

PLANNING & ZONING MEETING
405 E. BROADWAY
ASHLAND, MO 65010
TUESDAY, AUGUST 13, 2019
Notice Posted 08/09/2019 @ 12:00 PM

AGENDA

1. Call the Meeting to Order at 7:00 PM.
2. Approval of the Agenda for August 13, 2019.
3. Approval of the Previous Minutes, July 9, 2019.
4. Public Comments:
5. Old Business:
6. New Business:
 - a) Douglas Subdivision, Plat No. 3
 - b) Lakeview Estates Plat 9
 - c) Lakeview Estates Plat 9 Site Plan
7. Discussion:
 - d) City of Ashland Comprehensive Plan updates
8. Mayor's Report:
9. Commissioners Report:

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

Megan Young
Administrative Assistant

**PLANNING AND ZONING MEETING
405 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, JULY 9, 2019
DRAFT**

1. REGULAR MEETING:

Chairman Wren called the meeting to order Tuesday, July 9, 2019 at 7:00 p.m. at 405 E. Broadway, Ashland, Missouri. Commissioners in attendance were Brad Williamson, Ernie Wren, Fred Klippel, Greg Batson, Cynthia Wills and Cecil Payne. Absent were Jerrod Bryan, Randy Burhans and Alderman Liaison Jeffrey Sapp.

Also present was Administrative Assistant Megan Young.

2. Approval of Agenda:

Chairman Wren called for a motion to approve the July 9, 2019 agenda. Commissioner Klippel made a motion to approve the July 9, 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 June 11, 2019. Motion made by Commissioner Wills to approve the previous minutes dated June 11, 2019. Seconded by Commissioner Klippel. Motion carried unanimously.

4. Public Comments: Mr. Richard Huse stood and spoke to the commissioners. He described his credentials and stated he had filled out an application volunteering for the Planning & Zoning Commission and he was looking forward to working with them.

5. OLD BUSINESS: None.

6. NEW BUSINESS: None.

7. DISCUSSION:

a) Transportation; Perry Ave. extension and general access in and out of Ashland
Chairman Wren gave the commissioners information from Mayor Rhorer regarding access to Ashland via Perry Ave. Commissioner Payne stated he has extensive history on the area and has discussed the hazards of Perry Ave. with Mayor Rhorer several times. The commissioners briefly discussed the pros and cons of that area.

b) City of Ashland Comprehensive Plan updates
Mr. Todd Streiler was present to discuss the Comprehensive Plan. Mr. Streiler commented on the previous discussion and stated the Comprehensive Plan identifies the uses of land in Ashland. He stated at this point they are gathering data and this is a tool to leverage funding for the future. He is here to answer any questions the commissioners have.

There was an extensive discussion between Commissioner Payne and Mr. Streiler regarding the 2009 Comprehensive Plan, lot sizes in Ashland and Real Estate trends. Commissioner Klippel disputed the comments on the 2009 Comprehensive Plan and let the commissioners know some of the history. Commissioner Klippel commented on the Fire Department re-routing traffic in Ashland during an emergency. Mr. Streiler stated the city doesn't appear to have an emergency plan and this is something that needs to be looked at. Commissioner Wills commented on how she would like to see our downtown area developed.

Chairman Wren encouraged the commissioners to consider, for next meeting, what will impact the Planning & Zoning Commission.

Mr. Streiler stated the Comprehensive Plan Chapter 3, Goals & Objectives, will be planning for the future.

9. Commissioners' Report:

Commissioner Klippel cautioned everyone on driving down S. Main and stated the sidewalk project will be nice when its done.

Commissioner Wills wanted to re-iterate the need for a sidewalk to Liberty Landing.

Commissioner Payne asked about billboards and parking on Perry Ave. Chairman Wren gave him an update.

Chairman Wren called for a motion to adjourn, July 9, 2019, Planning and Zoning Meeting.

Commissioner Klippel made a motion to adjourn, July 9, 2019, Planning and Zoning Meeting.

Seconded by Commissioner Wills. Motion carried.

Minutes prepared by Megan Young



SUBDIVISION PLAT Application

SUBMITTAL INFORMATION The undersigned hereby applies to the CITY OF ASHLAND, MISSOURI, For development review as outline in Chapter 11, Subdivision Regulations, Section 11.150 Procedure.

Physical Address: 508 E. Liberty Ln.

Parcel ID #: 24-508-00-08-012.00 01 / 24-508-00-16-009.00 01

Project Name: Douglas Subdivision, Plat No. 3

Applicant Name (Please Print) Daniel & Cindy Downing
Address: 508 E. Liberty Ln. Phone #: 657-2722(0) / 999-7829(c)
Ashland, MO 65010 Fax #: N/A
E-Mail: cjbuckman@aol.com

Applicant's Signature: Cynthia Downing Date 6/10/19

REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

- Is this a Major Plat _____ or a Minor Plat ?
- Property survey
- Letter of Intent for Zoning Use or Building Use
- Soil Survey
- Stormwater Calculations
- Traffic Study
- Preliminary or Final Plat
 - A. Preliminary plats requires (5) 18" x 24" or (5) 24" x 36" signed and sealed copies for the Planning & Zoning Commission and Board of Aldermen review. A reduced 11" x 17" copy and a PDF disc are also required.
 - B. Final plats require an executed mylar, (5) 18" x 24" or (5) 24" x 36" signed and sealed copies For the Planning & Zoning Commission and Board of Aldermen review. A reduced 11" x 17" copy and a PDF disc are also required.
- Other: _____
- Application Fee: 200⁰⁰ (See page 3) - 284563 receipt.

Staff Signature _____ Date _____

OFFICE USE ONLY	Application:	_____	_____
	City Staff Review:	_____	_____
	Planning & Zoning:	_____	_____
	Board of Aldermen 1st Reading:	_____	_____
	Board of Aldermen 2nd Reading:	_____	_____
	Final Revisions / As-Built Received:	_____	_____

FILED FOR RECORD IN BOONE COUNTY, MISSOURI.
NORA DIETZEL, RECORDER OF DEEDS.

BASIS OF BEARINGS: DOUGLAS SUBDIVISION PLAT II,
RECORDED IN PLAT BOOK 23, PAGE 43
FLOOD STATEMENT: THIS TRACT DOES NOT LIE WITHIN
THE 100 YEAR FLOOD PLAIN, AS PER FEMA FIRM
NO. 29019C0370D, EFFECTIVE MARCH 17, 2011.
SURVEY CLASSIFICATION: URBAN TYPE

NOTES

- 1) SUBJECT TO EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.
- 2) THE TOTAL AREA OF THE SUBDIVISION AS SHOWN ON THIS DRAWING AND DESCRIBED HEREON IS 1.92 ACRES.
- 3) NO PART OF THIS TRACT IS LOCATED WITHIN A STREAM BUFFER AS DEFINED IN THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY, MISSOURI ZONING REGULATIONS.
- 4) DANIEL AND CYNTHIA DOWNING OWN LOT 12 OF DOUGLAS SUBDIVISION PLAT II BY THE WARRANTY DEED IN BOOK 3125, PAGE 10; AND LOT 9 OF SOUTHWOODS COMMERCIAL PARK, PLAT No. 1 BY THE WARRANTY DEED IN BOOK 4978, PAGE 38.
- 5) THIS PLAT VACATES THE 10' UTILITY EASEMENT ALONG THE WEST SIDE OF LOT 12 OF DOUGLAS SUBDIVISION PLAT II.

SURVEYOR'S DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ASHLAND, BOONE COUNTY, MISSOURI, BEING LOT 9 OF SOUTHWOODS COMMERCIAL PARK, PLAT No. 1, RECORDED IN PLAT BOOK 37, PAGE 49, AND LOT 12 OF DOUGLAS SUBDIVISION PLAT II, RECORDED IN PLAT BOOK 23, PAGE 43, BOTH OF THE RECORDS OF BOONE COUNTY, MISSOURI, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, N 89°-04'-30" W ~ 424.22 FEET; THENCE, IN LINE WITH THE EAST LINE OF SAID LOT 12, N 00°-54'-00" E ~ 20.00 FEET TO THE POINT OF BEGINNING.

THENCE, CONTINUING ALONG THE EAST LINE OF SAID LOT 12, N 00°-54'-00" E ~ 412.17 FEET; THENCE N 89°-06'-00" W ~ 207.30 FEET TO THE WEST LINE OF SAID LOT 9; THENCE, ALONG THE WEST LINE OF SAID LOT 9, S 00°-17'-54" E ~ 412.17 FEET TO THE NORTH RIGHT OF WAY LINE FOR LIBERTY LANE; THENCE, ALONG SAID RIGHT OF WAY LINE, S 89°-04'-30" E ~ 198.68 FEET TO THE POINT OF BEGINNING, CONTAINING 1.92 ACRES IN THE CITY OF ASHLAND, BOONE COUNTY, MISSOURI.

I HAVE RE-DIVIDED THIS PARCEL INTO ONE LOT, AS SHOWN ON THIS DRAWING.

I, C. STEPHEN HEYING, HEREBY STATE THAT THE DRAWING, ABOVE DESCRIPTION, AND SUBDIVISION CORRECTLY PORTRAY THE SURVEY AND PLAT MADE UNDER MY DIRECTION AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, WAS PERFORMED IN CONFORMANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

C. STEPHEN HEYING, M.P.L.S. # 1991

KNOW ALL MEN BY THESE PRESENTS:
THAT DANIEL DOWNING AND CYNTHIA DOWNING, HUSBAND AND WIFE, ARE THE SOLE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ATTACHED DRAWING.

EASEMENTS OF THE TYPES AND WIDTHS SHOWN ARE HEREBY DEDICATED TO THE CITY OF ASHLAND FOR PUBLIC USE FOREVER IN THE PLACES SHOWN.

DANIEL DOWNING

CYNTHIA DOWNING

STATE OF MISSOURI } SS
COUNTY OF BOONE

ON THIS _____ DAY OF _____, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI, PERSONALLY APPEARED DANIEL DOWNING AND CYNTHIA DOWNING, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN SURVEY AND SUBDIVISION, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

_____, NOTARY PUBLIC
BOONE COUNTY, STATE OF MISSOURI
MY COMMISSION EXPIRES: _____

APPROVED ON THIS _____ DAY OF _____, 2019 BY THE CITY OF ASHLAND PLANNING AND ZONING COMMISSION.

ERNEST WREN - CHAIRPERSON

STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC IN AND FOR BOONE COUNTY, MISSOURI

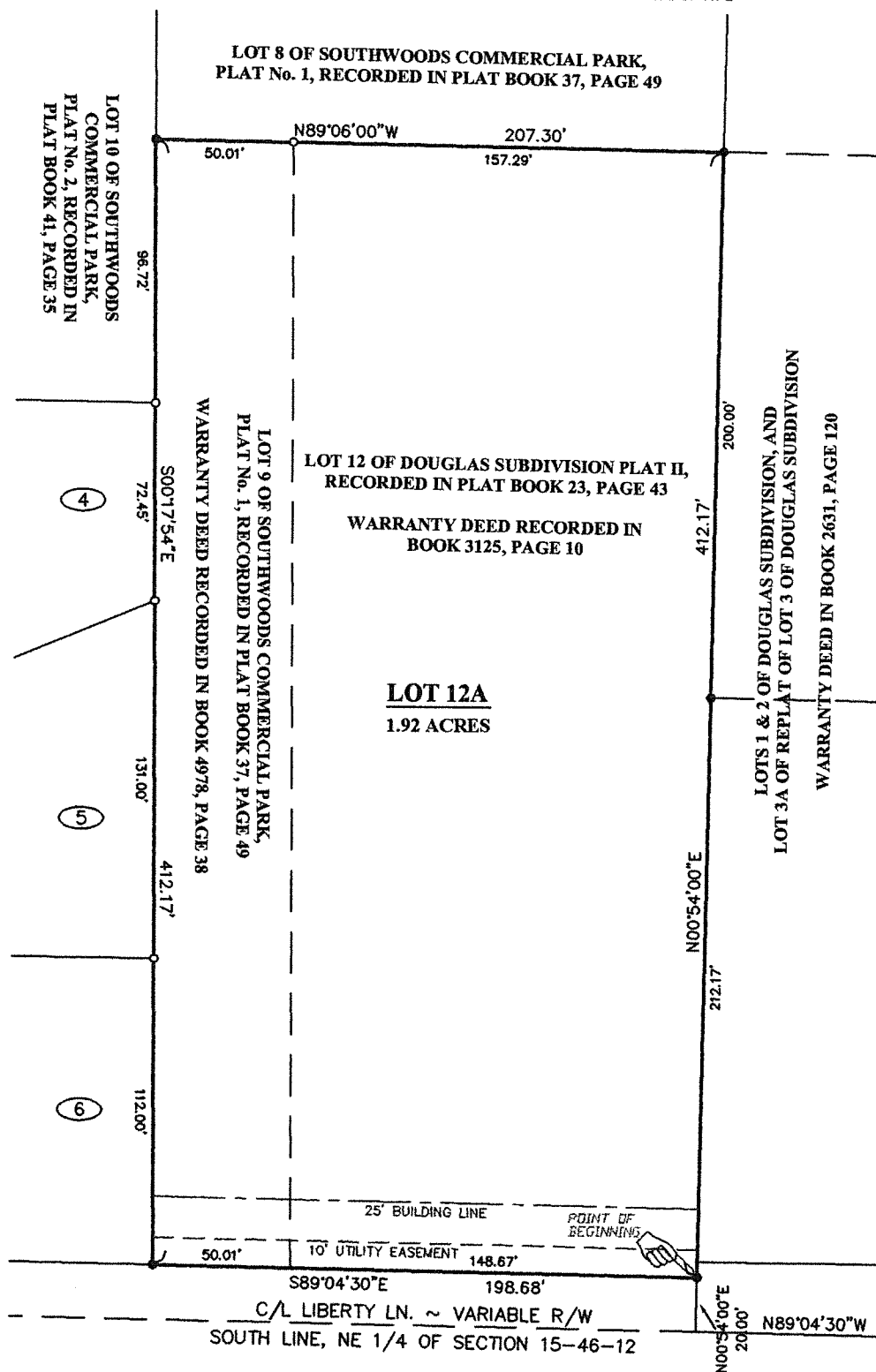
THIS _____ DAY OF _____, 2019.

_____, NOTARY PUBLIC
BOONE COUNTY, STATE OF MISSOURI
MY COMMISSION EXPIRES: _____

RECEIVED AND ACCEPTED BY ORDINANCE OF THE CITY OF ASHLAND AND ITS BOARD OF ALDERMEN THIS _____ DAY OF _____, 2019.

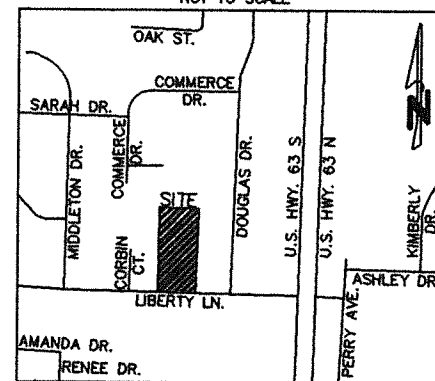
GENE RHORER - MAYOR

DARLA SAPP - CITY CLERK



E 1/4 CORNER OF SECTION 15-46-12,
AS PER SURVEYS IN BOOK 1173,
PAGE 913; PLAT BOOK 37, PAGE 49;
& PLAT BOOK 41, PAGE 35

VICINITY MAP
NOT TO SCALE



LEGEND

- EXISTING REBAR
- EXISTING IRON PIPE
- ⑤ LOT NO. IN LIBERTY LANE TOWNHOMES, RECORDED IN PLAT BOOK 51, PAGE 31

SCALE: 1" = 40'
0 20 40 80

A FINAL MINOR REPLAT
DOUGLAS SUBDIVISION, PLAT No. 3
OF LOT 12 OF DOUGLAS SUBDIVISION PLAT II, IN PLAT BOOK 23,
PAGE 43, & LOT 9 OF SOUTHWOODS COMMERCIAL PARK, PLAT No. 1,
IN PLAT BOOK 37, PAGE 49 - LOCATED IN THE NORTHEAST
QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 12 WEST
508 E. LIBERTY LN., ASHLAND MO 65010
CITY OF ASHLAND, BOONE COUNTY, MISSOURI

PREPARED BY
C. STEPHEN HEYING SURVEYING
1202 MADISON STREET
COLUMBIA, MISSOURI 65203
PHONE & FAX (573)442-3455



C. STEPHEN HEYING
MPLS # 1991

JOB # 96-0102-57 SURVEY DATE JUNE 7, 2019 DRAWN BY KDM DATE:

STATE OF MISSOURI } SCT
COUNTY OF BOONE



SUBDIVISION PLAT Application

SUBMITTAL INFORMATION The undersigned hereby applies to the CITY OF ASHLAND, MISSOURI, For development review as outline in Chapter 11, Subdivision Regulations, Section 11.150 Procedure.

Physical Address: ASHLEY DR. PLAT 1 LOT 801 EXCEPT WEST PART LOT 20 LAKEVIEW ESTATES PLAT 7

Parcel ID #: 24-600-00-03-001.00 01

Project Name: LAKEVIEW ESTATES PLAT 9

Applicant Name (Please Print) LARKIN POWERS

Address: 504 WINDYWAY DR Phone #: 573-657-4105
ASHLAND, MO 65010 Fax #: _____
E-Mail: powerslarkin@gmail.com

Applicant's Signature: _____ Date _____

REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

- Is this a Major Plat X or a Minor Plat _____?
- Property survey
- Letter of Intent for Zoning Use or Building Use
- Soil Survey
- Stormwater Calculations
- Traffic Study
- Preliminary or Final Plat
 - A. Preliminary plats requires (5) 18" x 24" or (5) 24" x 36" signed and sealed copies for the Planning & Zoning Commission and Board of Aldermen review. A reduced 11" x 17" copy and a PDF disc are also required.
 - B. Final plats require an executed mylar, (5) 18" x 24" or (5) 24" x 36" signed and sealed copies For the Planning & Zoning Commission and Board of Aldermen review. A reduced 11" x 17" copy and a PDF disc are also required.

Other: _____

Application Fee: \$300.00 (See page 3)

Staff Signature _____ Date 7-8-19

OFFICE USE ONLY	Application:	_____	_____
	City Staff Review:	_____	_____
	Planning & Zoning:	_____	_____
	Board of Aldermen 1st Reading:	_____	_____
	Board of Aldermen 2nd Reading:	_____	_____
	Final Revisions / As-Built Received:	_____	_____



July 8, 2019

Planning & Zoning Commission
City of Ashland
109 E. Broadway
Ashland, MO 65010

RE: Lakeview Estates Plat 9

Dear Planning & Zoning Commission,

On behalf of Elizabeth Snyder (current owner) Larkin Powers (soon to be owner), we are submitting a final plat to subdivide Lot 801 of Lakeview Estates Plat 8 into 5 lots to allow for separate single or two-family homes on individual lots.

Please find attached the following:

- Lakeview Estates Plat 9 – Full size (x7)
- Lakeview Estates Plat 9 – 11x17 (x1)
- Subdivision Plat Application

Thank You,

Will Scheible



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

July 23, 2019

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

RE: Final Plat Review – Lakeview Estates Plat 9

Dear Ms. Sapp:

We have completed a preliminary review of the above referenced final plat. We find this submittal is **NOT** in compliance with the City of Ashland Ordinances.

Documents reviewed:

1. Final Plat application (2 pages)
2. Final Plat (1 page)

The application and documents provided with this submittal are **NOT APPROVED** as they do not address the requirements included in:

1. The Final Plat Checklist found in Land Use Forms of the City of Ashland website. Specifically, the submittal was lacking, but not necessarily limited to the following:
 - a. Property appears to be under new ownership. Please update all necessary references with the correct owner name and source deed.
 - b. The southern lot dimensions do not add up to the overall boundary dimension.
 - c. Existing and proposed lot lines and lot numbers are very similar and may lead to confusion. Suggest further differentiating for clarity.
 - d. Note 1 appears to reference an old/incorrect State requirement for Boundary Surveys.
 - e. Property Description: 3rd line of 2nd paragraph, dimension of west boundary line does not match the graphic.
 - f. Property Description: Some bearings in the graphic do not match the direction called for in the description.
 - g. Planning and Zoning Chairperson should be listed as Ernie Wren.
2. We do not have city utility maps in our office for this area. Please have Public Works verify if water and sewer taps are available for these lots. If they are NOT, extension plans need to be provided for review.

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



SITE PLAN Application

SUBMITTAL INFORMATION The undersigned hereby applies to the CITY OF ASHLAND, MISSOURI, For development review as outlined in Chapter 9 Planning and Zoning, Section 9.106, Site Plan Submission, Review Required.

Physical Address: ASHLEY DRIVE, ASHLAND, MO

Parcel ID #: 24, 600, 00, 03, 001.00 01

Project Name: LAKEVIEW ESTATES PLAT 9 SITE PLAN

Applicant Name (Please Print) LARKIN POWERS

Address: 3825 HARRISBURG RD. HARRISBURG, MO 65039

Phone #: 657-657-4105

Fax #: _____

E-Mail: _____

Applicant's Signature: [Signature] Date 7-23-19

REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

- Property survey
- Letter of Intent for Zoning Use and Building Use
- Site Plan/Drawing (5 signed and sealed copies). These 5 plans must be Standard Size D (24"x36").
A reduced 11 x 17 copy and a PDF disc are also required. The plan shall include the following information.
Title Sheet that may include the survey
Site Plan
Paving/grading/drainage plan
Utilities sheet (including all existing utilities)
Detail sheet(s)
Building elevations
Sign locations (Sign design shall be approved on a separate permit)
Adjacent zoning and land uses
- Stormwater Calculations
- Traffic Study
- Other: _____
- Application Fee: \$300.00 Site Plan Review \$100.00 Extension

CONFERENCE A Site Plan Review Conference will be scheduled with City Administrator, the Applicants' Engineer, City Engineer, Department Heads of Maintenance, Fire Department, Ambulance Services, and Law Enforcement. This is to review the site plan presented.

Conference Date: _____ Staff Signature _____

OFFICE USE ONLY	Application:	<u>7-23-19</u>	_____
	City Staff Review:	_____	_____
	Planning & Zoning:	_____	_____
	Board of Aldermen 1st Reading:	_____	_____
	Board of Aldermen 2nd Reading:	_____	_____
	Final Revisions / As-Built Received:	_____	_____



July 22, 2019

Planning & Zoning Commission
City of Ashland
109 E. Broadway
Ashland, MO 65010

RE: Lakeview Estates Plat 9 Site Plan

Dear Planning & Zoning Commission,

On behalf of Larkin Powers, we are submitting a Site Plan for duplexes at Lakeview Estates Plat 9. There will be one duplex (2 units) per lot and can be seen on the plans attached.

Please find attached the following:

- Lakeview Estates Plat 9 Site Plan – Full size (x5)
- Lakeview Estates Plat 9 Site Plan – 11x17 (x1)
- Site Plan Application

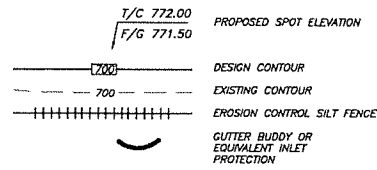
Thank You,

Will Scheible

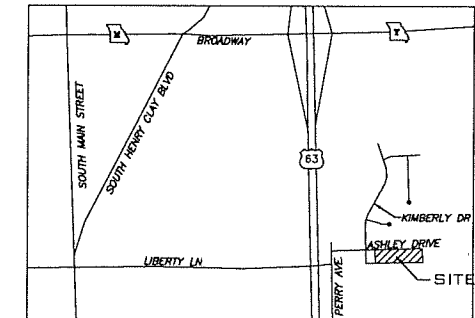
X:\Project\POWER - Larkin Powers\POWER19.02 Site Planning SITE PLAN

LEGEND

- STREET SIGN
- WM # EXISTING WATER METER
- GP ○ GUARD POST
- FH ○ EXISTING FIRE HYDRANT
- WV ○ EXISTING WATER VALVE
- E ○ EXISTING IRON PIPE
- (R) REMOVE
- S ● SET-IRON
- (REC.) RECORD
- ♿ HANDICAPPED PARKING
- MH ○ EXISTING SANITARY MANHOLE
- CO ○ EXISTING SANITARY CLEANOUT
- EXISTING ELECTRIC TRANSFORMER
- - - - X - - - - EXISTING FENCE
- - - - U/E - - - - EXISTING UNDERGROUND ELECTRIC
- - - - T - - - - EXISTING UNDERGROUND TELEPHONE
- - - - G - - - - EXISTING GAS
- - - - S - - - - EXISTING SANITARY
- - - - W - - - - EXISTING WATER



SITE PLAN
LAKEVIEW ESTATES PLAT 9
07/22/19



LOCATION MAP
NOT TO SCALE

SITE DATA

ZONING: R-3
ACREAGE: 1.45
LOCATION: SOUTH OF ASHLEY DRIVE AND EAST OF HIGHWAY 83 IN ASHLAND, MO.

OWNER:

L POWERS RENTALS LLC
C/O LARKIN POWERS
3825 HARTRIDGE RD
HARTSBURG, MO 65039
(573) 657-4105

BENCHMARK DATA

EXISTING MANHOLE LOCATED NEAR THE SOUTHWEST CORNER OF LOT 43 OF LAKEVIEW ESTATES PLAT 7.
ELEV= 858.02

FLOOD PLAIN STATEMENT

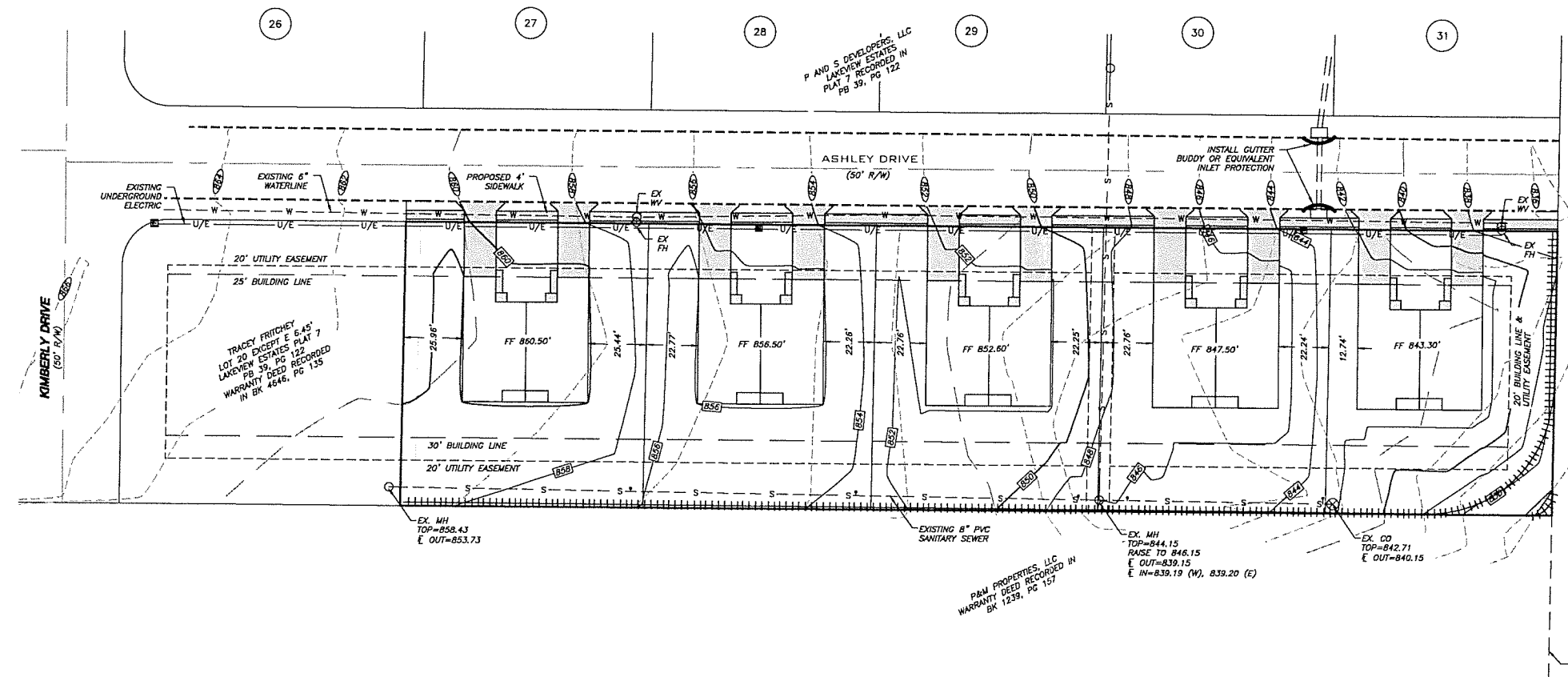
THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP NO. 2901SC0400, DATED: MARCH 17, 2011.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 46 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOTS 901-905 OF LAKEVIEW ESTATES PLAT 9 AS RECORDED IN PLAT BOOK PAGE OF THE RECORDS OF BOONE COUNTY.

PARKING DATA

REQUIRED:
10 UNITS X 2 SPACES/UNIT = 20 SPACES
TOTAL REQUIRED = 20 SPACES
PROVIDED:
20 PARKING SPACES



GENERAL NOTES:

- CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECT'S PLANS FOR ACCURATE DIMENSIONS.
- TRACT IS ZONED R-3.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACH IS TO BE CONSTRUCTED AS PER CITY OF ASHLAND STANDARDS.
- ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED AS SOON AS GENERAL GRADING OPERATIONS ARE COMPLETE. IF VEGETATIVE COVER CAN NOT BE ESTABLISHED PRIOR TO THE ONSET OF WINTER, AN ALTERNATIVE METHOD OF STABILIZATION SHALL BE USED UNTIL VEGETATIVE COVER IS ESTABLISHED.

EROSION CONTROL NOTES:

- THE EROSION CONTROL MEASURES SHALL BE IN PLACE BEFORE ANY LAND DISTURBANCE ACTIVITY TAKES PLACE AND REMAIN FOR THE PROJECT DURATION EXCEPT IF REMOVED TO INSTALL REQUIRED INFRASTRUCTURE.
- ALL AREAS SHALL BE PERMANENTLY SEEDED AFTER ALL PROPOSED STRUCTURES FOR THE PROJECT ARE IN PLACE AND THE TOPSOIL HAS BEEN SPREAD OR REAPPLIED. PERMANENT SEEDING SHALL OCCUR AS SOON AS POSSIBLE TO PROTECT ANY EARTHEN STRUCTURES SUCH AS DIKES, CHANNELS OR EMBANKMENTS. ALL DISTURBED AREAS PROPOSED TO REMAIN UNDEVELOPED FOR PERIODS LONGER THAN 12 MONTHS SHALL BE PERMANENTLY SEEDED.

CALL OR CLICK 3 DAYS BEFORE YOU DIG!
1-800-DIG-RITE or 811
MISSOURI
www.mo1call.com

OWNER/DEVELOPER
L POWERS RENTALS LLC
3825 HARTRIDGE RD
HARTSBURG, MO 65039
C/O LARKIN POWERS
(573) 667-4105

REVISIONS

LAKEVIEW ESTATES PLAT 9
ASHLEY DRIVE,
ASHLAND, BOONE COUNTY, MISSOURI
SITE PLAN



A CIVIL GROUP
-CIVIL ENGINEERING-
-PLANNING-
-SURVEYING-

3401 BROADWAY
BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750
FAX: (573) 817-1677

MISSOURI CERTIFICATE OF AUTHORITY: 2001006116

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

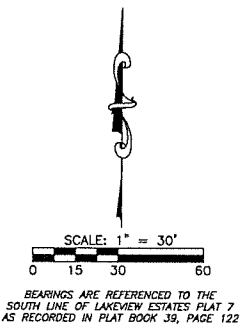


JAY ALAN GEHARDT
July 22, 2019

PROJECT # POW19-02
DRAWING # POW19-02

DRAWN BY: WSS

SHEET C101
SHEET 1 OF 1





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

July 25, 2019

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

RE: Site Plan Review – Lakeview Estates Plat 9

Dear Ms. Sapp:

We have completed a preliminary review of the above referenced site plan. We find this submittal is **NOT** in compliance with the City of Ashland Ordinances.

Documents reviewed:

1. Submittal Cover Letter (1 page)
2. Site Plan (1 page)

The application and documents provided with this submittal are **NOT APPROVED** as they do not address the requirements included in:

1. The Site Plan Checklist found in Appendix E of Chapter 12 of the City of Ashland code of ordinances. Specifically, the submittal was lacking, but not necessarily limited to the following:
 - a. Drainage. There is no delineation of drainage areas
2. The required submittals listed on the site plan application. Specifically, the submittal was lacking, but not necessarily limited to the following:
 - a. Adjacent zoning and land uses
 - b. Stormwater calculations
 - c. A traffic study or request to waive (with justification)
3. The Stormwater Management Regulations found in Article VI of Chapter 12 of the City of Ashland code of ordinances.
4. Please update the flood plain statement to refer to the current map.
5. Legal description refers to Columbia rather than Ashland.
6. Please show lot numbers.
7. Please review finish floor elevations and show that adequate drainage is provided.
8. Please show existing streetlights and verify compliance with Section 12.410.
9. Please include appropriate details for driveway onstruction.
10. Please specify tracer wire for sewer serives within public easement.
11. The Final Plat shows a temporary turn-around easement at the east end of Ashley pavement. This plan does not make provisions for turn around construction. Also note the location of the existing fire hydrant in the turn around easement area.
12. Please provide Land disturbance permit number and supporting information.

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