

PRELIMINARY PLAT (1 OF 2) LIBERTY LANDING NORTH

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 46 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI.

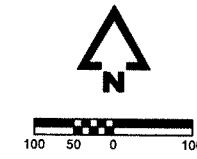
NOTES:

1. WATER DISTRIBUTION TO BE SUPPLIED BY THE CITY OF ASHLAND AND DESIGNED AND INSTALLED BY THE DEVELOPER IN PHASES WITH THE CURRENT PORTION OF DEVELOPMENT.
2. ALL WATER MAINS SHALL BE DESIGNED BY THE DEVELOPER IN PHASES. WATER MAIN SIZES WILL BE BASED ON AN UPDATED WATER DISTRIBUTION MODEL PROVIDED BY THE CITY OF ASHLAND TO PROVIDE REQUIRED FLOW. WATER MAINS SHALL PROVIDE A MINIMUM OF 800 GPM TO FIRE HYDRANTS, WHICH SHALL BE SPACED AT A MINIMUM OF 500 FEET.
3. ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER DEPTH IS GREATER THAN 16 FEET. PUBLIC SANITARY SEWERS SHALL BE BUILT IN COMPLIANCE WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF ASHLAND REGULATIONS.
4. THIS DEVELOPMENT WILL BE SERVED BY GRAVITY SEWER EXTENSIONS FROM A NEW SANITARY SEWER LIFT STATION TO BE CONSTRUCTED AS SHOWN ON LOT 503. LOT 503 MAY BE TRANSFERRED TO THE HOME OWNERS ASSOCIATION OR TO THE CITY SANITARY SEWER UTILITY.
5. NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY BOONE COUNTY FIRM PANEL 29019C0370D, DATED MARCH 17, 2011.
6. COMMON LOTS 501 AND 502 WILL BE TRANSFERRED TO A COMMON HOMEOWNERS ASSOCIATION OR TO CITY PARKS. ALL DETENTION BASINS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
7. ALL PROPOSED STREETS SHALL HAVE A 50 FOOT RIGHT OF WAY WITH A 32 FOOT WIDE RESIDENTIAL STREET WITH PARKING ON BOTH SIDES UNLESS OTHERWISE OTHERWISE. CUL-DE-SACS SHALL HAVE A 50 FOOT RADIUS RIGHT-OF-WAY WITH 40 FOOT RADIUS PAVEMENT.
8. THERE SHALL BE A 10' WIDE (MINIMUM) UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
9. NATURAL GAS AND ELECTRIC DISTRIBUTION TO BE DESIGNED BY AMEREN UE. NATURAL GAS AND ELECTRIC CONDUIT SHALL BE INSTALLED BY THE DEVELOPER WITH THE CURRENT PHASE OF DEVELOPMENT.
10. THIS DEVELOPMENT WILL BE BUILT IN MULTIPLE PHASES OF ABOUT 30 LOTS EACH. TOTAL NUMBER OF LOTS AND PHASES MAY BE ADJUSTED AS NECESSARY TO FACILITATE INFRASTRUCTURE IMPROVEMENTS AS LONG AS GENERAL CONFORMANCE TO THE PRELIMINARY PLAT AND R-1 ZONING ARE MET.
11. A 4' WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG ALL LOT FRONTAGE WITH INDIVIDUAL LOT BUILDING CONSTRUCTION THAT SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AT THE TIME OF CONSTRUCTION.
12. ALL STREET GRADE CHANGES SHALL BE CONNECTED WITH ADEQUATE VERTICAL CURVES AT THE TIME OF FINAL STREET DESIGN.
13. DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 16' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO MAINTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 100 YEAR RAINFALL EVENT.
14. ALL STORM SEWER STRUCTURES AND PIPES SHALL BE SIZED AT THE TIME OF FINAL DESIGN AND SHALL COMPLY WITH CITY OF ASHLAND, CHAPTER 12 CODE REQUIREMENTS.
15. STREET GRADES, STORM SEWER PIPE AND STORM INLET SIZES AND LOCATIONS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE ONLY AND WILL BE REFINED WITH FINAL DESIGN. THE SIZES AND LOCATIONS CAN BE MODIFIED WITHOUT FURTHER REVIEW BY THE PLANNING AND ZONING COMMISSION OR BOARD OF ALDERMEN.
16. STREET ALIGNMENTS MAY BE ALTERED WITH FINAL DESIGN AS NEEDED TO MAXIMIZE SIGHT DISTANCE.
17. STORM WATER CONVEYANCE WILL BE ADDRESSED WITH EACH PHASE TO SATISFY THE REQUIREMENTS OF CHAPTER 12, APPENDIX F OF THE CITY OF ASHLAND CODE.
18. STORM WATER DETENTION WILL BE PROVIDED IN THE LOCATIONS SHOWN AND WILL BE CONSTRUCTED WITH THE CURRENT DEVELOPMENT PHASE. ALL DETENTION SHALL MEET CITY OF ASHLAND CHAPTER 12 CODE REQUIREMENTS. ALL MAINTENANCE OF DETENTION PONDS AND STRUCTURES SHALL BE BY THE HOMEOWNERS ASSOCIATION.
19. STREET LIGHTS WILL BE INSTALLED IN COMPLIANCE WITH CHAPTER 12, APPENDIX G OF THE CITY OF ASHLAND CODE.
20. ALL FRONT YARD SETBACKS SHALL HAVE A MINIMUM 25 FOOT SETBACK UNLESS NOTED OTHERWISE.
21. THE 12.5 ACRE PARCEL SHOWN BY SURVEY 1494-142 IS UNDER CONTRACT FOR PURCHASE BY MARTIN BUILDERS. FOLLOWING PURCHASE OF THIS TRACT A REQUEST FOR ANNEXATION AND ESTABLISHMENT OF PERMANENT R-1 ZONING SHALL BE MADE. THE TRACT WILL BE INCORPORATED INTO THE DEVELOPMENT EAST OF THE CREEK AND THE 2.5 ACRE PROPERTY IS SHOWN FOR REFERENCE.
22. A 5' SIDEWALK WAY WILL BE CONSTRUCTED AS SHOWN ALONG THE NORTH SIDE OF LIBERTY LANE. SIDEWALK TO BE CONSTRUCTED WITH CONSTRUCTION OF HOMES ON INDIVIDUAL LOTS. SIDEWALK MAY BE LOCATED IN R/W OR ON PUBLIC EASEMENT ADJACENT TO LIBERTY LANE AS GRADES AND UTILITIES REQUIRE.
23. EXISTING DRAINAGE COURSES TO REMAIN IN PLACE AFTER CONSTRUCTION, AND ANY NEWLY CREATE DRAINAGE COURSES DOWNSTREAM OF DETENTION PONDS SHALL BE PROTECTED BY DRAINAGE EASEMENTS.
24. DEVELOPER SHALL CONSTRUCT SIDEWALK ALONG FRONTAGE OF LOT 501, LOT 502, AND LOT 503 AT THE TIME OF ADJACENT STREET CONSTRUCTION.
25. DEVELOPER SHALL INSTALL ACCESSIBLE SIDEWALK RAMPS AT INTERSECTIONS AT THE TIME OF STREET CONSTRUCTION.
26. NO MORE THAN 184 BUILDING PERMITS FOR LOTS IN THIS DEVELOPMENT SHALL BE ISSUED UNTIL AN ALTERNATE ROADWAY CONNECTION TO ROUTE M IS CONSTRUCTED.



1901 PENNSYLVANIA AVE.
COLUMBIA, MO 65202
(573) 814-1558
CERTIFICATE OF AUTHORITY
No. LS-201209395

SURVEY PREPARED FOR:
MARTIN BUILDERS, INC.
PROJECT NAME:
LIBERTY LANDING NORTH
PROJECT LOCATION:
ASHLAND, MISSOURI
McCLURE PROJECT No.
201319



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (WESTERN ZONE), OBTAINED FROM GPS OBSERVATION. MDOOT CORS VRS NETWORK, NAD83 (2011)

GENERAL LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT LINE	---
CHAINLINK FENCE	---
FIELD FENCE	---
ROAD CENTERLINE	---
FOUND IRON PIPE/REBAR	⊙
FOUND DRILL HOLE	⊙
FOUND DR WITH PK	⊙
FOUND PLUS CORNER	⊙
SET IR REBAR	⊙
SET DR WITH PK	⊙
ABBREVIATIONS:	
BOOK AND PAGE	BK, PG
RECORD	REC
POINT OF BEGINNING	POB
FOUND	FND
CENTERLINE	CL
DRILL HOLE	DH

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED



CHRISTOPHER M. SANDER
LS-2003013176
April 8, 2021



APPROVAL BY THE CITY OF ASHLAND PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2021.

_____, CHAIRMAN

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND AND ITS BOARD OF ALDERMAN THIS _____ DAY OF _____, 2021.

_____, RICHARD SULLIVAN, MAYOR

_____, DARLA SAPP, CITY CLERK

PROPERTY DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 46 NORTH, RANGE 12 WEST, CITY OF ASHLAND, BOONE COUNTY, MISSOURI BEING ALL OF THE SURVEY RECORDED IN BOOK 1517, PAGE 69.

SITE DATA:

OWNER: MARTIN BUILDERS, INC
7070 HUNTERS BEND RD
ASHLAND MO, 65010
(573) 268-9865

ZONING: R-1, SINGLE FAMILY

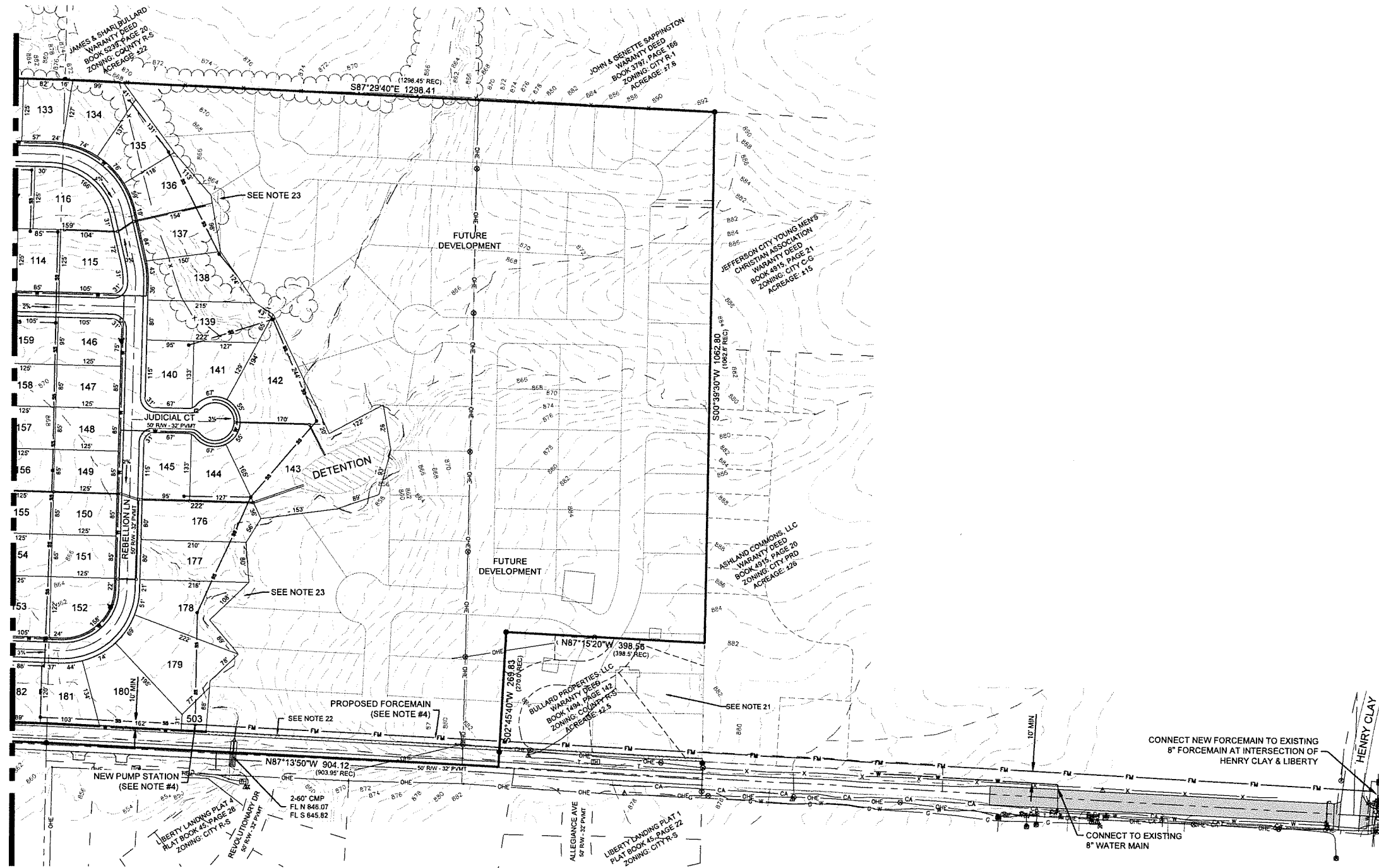
ACREAGE: 97.94 ACRES (72.3 AC PROPOSED, 25.6 AC FUTURE)

LOTS: THIS PLAT SHOWS 184 PROPOSED RESIDENTIAL LOTS AND 3 COMMON LOTS FOR STORM WATER AND NEIGHBORHOOD AMENITIES.

DENSITY: THE DENSITY OF THE PROPOSED DEVELOPMENT IS 2.55 RESIDENTIAL LOTS PER ACRE.

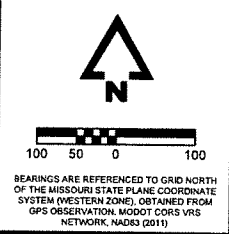
PRELIMINARY PLAT (2 OF 2)
LIBERTY LANDING NORTH

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 making lives better.
 1901 PENNSYLVANIA AVE.
 COLUMBIA, MO 65202
 (573) 814-1568
 CERTIFICATE OF AUTHORITY
 No. LS-2012009395

SURVEY PREPARED FOR:
MARTIN BUILDERS, INC.
 PROJECT NAME:
LIBERTY LANDING NORTH
 PROJECT LOCATION:
ASHLAND, MISSOURI
 McCLURE PROJECT No.
 201319



GENERAL LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT LINE	---
CHAINLINK FENCE	o
FIELD FENCE	x
ROAD CENTERLINE	---

FOUND PIPEREBAR ●
 FOUND DRILL HOLE ☆
 FOUND DH WITH PK ★
 FOUND PLSS CORNER ▲
 SET 1/2" REBAR ○
 SET DH WITH PK ✕

ABBREVIATIONS:
 BOOK AND PAGE BK, PG
 RECORD REC
 POINT OF BEGINNING POB
 FOUND FND
 CENTERLINE CL
 DRILL HOLE DH

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED

CHRISTOPHER M. SANDER
 LS-2003013178
 April 8, 2021

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