00	4.55	2.77	0.19
13.50	4.71	2.92	0.14
14.00	4.84	3.03	0.11
14.50	4.94	3.12	0.10
15.00	5.04	3.21	0.09
15.50	5.12	3.28	0.08
16.00	5.19	3.35	0.07
16.50	5.26	3.41	0.06
17.00	5.32	3.47	0.06
17.50	5.38	3.52	0.06
18.00	5.43	3.57	0.05
18.50	5.49	3.62	0.05
19.00	5.53	3.66	0.05
19.50	5.58	3.70	0.04
20.00	5.62	3.74	0.04
20.50	5.65	3.77	0.04
21.00	5.69	3.81	0.04
21.50	5.73	3.84	0.04
22.00	5.76	3.87	0.04
22.50	5.80	3.91	0.04
23.00	5.83	3.94	0.03
23.50	5.87	3.97	0.03
24.00	**5.90**	**4.00**	0.03
24.50	5.90	4.00	0.00
25.00	5.90	4.00	0.00
25.50	5.90	4.00	0.00
26.00	5.90	4.00	0.00
26.50	5.90	4.00	0.00
27.00	5.90	4.00	0.00
27.50	5.90	4.00	0.00
28.00	5.90	4.00	0.00
28.50	5.90	4.00	0.00
29.00	5.90	4.00	0.00
29.50	5.90	4.00	0.00
30.00	5.90	4.00	0.00
30.50	5.90	4.00	0.00
31.00	5.90	4.00	0.00
31.50	5.90	4.00	0.00
32.00	5.90	4.00	0.00
32.50	5.90	4.00	0.00
33.00	5.90	4.00	0.00
33.50	5.90	4.00	0.00
34.00	5.90	4.00	0.00
34.50	5.90	4.00	0.00
35.00	5.90	4.00	0.00
35.50	5.90	4.00	0.00
36.00	5.90	4.00	0.00

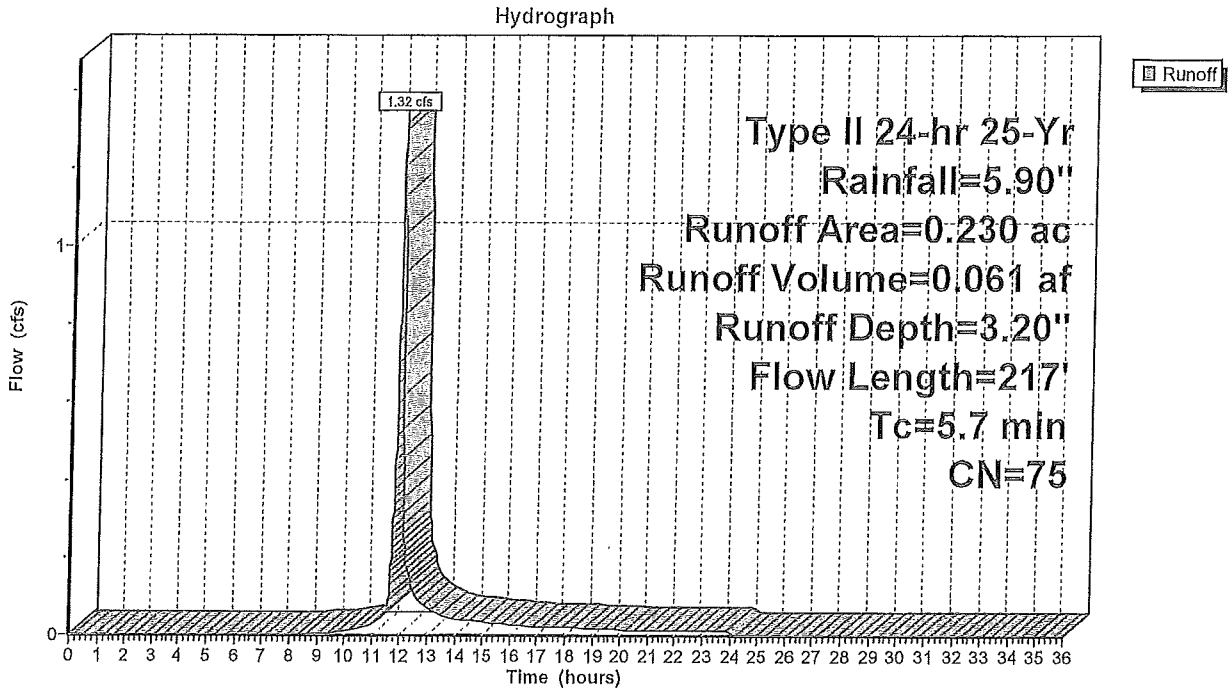
Subcatchment 17S: Pre-Development B



Hydrograph for Subcatchment 17S: Pre-Development B

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
0.50	0.03	0.00	0.00
1.00	0.06	0.00	0.00
1.50	0.10	0.00	0.00
2.00	0.13	0.00	0.00
2.50	0.17	0.00	0.00
3.00	0.20	0.00	0.00
3.50	0.24	0.00	0.00
4.00	0.28	0.00	0.00
4.50	0.33	0.00	0.00
5.00	0.37	0.00	0.00
5.50	0.42	0.00	0.00
6.00	0.47	0.00	0.00
6.50	0.53	0.00	0.00
7.00	0.58	0.00	0.00
7.50	0.64	0.00	0.00
8.00	0.71	0.01	0.01
8.50	0.78	0.02	0.01
9.00	0.87	0.04	0.02
9.50	0.96	0.06	0.03
10.00	1.07	0.09	0.04
10.50	1.20	0.14	0.05
11.00	1.39	0.21	0.09
11.50	1.67	0.34	0.17
12.00	3.91	1.89	**3.10**
12.50	4.34	2.24	0.31
13.00	4.55	2.42	0.18
13.50	4.71	2.56	0.14
14.00	4.84	2.66	0.11
14.50	4.94	2.75	0.09
15.00	5.04	2.83	0.09
15.50	5.12	2.90	0.08
16.00	5.19	2.97	0.07
16.50	5.26	3.03	0.06
17.00	5.32	3.08	0.06
17.50	5.38	3.13	0.05
18.00	5.43	3.18	0.05
18.50	5.49	3.22	0.05
19.00	5.53	3.27	0.04
19.50	5.58	3.30	0.04
20.00	5.62	3.34	0.04
20.50	5.65	3.37	0.04
21.00	5.69	3.41	0.04
21.50	5.73	3.44	0.04
22.00	5.76	3.47	0.03
22.50	5.80	3.50	0.03
23.00	5.83	3.53	0.03
23.50	5.87	3.56	0.03
24.00	**5.90**	**3.59**	0.03
24.50	5.90	3.59	0.00
25.00	5.90	3.59	0.00
25.50	5.90	3.59	0.00
26.00	5.90	3.59	0.00
26.50	5.90	3.59	0.00
27.00	5.90	3.59	0.00
27.50	5.90	3.59	0.00
28.00	5.90	3.59	0.00
28.50	5.90	3.59	0.00
29.00	5.90	3.59	0.00
29.50	5.90	3.59	0.00
30.00	5.90	3.59	0.00
30.50	5.90	3.59	0.00
31.00	5.90	3.59	0.00
31.50	5.90	3.59	0.00
32.00	5.90	3.59	0.00
32.50	5.90	3.59	0.00
33.00	5.90	3.59	0.00
33.50	5.90	3.59	0.00
34.00	5.90	3.59	0.00
34.50	5.90	3.59	0.00
35.00	5.90	3.59	0.00
35.50	5.90	3.59	0.00
36.00	5.90	3.59	0.00

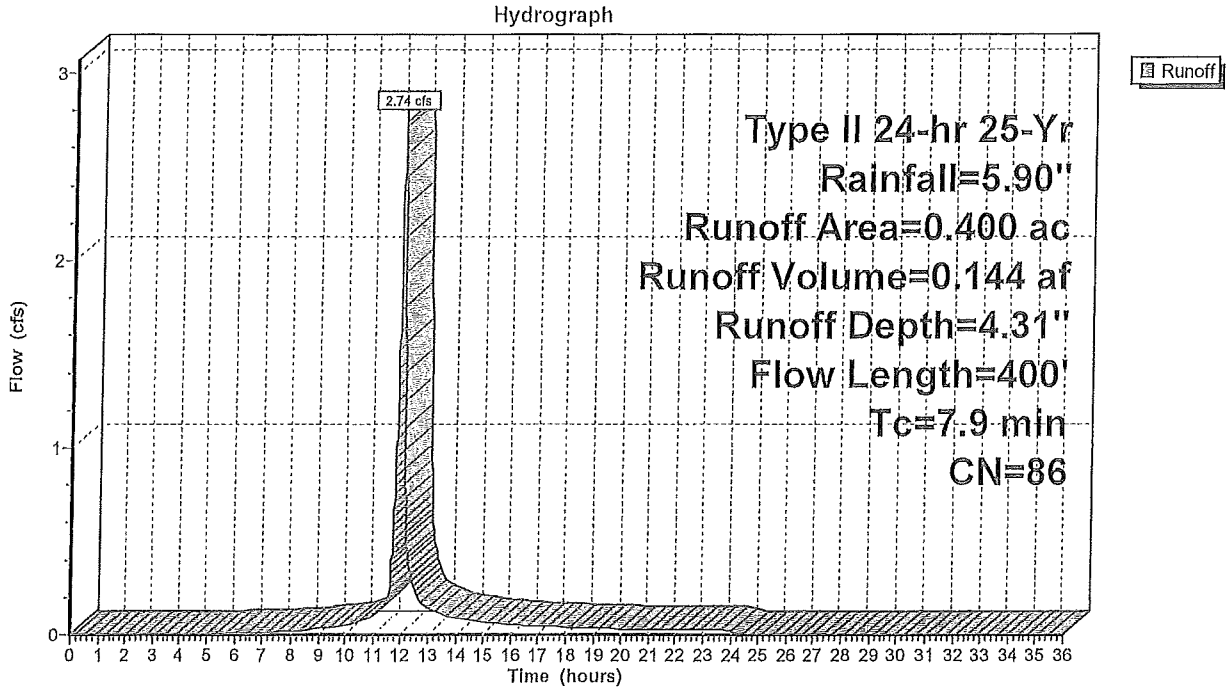
Subcatchment 18S: PreDevelopment A



Hydrograph for Subcatchment 18S: PreDevelopment A

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
0.50	0.03	0.00	0.00
1.00	0.06	0.00	0.00
1.50	0.10	0.00	0.00
2.00	0.13	0.00	0.00
2.50	0.17	0.00	0.00
3.00	0.20	0.00	0.00
3.50	0.24	0.00	0.00
4.00	0.28	0.00	0.00
4.50	0.33	0.00	0.00
5.00	0.37	0.00	0.00
5.50	0.42	0.00	0.00
6.00	0.47	0.00	0.00
6.50	0.53	0.00	0.00
7.00	0.58	0.00	0.00
7.50	0.64	0.00	0.00
8.00	0.71	0.00	0.00
8.50	0.78	0.00	0.00
9.00	0.87	0.01	0.00
9.50	0.96	0.02	0.01
10.00	1.07	0.04	0.01
10.50	1.20	0.07	0.02
11.00	1.39	0.13	0.03
11.50	1.67	0.23	**0.06**
12.00	3.91	1.60	**1.21**
12.50	4.34	1.92	0.11
13.00	4.55	2.09	0.07
13.50	4.71	2.22	0.05
14.00	4.84	2.32	0.04
14.50	4.94	2.40	0.04
15.00	5.04	2.48	0.03
15.50	5.12	2.55	0.03
16.00	5.19	2.61	0.03
16.50	5.26	2.66	0.02
17.00	5.32	2.71	0.02
17.50	5.38	2.76	0.02
18.00	5.43	2.81	0.02
18.50	5.49	2.85	0.02
19.00	5.53	2.89	0.02
19.50	5.58	2.92	0.02
20.00	5.62	2.96	0.02
20.50	5.65	2.99	0.01
21.00	5.69	3.02	0.01
21.50	5.73	3.05	0.01
22.00	5.76	3.08	0.01
22.50	5.80	3.11	0.01
23.00	5.83	3.14	0.01
23.50	5.87	3.17	0.01
24.00	**5.90**	**3.20**	0.01
24.50	5.90	3.20	0.00
25.00	5.90	3.20	0.00
25.50	5.90	3.20	0.00
26.00	5.90	3.20	0.00
26.50	5.90	3.20	0.00
27.00	5.90	3.20	0.00
27.50	5.90	3.20	0.00
28.00	5.90	3.20	0.00
28.50	5.90	3.20	0.00
29.00	5.90	3.20	0.00
29.50	5.90	3.20	0.00
30.00	5.90	3.20	0.00
30.50	5.90	3.20	0.00
31.00	5.90	3.20	0.00
31.50	5.90	3.20	0.00
32.00	5.90	3.20	0.00
32.50	5.90	3.20	0.00
33.00	5.90	3.20	0.00
33.50	5.90	3.20	0.00
34.00	5.90	3.20	0.00
34.50	5.90	3.20	0.00
35.00	5.90	3.20	0.00
35.50	5.90	3.20	0.00
36.00	5.90	3.20	0.00

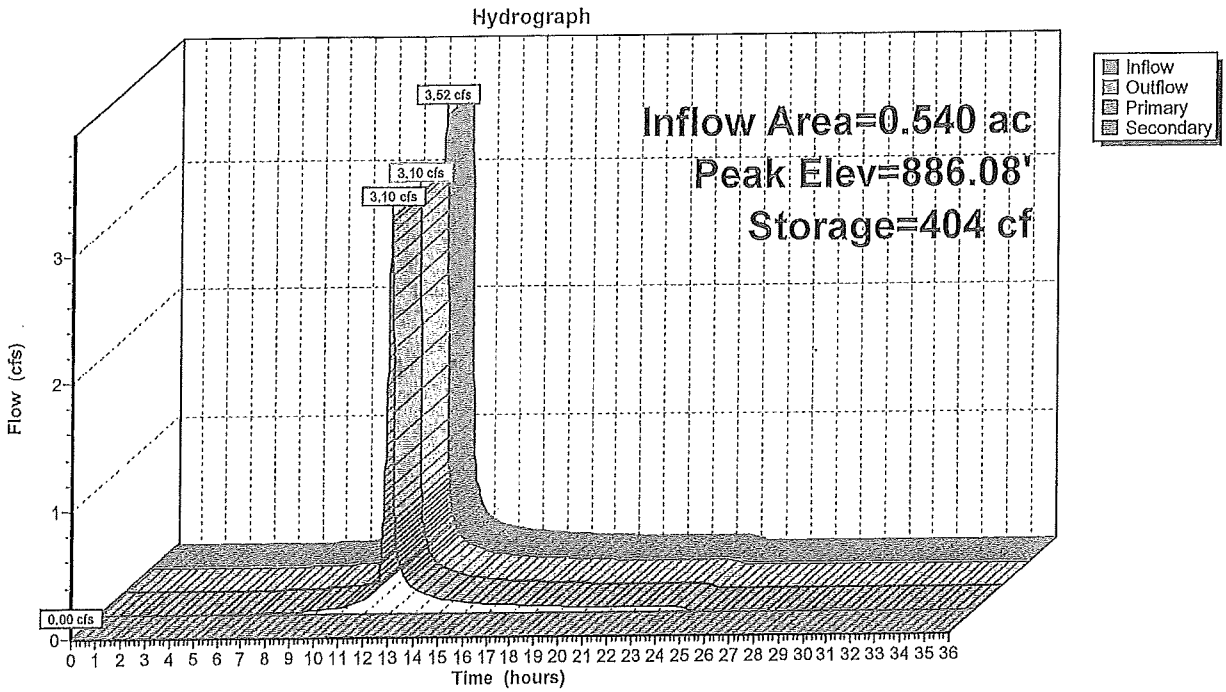
Subcatchment 19S: PreDevelopmentC



Hydrograph for Subcatchment 19S: PreDevelopmentC

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
0.50	0.03	0.00	0.00
1.00	0.06	0.00	0.00
1.50	0.10	0.00	0.00
2.00	0.13	0.00	0.00
2.50	0.17	0.00	0.00
3.00	0.20	0.00	0.00
3.50	0.24	0.00	0.00
4.00	0.28	0.00	0.00
4.50	0.33	0.00	0.00
5.00	0.37	0.00	0.00
5.50	0.42	0.01	0.00
6.00	0.47	0.01	0.01
6.50	0.53	0.02	0.01
7.00	0.58	0.04	0.01
7.50	0.64	0.05	0.01
8.00	0.71	0.07	0.02
8.50	0.78	0.10	0.02
9.00	0.87	0.14	0.03
9.50	0.96	0.18	0.04
10.00	1.07	0.23	0.05
10.50	1.20	0.31	0.07
11.00	1.39	0.42	0.10
11.50	1.67	0.61	**0.18**
12.00	3.91	2.47	**2.73**
12.50	4.34	2.85	0.25
13.00	4.55	3.05	0.15
13.50	4.71	3.20	0.11
14.00	4.84	3.32	0.09
14.50	4.94	3.41	0.08
15.00	5.04	3.50	0.07
15.50	5.12	3.58	0.06
16.00	5.19	3.65	0.05
16.50	5.26	3.71	0.05
17.00	5.32	3.77	0.05
17.50	5.38	3.82	0.04
18.00	5.43	3.87	0.04
18.50	5.49	3.92	0.04
19.00	5.53	3.97	0.04
19.50	5.58	4.01	0.03
20.00	5.62	4.05	0.03
20.50	5.65	4.08	0.03
21.00	5.69	4.12	0.03
21.50	5.73	4.15	0.03
22.00	5.76	4.19	0.03
22.50	5.80	4.22	0.03
23.00	5.83	4.25	0.03
23.50	5.87	4.28	0.03
24.00	**5.90**	**4.31**	0.02
24.50	5.90	4.31	0.00
25.00	5.90	4.31	0.00
25.50	5.90	4.31	0.00
26.00	5.90	4.31	0.00
26.50	5.90	4.31	0.00
27.00	5.90	4.31	0.00
27.50	5.90	4.31	0.00
28.00	5.90	4.31	0.00
28.50	5.90	4.31	0.00
29.00	5.90	4.31	0.00
29.50	5.90	4.31	0.00
30.00	5.90	4.31	0.00
30.50	5.90	4.31	0.00
31.00	5.90	4.31	0.00
31.50	5.90	4.31	0.00
32.00	5.90	4.31	0.00
32.50	5.90	4.31	0.00
33.00	5.90	4.31	0.00
33.50	5.90	4.31	0.00
34.00	5.90	4.31	0.00
34.50	5.90	4.31	0.00
35.00	5.90	4.31	0.00
35.50	5.90	4.31	0.00
36.00	5.90	4.31	0.00

Pond 16P: Detention



Hydrograph for Pond 16P: Detention

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
0.00	0.00	0	884.50	0.00	0.00	**0.00**
1.00	0.00	0	884.50	0.00	0.00	0.00
2.00	0.00	0	884.50	0.00	0.00	0.00
3.00	0.00	0	884.50	0.00	0.00	0.00
4.00	0.00	0	884.50	0.00	0.00	0.00
5.00	0.00	0	884.50	0.00	0.00	0.00
6.00	0.00	1	884.52	0.00	0.00	0.00
7.00	0.01	4	884.55	0.01	0.01	0.00
8.00	0.02	5	884.57	0.02	0.02	0.00
9.00	0.03	8	884.59	0.03	0.03	0.00
10.00	0.05	11	884.62	0.05	0.05	0.00
11.00	**0.11**	17	884.68	0.11	0.11	0.00
12.00	**3.49**	**377**	**886.02**	**3.01**	**3.01**	0.00
13.00	0.19	**25**	**884.74**	**0.19**	**0.19**	0.00
14.00	0.11	18	884.68	0.12	0.12	0.00
15.00	0.09	15	884.66	0.09	0.09	0.00
16.00	0.07	13	884.64	0.07	0.07	0.00
17.00	0.06	12	884.63	0.06	0.06	0.00
18.00	0.05	11	884.62	0.05	0.05	0.00
19.00	0.05	10	884.62	0.05	0.05	0.00
20.00	0.04	9	884.61	0.04	0.04	0.00
21.00	0.04	9	884.60	0.04	0.04	0.00
22.00	0.04	9	884.60	0.04	0.04	0.00
23.00	0.03	8	884.60	0.03	0.03	0.00
24.00	0.03	8	884.60	0.03	0.03	0.00
25.00	0.00	0	884.50	0.00	0.00	0.00
26.00	0.00	0	884.50	0.00	0.00	0.00
27.00	0.00	0	884.50	0.00	0.00	0.00
28.00	0.00	0	884.50	0.00	0.00	0.00
29.00	0.00	0	884.50	0.00	0.00	0.00
30.00	0.00	0	884.50	0.00	0.00	0.00
31.00	0.00	0	884.50	0.00	0.00	0.00
32.00	0.00	0	884.50	0.00	0.00	0.00
33.00	0.00	0	884.50	0.00	0.00	0.00
34.00	0.00	0	884.50	0.00	0.00	0.00
35.00	0.00	0	884.50	0.00	0.00	0.00
36.00	0.00	0	884.50	0.00	0.00	0.00

Stage-Discharge for Pond 16P: Detention

Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)
884.50	0.00	0.00	0.00
884.55	0.01	0.01	0.00
884.60	0.03	0.03	0.00
884.65	0.08	0.08	0.00
884.70	0.13	0.13	0.00
884.75	0.21	0.21	0.00
884.80	0.29	0.29	0.00
884.85	0.39	0.39	0.00
884.90	0.50	0.50	0.00
884.95	0.62	0.62	0.00
885.00	0.75	0.75	0.00
885.05	0.88	0.88	0.00
885.10	1.02	1.02	0.00
885.15	1.17	1.17	0.00
885.20	1.32	1.32	0.00
885.25	1.47	1.47	0.00
885.30	1.62	1.62	0.00
885.35	1.76	1.76	0.00
885.40	1.90	1.90	0.00
885.45	2.02	2.02	0.00
885.50	2.11	2.11	0.00
885.55	2.21	2.21	0.00
885.60	2.31	2.31	0.00
885.65	2.41	2.41	0.00
885.70	2.50	2.50	0.00
885.75	2.59	2.59	0.00
885.80	2.67	2.67	0.00
885.85	2.75	2.75	0.00
885.90	2.83	2.83	0.00
885.95	2.91	2.91	0.00
886.00	2.99	2.99	0.00
886.05	3.06	3.06	0.00
886.10	3.13	3.13	0.00
886.15	3.20	3.20	0.00
886.20	3.27	3.27	0.00
886.25	3.34	3.34	0.00
886.30	3.40	3.40	0.00
886.35	3.47	3.47	0.00
886.40	3.53	3.53	0.00
886.45	3.60	3.60	0.00
886.50	3.66	3.66	0.00
886.55	3.72	3.72	0.00
886.60	3.78	3.78	0.00
886.65	3.83	3.83	0.00
886.70	3.89	3.89	0.00
886.75	3.95	3.95	0.00
886.80	4.06	4.01	0.05
886.85	4.29	4.06	0.23
886.90	4.59	4.12	0.48
886.95	4.94	4.17	0.78
887.00	5.35	4.22	1.13
887.05	5.80	4.27	1.52
887.10	6.29	4.33	1.96
887.15	6.82	4.38	2.44
887.20	7.37	4.43	2.94
887.25	7.95	4.48	3.47
887.30	8.56	4.53	4.03
887.35	9.19	4.58	4.61
887.40	9.84	4.63	5.22
887.45	10.52	4.67	5.85
887.50	11.22	4.72	6.50

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 8S: Post-Development Runoff Area=0.540 ac Runoff Depth=5.31"
Flow Length=360' Tc=7.6 min CN=83 Runoff=4.61 cfs 0.239 af

Subcatchment 17S: Pre-Development B Runoff Area=0.540 ac Runoff Depth=4.86"
Flow Length=360' Tc=8.7 min CN=79 Runoff=4.14 cfs 0.219 af

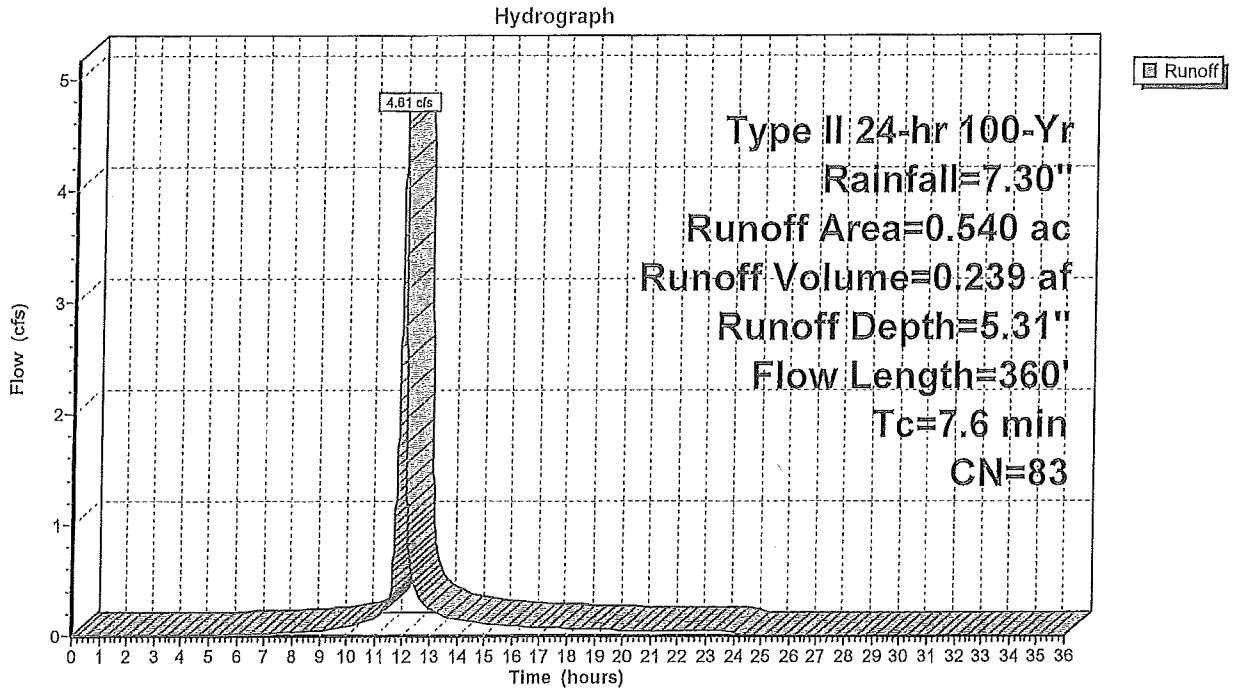
Subcatchment 18S: PreDevelopment A Runoff Area=0.230 ac Runoff Depth=4.41"
Flow Length=217' Tc=5.7 min CN=75 Runoff=1.80 cfs 0.085 af

Subcatchment 19S: PreDevelopmentC Runoff Area=0.400 ac Runoff Depth=5.65"
Flow Length=400' Tc=7.9 min CN=86 Runoff=3.53 cfs 0.188 af

Pond 16P: Detention Peak Elev=886.60' Storage=679 cf Inflow=4.61 cfs 0.239 af
Primary=3.78 cfs 0.239 af Secondary=0.00 cfs 0.000 af Outflow=3.78 cfs 0.239 af

Total Runoff Area = 1.710 ac Runoff Volume = 0.731 af Average Runoff Depth = 5.13"

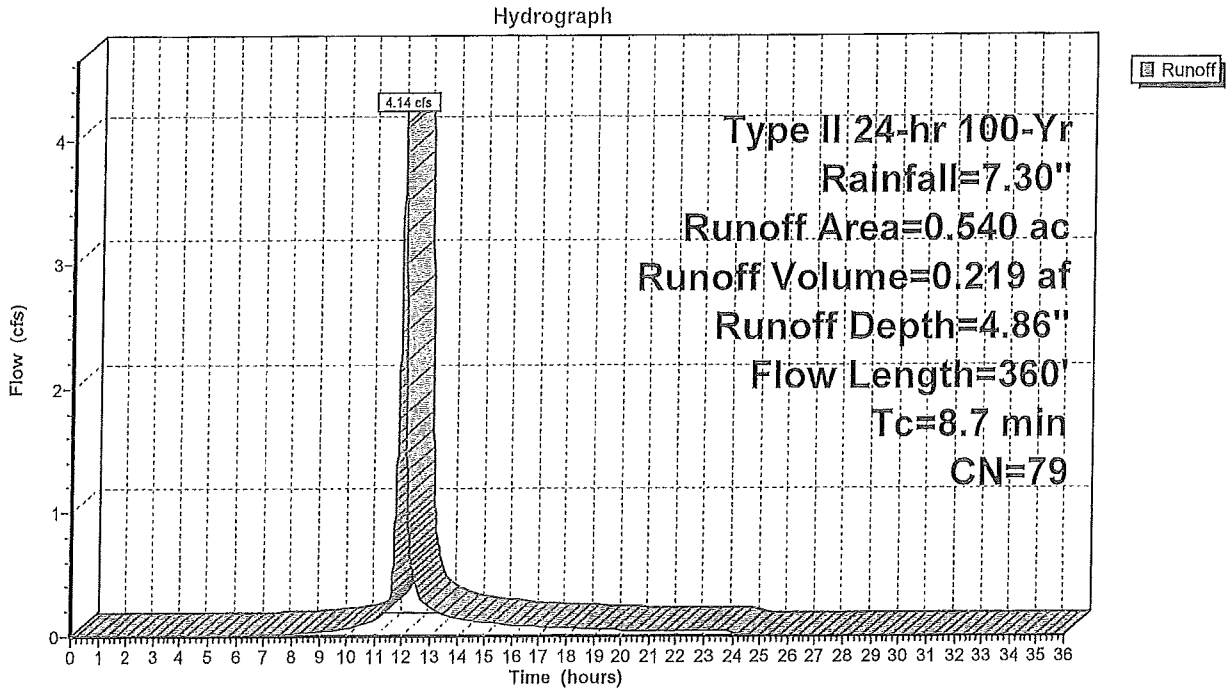
Subcatchment 8S: Post-Development



Hydrograph for Subcatchment 8S: Post-Development

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
0.50	0.04	0.00	0.00
1.00	0.08	0.00	0.00
1.50	0.12	0.00	0.00
2.00	0.16	0.00	0.00
2.50	0.21	0.00	0.00
3.00	0.25	0.00	0.00
3.50	0.30	0.00	0.00
4.00	0.35	0.00	0.00
4.50	0.40	0.00	0.00
5.00	0.46	0.00	0.00
5.50	0.52	0.01	0.01
6.00	0.58	0.01	0.01
6.50	0.65	0.03	0.01
7.00	0.72	0.04	0.02
7.50	0.80	0.06	0.02
8.00	0.88	0.09	0.03
8.50	0.97	0.12	0.04
9.00	1.07	0.16	0.05
9.50	1.19	0.22	0.06
10.00	1.32	0.28	0.08
10.50	1.49	0.37	0.11
11.00	1.72	0.51	0.16
11.50	2.07	0.74	**0.29**
12.00	4.84	3.03	**4.56**
12.50	5.37	3.51	0.41
13.00	5.64	3.75	0.25
13.50	5.83	3.94	0.18
14.00	5.99	4.08	0.14
14.50	6.11	4.20	0.13
15.00	6.23	4.31	0.11
15.50	6.33	4.40	0.10
16.00	6.42	4.49	0.09
16.50	6.51	4.56	0.08
17.00	6.58	4.64	0.08
17.50	6.66	4.70	0.07
18.00	6.72	4.77	0.07
18.50	6.79	4.83	0.06
19.00	6.85	4.88	0.06
19.50	6.90	4.93	0.05
20.00	6.95	4.98	0.05
20.50	7.00	5.02	0.05
21.00	7.04	5.07	0.05
21.50	7.09	5.11	0.05
22.00	7.13	5.15	0.05
22.50	7.18	5.19	0.04
23.00	7.22	5.23	0.04
23.50	7.26	5.27	0.04
24.00	**7.30**	**5.31**	0.04
24.50	7.30	5.31	0.00
25.00	7.30	5.31	0.00
25.50	7.30	5.31	0.00
26.00	7.30	5.31	0.00
26.50	7.30	5.31	0.00
27.00	7.30	5.31	0.00
27.50	7.30	5.31	0.00
28.00	7.30	5.31	0.00
28.50	7.30	5.31	0.00
29.00	7.30	5.31	0.00
29.50	7.30	5.31	0.00
30.00	7.30	5.31	0.00
30.50	7.30	5.31	0.00
31.00	7.30	5.31	0.00
31.50	7.30	5.31	0.00
32.00	7.30	5.31	0.00
32.50	7.30	5.31	0.00
33.00	7.30	5.31	0.00
33.50	7.30	5.31	0.00
34.00	7.30	5.31	0.00
34.50	7.30	5.31	0.00
35.00	7.30	5.31	0.00
35.50	7.30	5.31	0.00
36.00	7.30	5.31	0.00

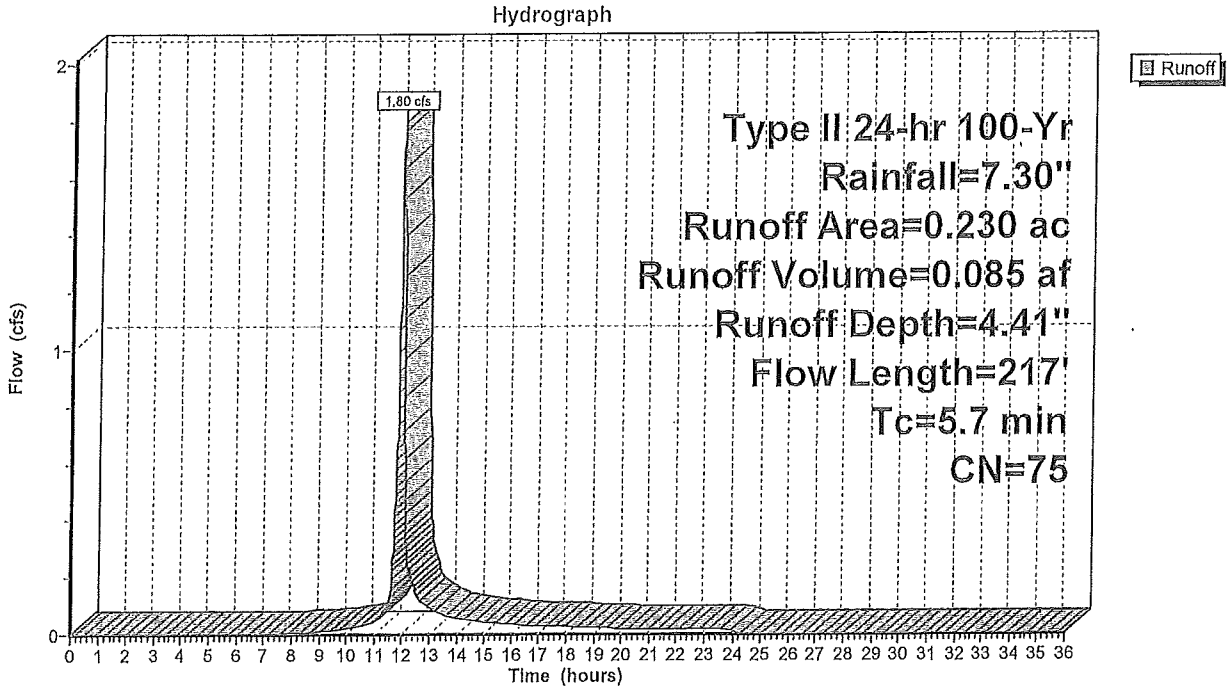
Subcatchment 17S: Pre-Development B



Hydrograph for Subcatchment 17S: Pre-Development B

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
0.50	0.04	0.00	0.00
1.00	0.08	0.00	0.00
1.50	0.12	0.00	0.00
2.00	0.16	0.00	0.00
2.50	0.21	0.00	0.00
3.00	0.25	0.00	0.00
3.50	0.30	0.00	0.00
4.00	0.35	0.00	0.00
4.50	0.40	0.00	0.00
5.00	0.46	0.00	0.00
5.50	0.52	0.00	0.00
6.00	0.58	0.00	0.00
6.50	0.65	0.01	0.01
7.00	0.72	0.01	0.01
7.50	0.80	0.02	0.01
8.00	0.88	0.04	0.02
8.50	0.97	0.06	0.03
9.00	1.07	0.09	0.04
9.50	1.19	0.13	0.04
10.00	1.32	0.18	0.06
10.50	1.49	0.25	0.09
11.00	1.72	0.36	0.13
11.50	2.07	0.56	0.25
12.00	4.84	2.66	**4.14**
12.50	5.37	3.12	0.41
13.00	5.64	3.36	0.24
13.50	5.83	3.53	0.18
14.00	5.99	3.67	0.14
14.50	6.11	3.78	0.12
15.00	6.23	3.89	0.11
15.50	6.33	3.98	0.10
16.00	6.42	4.06	0.09
16.50	6.51	4.13	0.08
17.00	6.58	4.20	0.08
17.50	6.66	4.27	0.07
18.00	6.72	4.33	0.07
18.50	6.79	4.39	0.06
19.00	6.85	4.44	0.06
19.50	6.90	4.49	0.05
20.00	6.95	4.54	0.05
20.50	7.00	4.58	0.05
21.00	7.04	4.62	0.05
21.50	7.09	4.66	0.04
22.00	7.13	4.71	0.04
22.50	7.18	4.75	0.04
23.00	7.22	4.78	0.04
23.50	7.26	4.82	0.04
24.00	**7.30**	**4.86**	0.04
24.50	7.30	4.86	0.00
25.00	7.30	4.86	0.00
25.50	7.30	4.86	0.00
26.00	7.30	4.86	0.00
26.50	7.30	4.86	0.00
27.00	7.30	4.86	0.00
27.50	7.30	4.86	0.00
28.00	7.30	4.86	0.00
28.50	7.30	4.86	0.00
29.00	7.30	4.86	0.00
29.50	7.30	4.86	0.00
30.00	7.30	4.86	0.00
30.50	7.30	4.86	0.00
31.00	7.30	4.86	0.00
31.50	7.30	4.86	0.00
32.00	7.30	4.86	0.00
32.50	7.30	4.86	0.00
33.00	7.30	4.86	0.00
33.50	7.30	4.86	0.00
34.00	7.30	4.86	0.00
34.50	7.30	4.86	0.00
35.00	7.30	4.86	0.00
35.50	7.30	4.86	0.00
36.00	7.30	4.86	0.00

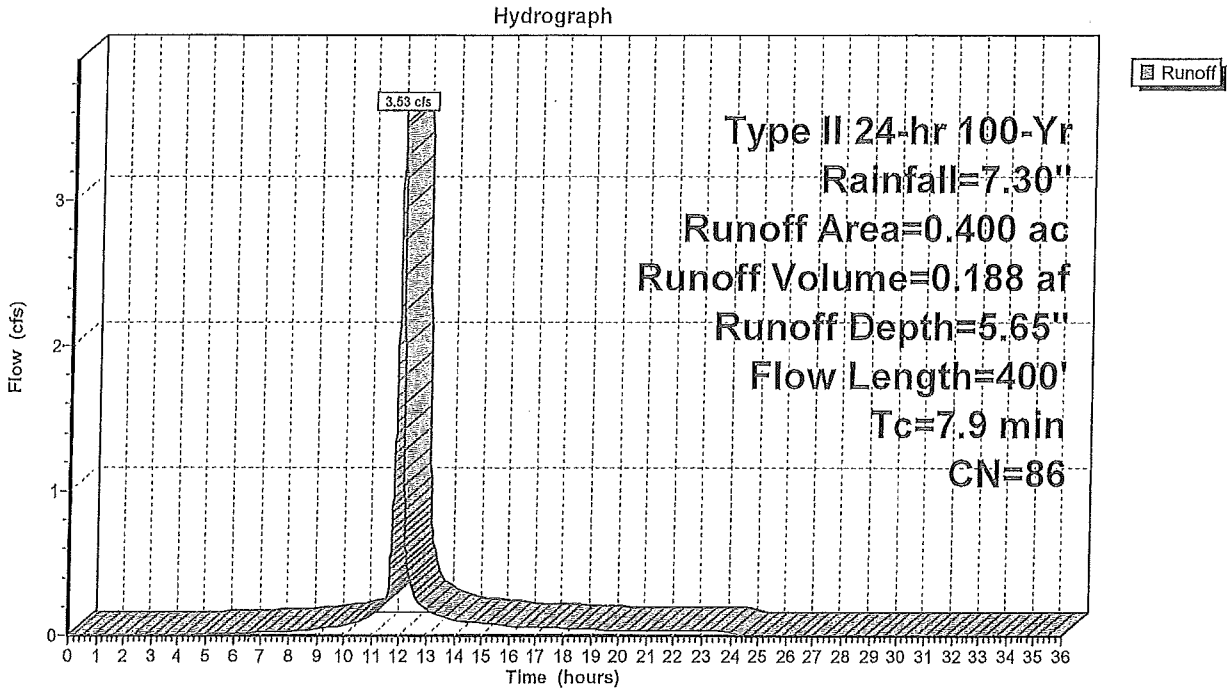
Subcatchment 18S: PreDevelopment A



Hydrograph for Subcatchment 18S: PreDevelopment A

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
0.50	0.04	0.00	0.00
1.00	0.08	0.00	0.00
1.50	0.12	0.00	0.00
2.00	0.16	0.00	0.00
2.50	0.21	0.00	0.00
3.00	0.25	0.00	0.00
3.50	0.30	0.00	0.00
4.00	0.35	0.00	0.00
4.50	0.40	0.00	0.00
5.00	0.46	0.00	0.00
5.50	0.52	0.00	0.00
6.00	0.58	0.00	0.00
6.50	0.65	0.00	0.00
7.00	0.72	0.00	0.00
7.50	0.80	0.00	0.00
8.00	0.88	0.01	0.00
8.50	0.97	0.02	0.01
9.00	1.07	0.04	0.01
9.50	1.19	0.07	0.01
10.00	1.32	0.11	0.02
10.50	1.49	0.16	0.03
11.00	1.72	0.25	0.05
11.50	2.07	0.41	**0.09**
12.00	4.84	2.32	**1.64**
12.50	5.37	2.75	0.15
13.00	5.64	2.97	0.09
13.50	5.83	3.14	0.07
14.00	5.99	3.27	0.06
14.50	6.11	3.38	0.05
15.00	6.23	3.48	0.04
15.50	6.33	3.57	0.04
16.00	6.42	3.65	0.03
16.50	6.51	3.72	0.03
17.00	6.58	3.78	0.03
17.50	6.66	3.85	0.03
18.00	6.72	3.91	0.03
18.50	6.79	3.96	0.03
19.00	6.85	4.01	0.02
19.50	6.90	4.06	0.02
20.00	6.95	4.11	0.02
20.50	7.00	4.15	0.02
21.00	7.04	4.19	0.02
21.50	7.09	4.23	0.02
22.00	7.13	4.27	0.02
22.50	7.18	4.30	0.02
23.00	7.22	4.34	0.02
23.50	7.26	4.38	0.02
24.00	**7.30**	**4.41**	0.02
24.50	7.30	4.41	0.00
25.00	7.30	4.41	0.00
25.50	7.30	4.41	0.00
26.00	7.30	4.41	0.00
26.50	7.30	4.41	0.00
27.00	7.30	4.41	0.00
27.50	7.30	4.41	0.00
28.00	7.30	4.41	0.00
28.50	7.30	4.41	0.00
29.00	7.30	4.41	0.00
29.50	7.30	4.41	0.00
30.00	7.30	4.41	0.00
30.50	7.30	4.41	0.00
31.00	7.30	4.41	0.00
31.50	7.30	4.41	0.00
32.00	7.30	4.41	0.00
32.50	7.30	4.41	0.00
33.00	7.30	4.41	0.00
33.50	7.30	4.41	0.00
34.00	7.30	4.41	0.00
34.50	7.30	4.41	0.00
35.00	7.30	4.41	0.00
35.50	7.30	4.41	0.00
36.00	7.30	4.41	0.00

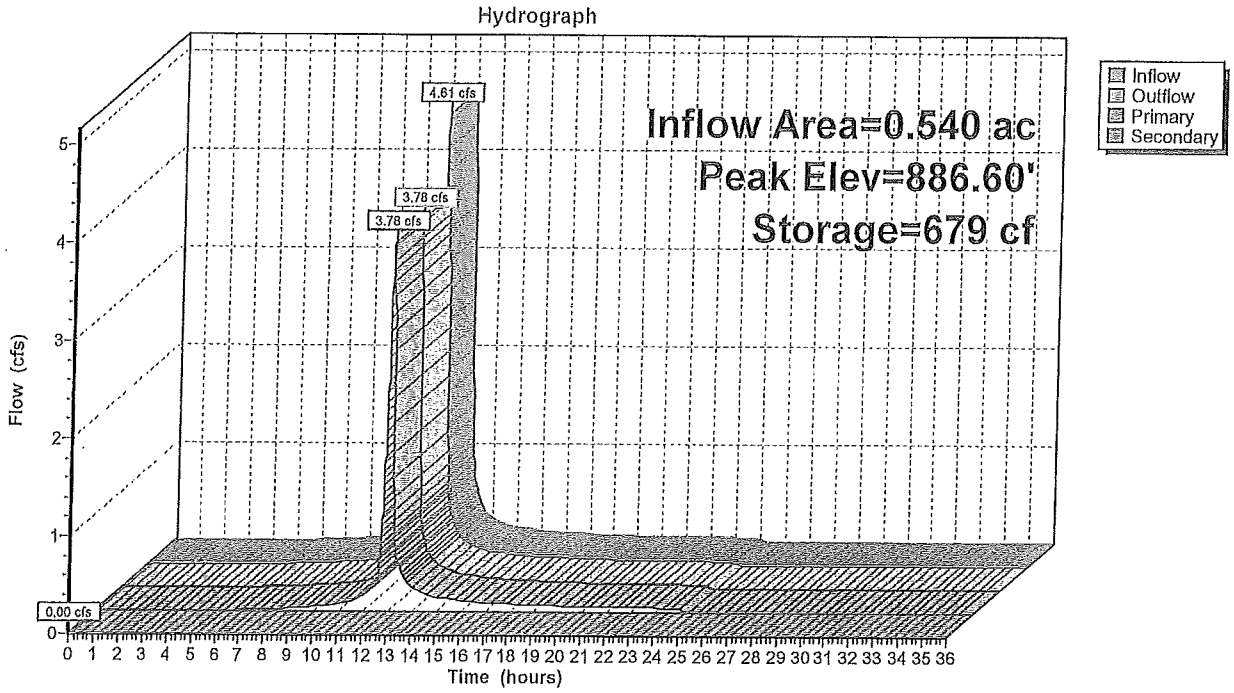
Subcatchment 19S: PreDevelopmentC



Hydrograph for Subcatchment 19S: PreDevelopmentC

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00
0.50	0.04	0.00	0.00
1.00	0.08	0.00	0.00
1.50	0.12	0.00	0.00
2.00	0.16	0.00	0.00
2.50	0.21	0.00	0.00
3.00	0.25	0.00	0.00
3.50	0.30	0.00	0.00
4.00	0.35	0.00	0.00
4.50	0.40	0.00	0.00
5.00	0.46	0.01	0.01
5.50	0.52	0.02	0.01
6.00	0.58	0.04	0.01
6.50	0.65	0.05	0.02
7.00	0.72	0.08	0.02
7.50	0.80	0.11	0.02
8.00	0.88	0.14	0.03
8.50	0.97	0.18	0.04
9.00	1.07	0.24	0.05
9.50	1.19	0.30	0.05
10.00	1.32	0.38	0.07
10.50	1.49	0.49	0.09
11.00	1.72	0.64	0.14
11.50	2.07	0.90	**0.24**
12.00	4.84	3.32	**3.51**
12.50	5.37	3.81	0.32
13.00	5.64	4.06	0.19
13.50	5.83	4.25	0.14
14.00	5.99	4.40	0.11
14.50	6.11	4.52	0.10
15.00	6.23	4.63	0.09
15.50	6.33	4.73	0.08
16.00	6.42	4.81	0.07
16.50	6.51	4.89	0.06
17.00	6.58	4.97	0.06
17.50	6.66	5.03	0.06
18.00	6.72	5.10	0.05
18.50	6.79	5.16	0.05
19.00	6.85	5.22	0.04
19.50	6.90	5.27	0.04
20.00	6.95	5.32	0.04
20.50	7.00	5.36	0.04
21.00	7.04	5.41	0.04
21.50	7.09	5.45	0.03
22.00	7.13	5.49	0.03
22.50	7.18	5.53	0.03
23.00	7.22	5.58	0.03
23.50	7.26	5.62	0.03
24.00	**7.30**	**5.65**	0.03
24.50	7.30	5.65	0.00
25.00	7.30	5.65	0.00
25.50	7.30	5.65	0.00
26.00	7.30	5.65	0.00
26.50	7.30	5.65	0.00
27.00	7.30	5.65	0.00
27.50	7.30	5.65	0.00
28.00	7.30	5.65	0.00
28.50	7.30	5.65	0.00
29.00	7.30	5.65	0.00
29.50	7.30	5.65	0.00
30.00	7.30	5.65	0.00
30.50	7.30	5.65	0.00
31.00	7.30	5.65	0.00
31.50	7.30	5.65	0.00
32.00	7.30	5.65	0.00
32.50	7.30	5.65	0.00
33.00	7.30	5.65	0.00
33.50	7.30	5.65	0.00
34.00	7.30	5.65	0.00
34.50	7.30	5.65	0.00
35.00	7.30	5.65	0.00
35.50	7.30	5.65	0.00
36.00	7.30	5.65	0.00

Pond 16P: Detention



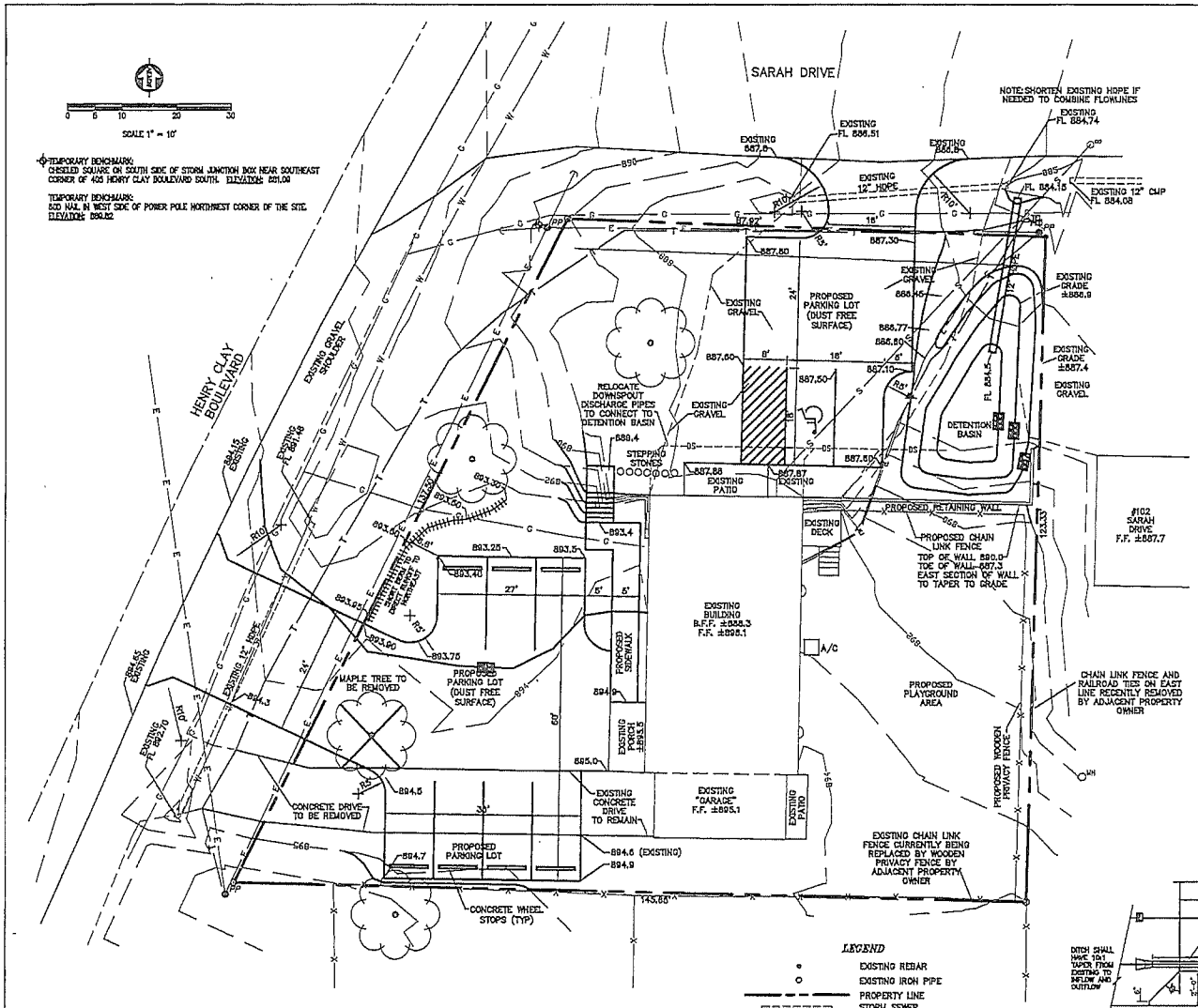
Hydrograph for Pond 16P: Detention

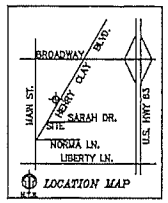
Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
0.00	0.00	0	884.50	0.00	0.00	**0.00**
1.00	0.00	0	884.50	0.00	0.00	0.00
2.00	0.00	0	884.50	0.00	0.00	0.00
3.00	0.00	0	884.50	0.00	0.00	0.00
4.00	0.00	0	884.50	0.00	0.00	0.00
5.00	0.00	1	884.51	0.00	0.00	0.00
6.00	0.01	4	884.55	0.01	0.01	0.00
7.00	0.02	6	884.57	0.02	0.02	0.00
8.00	0.03	8	884.59	0.03	0.03	0.00
9.00	0.05	11	884.62	0.05	0.05	0.00
10.00	0.08	14	884.65	0.08	0.08	0.00
11.00	**0.16**	22	884.72	0.16	0.16	0.00
12.00	**4.56**	**608**	**886.48**	**3.63**	**3.63**	0.00
13.00	0.25	**29**	**884.78**	**0.25**	**0.25**	0.00
14.00	0.14	20	884.71	0.15	0.15	0.00
15.00	0.11	17	884.68	0.11	0.11	0.00
16.00	0.09	15	884.66	0.09	0.09	0.00
17.00	0.08	14	884.65	0.08	0.08	0.00
18.00	0.07	13	884.64	0.07	0.07	0.00
19.00	0.06	12	884.63	0.06	0.06	0.00
20.00	0.05	11	884.62	0.05	0.05	0.00
21.00	0.05	10	884.62	0.05	0.05	0.00
22.00	0.05	10	884.61	0.05	0.05	0.00
23.00	0.04	10	884.61	0.04	0.04	0.00
24.00	0.04	9	884.61	0.04	0.04	0.00
25.00	0.00	0	884.50	0.00	0.00	0.00
26.00	0.00	0	884.50	0.00	0.00	0.00
27.00	0.00	0	884.50	0.00	0.00	0.00
28.00	0.00	0	884.50	0.00	0.00	0.00
29.00	0.00	0	884.50	0.00	0.00	0.00
30.00	0.00	0	884.50	0.00	0.00	0.00
31.00	0.00	0	884.50	0.00	0.00	0.00
32.00	0.00	0	884.50	0.00	0.00	0.00
33.00	0.00	0	884.50	0.00	0.00	0.00
34.00	0.00	0	884.50	0.00	0.00	0.00
35.00	0.00	0	884.50	0.00	0.00	0.00
36.00	0.00	0	884.50	0.00	0.00	0.00

Stage-Discharge for Pond 16P: Detention

Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)
884.50	0.00	0.00	0.00
884.55	0.01	0.01	0.00
884.60	0.03	0.03	0.00
884.65	0.08	0.08	0.00
884.70	0.13	0.13	0.00
884.75	0.21	0.21	0.00
884.80	0.29	0.29	0.00
884.85	0.39	0.39	0.00
884.90	0.50	0.50	0.00
884.95	0.62	0.62	0.00
885.00	0.75	0.75	0.00
885.05	0.88	0.88	0.00
885.10	1.02	1.02	0.00
885.15	1.17	1.17	0.00
885.20	1.32	1.32	0.00
885.25	1.47	1.47	0.00
885.30	1.62	1.62	0.00
885.35	1.76	1.76	0.00
885.40	1.90	1.90	0.00
885.45	2.02	2.02	0.00
885.50	2.11	2.11	0.00
885.55	2.21	2.21	0.00
885.60	2.31	2.31	0.00
885.65	2.41	2.41	0.00
885.70	2.50	2.50	0.00
885.75	2.59	2.59	0.00
885.80	2.67	2.67	0.00
885.85	2.75	2.75	0.00
885.90	2.83	2.83	0.00
885.95	2.91	2.91	0.00
886.00	2.99	2.99	0.00
886.05	3.06	3.06	0.00
886.10	3.13	3.13	0.00
886.15	3.20	3.20	0.00
886.20	3.27	3.27	0.00
886.25	3.34	3.34	0.00
886.30	3.40	3.40	0.00
886.35	3.47	3.47	0.00
886.40	3.53	3.53	0.00
886.45	3.60	3.60	0.00
886.50	3.66	3.66	0.00
886.55	3.72	3.72	0.00
886.60	3.78	3.78	0.00
886.65	3.83	3.83	0.00
886.70	3.89	3.89	0.00
886.75	3.95	3.95	0.00
886.80	4.06	4.01	0.05
886.85	4.29	4.06	0.23
886.90	4.59	4.12	0.48
886.95	4.94	4.17	0.78
887.00	5.35	4.22	1.13
887.05	5.80	4.27	1.52
887.10	6.29	4.33	1.96
887.15	6.82	4.38	2.44
887.20	7.37	4.43	2.94
887.25	7.95	4.48	3.47
887.30	8.56	4.53	4.03
887.35	9.19	4.58	4.61
887.40	9.84	4.63	5.22
887.45	10.52	4.67	5.85
887.50	**11.22**	**4.72**	**6.50**

EAGLE ACHIEVERS ACADEMIC CENTER PARKING LOT





SITE DESCRIPTION: LOT 5, MIDDLETON'S SUBDIVISION RECORDED IN BOOK 279, PAGE 225 OF THE BOONE COUNTY, MISSOURI RECORDS.

NOTE: NO BOUNDARY SURVEY WAS PERFORMED FOR THIS SITE PLAN. ALL LOT CORNER MONUMENTATION SHOWN ON THIS SITE PLAN WAS FOUND TO BE EXISTING AT THE TIME OF THIS TOPOGRAPHIC SURVEY PREPARED BY LUEBBERT ENGINEERING INCIDENTAL TO THE PREPARATION OF THIS SITE PLAN.

PROPERTY OWNER:
TIMBER RIDGE INVESTMENT PROPERTIES, LLC
D/B/A: EAGLE ACHIEVERS ACADEMIC CENTER
OPERATED BY: CENTRAL MISSOURI CHILDCARE, LLC
CONTACT: JULIA WHITE
600 HENRY CLAY BOULEVARD SOUTH
ASHLAND, MISSOURI 65010
573-424-2555

UTILITY NOTES:

ALL OF THE UTILITY CONNECTIONS TO THE BUILDING HAVE BEEN COMPLETED AND ARE INDICATED TO THE BEST OF OUR KNOWLEDGE.

ELECTRIC	AMEREN UE. CONTACT: CHRIS BRUEMMER 573-681-7512 1310 INDUSTRIAL BLVD. JEFFERSON CITY, MISSOURI. OVERHEAD ELECTRIC ALONG WEST AND NORTH SIDE. SERVICE DROP AT NORTHEAST CORNER TO UNDERGROUND SERVICE TO METER ON BACK OF BUILDING
GAS	AMEREN UE. CONTACT: MARK BRANDT 573-681-7550 JEFFERSON CITY, MISSOURI. 2" PLASTIC MAIN ON EAST SIDE OF HENRY CLAY; 2" PLASTIC MAIN SOUTH SIDE OF SARAH DRIVE; SERVICE TO METER ON WEST SIDE OF BUILDING.
TELEPHONE	CENTURYTEL. CONTACT: DWAYNE JONES 573-868-3507 625 EAST CHERRY STREET, COLUMBIA, MISSOURI.
CABLE TV	CHARTER COMMUNICATIONS. CONTACT: 888-671-4485
WATER	THE CITY OF ASHLAND. CONTACT: CURTIS BENNETT 573-657-2001 UTILITY SUPERVISOR – CITY OF ASHLAND 12" MAIN ALONG WEST SIDE OF SITE. 4" MAIN ALONG NORTH SIDE OF SARAH DRIVE. FIRE HYDRANT ±175' NORTH OF SITE.
SANITARY SEWER	THE CITY OF ASHLAND. CONTACT: CURTIS BENNETT 573-657-2001 UTILITY SUPERVISOR – CITY OF ASHLAND BUILDING CONNECTED TO MAIN NEAR NORTHEAST CORNER OF SITE (MAIN CLEANOUT IN STREET).

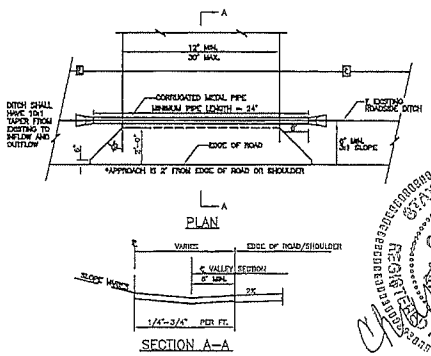
DRIVEWAY DETAIL NOTES:
1. MINIMUM APPROACH ON A HARD SURFACED ROADWAY SHALL BE 2' FROM THE EDGE OF SHOULDER OR TRAVELED ROADWAY.
2. APPROACH SHALL BE A COMMERCIAL GRADE ASPHALT HOT MIX EQUAL TO THE DEPTH OF SHOULDER OR ROADWAY, OR A MINIMUM OF 5", WHICHEVER IS GREATER.
3. A 5" THICK CLASS A P.C. CONCRETE APPROACH CAN BE USED ONLY WHEN CONNECTED TO A CONCRETE ROADWAY OR SHOULDER.
4. VALLEY SECTION IS REQUIRED. VALLEY SHALL BE A MINIMUM OF 8' FROM THE EDGE OF ROADWAY OR SHOULDER.
5. PIPE UNDER DRIVEWAY SHALL BE SIZED TO CARRY 10 YR STORM. MINIMUM 15" DIAMETER.
6. PIPE LENGTHS BASED ON 3:1 SLOPES. USE OF FLARED END SECTIONS (FES) ARE AT OWNER'S DISCRETION. NOTE: FES WILL NOT BE REPLACED BY CITY SHOULD THEY BECOME DAMAGED OR NON-FUCNTIONAL.
7. MINIMUM DITCH DEPTH SHALL BE 24".
8. CMP SHALL BE ANNULAR RIVETED AND GALVANIZED OR POLYMERIC COATED. SEE APPENDIX A, SECTION 280.3.5.

ALTERNATIVE METHOD– WHERE THE ROADSIDE DITCH AT A DRIVEWAY DRAINS LESS THAN 10,000 SQ. FT. THE PIPE CAN BE OMITTED, VALLEY SECTION MUST BE INCREASED TO A DEPTH OF 6" AND PAVEMENT SECTION MUST COVER FROM EDGE OF ROADWAY TO 4' PAST THE LOW POINT OF THE VALLEY. PAVEMENT TYPE, OTHER THAN THE 2' APPROACH IS AT OWNER'S DESCRETION.

DRIVEWAY CULVERT NOTE:
THE OWNER RECENTLY INSTALLED 12" HDPE CULVERTS AS SHOWN ON THIS PLAN. THE CITY STANDARD DETAIL CALLS FOR 15" CMP (WHICH IS ESSENTIALLY HYDRAULICALLY EQUIVALENT). THE CITY CODE REQUIRES DRIVEWAYS TO BE BROUGHT UP TO STANDARD. THE OWNER REQUESTS THAT THE EXISTING PIPE BE CONSIDERED EQUIVALENT TO THE PIPE SHOWN ON THE STANDARD DETAIL THUS NOT REQUIRING IT TO BE REPLACED.

NOTES:
1. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CITY OF ASHLAND AS WELL AS ANY OTHER APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
2. CONTRACTOR RESPONSIBILITIES:
   - LOCATING ALL UTILITIES IN PROJECT AREA BEFORE CONSTRUCTION.
   - VERIFY LOCATION AND DEPTH OF UTILITIES SHOWN ON PLANS.
   - COORDINATE ANY REQUIRED RELOCATION OR EXTENSION OF EXISTING UTILITIES.
   - OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
   - FIELD VERIFY ALL DIMENSIONS/CONDITIONS SHOWN ON THESE PLANS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING ANY RELATED WORK.
3. ALL UTILITY INFORMATION SHOWN IS FROM FIELD OBSERVATIONS AND IS NOT COMPLETE. THERE MAY BE UNDERGROUND UTILITIES PRESENT THAT ARE NOT SHOWN.
4. FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS PROTECTED WITH EROSION CONTROL BLANKETS STAPLED PER MANUFACTURER'S RECOMMENDATIONS OR ENGINEER APPROVED EQUAL.
5. ALL AREAS OUTSIDE OF PAVEMENT AND BUILDING SHALL BE SEEDED AND MULCHED AS SOON AS FINAL GRADE IS ESTABLISHED.

ZONING: C-G



LAND USE SUMMARY:
LOT AREA = 14,493 SQ. FT. = 0.33 ACRES
AREA OF DISTURBANCE = 0.13 ACRE
EXISTING BUILDING AREA = 1750 SQ.FT. (INCL. GARAGE) = 0.04 ACRE (NO PROPOSED ADDITIONAL BUILDING AREA)
EXISTING PATIO/DRIVEWAY = 1105 SQ.FT. = 0.03 ACRE
PROPOSED SIDEWALK/PARKING/DRIVEWAY AREA = 4341 SQ.FT. = 0.10 ACRE
REMAINDER OF DISTURBED AREA WILL BE GRASS

PARKING:
9 SPACES REQUIRED
(INCL. 1 HANDICAP/VAN ACCESSIBLE)
DETERMINED BY ENGINEER: VERBALLY ACCEPTED BY CITY STAFF
9 SPACES PROVIDED
(INCL. 1 HANDICAP/VAN ACCESSIBLE)

FLOOD STATEMENT:
ON THIS DATE, THE FLOOD INSURANCE RATE MAP NUMBER 29019C0700 REVISED MARCH 17, 2011 WAS REVIEWED. THE REVIEW SHOWED THAT THIS SITE IS NOT CONTAINED WITHIN ANY FEMA-DESIGNATED FLOOD HAZARD AREA.

STATE OF MISSOURI
CHRISTOPHER L. LUEBBERT
NUMBER E-2000150050
REGISTERED PROFESSIONAL ENGINEER

Date	By	Description
9/9/14	CLL	REVISE PER CITY ENGINEER COMMENTS
9/5/14	CLL	REVISE PER CITY ENGINEER COMMENTS

PROJECT: EAGLE ACHIEVERS ACADEMIC CENTER, ASHLAND, MO

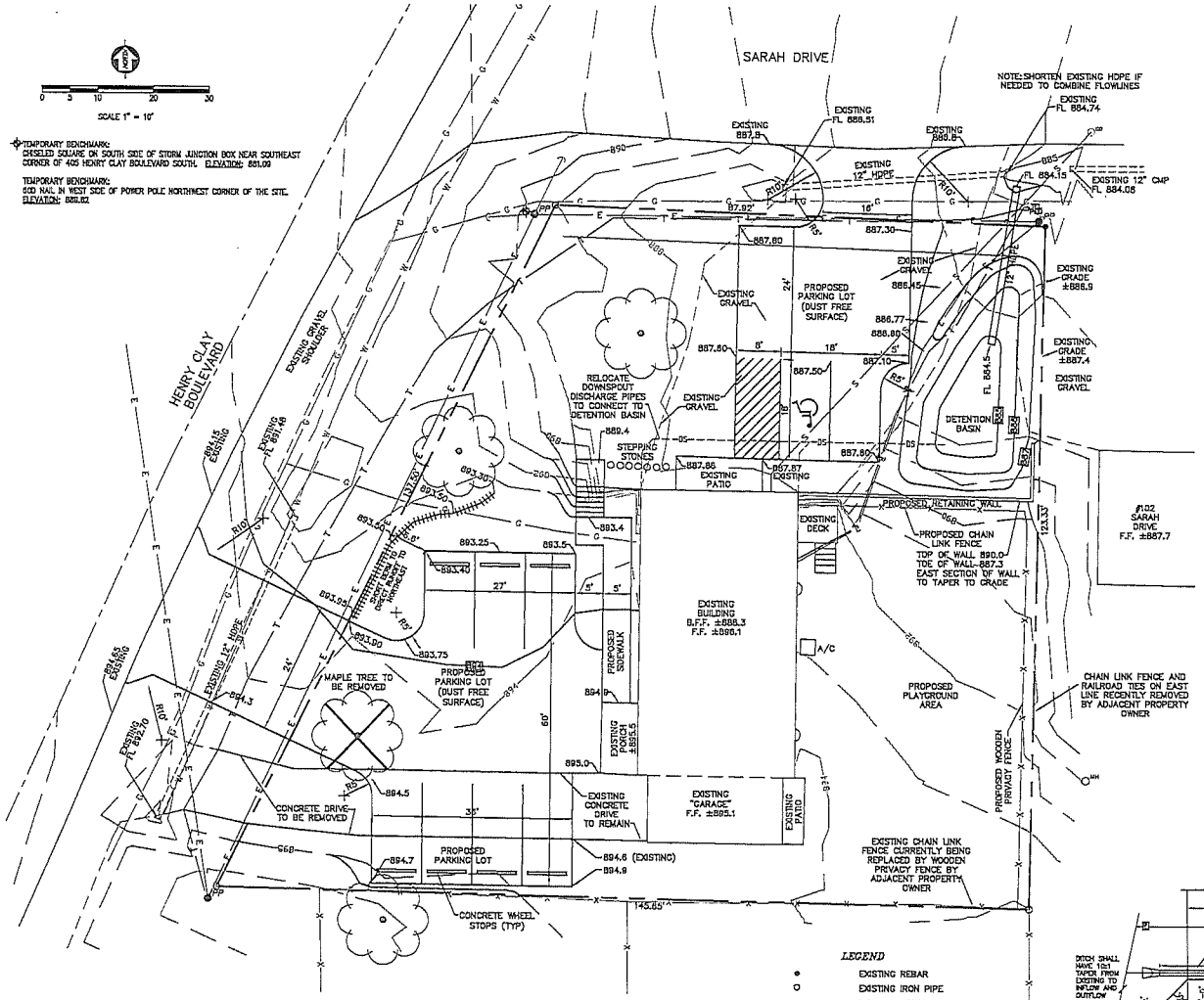
SHEET TITLE: SITE PLAN

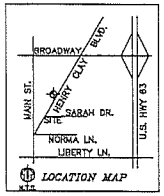
DATE: 8/21/14 | DR BY: CLL | CHKD BY: CLL

LUEBBERT ENGINEERING
CHRISTOPHER L. LUEBBERT
MISSOURI REGISTRATION NUMBER E-2000150050
304 TRAVIS COURT
JEFFERSON CITY, MISSOURI 65101
(573) 291-6587

JOB NO. 1000214
SHEET C1 | 1

EAGLE ACHIEVERS ACADEMIC CENTER PARKING LOT





SITE DESCRIPTION: LOT 5, MIDDLETON'S SUBDIVISION RECORDED IN BOOK 279, PAGE 225 OF THE BOONE COUNTY, MISSOURI RECORDS.

NOTE: NO BOUNDARY SURVEY WAS PERFORMED FOR THIS SITE PLAN. ALL LOT CORNER MONUMENTATION SHOWN ON THIS SITE PLAN WAS FOUND TO BE EXISTING AT THE TIME OF THIS TOPOGRAPHIC SURVEY PREPARED BY LUEBBERT ENGINEERING INCIDENTAL TO THE PREPARATION OF THIS SITE PLAN.

PROPERTY OWNER:
TIMBER RIDGE INVESTMENT PROPERTIES, LLC
D/B/A: EAGLE ACHIEVERS ACADEMIC CENTER
OPERATED BY: CENTRAL MISSOURI CHILDCARE, LLC
CONTACT: JULIA WHITE
600 HENRY CLAY BOULEVARD SOUTH
ASHLAND, MISSOURI 65010
573-424-2668

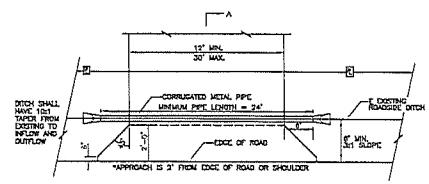
UTILITY NOTES
ALL OF THE UTILITY CONNECTIONS TO THE BUILDING HAVE BEEN COMPLETED AND ARE INDICATED TO THE BEST OF OUR KNOWLEDGE.

ELECTRIC	AMEREN UE. CONTACT: CHRIS BRUEMMER 573-681-7512 1310 INDUSTRIAL BLVD. JEFFERSON CITY, MISSOURI. OVERHEAD ELECTRIC ALONG WEST AND NORTH SIDE. SERVICE DROP AT NORTHEAST CORNER TO UNDERGROUND SERVICE TO METER ON BACK OF BUILDING
GAS	AMEREN UE. CONTACT: MARK BRANDT 573-881-7550 JEFFERSON CITY, MISSOURI. 2" PLASTIC MAIN ON EAST SIDE OF HENRY CLAY; 2" PLASTIC MAIN SOUTH SIDE OF SARAH DRIVE; SERVICE TO METER ON WEST SIDE OF BUILDING.
TELEPHONE	CENTURYTEL. CONTACT: DWAYNE JONES 573-888-3507 625 EAST CHERRY STREET, COLUMBIA, MISSOURI.
CABLE TV	CHARTER COMMUNICATIONS. CONTACT: 888-871-4485
WATER	THE CITY OF ASHLAND. CONTACT: CURTIS BENNETT 573-657-2091 UTILITY SUPERVISOR - CITY OF ASHLAND 12" MAIN ALONG WEST SIDE OF SITE. 4" MAIN ALONG NORTH SIDE OF SARAH DRIVE. FIRE HYDRANT ±175' NORTH OF SITE.
SANITARY SEWER	THE CITY OF ASHLAND. CONTACT: CURTIS BENNETT 573-657-2091 UTILITY SUPERVISOR - CITY OF ASHLAND BUILDING CONNECTED TO MAIN NEAR NORTHEAST CORNER OF SITE (MAIN CLEANOUT IN STREET).

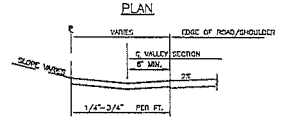
DRIVEWAY DETAIL NOTES:
1. MINIMUM APPROACH ON A HARD SURFACED ROADWAY SHALL BE 2' FROM THE EDGE OF SHOULDER OR TRAVELED ROADWAY.
2. APPROACH SHALL BE A COMMERCIAL GRADE ASPHALT HOT MIX EQUAL TO THE DEPTH OF SHOULDER OR ROADWAY, OR A MINIMUM OF 5", WHICHEVER IS GREATER.
3. A 6" THICK CLASS A P.C. CONCRETE APPROACH CAN BE USED ONLY WHEN CONNECTED TO A CONCRETE ROADWAY OR SHOULDER.
4. VALLEY SECTION IS REQUIRED. VALLEY SHALL BE A MINIMUM OF 8' FROM THE EDGE OF ROADWAY OR SHOULDER.
5. PIPE UNDER DRIVEWAY SHALL BE SIZED TO CARRY 10 YR STORM, MINIMUM 15" DIAMETER.
6. PIPE LENGTHS BASED ON 3:1 SLOPES. USE OF FLARED END SECTIONS (FES) ARE AT OWNER'S DISCRETION. NOTE: FES WILL NOT BE REPLACED BY CITY SHOULD THEY BECOME DAMAGED OR NON-FUCNTIONAL.
7. MINIMUM DITCH DEPTH SHALL BE 24".
8. CMP SHALL BE ANNULAR RIVETED AND GALVANIZED OR POLYMERIC COATED. SEE APPENDIX A, SECTION 280.3.5.

ALTERNATIVE METHOD- WHERE THE ROADSIDE DITCH AT A DRIVEWAY DRAINS LESS THAN 10,000 SQ. FT. THE PIPE CAN BE OMITTED, VALLEY SECTION MUST BE INCREASED TO A DEPTH OF 8" AND PAVEMENT SECTION MUST COVER FROM EDGE OF ROADWAY TO 4' PAST THE LOW POINT OF THE VALLEY. PAVEMENT TYPE, OTHER THAN THE 2' APPROACH IS AT OWNER'S DESCRETION.

DRIVEWAY CULVERT NOTE:
THE OWNER RECENTLY INSTALLED 12" HDPE CULVERTS AS SHOWN ON THIS PLAN. THE CITY STANDARD DETAIL CALLS FOR 15" CMP (WHICH IS ESSENTIALLY HYDRAULICALLY EQUIVALENT). THE CITY CODE REQUIRES DRIVEWAYS TO BE BROUGHT UP TO STANDARD. THE OWNER REQUESTS THAT THE EXISTING PIPE BE CONSIDERED EQUIVALENT TO THE PIPE SHOWN ON THE STANDARD DETAIL THUS NOT REQUIRING IT TO BE REPLACED.



PLAN



SECTION A-A

LEGEND

- EXISTING REBAR
- EXISTING IRON PIPE
- PROPERTY LINE
- STORM SEWER
- FENCE LINE
- GAS LINE
- WATERLINE
- DOWNSPOUT DRAIN LINE
- SANITARY SEWER LINE
- SEWER MANHOLE/CLEANOUT
- UNDERGROUND TELEPHONE LINE
- ELECTRIC LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- POWER POLE
- GUY ANCHOR
- DECIDUOUS TREE

LAND USE SUMMARY:
LOT AREA = 14,493 SQ. FT. = 0.33 ACRES
AREA OF DISTURBANCE = 0.13 ACRE
EXISTING BUILDING AREA = 1750 SQ.FT. (INCL. GARAGE) = 0.04 ACRE (NO PROPOSED ADDITIONAL BUILDING AREA)
EXISTING PATIO/DRIVEWAY = 1105 SQ.FT. = 0.03 ACRE
PROPOSED SIDEWALK/PARKING/DRIVEWAY AREA = 4341 SQ.FT. = 0.10 ACRE
REMAINDER OF DISTURBED AREA WILL BE GRASS

PARKING:
9 SPACES REQUIRED (INCL. 1 HANDICAP/VAN ACCESSIBLE) DETERMINED BY ENGINEER: VERBALLY ACCEPTED BY CITY STAFF
9 SPACES PROVIDED (INCL. 1 HANDICAP/VAN ACCESSIBLE)

FLOOD STATEMENT:
ON THIS DATE, THE FLOOD INSURANCE RATE MAP NUMBER 29019C0370D REVISED MARCH 17, 2011 WAS REVIEWED. THE REVIEW SHOWED THAT THIS SITE IS NOT CONTAINED WITHIN ANY FEMA-DESIGNATED FLOOD HAZARD AREA.

Date	By	Description	
8/8/14	CLL	REVISE PER CITY ENGINEER COMMENTS	CLL
8/8/14	CLL	REVISE PER CITY ENGINEER COMMENTS	CLL

PROJECT: EAGLE ACHIEVERS ACADEMIC CENTER, ASHLAND, MO

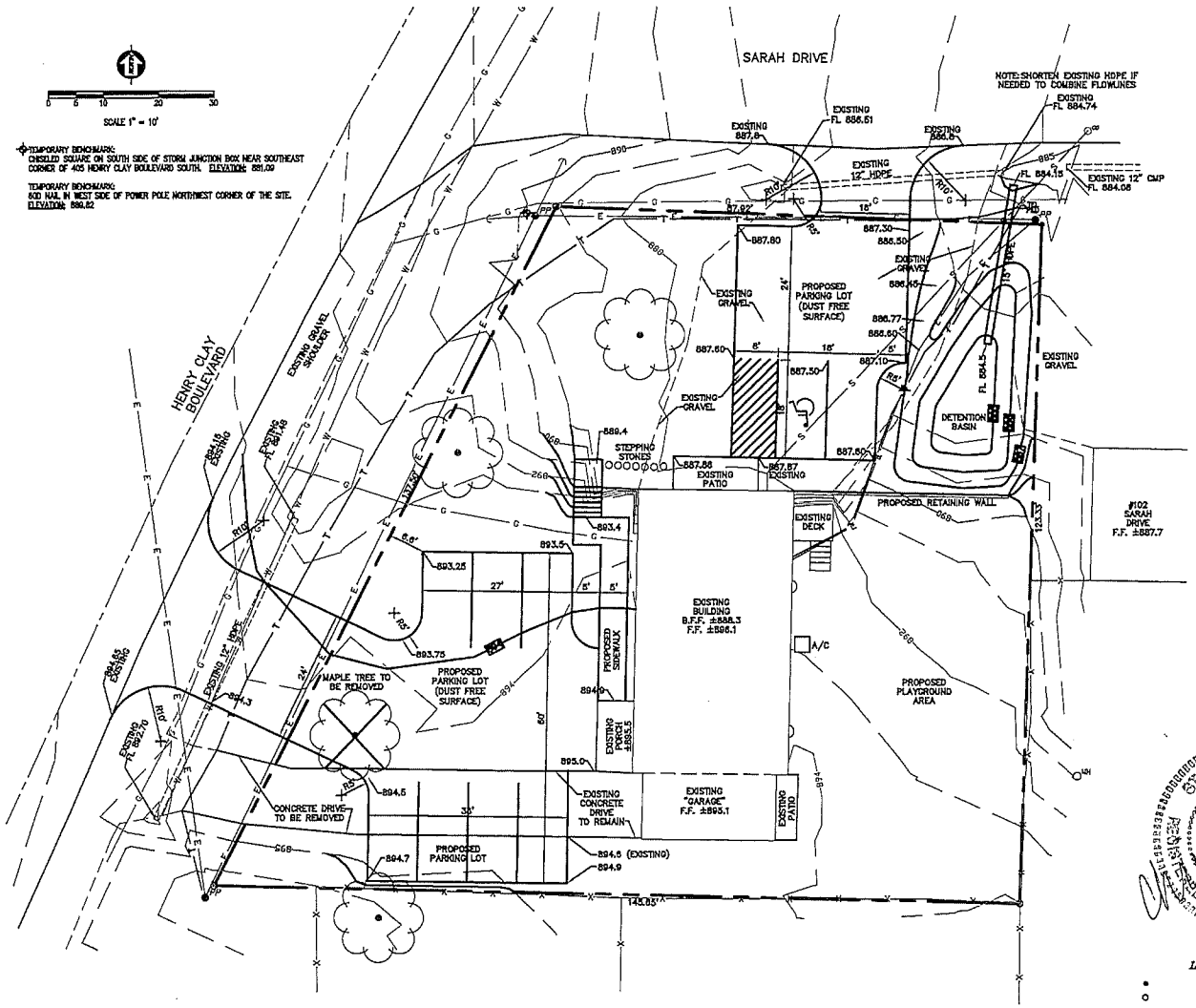
SHEET TITLE: SITE PLAN

LUEBBERT ENGINEERING
304 TRAVIS COURT
JEFFERSON CITY, MISSOURI 65101
(573) 291-8347

DATE: 8/21/14 | JOB NO. 1000014
DR BY: CLL | CHKD BY: CLL
SHEET: C1 | 1

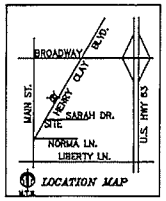
CHRISTINA L. LUEBBERT
ENGINEER: E-2000150060

EAGLE ACHIEVERS ACADEMIC CENTER PARKING LOT



TEMPORARY BENCHMARK:
CHISELED SQUARE ON SOUTH SIDE OF STORM JUNCTION BOX NEAR SOUTHEAST CORNER OF 405 HENRY CLAY BOULEVARD SOUTH. ELEVATION: 881.09

TEMPORARY BENCHMARK:
60D NAIL IN WEST SIDE OF POWER POLE NORTHWEST CORNER OF THE SITE. ELEVATION: 880.82



LOCATION MAP

SITE DESCRIPTION: LOT 5, MIDDLETON'S SUBDIVISION RECORDED IN BOOK 279, PAGE 225 OF THE BOONE COUNTY, MISSOURI RECORDS.

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PROPERTY OWNER:
TIMBER RIDGE INVESTMENT PROPERTIES, LLC
D/B/A: EAGLE ACHIEVERS ACADEMIC CENTER
OPERATED BY: CENTRAL MISSOURI CHILDCARE, LLC
CONTACT: JULIA WHITE
600 HENRY CLAY BOULEVARD SOUTH
ASHLAND, MISSOURI 65010
573-424-2868

UTILITY NOTES:
ALL OF THE UTILITY CONNECTIONS TO THE BUILDING HAVE BEEN COMPLETED AND ARE INDICATED TO THE BEST OF OUR KNOWLEDGE.

ELECTRIC	AMEREN UE. CONTACT: CHRIS BRUEMMER 573-681-7512 1310 INDUSTRIAL BLVD. JEFFERSON CITY, MISSOURI. OVERHEAD ELECTRIC ALONG WEST AND NORTH SIDE. SERVICE DROP AT NORTHEAST CORNER TO UNDERGROUND SERVICE TO METER ON BACK OF BUILDING
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NOTES:
1. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CITY OF ASHLAND AS WELL AS ANY OTHER APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.

2. CONTRACTOR RESPONSIBILITIES:
- LOCATING ALL UTILITIES IN PROJECT AREA BEFORE CONSTRUCTION.
- VERIFY LOCATION AND DEPTH OF UTILITIES SHOWN ON PLANS.
- COORDINATE ANY REQUIRED RELOCATION OR EXTENSION OF EXISTING UTILITIES.
- OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- FIELD VERIFY ALL DIMENSIONS/CONDITIONS SHOWN ON THESE PLANS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING ANY RELATED WORK.

3. ALL UTILITY INFORMATION SHOWN IS FROM FIELD OBSERVATIONS AND IS NOT COMPLETE. THERE MAY BE UNDERGROUND UTILITIES PRESENT THAT ARE NOT SHOWN.

4. FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS PROTECTED WITH EROSION CONTROL BLANKETS STAPLED PER MANUFACTURER'S RECOMMENDATIONS OR ENGINEER APPROVED EQUAL.

5. ALL AREAS OUTSIDE OF PAVEMENT AND BUILDING SHALL BE SEEDED AND MULCHED AS SOON AS FINAL GRADE IS ESTABLISHED.

STATE OF MISSOURI
CHRISTINA L. LUEBBERT
NUMBER E-2000150060
REGISTERED PROFESSIONAL ENGINEER
5-21-14

LEGEND

- EXISTING REBAR
- EXISTING IRON PIPE
- PROPERTY LINE
- EXISTING STORM SEWER
- EXISTING FENCE LINE
- GAS LINE
- WATERLINE
- SANITARY SEWER LINE
- EXISTING SEWER MANHOLE/CLEANOUT
- OVERHEAD ELECTRIC, PHONE, CABLE TV
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- POWER POLE
- GUY ANCHOR
- DECIDUOUS TREE

LAND USE SUMMARY:
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PARKING:
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9 SPACES PROVIDED (INCL. 1 HANDICAP/VAN ACCESSIBLE)

FLOOD STATEMENT:
ON THIS DATE, THE FLOOD INSURANCE RATE MAP NUMBER 29019C0700 REVISED MARCH 17, 2011 WAS REVIEWED. THE REVIEW SHOWED THAT THIS SITE IS NOT CONTAINED WITHIN ANY FEMA-DESIGNATED FLOOD HAZARD AREA.

Date	By	Description

PROJECT: EAGLE ACHIEVERS ACADEMIC CENTER, ASHLAND, MO
SHEET TITLE: SITE PLAN
DATE: 5/21/14
DR BY: CLL
CHKD BY: CLL
LUEBBERT ENGINEERING
304 TRAVIS COURT, JEFFERSON CITY, MISSOURI 65101 (573) 291-6567
JOB NO. 1006014
SHEET C1 1
CHRISTINA L. LUEBBERT ENGINEER: E-2000150060

Henry Clay Discussion

Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262

ATTENTION!!

DISCLAIMER; READ CAREFULLY: These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries, lot lines and other geographic features resulting from changes in ownership, development and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and assumes no liability or responsibility for the use or reuse of these maps by persons not affiliated with Boone County. Use of these maps by any person not affiliated with Boone County constitutes agreement by the user to assume full liability and responsibility for the verification of the accuracy of information shown on these maps.