

**PLANNING & ZONING MEETING**  
**405 E. BROADWAY**  
**ASHLAND, MO 65010**  
**TUESDAY, DECEMBER 10, 2019**

**AGENDA**

Call the Meeting to Order at 7:00 PM.

Approval of the Agenda for December 10, 2019.

Approval of the Previous Minutes, November 12, 2019.

Public Comments:

Old Business:

- 1.

New Business:

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

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](mailto:adminassistant@ashlandmo.us)

Carrie Fischer  
Administrative Assistant

Posted December 10 @ 12:00 pm

**PLANNING AND ZONING MEETING  
405 E. BROADWAY  
ASHLAND, MO. 65010  
TUESDAY, NOVEMBER 12, 2019  
DRAFT**

**1. REGULAR MEETING:**

Chairman Wren called the meeting to order Tuesday, November 12, 2019 at 7:00 p.m. at 405 E. Broadway, Ashland, Missouri. Commissioners in attendance were Ernie Wren, Fred Klippel, Richard Huse, Randy Burhans and Greg Batson. Commissioners absent were Jerrod Bryan and Cecil Payne

Also present were Alderman Liasian Jeff Sapp and Administrative Assistant Carrie Fischer.

**2. Approval of Agenda:**

Chairman Wren called for a motion to approve the November 12, 2019 agenda. Commissioner Klippel made a motion to approve the November 12, 2019 agenda, seconded by Commissioner Batson. Motion carried unanimously.

**3. Approval of Previous Minutes:**

Chairman Wren called for a motion to approve the previous minutes dated September 19, 2019. Motion made by Commissioner Huse to approve the previous minutes dated September 19, 2019, as presented seconded by Commissioner Wills. Motion carried unanimously.

**4. Public Comments:**

None

**5. OLD BUSINESS:**

1. None

**6. NEW BUSINESS:**

1. Eagle Lakes Plat 4A: Chairman Wren stated all information had been distributed in the packet. Commissioner Batson made a motion to approve Eagle Lakes Plat 4A Final Plat, seconded by Commissioner Klippel. Roll call vote was taken: Commissioner Klippel - yes, Commissioner Batson - yes, Commissioner Burhans - yes, Commissioner Wills - yes, Commissioner Huse -yes. Motion carried unanimously.

**7. DISCUSSION:**

None

**8. Mayor's Report:**

None

**9. Commissioners' Report:**

Commissioner Klippel reported that the new sidewalk on S. Main Street looks good and is completed. Chairman Wren stated he was appreciative the City Council approved the striping and signage at the entrance to Palomino Ridge.

Chairman Wren called for a motion to adjourn, November 12, 2019, Planning and Zoning Meeting. Commissioner Klippel made a motion to adjourn, seconded by Commissioner Batson. Motion carried. Meeting adjourned at 7:08 pm.

Minutes prepared by Carrie Fischer  
Administrative Assistant

*Engineering Our Community*



December 6, 2019

Mr. David T. Butcher, PLS  
Crockett Engineering Consultants  
1000 W. Nifong Blvd., Bldg. 1  
Columbia, MO 65203

RE: Final Plat Comments  
Forest Park, Plat No. 1-A – Ashland, MO

Dear Mr. Butcher:

Allstate Consultants has completed a review of the Final Plat (dated December 2, 2019) and Construction Plans (dated November 14, 2019, received December 2, 2019) for the aforementioned project with the following result:

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

Please submit executed documents to the City of Ashland prior to final approval by the Board of Aldermen and contact Allstate Consultants (Jamie Jeffries – Final Plat, Wes Bolton – Construction Plans) with any questions.

Sincerely,  
Allstate Consultants LLC



Wes Bolton, PE, ACTAR





1901 Pennsylvania Drive  
Columbia, MO 65202  
P 573.814.1568

www.mecresults.com

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | SIOUXLAND | SOUTHWEST IOWA | CENTRAL MISSOURI | ST. LOUIS METRO | KANSAS CITY METRO

November 22, 2019

City of Ashland  
**ATTN: Darla Sapp, City Clerk**  
109 East Broadway  
Ashland, MO 65010

RE: Early Site Package – Southern Boone Area YMCA

Dear Ms. Sapp:

We have completed a preliminary review of the above referenced early site package. We find this submittal **IS** acceptable for a mass grading permit, provided that the requested documentation be provided to the City of Ashland prior to construction commencing.

Documents reviewed:

1. Drainage area map
2. Detention Calculations
3. Early Site Package Plans (6 pages)

The application and documents provided were not a complete Site Plan package and were not reviewed for compliance with City site plan requirements. Plans were reviewed for compliance with City requirements for erosion control and mass grading only. The Early Site Package **IS APPROVED**. Please note the following:

1. As noted by the response letter and conversations with the City, it has been confirmed that the land IS inside the city limits.
2. Addressed.
3. See the following:
  - a. Existing Contours. Addressed sufficiently with this package.
  - b. Drainage. Addressed.
4. Comment letter and subsequent storm calcs address this item.
5. Comment letter and subsequent storm calcs address this item.
6. **PRIOR TO COMMENCEMENT OF CONSTRUCTION – the engineer, developer, contractor, etc. shall submit a copy of the land disturbance permit from the State of Missouri DNR and full copy of the SWPPP. NO WORK CAN START UNTIL THIS HAS BEEN RECEIVED.**

The following are advisory comments for future FULL site project submittals.

1. Please include a permit application with future submittals or include a request letter detailing the scope of work you are requesting approval to perform.
2. Addressed with this resubmittal.

Further review will be required once additional submittal as described above has been received. If you should have any questions please contact me at this office.

Sincerely,

  
Michael M. Hall, P.E., M.ASCE



Dwight K. Harrison, PE, Engineer  
License No. PE 0200110000

**SERVICES, INC.**  
A PROFESSIONAL CORPORATION  
CENTRAL MISSOURI PROFESSIONAL SERVICES  
ENGINEERING, SURVEYING, ARCHITECTURE, INTERIOR DESIGN

Central Missouri Professional Services  
2506 E. McCarty Street  
Jefferson City, MO 65103  
Phone: 573-634-4355  
Fax: 573-634-4356  
Missouri State Engineer of  
Architecture License No. 0000000000

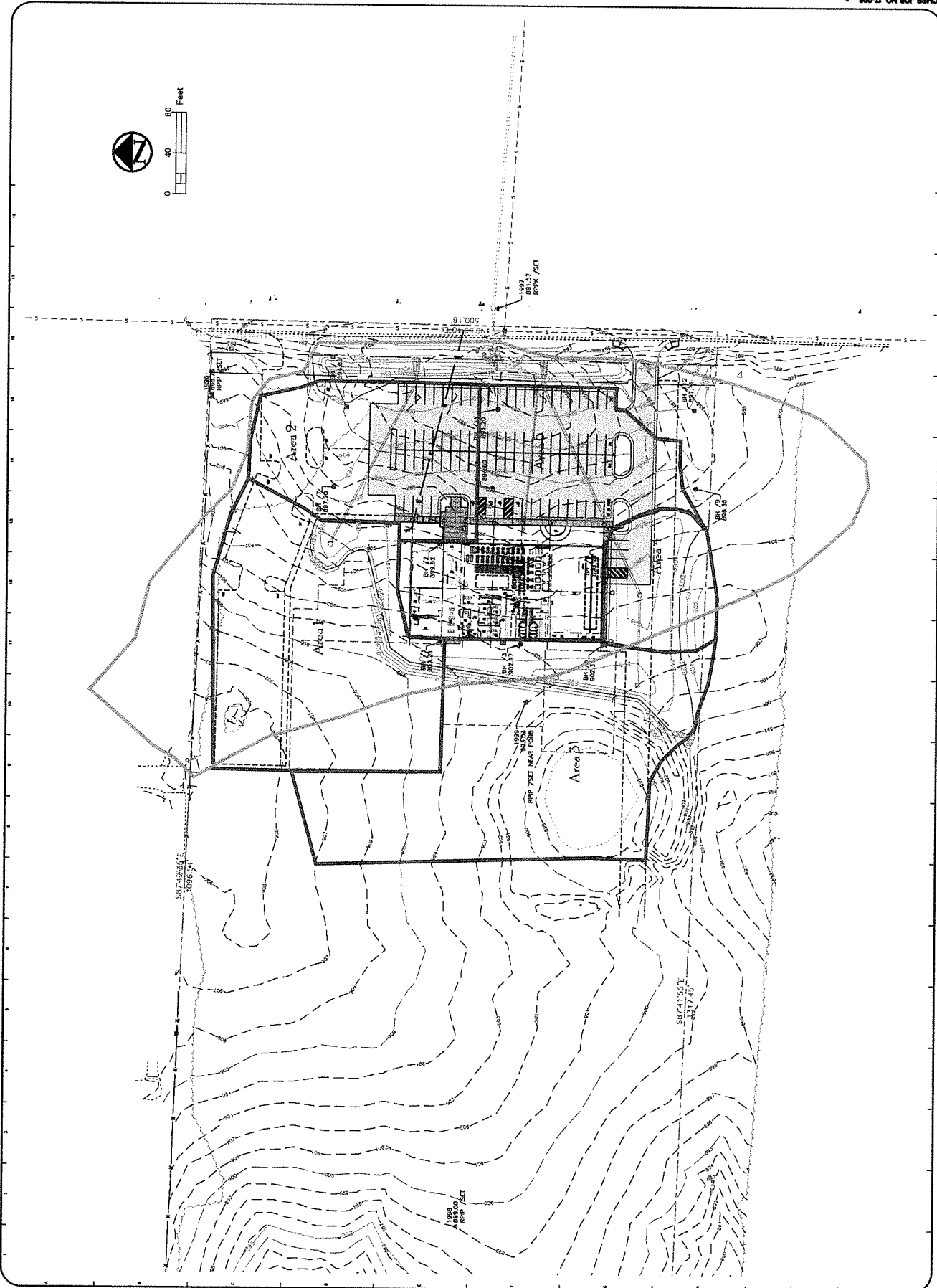
**The Architects**  
**Associates** Inc.

Interior Space Collaborator  
611 West Main Street  
Jefferson City, MO 65101  
(573) 634-0000

**DRAINAGE**  
**MAP**

**NEW FACILITY - EARLY SITE PACKAGE**  
**SOUTHERN BOONE AREA YMCA**  
**406 S. MAIN STREET**  
**ASHLAND, MO 65010**

PROJECT NO. 174  
DATE: 10/20/10  
**DA**  
SHEET: 7 OF 6



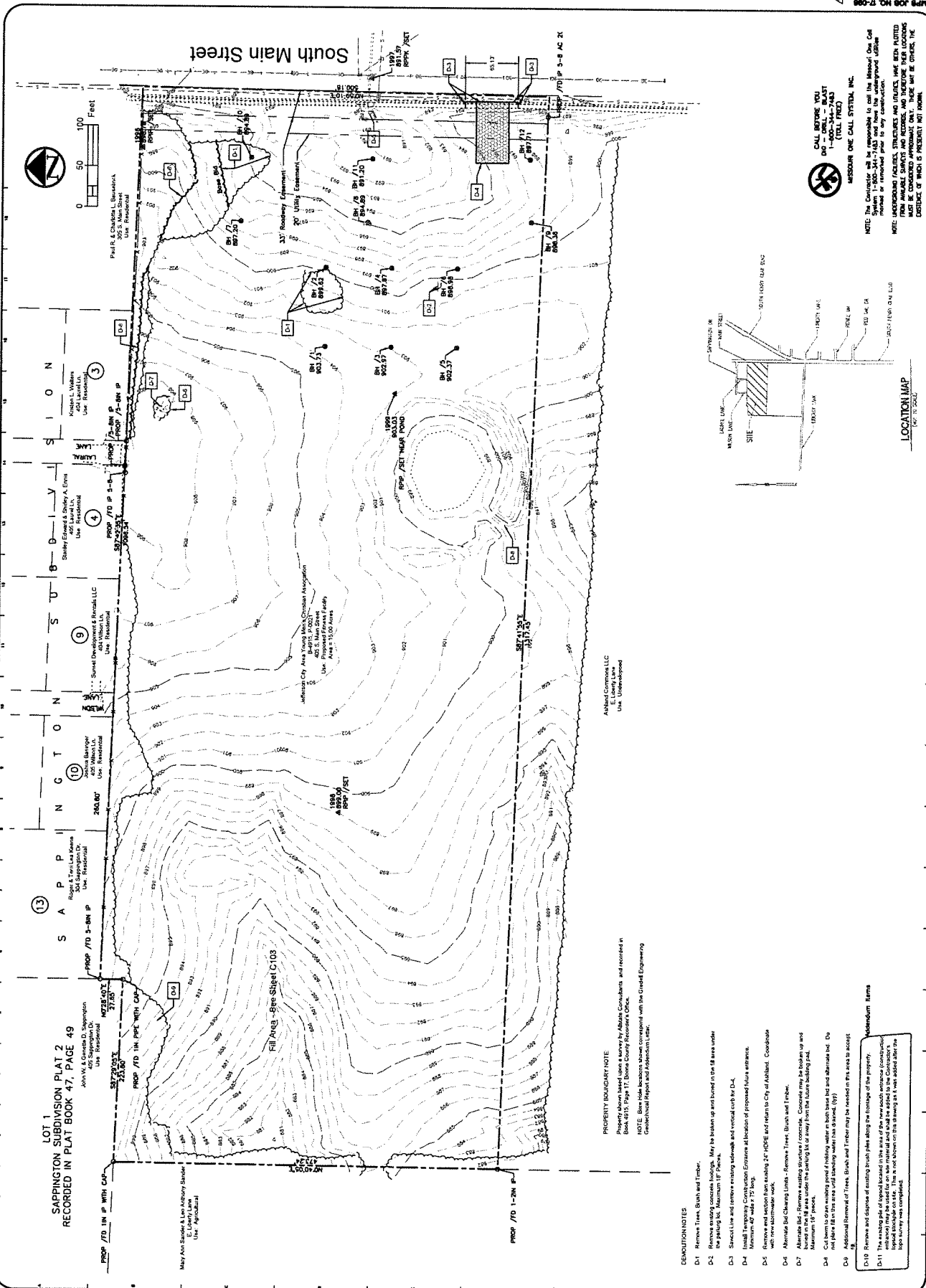


**THE ALBERTS GROUP, INC.**  
 MISSOURI STATE CONSULTANTS  
 633 West Lakes Street  
 Jefferson City, MO 65101  
 Phone: 573-634-2455  
 Fax: 573-634-2456  
 www.albertsgroup.com

**DESIGN TOP  
 GRADE AND  
 DRAIN PLAN**

**NEW FACILITY - EARLY SITE PACKAGE  
 SOUTHERN BOONE AREA YMCA  
 406 S. MAIN STREET  
 ASHLAND, MO 65601**

**C100**  
 SHEET 1 OF 6



**LOT 1  
 SAPPINGTON SUBDIVISION PLAT 2  
 RECORDED IN PLAT BOOK 47, PAGE 49**  
 JOHN W. & GENEVA D. SAPPINGTON  
 405 Sappington Dr.  
 Jefferson City, MO 65101  
 Use: Residential

**LOT 13  
 SAPPINGTON SUBDIVISION**  
 ROGER & TAMI LEE BOONE  
 301 Sappington Dr.  
 Jefferson City, MO 65101  
 Use: Residential

**LOT 9  
 SAPPINGTON SUBDIVISION**  
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 405 WILSON LANE  
 JEFFERSON CITY, MO 65101  
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**LOT 4  
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 405 SAPPINGTON DR.  
 JEFFERSON CITY, MO 65101  
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 JOSEPH L. WALKER  
 401 LAUREL LANE  
 JEFFERSON CITY, MO 65101  
 Use: Residential

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 PAUL R. & CHAROLE L. BISHAWKA  
 405 SAPPINGTON DR.  
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 Use: Residential

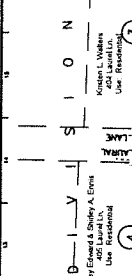
**LOT 1  
 SAPPINGTON SUBDIVISION**  
 MARY ANN SINKER & LEO ANDREW SINKER  
 405 SAPPINGTON DR.  
 JEFFERSON CITY, MO 65101  
 Use: Residential

**PROPERTY BOUNDARY NOTE**  
 Property shown based upon a survey by Alberts Consultants and recorded in Book 6515, Page 17, Boone County Recorder's Office.  
 NOTE: Bear hole locations shown correspond with the Gravel Engineering Geotechnical Report and Adjacent Lots.

**DEMOLITION NOTES**

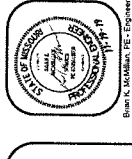
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- D-10 Remove and dispose of existing brush piles along the footage of the property.
- D-11 The existing pile of material located in the area of the new south entrance (construction) located on site. This is not shown on this drawing as it was added after the site survey was completed.

**LOCATION MAP**  
 MAP 10-2002



**NOTE:** The Consultant will be responsible to call the Missouri One Call (800-485-4300) to locate all underground utilities prior to any construction.  
 NOTE: UNDERGROUND UTILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS AND DEPTHS MAY BE DIFFERENT FROM WHAT IS SHOWN ON THIS DRAWING. THE DISTANCE OF WHICH IS PRESUMED NOT NORMAL.

**CALL BEFORE YOU  
 DIG - DRILL - BLAST**  
 MISSOURI ONE CALL SYSTEM, INC.  
 (800) 485-4300  
 (TOLL FREE)



**THE ALBERTS GROUP, INC.**  
 MISSOURI STATE CONSULTANTS  
 633 West Lakes Street  
 Jefferson City, MO 65101  
 Phone: 573-634-2455  
 Fax: 573-634-2456  
 www.albertsgroup.com

**DESIGN TOP  
 GRADE AND  
 DRAIN PLAN**

**NEW FACILITY - EARLY SITE PACKAGE  
 SOUTHERN BOONE AREA YMCA  
 406 S. MAIN STREET  
 ASHLAND, MO 65601**

**C100**  
 SHEET 1 OF 6



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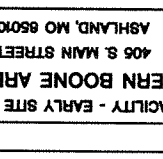
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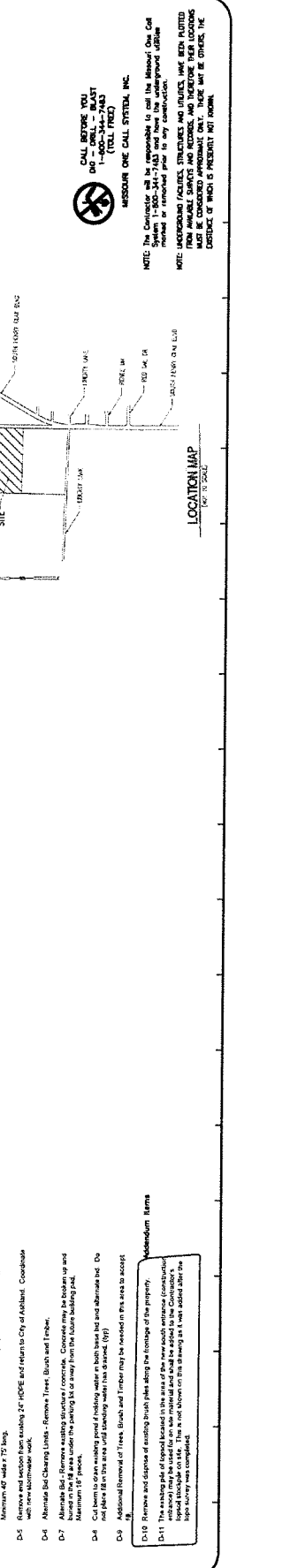


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 406 S. MAIN STREET  
 ASHLAND, MO 65601**

**C100**  
 SHEET 1 OF 6





Baron K. Williams, P.E., Engineer  
Professional Engineer  
No. 40158

**CENTRAL MISSOURI PROFESSIONAL SERVICES**  
 CENTRAL MISSOURI PROFESSIONAL SERVICES  
 ENGINEERING, SURVEYING, ARCHITECTURE, INTERIOR DESIGN  
 2500 E. MICHIGAN STREET  
 JEFFERSON CITY, MO 65103  
 Phone: 573-634-4555  
 Fax: 573-634-4558

**The Architects**  
 ARCHITECTS INC.  
 413 West Main Street  
 JEFFERSON CITY, MO 65101  
 Phone: 573-634-5000

**BASE BID PHASE 1 BUILDING**

**NEW FACILITY - EARLY SITE PACKAGE**  
**SOUTHERN BOONE AREA YMCA**  
**405 S. MAIN STREET**  
**ASHLAND, MO 65070**

PROJECT NO. 18  
 DATE: 05/20/2019  
**C101**  
 SHEET 2 OF 8

CAD FILE NO. 18-07-008

**GRADING NOTES:**

1. Refer to the General Notes to these drawings for the following information:  
 a. The Building Footing is to be constructed on the existing ground surface.  
 b. The proposed grading shall be in accordance with the attached grading plan.  
 c. The proposed grading shall be in accordance with the attached grading plan.

2. The proposed grading shall be in accordance with the attached grading plan.

3. The proposed grading shall be in accordance with the attached grading plan.

4. The proposed grading shall be in accordance with the attached grading plan.

5. The proposed grading shall be in accordance with the attached grading plan.

6. The proposed grading shall be in accordance with the attached grading plan.

7. The proposed grading shall be in accordance with the attached grading plan.

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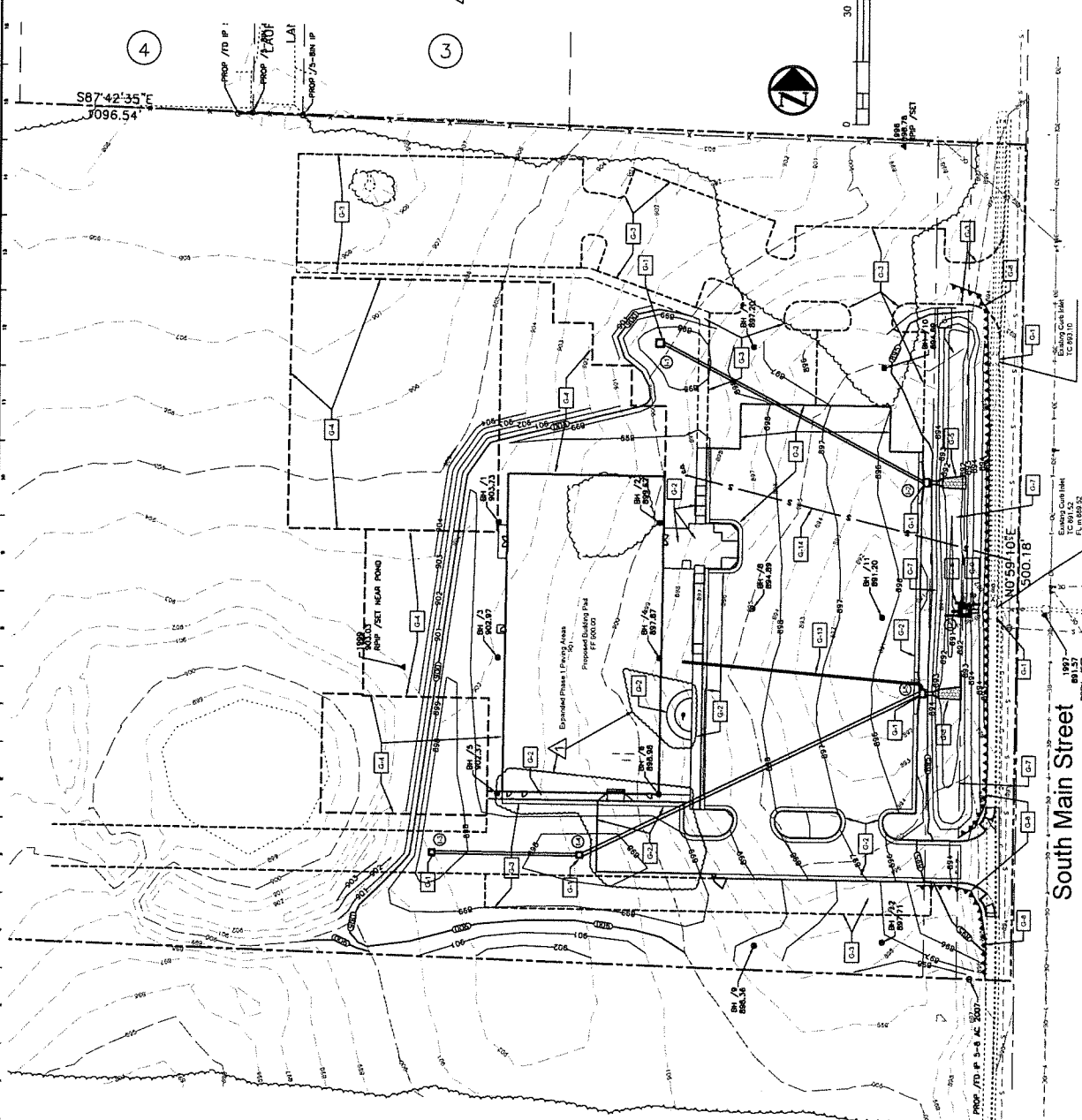
10. The proposed grading shall be in accordance with the attached grading plan.

11. The proposed grading shall be in accordance with the attached grading plan.

12. The proposed grading shall be in accordance with the attached grading plan.

13. The proposed grading shall be in accordance with the attached grading plan.

14. The proposed grading shall be in accordance with the attached grading plan.



**CALL BEFORE YOU DIG - CALL 811**  
 (TOLL FREE)  
 MISSOURI ONE CALL SYSTEM, INC.

**NOTE:** The Contractor shall be responsible for all utility work. The Contractor shall be responsible for all utility work. The Contractor shall be responsible for all utility work.

**NOTE:** UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM RECORD DRAWINGS, SURVEY DATA, AND INDICATED FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

**South Main Street**  
 1997  
 881.137  
 REPR / SET





Brian K. Williams, P.E., Engineer  
No. 001558

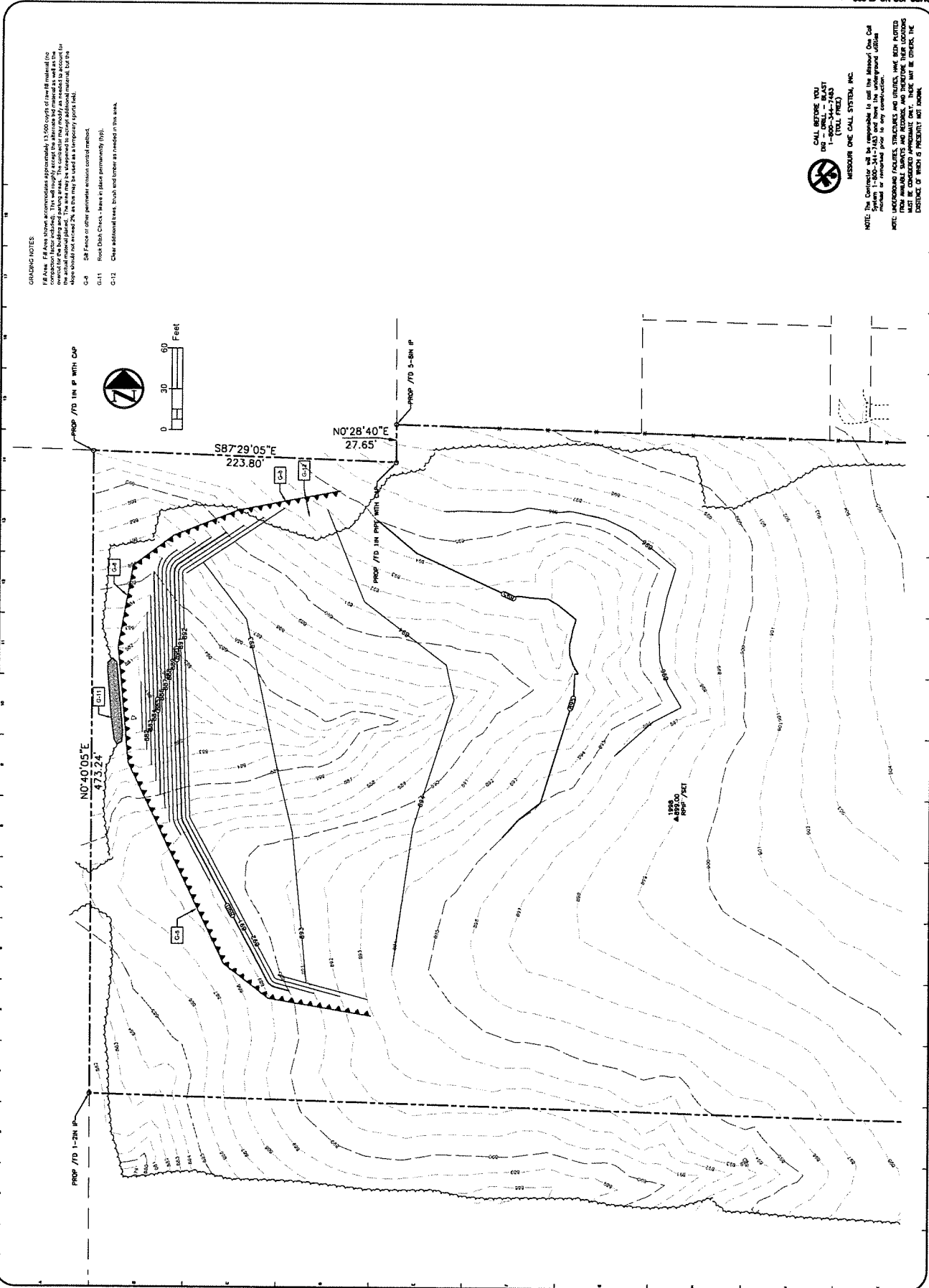
**Central Missouri Professional Services**  
**PROFESSIONAL SERVICES, INC.**  
 2500 E. McCarty Street  
 Jefferson City, MO 65101  
 Phone: 573-634-3455  
 Missouri State License # 001558  
 CIVIL ENGINEER

**The Architects Alliance Inc.**  
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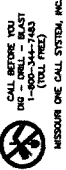
WEST FILL AREA  
3

**NEW FACILITY - EARLY SITE PACKAGE**  
**SOUTHERN BOONE AREA YMCA**  
 405 S. MAIN STREET  
 ASHLAND, MO 65010

PROJECT NO. 198  
 DATE: 10/20/19  
**C103**  
 SHEET 4 OF 6



**GRADING NOTES:**  
 Fill Area: Fill Area shown accommodates approximately 13,500 cu yd of fine fill material (no fines) to be placed in the building and parking areas. The contractor must verify an area is needed to account for the material placed in the area. The contractor may be required to accept additional material, for the material placed in the area, to the contractor's liability. (Refer to Appendix A for details.)  
 G-0: SB Fences or other perimeter erosion control method.  
 G-11: Root Check Checks - Areas in place permanently (0%).  
 G-12: Clear additional base, brush and topsoil as needed in this area.



**CALL BEFORE YOU DIG OR DRILL - MUST BE CALLED 48 HOURS BEFORE ANY EXCAVATION (TOLL FREE)**  
 MESSAGE ONE CALL SYSTEM, INC.  
 1-800-341-7433  
 System 1-800-341-7433 and Press 1 for Utility Location  
 included or forwarded prior to any construction.  
 NOTE: UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED ON THIS GRADING PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION.

198  
 10/20/19  
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