

PLANNING & ZONING MEETING

405 E. BROADWAY

ASHLAND, MO 65010

TUESDAY, NOVEMBER 12, 2019

AGENDA

Call the Meeting to Order at 7:00 PM.

Approval of the Agenda for November 12, 2019.

Approval of the Previous Minutes, September 19, 2019.

Public Comments:

Old Business:

New Business:

1. Eagle Lakes Plat 4A
2. YMCA Site Plan

Discussion:

1. City of Ashland Comprehensive Plan updates - Chapter 3

Mayors Report:

Commissioners Report:

If you are unable to attend, please call Ashland City Hall at 573-657-2091 or e-mail adminassistant@ashlandmo.us

Carrie Fischer
Administrative Assistant

Posted November 8, 2019 @ 12:00 pm

**PLANNING AND ZONING MEETING
405 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, SEPTEMBER 19, 2019
DRAFT**

1. REGULAR MEETING:

Chairman Wren called the meeting to order Thursday, September 19, 2019 at 7:00 p.m. at 405 E. Broadway, Ashland, Missouri. Commissioners in attendance were Ernie Wren, Richard Huse, Jerrod Bryan, Fred Klippel, Cynthia Wills, Cecil Payne and Aldermen Liasion Jeff Sapp. Commissioners absent were Greg Batson and Randy Burhans

Also present were Administrative Assistant Carrie Fischer.

2. Approval of Agenda:

Chairman Wren called for a motion to approve the September 19, 2019 agenda. Commissioner Klippel made a motion to approve the September 19, 2019 agenda, seconded by Commissioner Wills. Motion carried unanimously.

3. Approval of Previous Minutes:

Chairman Wren called for a motion to approve the previous minutes dated September 10, 2019. Motion made by Commissioner Huse to approve the previous minutes dated August 13, 2019, as corrected seconded by Commissioner Payne. Motion carried unanimously.

4. Public Comments:

None

5. OLD BUSINESS:

1. Sapp's Home Pro Site Plan: Chairman Wren stated the waiver for traffic study had been requested and granted and all other requirements had been met. Commissioner Wills asked about excess grease and Jeff Sapp stated there would be a grease trap to address this issue. Commissioner Bryan made a motion to approve the site plan, seconded by Commissioner Klippel. Roll call vote was taken: Commissioner Klippel - yes, Commissioner Huse - yes, Commissioner Payne - yes, Commissioner Wills - yes, Commissioner Bryan - yes. Motion carried.

2. Lakeview Estates Plat 9 Site Plan: Chairman Wren stated there was a request granted to waive the traffic study and Larkin Powers and the City Administrator Tony St. Romaine agreed on a temporary turn around. Commissioner Payne made a motion to approve seconded by Commissioner Bryan. Roll call vote was taken: Commissioner Klippel - yes, Commissioner Hues - yes, Commissioner Payne - yes, Commissioner Wills - yes, Commissioner Bryan - yes. Motion carried.

6. NEW BUSINESS:

1. Central Bank ATM: Chairman Wren stated this submittal is in compliance and has an approved waiver for traffic study. Commissioner Huse made a motion to approve, seconded by Commissioner Wills. Roll call vote was taken: Commissioner Klippel - yes, Commissioner Huse - yes, Commissioner Payne -yes, Commissioner Wills - yes, Commissioner Bryan - yes. Motion carried

7. DISCUSSION:

None

8. Mayor's Report:

None

9. Commissioners' Report:

None

Chairman Wren called for a motion to adjourn, September 19, 2019, Planning and Zoning Meeting. Commissioner Bryan made a motion to adjourn, seconded by Commissioner Klippel. Motion carried. Meeting adjourned at 7:12 pm.

Minutes prepared by Carrie Fischer
Administrative Assistant

Engineering Surveys & Services

Consulting Engineers, Land Surveyors, and Geoprofessionals
Analytical and Materials Laboratories

1113 Fay Street
Columbia, Missouri 65201
Telephone: 573-449-2646

ess@ess-inc.com
www.ess-inc.com

October 30, 2019

Ms. Carrie Fischer
City of Ashland
109 East Broadway
Ashland, MO 65010

RE: Second Review
Eagle Lakes Plat 4A
Parcel ID #: 24-504-00-01-042.00 01
Ashland, Missouri

Dear Ms. Fischer:

At your request, we have reviewed the revised construction plans, specifications, and stormwater calculations submitted for the referenced project that we received on October 30, 2019.

The documents have addressed all of our comments from our October 25, 2019, letter. We recommend approval of the plans.

Please pay special attention to the new General Land Disturbance Note #10 on page C101. This note requires the owners of the four lots to share the costs for maintaining the detention basin. This maintenance typically includes mowing the grass in the basin and on the dam, removing trash, removing sediment, etc. Home owners are not usually legally bound to follow notes on the construction plans. We recommend including these maintenance requirements in the neighborhood's Covenants and Restrictions so all future property owners know they have this responsibility.

Please let me know if you have questions about this letter.

Sincerely,



Benjamin A. Ross, P.E., PTOE



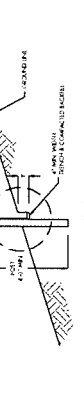
SITE BENCHMARK:
P/N 16 IN OLD HWY 63, 32 FEET WEST AND 16.5 FEET SOUTH OF SW PROPERTY CORNER
ELEV = 863.1

GENERAL NOTES:

1. ALL EXISTING UTILITIES SHOWN ON THESE PLANS SHALL BE MAINTAINED AND PROTECTED. CONTRACTOR SHALL COORDINATE LOCATES, HORIZONTAL AND VERTICAL, PRIOR TO ANY EXCAVATION.
2. EXISTING UTILITIES SHOWN ON THESE PLANS SHALL BE MAINTAINED AND PROTECTED. CONTRACTOR SHALL COORDINATE LOCATES, HORIZONTAL AND VERTICAL, PRIOR TO ANY EXCAVATION.
3. ALL WORK SHALL COMPLY WITH THE CITY OF ASHLAND AND STATE OF MISSOURI CODES AND ORDINANCES. ALL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
4. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE AREAS ARE RESTORED TO ORIGINAL OR BETTER CONDITION.
5. ALL SLOPES ARE 3:1 UNLESS OTHERWISE NOTED.
6. IT IS THE INTENT OF THESE PLANS TO COMPLY WITH THE REQUIREMENTS OF THE MISSOURI CLEAN WATER ACT AND ALL APPLICABLE REGULATIONS.
7. ALL DISTURBED AREAS WITHIN THE "LIMITS OF DISTURBANCE" SHALL BE THE GRADED, SEEDED, AND MULCHED.
8. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES AND REMOVING THEM UPON COMPLETION OF CONSTRUCTION.
9. NO SITE CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARANCE OR GRADING, SHALL OCCUR PRIOR TO OBTAINING A DEVELOPMENT CONSTRUCTION PERMIT FROM THE CITY OF ASHLAND.
10. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE AREAS ARE RESTORED TO ORIGINAL OR BETTER CONDITION.
11. SWYTH UNTIL COMPLETION OF CONTRACT.

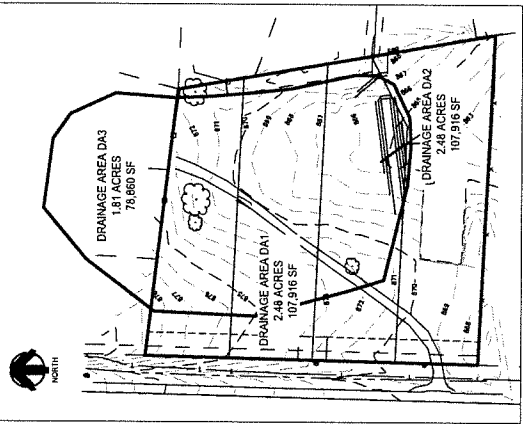
GENERAL LAND DISTURBANCE NOTES:

1. MISSOURI LAND DISTURBANCE PERMIT IS NOT REQUIRED FOR THIS PROJECT.
2. PROPOSED TOTAL DISTURBED AREA IS LESS THAN 1 ACRE.
3. THESE AREAS ARE NOT THE PROPERTY OF THE CITY OF ASHLAND AND STATE OF MISSOURI.
4. ALL WORK SHALL COMPLY WITH THE CITY OF ASHLAND AND STATE OF MISSOURI CODES AND ORDINANCES.
5. LAND DISTURBANCE PERMITS SHALL BE OBTAINED ON A REGULAR SCHEDULE AND WITHIN A REASONABLE TIME PERIOD (NOT TO EXCEED 48 HOURS) FOLLOWING HEAVY RAINS. REGULARLY MONITOR WEATHER FORECASTS AND CONTACT THE CITY OF ASHLAND TO OBTAIN THE DATE OF THE REPORT.
6. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL INSPECTIONS AND CORRECTIVE ACTIONS TAKEN AND PROVIDE A COPY OF THESE RECORDS TO THE CITY OF ASHLAND UPON COMPLETION OF THE PROJECT.
7. THE FINAL CONDITIONS SHOWN ARE APPROXIMATE AND MAY BE CHANGED IN THE FIELD WITH THE APPROVAL OF THE CITY OF ASHLAND AND STATE OF MISSOURI. THE CONTRACTOR SHALL ELIMINATE ALL DISTURBED AREAS PRIOR TO THE END OF CONSTRUCTION AND SHALL RESTORE THEM TO ORIGINAL OR BETTER CONDITION.
8. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE AREAS ARE RESTORED TO ORIGINAL OR BETTER CONDITION.
9. ALL SLOPES ARE 3:1 UNLESS OTHERWISE NOTED.
10. IT IS THE INTENT OF THESE PLANS TO COMPLY WITH THE REQUIREMENTS OF THE MISSOURI CLEAN WATER ACT AND ALL APPLICABLE REGULATIONS.
11. ALL DISTURBED AREAS WITHIN THE "LIMITS OF DISTURBANCE" SHALL BE THE GRADED, SEEDED, AND MULCHED.
12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES AND REMOVING THEM UPON COMPLETION OF CONSTRUCTION.
13. NO SITE CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARANCE OR GRADING, SHALL OCCUR PRIOR TO OBTAINING A DEVELOPMENT CONSTRUCTION PERMIT FROM THE CITY OF ASHLAND.
14. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE AREAS ARE RESTORED TO ORIGINAL OR BETTER CONDITION.
15. SWYTH UNTIL COMPLETION OF CONTRACT.

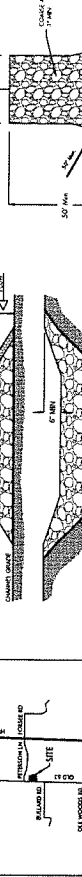
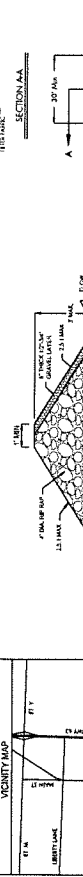
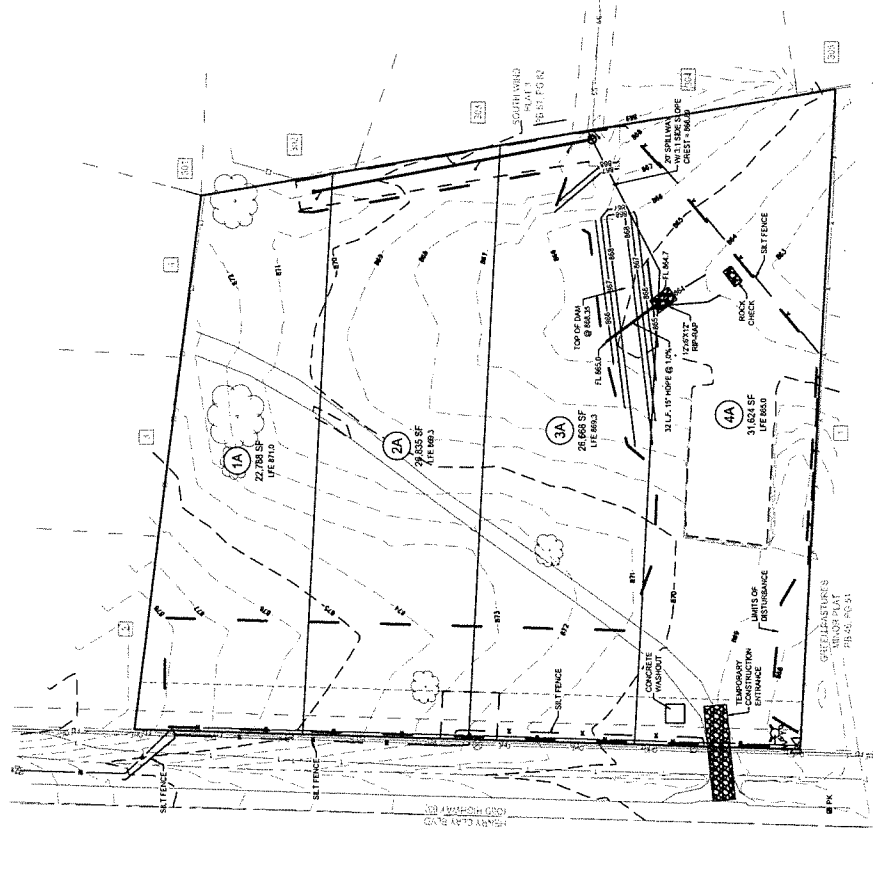


ABBREVIATIONS:

1. EG - EXISTING GRADE
2. FG - FINISHED GRADE
3. LFE - LOW FLOOR ELEVATION
4. HFE - HIGH FLOOR ELEVATION
5. HWS - HATCH CUT



DRAINAGE AREA MAP
1" = 50'



VICINITY MAP
NO SCALE
CITY OF ASHLAND
BOONE COUNTY, MISSOURI

LIBERTY LAKE
ASHLAND
HAWKINS
OLYMPIAN
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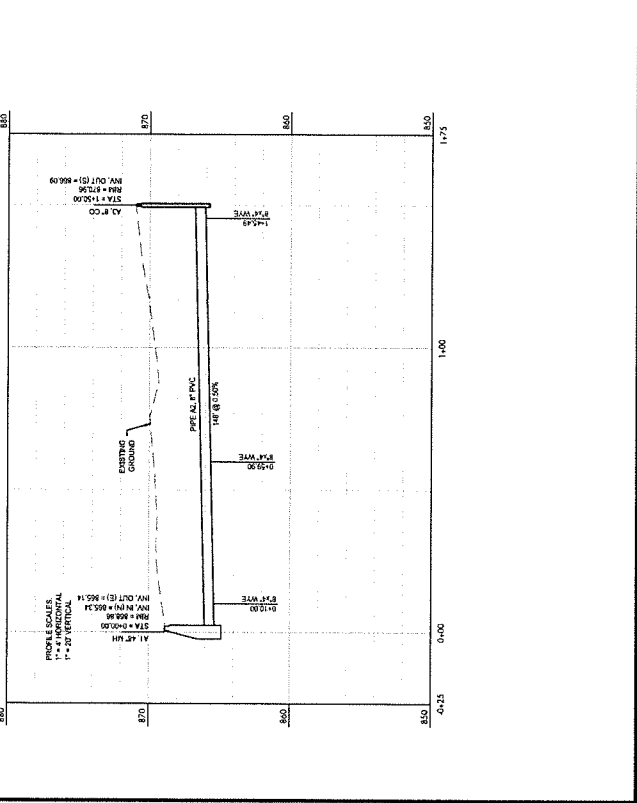
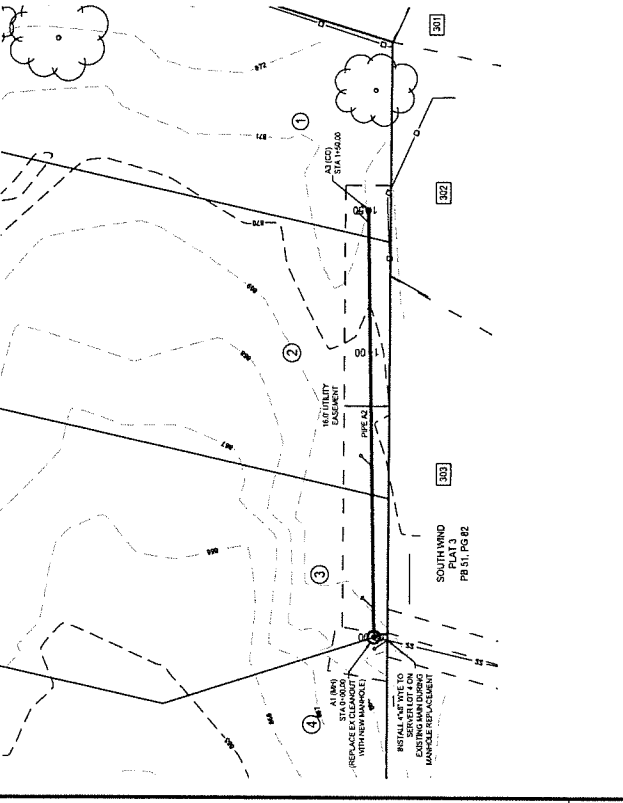
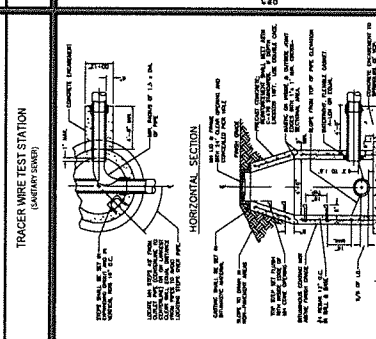
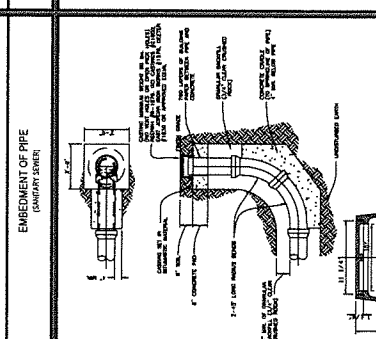
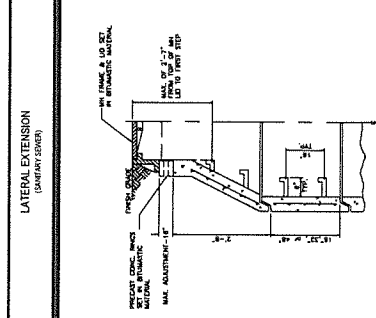
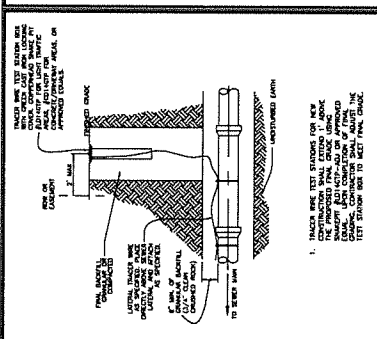
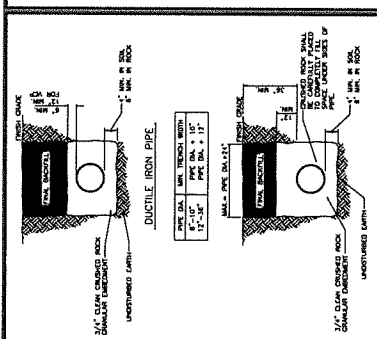
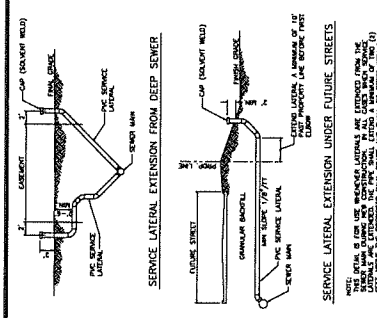
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SANITARY SEWER CONSTRUCTION NOTES:

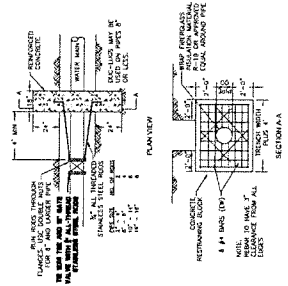
- ALL PVC PIPE SHALL BE SPP31 UNLESS OTHERWISE NOTED.
- THESE PLANS ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATER COMMISSION OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND LOCATE ALL EXISTING UTILITIES AND TO PROTECT THEM FROM DAMAGE TO THE REQUIREMENTS OF THE DRAWINGS AND TO PROTECT THEM FROM DAMAGE TO THE REQUIREMENTS OF THE CITY OF ASHLAND. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR TO ANY UTILITIES DAMAGED DURING THE COURSE OF CONSTRUCTION.
- THE SANITARY SEWER MUST MEET DRAINAGE REQUIREMENTS FOR WATER AND SEWER SEPARATION OF 18" HORIZONTAL AND 12" VERTICAL SEPARATION.
- SANITARY MANHOLES IN EXCESS OF 12' DEEP SHALL HAVE DOUBLE STEEL REINFORCEMENT.
- ALL SEWER LINE GREATER THAN 12' DEEP SHALL BE A MINIMUM OF 50#8 PVC PIPE TRACER LINE AND 12" PT PIPE SHALL BE INSTALLED ON ALL PRIVATE SERVICE LINES ACCORDING TO DETAIL SHOWN BELOW.
- THE EMBEDMENT DEPTH FOR THE EXTENSION SHALL BE 4' MINIMUM.
- THE EMBEDMENT DEPTH FOR THE EXTENSION SHALL BE 4' MINIMUM.



WATERLINE NOTES:

1. ALL WATER MAINS SHALL BE CONSTRUCTED WITH 12" HDPE PIPE WITH 12" DIAMETER 12" COVER. ALL WATER MAINS SHALL BE CONSTRUCTED WITH 12" HDPE PIPE WITH 12" DIAMETER 12" COVER.
2. THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE ALL EXISTING UTILITY LOCATIONS SHOWS TO THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE ANY AND ALL DAMAGED OR BROKEN EXISTING UTILITIES TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES.
3. PLACE BLOCK THRUST BLOCKS AT ALL BENDS, TEES, AND JOINTS WITHIN THE PROJECT. ON OTHER ENGINEER APPROVED METHODS FOR RESTRAINING RESISTING VALVES AND FITTINGS.
4. ALL WATERLINE CONSTRUCTION SHALL BE APPROXIMATELY 7' OUTSIDE THE CITY RIGHT-OF-WAY OR AS SHOWN OTHERWISE.
5. ALL TRENCHES AND STREET PAVEMENT SHALL BE BACKFILLED WITH 1" CLEAN CRUSHED STONE.
6. ALL TRENCHES SHALL BE CONSTRUCTED TO A MINIMUM 12" COVER. PROVIDE EQUAL EXPOSED EXTERIOR NOTES.
7. FIRE HYDRANT ASSEMBLY INCLUDES FIRE HYDRANT, 12" PIP, 4" GATE VALVE WITH NEAR APPROPRIATE AMOUNT OF 4" PIP, AND REQUIRED THRUST BLOCKING.
8. ALL WATER MAINS SHALL BE CONSTRUCTED AT LEAST 10 FEET HORIZONTALLY EDGE TO EDGE, FROM ANY STORM OR SANITARY SEWER AND WATERLINE.
9. ALL WATER MAINS SHALL HAVE A BURNHAM OF 47' COVER.
10. ALL WATER MAINS SHALL HAVE A BURNHAM OF 47' COVER.
11. ELEVATION AND POSITION OF WATER MAIN SHALL BE ADJUSTED AS NECESSARY TO AVOID CONFLICT WITH STORM SEWER AND SANITARY SEWER.
12. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO AVOID PILING STRIKING BY EXISTING PIPE. MINIMUM JOINT SELECTION SHALL BE 12" METRIC, 100% AND METER TO BE INSTALLED BY THE CITY OF ASHLAND.

12" PVC	48 SLF
A 12" GATE VALVE WITH VALVE BOX AND RESTRAINT	1 EA
B FIRE HYDRANT ASSEMBLY	1 EA

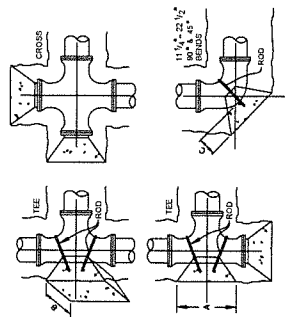


RESTRAINING BLOCK DETAIL

- NOTES:**
1. ALL BLOCK DIMENSIONS TO BE AS REQUIRED TO REACH UNDISTURBED EARTH BUT NOT LESS THAN 12" BELOW THE BOTTOM OF THE PIPE.
 2. ALL REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE CITY OF ASHLAND AND STANDARDS SECTION 32 CONCRETE DIMENSIONS A, S.C. APPLY TO ALL BEND CONDITIONS SHOWN. REINFORCING BARS ON BRANCHES DISCONTINUED FOR FUTURE SPACES.
 3. ALL BLOCKS SHALL BE SPACED WITH 3" POURED CONCRETE THRUST BLOCKS AS SHOWN ON ALL PIPES SHALL BE SEPARATED FROM THE BLOCK BY A 1" MIN. LAYER OF PLASTIC SHEETING.

TABLE A

RECORD NO.	DATE	DESCRIPTION
1	10/29/19	ISSUED FOR PERMIT
2	10/29/19	ISSUED FOR PERMIT
3	10/29/19	ISSUED FOR PERMIT
4	10/29/19	ISSUED FOR PERMIT
5	10/29/19	ISSUED FOR PERMIT
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7	10/29/19	ISSUED FOR PERMIT
8	10/29/19	ISSUED FOR PERMIT
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10	10/29/19	ISSUED FOR PERMIT
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28	10/29/19	ISSUED FOR PERMIT
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30	10/29/19	ISSUED FOR PERMIT



HORIZONTAL THRUST BLOCK DETAIL

