

CHAPTER 11
SUBDIVISION REGULATIONS
TABLE OF CONTENTS
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11.005. Preamble	Pg. 2
11.010. Jurisdiction	Pg. 2
11.015. Definitions	Pg. 2
11.120. Compliance	Pg. 4
11.125. Recording	Pg. 4
11.130. Approval	Pg. 4
11.135. Prepared by a registered land surveyor	Pg. 4
11.140. Required Statement	Pg. 4
11.145. No contract of sale	Pg. 5
11.150. Procedure	Pg. 5
11.155. Preliminary Plat Requirements	Pg. 6
11.160. Preliminary Plat, required information	Pg. 7
11.165. Final Plat requirements	Pg. 8
11.170. Monuments	Pg. 9
11.175. Lots and block numbers	Pg. 9
11.180. Dedicated property and owners certification	Pg. 10
11.185. Surveyor's certification	Pg. 10
11.190. Certification of final plat by Mayor	Pg. 10
11.200. Minor Subdivisions and lot-splits	Pg. 10
11.203. Phased Approval	Pg. 10
11.205. Subdivision Design Standards and Requirements	Pg. 11
11.210. Required Improvements	Pg. 14
11.215. Required Width	Pg. 14
11.220. Water Supply	Pg. 15
11.225. Storm Drainage	Pg. 15
11.230. Sewerage	Pg. 15
11.235. Planting, street name signs	Pg. 16
11.240. Electrical and telephone lines	Pg. 16
11.243. Street Lights	Pg. 16
11.245. Required Monuments	Pg. 16
11.250. Construction plans	Pg. 16
11.255. Inspection	Pg. 17
11.260. City to maintain	Pg. 17
11.265. Sidewalks generally	Pg. 17

CHAPTER 11 SUBDIVISION REGULATIONS

11.005. Preamble

Regulations governing the control of the subdivision of land within the jurisdiction of the Planning Commission, the preparation of plats of such subdivisions and the splitting of lots, filing procedures, improvement requirements and standards of design.

11.010. Jurisdiction

The rules and regulations governing plats of subdivisions of land and lots splits contained herein shall apply within the corporate limits of the City of Ashland in accordance with the provisions of Section 89.400 Revised Statutes of Missouri.

11.015. Definitions

For the purpose of interpreting this Ordinance, certain terms are defined as follows:

Alley: A passage or way affording generally a second means of vehicular access to abutting properties and not intended for general traffic circulation.

Condominium Development: A development in which individual ownership in fee is restricted to that which is within the walls or designated bounds of a unit, and collective ownership applies to all other land and facilities beyond the individual units. A single-family dwelling if the structure contains one dwelling unit, (2) a two family dwelling if the structure contains two dwelling units or (3) a multiple dwelling if the structure contains three or more dwelling units.

City Plan: The comprehensive plan of the City of Ashland, Missouri, whether in whole or in part, as adopted by the Planning Commission, approved by the Board of Aldermen and duly recorded in the office of the County Recorder of Boone County, Missouri. It may consist of several maps, data, and other description matter, for the physical development of the City or any portion thereof; including any amendment, extension, or additions thereto adopted by the Board of Aldermen indicating the general locations of major streets, parks, schools or other public open spaces, public building sites, routes for public utilities, zoning districts or other similar information.

Cul-De-Sac: A short street having one end open to traffic and being terminated at the other end by a vehicular turn-around.

Easement: A grant by the property owner of the use, for a specific purpose or purposes, of a strip of land by the general public, utility companies or private individuals.

Lot: A parcel of land occupied or intended for occupancy by a use permitted in this ordinance, including one main building with together with its accessory buildings, open spaces and parking spaces required by the Ordinance, and having its principal frontage upon a road or street.

Open Space-Public: Land which may be dedicated or reserved for acquisition for general use by the public, including parks, recreation areas, school sites, community or public building sites and other lands.

Planning Commission: The Ashland Planning Commission.

Planning Commission Representative: The City Engineer, planning consultant, and any other person so designated by the Mayor.

Preliminary Plat: The preliminary plat or drawing described in and meeting the requirements of these regulations, indicating the proposed manner or layout of a subdivision to be submitted to the Planning and Zoning Commission for recommendation and to the Board of Aldermen for approval.
(amended Council Bill No. 2007-049 adding preliminary plat definition, 12-04-2007)

Roadway Width or Surface Width: That portion of any street designated for vehicular traffic and, where curves are present, that portion of the street between the curves.

Streets: The full width between the property lines bounding every way of whatever nature when any part thereof is open to use by the public as a matter of right, for the purpose of vehicular traffic and whether designated as a street, highway, freeway, expressway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, circle or however otherwise designated.

Major streets and highways are those, which are used primarily for fast or heavy through traffic.

Collector streets are those, which provide for traffic movement between major streets and highways and local or minor streets, including principal entrance streets of residential developments and streets for circulation within such developments.

Local and minor streets are those used primarily for local traffic movements.

Subdivision: The division of a parcel of land into two or more lots, or other divisions of land; a subdivision includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

Thoroughfare: A major street or highway.

Thoroughfare-Primary, Secondary: A major street or highway so designated in the official Thoroughfare Plan.

Thoroughfare Plan: The official plan of highways, primary and secondary thoroughfares, parkways and other major streets, including collector streets, adopted by the Planning Commission approved by the Board of Aldermen, and duly recorded in the office of the County Recorder of Boone County, Missouri.

Zoning Ordinance: The official Zoning Ordinance of the City of Ashland, Missouri.

(amended Ordinance No. 1014, 1-20-2015)

11.120. Compliance

Any owner or proprietor of any tract of land who subdivides that tract of land and who violates any of the provisions of this regulation shall be guilty of a misdemeanor.

11.125. Recording

Any owner or any proprietor of any tract of land situated within the corporate limits of the city who subdivides the same shall cause a plat of such subdivision, with reference to known or permanent monuments, to be made and recorded in the office of the Recorder of Deeds of Boone County, Missouri.

11.130. Approval

No plat of a subdivision shall be recorded unless it has been submitted and approved by the Board of Aldermen in accordance with the regulations set forth in this chapter and so certified by the City Clerk. (amended Ordinance No. 1014, 1-20-2015)

11.135. Prepared by a registered land surveyor

Every plat shall be prepared by, and bear the seal and signature of a registered land surveyor, duly licensed to practice in the State of Missouri.

11.140. Required statement

Every plat or the deed of dedication to which such plat is attached, shall contain, in addition to the registered land surveyor's certificate a statement to the effect that the above and foregoing subdivision of land as appears in the plat in question is with the free consent and in accordance with the desire of the undersigned owners, proprietors or trustees, if any, which shall be signed by the owners, proprietors or trustees, if any, and shall be duly acknowledged before some officer authorized to take acknowledgements of deeds, and when thus executed and acknowledged, shall be filed and recorded in the office of the Recorder of Deeds of Boone County, Missouri.

11.145. No contract of sale

No person, firm or corporation, proposing to make or have made a subdivision within the City of Ashland, Missouri, shall enter into any contract for the sale of, or shall offer to sell any subdivision or any part thereof, until the person, firm or corporation has obtained from the Board of Aldermen approval of the final plat of the proposed subdivision and such approval has been made a matter of public record. (amended Ordinance NO. 1014, 1-20-2015)

11.150. Procedure

1. Pre-application procedure

Not less than 30 days before preparing and submitting the preliminary plat to the Planning and Zoning Commission, the developer or designated agent shall consult with Planning Commission Representative, to ascertain the location of proposed highways, primary or secondary thoroughfares, collector streets, parkways, parks, playgrounds, school sites and other community facilities or planned developments and to acquaint the developer with the Planning and Zoning Commission's requirements. The geographic scope of this review shall include the whole contiguous property held in common ownership for which whole or partial subdivision platting is desired by the subdivider, as well as the surrounding property which might reasonably be affected by subdivision of the subject property.

(amended Council Bill No. 2007-049, 12-04-2007) (amended Ordinance No. 1014, 1-20-2015)

2. Preliminary Plat

The developer shall submit a preliminary plat of the proposed subdivision, which shall conform to the requirements set forth in Section 11.155 at least thirty (30) calendar days prior to the meeting of the Planning Commission at which approval of the plat is requested. However, the plat will not be placed on the agenda of a Planning Commission meeting until the review process described in subsection 3 has been completed. (amended Council Bill No. 2006-055, 12-19-2006) (amended Council Bill No. 2008-010, 2-18-2008) (amended Ordinance No. 1014, 1-20-2015)

3. Review of preliminary plat

The preliminary plat shall be examined by the Planning Commission Representative to determine whether it complies with the City Plan of Ashland, Missouri, with the standards and requirements of this chapter and with any other government and public utility regulations. If a plat fails to comply with any requirement, the Planning Commission Representative shall return it to the developer with an explanation of the deficiencies. Any required modifications to the plat must be made and submitted to the Planning Commission Representative for reexamination. After the plat has been

approved by the Planning Commission Representative, the original signed plat must be delivered to the City Clerk by noon on the day of the Planning Commission meeting at which approval of the plat is requested. The Planning Commission Representative shall make a recommendation to the Planning Commission for approval or disapproval based on whether the plat complies with all ordinance requirements. The Planning Commission shall review and approve, approve conditionally or disapprove the preliminary plat. The reason for any disapproval shall be stated on the record of the Planning Commission. The preliminary plat shall then be forwarded to the Board of Aldermen for its consideration by ordinance. (amended Ordinance No. 1014, 1-20-2015)

4. Final Plat

Following approval of the preliminary plat, the developer shall file with the Planning Commission the final plat of the proposed subdivision. The final plat shall be reviewed by the Planning Commission Representative to determine whether it complies with all provisions of this chapter and with all other government and public utilities regulations. If the plat fails to comply with any requirement, the Planning Commission Representative shall return it to the developer with an explanation of the deficiencies. Any required modifications to the plat must be made and submitted to the Planning Commission Representative for reexamination. After the plat has been approved by the Planning Commission Representative, the original signed plat must be delivered to the City Clerk by noon on the day of the Planning Commission meeting at which approval of the plat is requested. The Planning Commission Representative shall make a recommendation to the Planning Commission for approval or disapproval based on whether the plat complies with all ordinance requirements. The final plat may include all or any part of the land proposed for subdivision on the approved preliminary plat. The developer shall be required to complete improvements, or to post security for the completion of such improvements as hereinafter required, for that portion of the preliminary plat for which final plat approval is requested. (amended Ordinance No. 1014, 1-20-2015)

5. Approval, or disapproval by Planning Commission and Board of Aldermen

The Planning Commission shall approve or disapprove plat within 60 days after the submission of the plat for final approval, unless the owner or developer agrees in writing to an extension of this time period. If the Planning Commission takes no action on a final plat within the allotted time, the final plat shall be deemed to have been approved. The basis for the Planning Commission's refusal to approve any plat submitted shall be stated upon the record of the Planning Commission. The final plat shall then be forwarded to the Board of Aldermen for its consideration by ordinance. (amended Ordinance No. 1014, 1-20-2015)

11.155. Preliminary Plat Requirements

1. Preliminary Plat, application

The application shall include all contiguous land which the subdivider proposes to subdivide. The geographic scope of this plat shall include the whole property held in common ownership for which whole or partial subdivision platting is desired by the subdivider, as well as the surrounding property which might reasonably be affected by subdivision of the subject property.

All contiguous unplatted land under single ownership or control shall be included as part of the preliminary plat. A preliminary plat which does not comply with this section shall not be accepted for review. (amended Council Bill No. 2007-049, 12-04-2007)

2. Number of copies and required scale

The original of the preliminary plat in five (5) black line or blue line copies thereof shall be submitted to the Planning Commission's representative as required in Section 11.150.2. Said preliminary plat shall bear the signature and seal of a registered land surveyor. The horizontal scale of the preliminary plat shall be 100 feet or less to the inch. The preliminary plat shall be drawn on linen tracing cloth-cornaflex, mylar or similar material on sheets 18 inches by 24 inches or 24 inches by 36 inches and shall be drawn at a scale of not less than 1 inch equals 100 feet. (amended Ordinance No. 819, 8-04-2009)

3. Vicinity Sketch

A vicinity sketch at a scale of 400 feet or less to the inch shall be drawn on or shall accompany the preliminary plat. The sketch shall show: (a) all existing subdivisions and undeveloped and/or unsubdivided areas, all street lines, all tract lines and the acreage of adjoining parcels of land, together with the name of record owners of parcels immediately adjoining the proposed subdivision; (amended Council Bill No. 2007-049, 12-04-2007)

11.160. Preliminary plat, required information

The preliminary plat shall clearly show the following features and information:

1. Proposed Name: The proposed name of the subdivision which shall not duplicate or close approximate the name of any other subdivision in the City of Ashland, Missouri.
2. Names and Addresses: The names and addresses of the owner or owners of record, the developer and the registered land surveyor responsible for the preparation of the plat.

3. Adjacent owners: The names of adjacent subdivisions and the names of record owners of adjacent parcels of land.
4. Boundary Lines: The boundary lines, accurately scaled, of the tract proposed for subdivision.
5. Streets- Other Features: The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract proposed for subdivision, and other important features such as existing permanent buildings, large trees and water courses, railroad lines, corporation and township lines and existing utilities.
6. Existing Utilities: Existing sewers, water mains, culverts and-other underground structures within the tract proposed for subdivision and immediately adjacent thereto with sizes of lines and grades indicated.
7. Physical Characteristics: Topography, contours, five (5) foot intervals, or other intervals as required by the Planning Commission.
8. Proposed Design-Street, Drainage, Etc: (a) The locations, widths and names of proposed highways, thoroughfares, streets and alleys; (b) The locations and widths of proposed easements, utility or otherwise; (c) The location and approximate sizes of catch basins, culverts and other drainage structures; (d) The number, location and approximate dimensions of proposed lots; (e) Proposed front yard set-backs.
9. Zoning: Zoning of the tract proposed for subdivisions; zoning of adjacent tracts; zoning district boundary lines located within the tract proposed for subdivision or on any adjacent tract; proposed uses of the tract proposed for subdivision.
10. Pertinent Information: North-point, scale, date and title.
11. Protective Covenants: Copies of the proposed protective covenants or deed restrictions for the subject tract shall be attached to the preliminary plat.

11.165. Final Plat Requirements

1. Number of copies and required scale

The original of the final plat, bearing the seal and signature of a registered land surveyor, along with seven (7) black line or blue line copies of said plat shall be submitted to the Planning Commission's representative at least thirty (30) calendar days prior to the meeting of the Planning Commission at which the final plat is to be considered. The final plat shall be drawn on linen tracing cloth-cronaflex, mylar or similar material, on sheets 18 inches by 24 inches or 24 inches by 36 inches, and shall be drawn at a scale of not less than 1 inch equals 100 feet (1' equals 100'). Said scale shall be drawn on the plat.

(amended 12-19-2006 Council Bill No. 2006-055) (amended Council Bill No. 2008-010, 2-18-2008) (amended Ordinance No. 819, 8-04-2009)

2. Information required on final plat

- A. Date, name and location of the subdivision, name of owner, graphic scale, reference bearing and north point.
- B. Length and bearing of each boundary line of the property as determined by survey. The relative location of the boundary lines and adjacent lines and corporate boundaries, tract boundaries, right-of-way lines of streets, street names, easements and other rights-of-way. All boundary lines and other site lines with accurate dimension, bearings, or deflection angles and radii, arc and central angles of all curves. All lot lines shall be dimensioned. All angles, points and points of curves shall be dimensioned to lot lines, all in accordance with survey standards of the Missouri Department of Natural Resources as provided hereinafter.
- C. Name of the subdivision and the names of adjacent subdivisions. The names of streets to conform wherever possible to extensions of existing streets, and numbers of lots and block numbers. Name and location of any park or other proposed public property. In case of branching streets, the line of departure shall be indicated.
- D. The description and location of all monuments with the permanent references to same. All easements of any nature shall be designated.
- E. Location of all buildings set back lines on all lots shall be designated.
- F. Legal description of the property subdivided, and the acreage of the subdivision to the nearest one-tenth (1/10) of an acre.

11.170. Monuments

The accurate location and material of all permanent reference monuments.

11.175. Lots and block numbers

Lots shall be arranged in numerical order. In tracts containing more than one block, the blocks shall be likewise placed in numerical order. In the case of a re-subdivision of lots, said lots shall be numbered in numerical order. In the case of any re-subdivision of lots in any block, such re-subdivided lots shall be designated by their original number prefixed with the term most accurately describing such division, such as: W ½ of Lot 3, etc. or they shall be designated numerically, beginning with the number following the highest lot number in the block.

11.180. Dedicated property and owner’s certification

Certification that the owner is the legal owner and has given consent to the subdivision and irrevocable dedication of street rights-of-way, easements and all other lands intended for public use.

11.185. Surveyor’s certification

Certification that the survey was executed in accordance with the current minimum standards for property boundary surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey.

11.190. Certification of final plat by Mayor

Certification of the final plat approval to be signed by the Mayor and attested to by the City Clerk.

11.200. Minor Subdivisions and Lot-Splits

- 1. Minor subdivisions (Land in limits not previously subdivided)

Any subdivision of land into two (2) or more lots fronting on an existing public road and not involving the creation, improvement or extension of streets or municipal services and public utilities. The platting procedure for a minor subdivision shall include the concept review of sketch plat proceeding and the final plat proceeding as defined in Section 11.150. Procedure. All other subdivision requirements must be satisfied.

- 2. Lot-splits and adjoining lots (Land in limits previously subdivided)
 - A. For redefining two adjoining lots- The transfer or sale of small portions of lots, adjacent to each other, shall not be deemed a subdivision, so long as the transfer does not create a new lot or violate the zoning regulations.
 - B. For development with streets and municipal services and public utilities available-The minor subdivision platting procedure, including the concept review of sketch plat proceedings, and the final plat proceeding is required.
 - C. For development with no streets and no municipal services and public utilities immediately available- The full subdivision procedure as outlined in Section 11.150. Procedure is required.

11.203. Phased Approval

Where a tract of land is proposed to be subdivided the applicant shall, at the time of submission of the preliminary plat, submit a detailed plan of the entire tract to be

eventually developed, with appropriate sectioning to demonstrate to the Planning and Zoning Commission that the total design as proposed for the entire subdivision and the component phases are feasible. The Planning and Zoning Commission may give preliminary approval to the overall plan and final approval on the parts as submitted from time to time. (added 7-26-2011 Ordinance No. 894)

11.205. Subdivision Design Standards and Requirements

1. Physical problem areas

If a subdivision of land is proposed for an area having poor drainage and adverse physical characteristics or impairment, the Planning and Zoning Commission may approve the plat, provided that the developer must be bound legally to make improvements as, in the judgment of the Planning and Zoning Commission, will render the subdivision substantially acceptable for the intended use. Prior to subdivision or development of any area subject to the physical problem areas discussed above, the Planning and Zoning Commission shall require a detailed development proposal for the subdivision which sufficiently safeguards inhabitants of the land and surrounding area and their property from such potential or existing threat thereto. In this instance, the developer shall have the option to post a surety performance bond, running to the City of Ashland, Missouri, sufficient to fully pay the cost of such improvements, if not otherwise provided.

In order to protect the health, safety and general welfare of the people, the Planning and Zoning Commission shall reject any proposed subdivision within the 100-year floodplain as determined by the most current floodplain mapping available at the time of said proposed subdivision's consideration.

(amended Council Bill No. 2007-049, 12-04-2007)

2. Comprehensive plan compliance

The subdivision of land shall conform to the official Thoroughfare Plan or other elements of the Comprehensive Plan. Whenever a tract to be subdivided embraces any part of a highway, thoroughfare or other major or collector street so designated on said plan, such part of such public way shall be platted by the developer in the location and at the width indicated in the plan.

3. Street and block layout

The street layout of the subdivision shall be in general conformity with a plan for the most advantageous and aesthetically pleasing development of the entire neighborhood, including adjoining areas. Where appropriate to the design, proposed streets shall be continuous and in alignment with an existing, planned or platted streets with which they are to connect.

4. Cul-de-sacs

Permanent cul-de-sacs shall be no longer than five hundred feet (500') (unless topography indicates a need for greater length), and shall terminate in a circular open space having a radius at the outside of the pavement of at least thirty-eight feet (38') and a radius at the outside of the right-of-way of at least forty-five feet (45').

5. Intersecting streets

All streets within platted subdivisions shall intersect one another at right angles wherever possible. In order to facilitate the movement of the vehicular traffic, four way intersections should be utilized for minor streets. Street jogs with centerline offsets of less than one hundred twenty-five feet (125') should not be permitted.

6. Half Width Streets

Whenever a platted or dedicated half width street or alley abuts the boundary of a tract proposed for subdivision, the additional right-of-way necessary to provide a full street width shall be dedicated on the final plat.

7. Block Widths

Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth, except in the case of reverse frontage lots.

8. Block Length

The length of blocks shall be such as may be appropriate, in the opinion of the Planning Commission, for the locality and the type of development contemplated, but shall not exceed 850 feet, where practical.

9. Access

Each lot shall be provided with access to a public street or highway to assure convenient ingress and egress to and from such lot, and to provide adequately for the layout of utilities, garbage and waste removal, fire and police protection and other services, and to protect and further the public health, welfare and safety. Subdivisions intended for commercial or industrial use shall have access to a collector street, but shall not have direct access to any residential collector street under any circumstances, except in the case of appropriately separated planned retail centers.

10. Street rights-of-way and utility easements

A. Arterial Streets, highways and major thoroughfares: Not less than 72 feet.

B. Collector Streets: 60 feet

C. Minor Streets: 50 feet

D. Alleys: 20 feet

E. Utility Easements: Utility easements, where required, shall be at least 10 feet wide and shall be located as required by the utility company providing services. Easements of adequate width shall be provided for drainage of water, where required.

11. Street grades and curves

Where practical, the grades of streets should not exceed the following:

A. Arterial Streets, highways and major thoroughfares: 4.0%

B. Collector Streets: 7.0%

C. Minor Streets and Alleys: 10.0%

D. Pedestrian Ways or Crosswalks: 12.0%, unless steps of acceptable design are constructed.

E. Minimum Grade: In no event shall the minimum grade of any street or alley be less than four-tenths (4/10) of one percent.

12. Radii of Curvature: The radii of curvature on the centerline of any street shall not be less than 400 feet for arterial streets, highways and major thoroughfares and 100 feet for collector and minor streets.

13. Lot dimensions, shapes and position

The size, shape and orientation of lots shall be appropriate for the location and physical character of the proposed subdivision and for the type of development contemplated in compliance with the applicable regulations.

A. Depth: Lot depths may not exceed 3 times the lot width, as measured at the building setback line.

B. Street Access: Every lot shall abut on a public street, subject to the requirements of Section 11.015 of these regulations.

C. Width: Lots for residential purposes shall have a minimum width of 70 feet as measured at the building setback line. Lots for commercial or industrial purposes shall have a minimum width of 50 feet as measured at the building setback line.

- D. Double Frontage: Except as otherwise provided herein, double frontage lots and reverse frontage lots shall be avoided.
- E. Side Lot Lines: Where practicable, side lot lines shall be approximately at right angles to the right-of-way line of the street on which the lot faces.
- F. Corner Lots: Corner lots for residential use shall have sufficient width to permit compliance with the minimum yard and setback requirements as set forth in the Zoning Ordinance.
- G. Minimum Lot Size: The minimum lot size for residential purpose shall be 8000 square feet, with a minimum yard requirement of 10% of the frontage on each side, a rear yard of 30 feet, except for accessory structures, and a front yard requirement of 25 feet. There shall be no minimum lot size for commercial or industrial lots provided however that the minimum yard requirements for commercial and industrial zoning must be met.
- H. No Public Utilities Available: Where public sanitary sewers and/or water lines are not accessible, minimum lot size shall be determined in accordance with the requirements of Section 11.230.

11.210. Required Improvements

All improvements required under these regulations shall be constructed in accordance with the specifications as set out herein, and shall be constructed under the supervision of the official having jurisdiction over the improvements.

The Planning Commission may, in its sole discretion, require the developer to furnish a corporate surety performance bond, cash escrow or other security acceptable to said Commission to insure the actual construction and installation of the subdivision improvements required herein. Said security shall be provided in such amounts as to guarantee that sufficient funds will be available to complete all subdivision improvements. The Planning Commission may establish a timetable for the construction and installation of the required improvements.

11.215. Required width

1. Arterial Street – 38 feet curb to curb, outside measure.
2. Collector Street – 32 feet curb to curb, outside measure.
3. Minor street – 28 feet curb to curb, outside measure

4. Composition: Streets shall be constructed of cement concrete or asphalt concrete and shall be constructed in compliance with Boone County Highway Department standards in effect at the time of construction.
5. Sidewalks – Constructed outside the curb-to-curb measurement a minimum of 3 feet from the curb and with a minimum diameter width of 3 feet. Composition minimums shall be 4 inches of concrete with a 4-inch rock base. The top of the sidewalk shall be level with the top of the curb.

11.220. Water supply

Each subdivision shall be provided with a loop type water distribution system. Water mains shall have a minimum of 4 inches. Fire hydrants shall be installed at regular intervals of not more than 600 feet.

11.225. Storm drainage

Every subdivision shall be provided with a storm water sewer or drainage system adequate to serve the subdivided area and otherwise meeting the approval of the officials having jurisdiction.

11.230. Sewerage

1. Where a public sanitary sewer main is reasonably accessible, in the opinion of the Planning Commission, the subdivision shall be provided with a complete sanitary sewer system connected with such sewer main. Such system and connection shall comply with the regulations of the Missouri State Board of Health and Water Pollution Control.
2. Where a public sanitary sewer system is not reasonably accessible, in the opinion of the Planning Commission, but where plans for the installation of sanitary sewers in the vicinity of the subdivision have been prepared and approved by the State Board of Health, the developer shall install sewers in conformity with such plans. Where immediate connection is not possible, and until such connection with the sewer system in the district can be made, the use of private sewerage treatment facilities may be permitted, provided such disposal facilities are installed and maintained in accordance with the regulations and requirements of the City of Ashland and the State Board of Health. In this case the results of percolation tests made at the site will accompany the plans.
3. Where no sewers are accessible and no plans for a sewer system have been prepared and approved, the developer shall either install a sewage collection and disposal system in accordance with the requirements of the preceding paragraph, or individual disposal devices may be installed on each lot within the subdivision, provided that no individual disposal devices shall be permitted unless the lots to be so served have sufficient areas to allow adequate soil absorption area for on-

site sewerage disposal under potential adverse soil slope and subsurface geology conditions. The Health Department, with the concurring approval of the Planning Commission, may modify lot area requirements in relation to soil conditions and other pertinent facts and findings in any particular subdivision. All such individual devices and systems shall be constructed and maintained in accordance with the regulations and requirements of the City Health Department and the Missouri State Board of Health.

11.235. Planting, street name signs

1. Landscaping: Where shrubs are required for the purpose of screening, specimen, density and other pertinent features shall also be determined by the Planning Commission.
2. Street Signs: Street name signs shall be installed in accordance with the specifications of the Planning Commission or its Representative.

11.240. Electrical and telephone lines

Easements for all utilities shall be provided as required by the utility company providing such service. Telephone and electric lines should be located underground, where practical.

11.243. Street lights

Streetlights will be provided as per the requirements of Chapter 12, Sub-Chapter C.

11.245. Required monuments

Permanent and other monuments shall be placed in accordance with the current minimum standards of the Missouri Department of Natural Resources, Divisions of Geology and Land Survey.

11.250. Construction plans

Construction plans, including the following, for improvements to be installed shall be prepared by a registered professional engineer and submitted in accordance with the specifications of the officials having jurisdiction and no improvements shall be installed until and unless said plans have been received and approved by the said officials:

1. Center-Line Profile: The center-line profile of each proposed street, with tentative grades indicated;
2. Street Cross Sections: The cross-section of each proposed street, showing the width of pavement, the location and width of sidewalks and the location of all utilities;

3. Sewer Plans and Profiles: The plans and profiles of proposed sanitary sewers and storm water sewers or storm drainage plans, with grades, sizes of lines, manhole and lamp hole location and details and other information required to be included on said plans by the Missouri Department of Natural Resources;
4. Water Distribution System: A plan of the proposed water distribution system showing line sizes and the location of valves and fire hydrants.

11.255. Inspection

Prior to commencing the construction of required subdivision improvements the developer shall make timely arrangements in order to provide for inspection of the construction. The purpose of such inspections is to assure compliance with the plans and specifications as approved. Written approval, stating that required improvements have been constructed in accordance with said approved plans, shall be provided by appropriate city officials.

11.260. City to maintain

Following construction of all required improvements and following final inspection and approval of same by appropriate city authorities, the City of Ashland, Missouri shall be responsible for maintenance, upkeep and repair of all such improvements.

11.265. Sidewalks generally

Sidewalks shall be constructed and installed in compliance with the city street and storm sewer specifications and design standards and all applicable design standards and specifications now or hereafter promulgated by the director of public works or adopted by the Board of Aldermen, on both sides of all streets unless otherwise specified in this chapter. (amended 1-20-2015, Ordinance No. 1014)

1. Permit Required

No person shall construct, reconstruct, repair, alter or grade any sidewalk, curb, curb cut, driveway or street on the public streets or rights of way without first obtaining a permit from the director of public works.

2. Cleaning Sidewalks

All persons are hereby required to keep the sidewalks in front of, or adjacent to, the property or premises owned or occupied by them or under their control, within the city, clear and free from rubbish, filth, refuse and mud, from any and all obstructions and dangerous agencies of every kind and description whatsoever; and any person failing to observe the provisions of this section shall be deemed guilty of a misdemeanor.

3. Handicapped Ramps Required

Whenever a permit is issued to construct, reconstruct, repair, alter or grade any sidewalk curb, curb cut, driveway or street, handicapped ramps shall be required to be installed in accordance with design standard included in the city's standard plan and specifications at all curb and driveway crossings to be constructed, reconstructed, repaired or altered; provided that the Director of Public Works may waive said requirements if he determines that requirement of handicapped ramps is impractical under all the circumstances.

4. Minor Streets

Sidewalks shall be constructed on at least one side of all minor streets.

5. Arterial and Collection Streets

Sidewalks shall be required along both sides of streets classified as arterial streets and collections streets.

6. Cul-de-sac and Alleys

Sidewalks may be required on one side of cul-de-sacs and alleys when the commission determines that potential or existing pedestrian volumes necessitate sidewalks to safeguard the public health safety and general welfare.