PLANNING & ZONING MEETING
Via ZOOM
ASHLAND, MO 65010
TUESDAY, FEBRUARY 9, 2021

Zoom:

https://us02web.zoom.us/j/83153340632?pwd=aEU2VVRDTWR3MmJhU0EwMDVybUR4QT09

Public Hearing at 6:30 for rezoning request.

AGENDA

Call the Meeting to Order at 7:00 PM.

Approval of the Agenda for February 9, 2021.

Approval of the Previous Minutes, January 12, 2021.

Public Comments:

Old Business:

1. Special Meeting Consideration

New Business:

1. Rezoning for N. Henry Clay Blvd.
2. Rezoning for Redbud Ln.
3. Liberty Landing North - Preliminary Plat

Discussion:

Mayors Report:

City Administrator's 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 February 5 @ 10:00 am.

PLANNING AND ZONING MEETING
405 E. BROADWAY
ASHLAND, MO. 65010
TUESDAY, JANUARY 12, 2021

Public Hearing Hardwick Rezoning: Vice Chairman Bryan called the public hearing for the rezoning on Hardwick Lane to order at 6:35. Commissioners in attendance were Scott Dooley, Tanner Kruger, Dorise Slinker, Nicki Fuemmeler, Cory Bergthold, Richard Huse and Jerrod Bryan. Andy Green with Crocket Engineering gave a brief overview of the zoning request. There were no public comments. Commissioner Fuemmeler asked if the zoning request was mainly for setback use. Andy Green explained that is the case as well as self-storage being a permitted use in General Commercial zoning. Dan VandeVoorde, Building Inspector stated the verbiage was not clear in the code as to the exact permitted uses. Commissioner Bergthold asked if there was a specific reason why this particular lot was zoned as APC (Airport Commercial). It is believed that the zoning was put in place in regards to height restrictions. Alderman Sapp asked if the current owners were the owners when it was originally zoned commercial. Izzy Smith stated the current owners were not the original owners when the zoning was put in place. Commissioner Fuemmeler stated that to her it would make more sense to keep in planned zoning and to request a Conditional Use permit for the storage space. Andy Green stated the property directly to the south is zoned General Commercial as well so both parcels would be the same zoning. Tony St. Romaine stated when this first came about, Dan was consulted and it was determined there were two options and after meeting with the Realtor and discussing the use, it was decided this was the easiest route. It made sense to request the General Commercial zoning after looking at other parcels in that area and General Commercial is a more permissive zoning classification. Vice Chairman Bryan adjourned the PH at 7:03

1. REGULAR MEETING:

Vice Chairman Bryan called the meeting to order Tuesday, January 12, 2021 at 7:00 p.m. via ZOOM Ashland, Missouri. Commissioners in attendance were Jerrod Bryan, Tanner Kruger, Cory Bergthold, Scott Dooley, Dorise Slinker, Richard Huse and Nicki Fuemmeler. Commissioners absent were Cynthia Wills and Randy Burhans.

Also present were Tony St. Romaine City Administrator, Lelande Rehard Asst. City Administrator, Carrie Fischer Administrative Assistant, Dan Vande Voorde Building Inspector, Jeff Sapp Liaison, Andy Green Crocket Engineering and Izzy Smith and Mike Frese.

2. Approval of Agenda:

Vice Chairman Bryan called for a motion to approve the January 12, 2021 agenda.
Commissioner Dooley made a motion to approve the January 12, 2021 agenda, seconded by Commissioner Slinker. Motion carried.

3. Approval of Previous Minutes:

Vice Chairman Bryan called for a motion to approve the previous minutes dated December 8, 2020. Motion made by Commissioner Bergthold to approve the previous minutes as presented dated December 8, 2020, seconded by Commissioner Fuemmeler. Motion carried.

4. Public Comments:

a.) None

5. OLD BUSINESS:

a.) None:

6. NEW BUSINESS:

a.) Rezoning Hardwick Ln: Commissioner Dooley stated he agreed with Commissioner Fuemmeler in rezoning to Airport Planned with a conditional use. Vice Chairman Bryan asked if the future land use map is a governing document. Tony St. Romaine stated that the future land use map is in fact an active document. Vice Chairman Bryan stated the decision before the board is to stick with the current zoning or go with what the future land use map suggests regarding zoning in that area. Commissioner Bergthold stated he would like to see us approve the rezoning and follow the guide the future land use map suggests in regards to rezoning. Commissioner Bergthold made a motion to approve to General Commercial seconded by Commissioner Krueger. Roll call vote was taken; Commissioner Huse -aye, Commissioner Bergthold - aye, Commissioner Fuemmerler -aye, Commissioner Dooley - nay, Commissioner Slinker - aye, Commissioner Kruger - aye. Motion carried.

7. DISCUSSION: Vice Chairman Bryan stated that Ernie Wren and Cecil Payne had stepped down which leaves some vaccancies. After some discussion, Commissioner Slinker volunteered to step in as interim Vice Chairman. Roll calle vote was taken; Commissioner Huse - abstaine, Commissioner Kruger - aye; Commissioner Dooley - aye, Commissioner Fuemmerler - aye, Commissioner Bergthold - aye. Unanimous vote.

8. Mayor's Report:

None

9. City Administrator's Report: Tony St. Romaine spoke briefly regarding th meetings to gain feedback regarding the zoning and building codes. The Broadway Beautification Task Force is moving forward with Missour Main St. to imporve the downtown area which gretly impact zoning codes. He is putting together some steakholder and community meetings in February. He stated there is a group of investors that are interested in developing a property just west and along highway 63 at the Route H overpass. He has had some conversations with Allstate Consultants in regards to getting sewer infrastructure to the west side of highway 63. He has also had conversation with the Potterfield group to try and get both groups to work together to get some development in that area.

10. Commissioners' Report: Commissioner Slinker stated he had spoken with Dan regarding erosion control in Liberty Landing. Dan explained there are several solutions to make sure erosion is under control. The board discussed this at length. Commissioner Slinker also asked if any of the Planning & Zoning code has been revized since 2016. Dan stated he talked with Darla Sapp, City Clerk and believes there have been incremental changes to various parts of the code over the years. Tony St. Romaine stated his plan is to consult with a codification service to review the code as well as legal review.
Vice Chairman Bryan asked for a status update regarding special meeting consideration. Tony St. Romaine stated he is still working on it and hopes to have some verbaige for next month. Vice Chairman also thanked Ernie Wren for his service to this commission.

Vice Chairman Bryan called for a motion to adjourn the January 12, 2021, Planning and Zoning Meeting. Commissioner Bergthold made a motion to adjourn the January 12, 2021, Planning and Zoning Meeting. Seconded by Commissioner Huse. Motion carried. Meeting adjourned at 7:47.

Minutes prepared by Carrie Fischer

REZONING
Application

SUBMITTAL INFORMATION The undersigned hereby applies to the CITY OF ASHLAND, MISSOURI, For zoning review as outlined in Chapter 9, Section 9.440, Amendment of Regulations or Zoning District Map.

Physical Address: 407 Redbud Ln Ashland MO 65010

Parcel ID #: 24 | 220 | 00 | 02 | 054.000

Current Zoning: Residential **Requested Zoning:** General Commercial

Project Name: Westhoff Rezoning

Applicant Name (Please Print) David Westhoff

Address: P O Box 198 Ashland MO 65010

Phone #: 573-268-9651 Fax: _____

E-Mail: westhoffrentals@gmail.com

Property Owner (Please Print): Westhoff Rentals LLC

Address: SAME

Phone: _____ Fax: _____

Email: _____

Applicant's Signature: David Westhoff **Date** 1-11-21

REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

- ☐ Property survey
- ☐ Letter of Intent of Zoning Use or Building Use
- ☐ Names and addresses of all owners of record for all real property located within 185' of the property for which the change is requested.
- ☑ Advertising & Notification Charges: $100 *(you will be billed if advertising/notification costs are exceeded)*
- ☐ Stormwater Calculations
- ☐ Traffic Study
- ☐ Other: _____
- ☐ Application Fee: 200.00 (See page 3)

Staff Signature _____ Date: _____

9.108. Fees

Fees for application filed under this Chapter shall be as determined by the Board of Aldermen and may include reimbursement for costs incurred by the City in having the application reviewed by outside service providers to determine compliance with all applicable law, including City ordinances and codes. (amended 12-20-16, Ordinance No. 1099)

OFFICE USE ONLY

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

REZONING
Application

SUBMITTAL INFORMATION The undersigned hereby applies to the CITY OF ASHLAND, MISSOURI, For zoning review as outlined in Chapter 9, Section 9.440, Amendment of Regulations or Zoning District Map.

Physical Address: 203 N. Henry Clay Blvd Ashland MO 65010

Parcel ID #: 24 | 220 | 00 | 02 | 061 .00 01

Current Zoning: Residential **Requested Zoning:** General Commercial

Project Name: Westhoff Rezoning

Applicant Name (Please Print) Westhoff, David

Address: PO Box 188 Ashland MO 65010

Phone #: 573-268-9651 / Fax: _____

E-Mail: westhoffrentals@gmail.com

Property Owner (Please Print): Westhoff Rentals LLC

Address: SAME

Phone: _____ Fax: _____

Email: _____

Applicant's Signature: David Westhoff **Date** 1-11-21

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- ☐ Names and addresses of all owners of record for all real property located within 185' of the property for which the change is requested.
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- ☐ Traffic Study
- ☐ Other: _____
- ☐ Application Fee: _____ (See page 3)

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OFFICE USE ONLY

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

NOTICE OF PROPOSED REZONING

NOTICE IS HEREBY GIVEN that the City of Ashland has received a request from Dave Westhoff , to rezone the property shown below from Residential, to C-G, General Commercial.

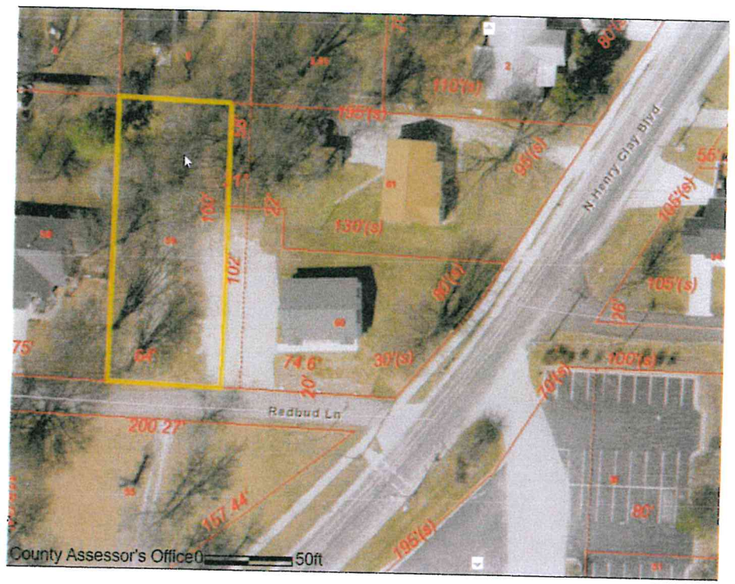
A tract of land located in Section 10, Township 46 North, Range 12, in the County of Boone, Recorded in Book 4678, Page 0024.

A Public Hearing to consider the rezoning request will be held by the Planning and Zoning Commission on **Tuesday, February 9, 2021, at 6:30 P.M**. via ZOOM. At the hearing, interested parties may appear and be heard with respect to the proposed rezoning. Copies of the proposed rezoning request are available for review and/or copying at City Hall and may be inspected by the public during normal business hours.

Publish Date: January 20, 2021

NOTICE OF PROPOSED REZONING

NOTICE IS HEREBY GIVEN that the City of Ashland has received a request from Dave Westhoff , to rezone the property shown below from Residential, to C-G, General Commercial.



A tract of land located in Section 10, Township 46 North, Range 12, in the County of Boone, Recorded in Book 4915, Page 0109.

A Public Hearing to consider the rezoning request will be held by the Planning and Zoning Commission on **Tuesday, February 9, 2021, at 6:30 P.M**. via ZOOM. At the hearing, interested parties may appear and be heard with respect to the proposed rezoning. Copies of the proposed rezoning request are available for review and/or copying at City Hall and may be inspected by the public during normal business hours.

Publish Date: January 20, 2021

MCCLURE

1901 Pennsylvania Drive
Columbia, MO 65202
P 573.814.1568

www.mccresults.com

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

City of Ashland
c/o Dan Vande Voorde
109 East Broadway
Ashland, MO 65010

February 1, 2021

RE: Review comments for Preliminary Plat of Liberty Landing North
(Provided by Angela Sharp, Bartlett & West dated January 19, 2021)

Mr Vande Voorde,

Please find herewith the revised preliminary plat for Liberty Landing North. I believe that comments from Angela Sharp at Bartlett & West have been addressed with this revision or as identified below. Please consider the following:

(01) Adjoining plat and street references near the southeast corner of this project have been added. Adjacent parcel acreage has been added.
(02) Cul-de-sac radii have been added.
(03) Existing water line along the west end of subject property is owned by CPWSD#1 and is not available to serve this development. A note has been added to call out the line ownership for clarity.
(04) Existing sizes of storm culverts under Liberty Lane have been added.
(05) Contour labels have been added.
(06) Water main has not been extended along the north side of Liberty Lane west of Hannah Drive to avoid installation of an unused, parallel water main. The water main along Liberty Ln between Hannah Dr. and Treaty Dr would not be used to serve any lots in the development. Proposed water main is shown thru the subdivision and returns to Liberty Ln at the intersection with Treaty Dr. In order to facilitate future expansion of the water main west along Liberty Ln., a tee has been added and the main extended to the western edge of lot 25.
(07) Gravity sewer for this development will tie into existing manhole near Lot 111 of Liberty Landing Plat 4, which has been labeled on the plat. The forcemain shown on this plan is the proposed upsized forcemain from the pump station currently serving the Liberty Landing subdivision south of Liberty Lane. Developer is in current discussions with the City to design and install upgrades to the pump station for the additional flow.
(08) Future submitted construction documents will include calculations to appropriately size new utilities to handle the full build out of the approved Preliminary Plat.

Thank you for your review. If you have any additional comments, please let us know.

Sincerely,

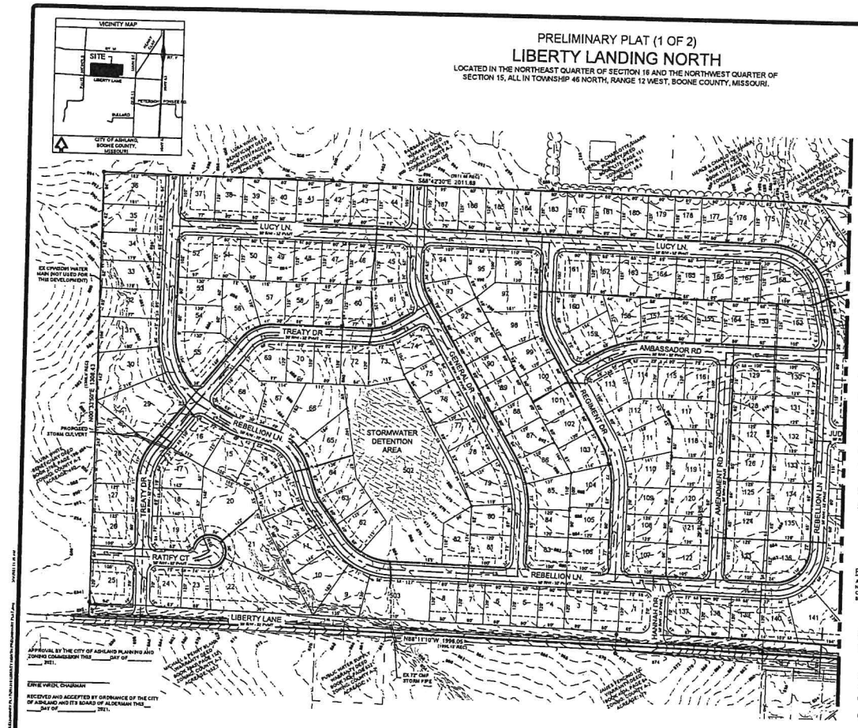
Ryan Fuller

Ryan Fuller, P.E

PRELIMINARY PLAT (1 OF 2)

LIBERTY LANDING NORTH

LOCATED IN THE NORTHEAST QUARTER OF SECTION 18 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 MAINS SHALL BE SIZED BASED ON AN UPDATED WATER DISTRIBUTION MODEL PROVIDED BY THE CITY OF ASHLAND TO PROVIDE REQUIRED FIRE FLOWS. WATER MAINS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ASHLAND.
3. ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS SHALL BE CONSTRUCTED ALONG REARS OF LOTS TO BE LOCATED WITHIN 10 FOOT WIDE EASEMENTS OR DEDICATED RIGHTS-OF-WAY. THE DEPTH OF THE SEWER 8" SEWER DEPTH IS GREATER THAN 15' ALL PUBLIC SANITARY SEWERS SHALL BE BUILT IN CONFORMANCE WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF ASHLAND REGULATIONS.
4. THIS DEVELOPMENT SHALL BE SERVED BY GRAVITY SEWER EXTENSION FROM EXISTING 8" SEWER MAIN. IMPROVEMENTS ARE CONTRACTED TO SERVE LIBERTY LANDING. IMPROVEMENTS TO THE LIBERTY LANDING LIFT STATION NEEDED TO ACCEPT ADDITIONAL FLOW FROM THIS DEVELOPMENT WILL BE DETERMINED WITH FINAL DESIGN OF THE FINAL PHASE.
5. NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY BOONE COUNTY FIRM PANEL 29019C0015E, DATED MARCH 17, 2011.
6. COMMON LOTS 502 AND 503 WILL BE TRANSFERRED TO A COMMON NEIGHBORHOOD ASSOCIATION OR TO CITY PARKS FOR MAINTENANCE.
7. ALL PROPOSED STREETS SHALL HAVE A 60 FOOT RIGHT OF WAY WITH A 32 FOOT WIDE RESIDENTIAL STREET WITH PARKING ON BOTH SIDE, UNLESS NOTED OTHERWISE.
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 50 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 10' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN 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 13 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 MAINTAIN SIGHT DISTANCE.
17. STORM WATER CONVEYANCE WILL BE ADDRESSED WITH EACH PHASE TO SATISFY THE REQUIREMENTS OF CHAPTER 13, 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 13 CODE REQUIREMENTS.
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.

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18 AND THE NORTHEAST QUARTER OF SECTION 18, ALL IN TOWNSHIP 46 NORTH, RANGE 12 WEST, CITY OF ASHLAND, BOONE COUNTY, MISSOURI BEING ALL OF THE SURVEY RECORDED IN BOOK 1017, PAGE 69.

SITE DATA:

OWNER: MARTIN BUILDER'S, INC
7870 HUNTERS ECHO RD
ASHLAND MO, 65010
(573) 256-9868

ZONING: R-1, SINGLE FAMILY

ACREAGE: 97.84 ACRES

LOTS: THIS PLAT SHOWS 349 RESIDENTIAL LOTS AND 3 COMMON LOTS FOR STORM WATER AND NEIGHBORHOOD AMENITIES.

DENSITY: THE DENSITY OF THIS DEVELOPMENT IS 3.56 RESIDENTIAL LOTS PER ACRE.

McCLURE
making lives better.
1901 PENNSYLVANIA AVE.
COLUMBIA, MO 65201
(573) 814-1588
CERTIFICATE OF AUTHORITY No. LA-2012288

MARTIN BUILDERS, INC.
PREPARED FOR:
LIBERTY LANDING NORTH
PROJECT LOCATED:
ASHLAND, MISSOURI
MCCLURE PROJECT No.
201319

N
100 50 0 100

HORIZONTAL DATUM BASED IN PART ON THE NORTH ZONE OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83). ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ALASKA CS 83

GENERAL LEGEND

BOUNDARY LINE	
PROPERTY LINE	
EASEMENT LINE	
CHAIN LINK FENCE	
FIELD FENCE	
ROAD CENTERLINE	
ROUND MONUMENT	●
FOUND (PK NAIL)	⊗
FOUND (REBAR)	○
POWER POLE CORNER	⊙
SET (½" REBAR)	○
SET ON MON.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. SAPPER
LA-2003013179
February 1, 2021

STATE OF MISSOURI } ss
COUNTY OF BOONE }

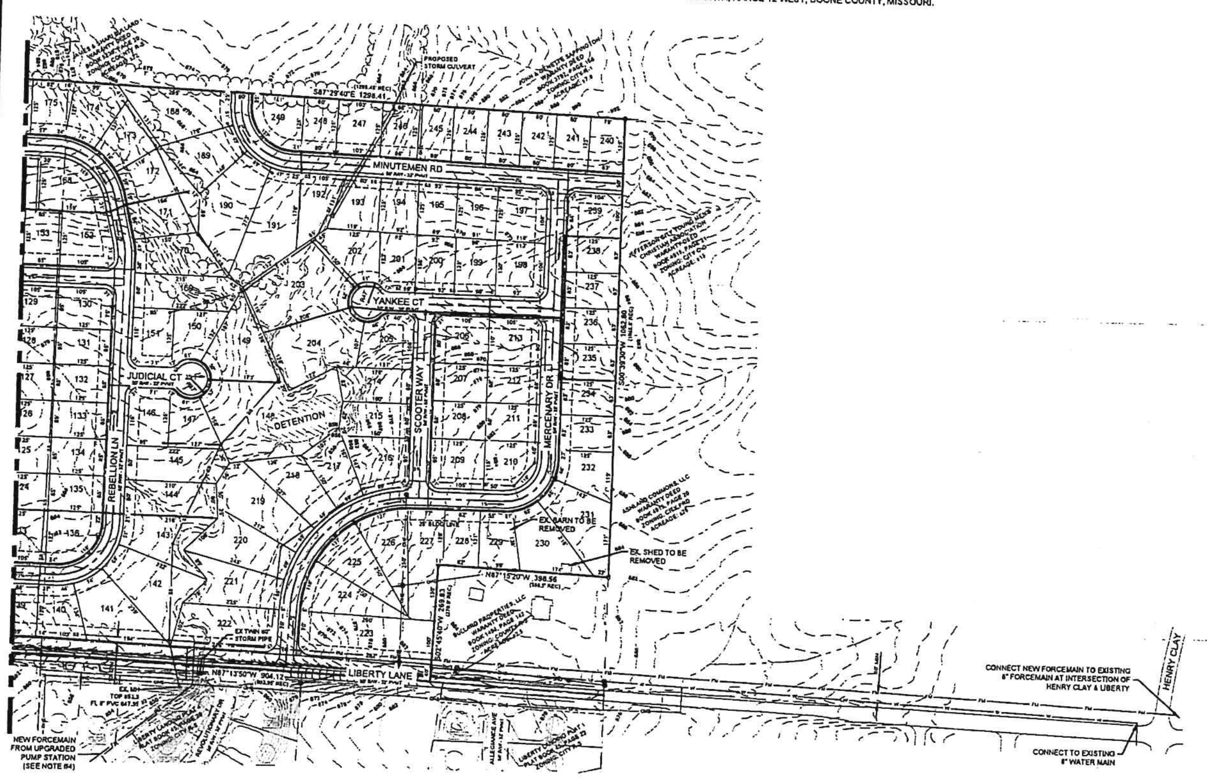
SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____ 2021.

TIMOTHY J. DENNEY, NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 10, 2021

PRELIMINARY PLAT (2 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.



McCLURE™

making lives better.

1901 PENNSYLVANIA AVE.
COLUMBIA, MO 65202
(573) 814-1568

CERTIFICATE OF AUTHORITY
No. LS-2012008395

SURVEY PREPARED FOR:
MARTIN BUILDERS, INC.

PROJECT NAME:
LIBERTY LANDING NORTH

PROJECT LOCATION:
ASHLAND, MISSOURI

McCLURE PROJECT No.:
201319

N

100 50 0 100

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (WESTERN ZONE), OBTAINED FROM GPS OBSERVATION, MODOT COPS 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 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-2003013176
February 1, 2021

STATE OF MISSOURI)
COUNTY OF BOONE) SS

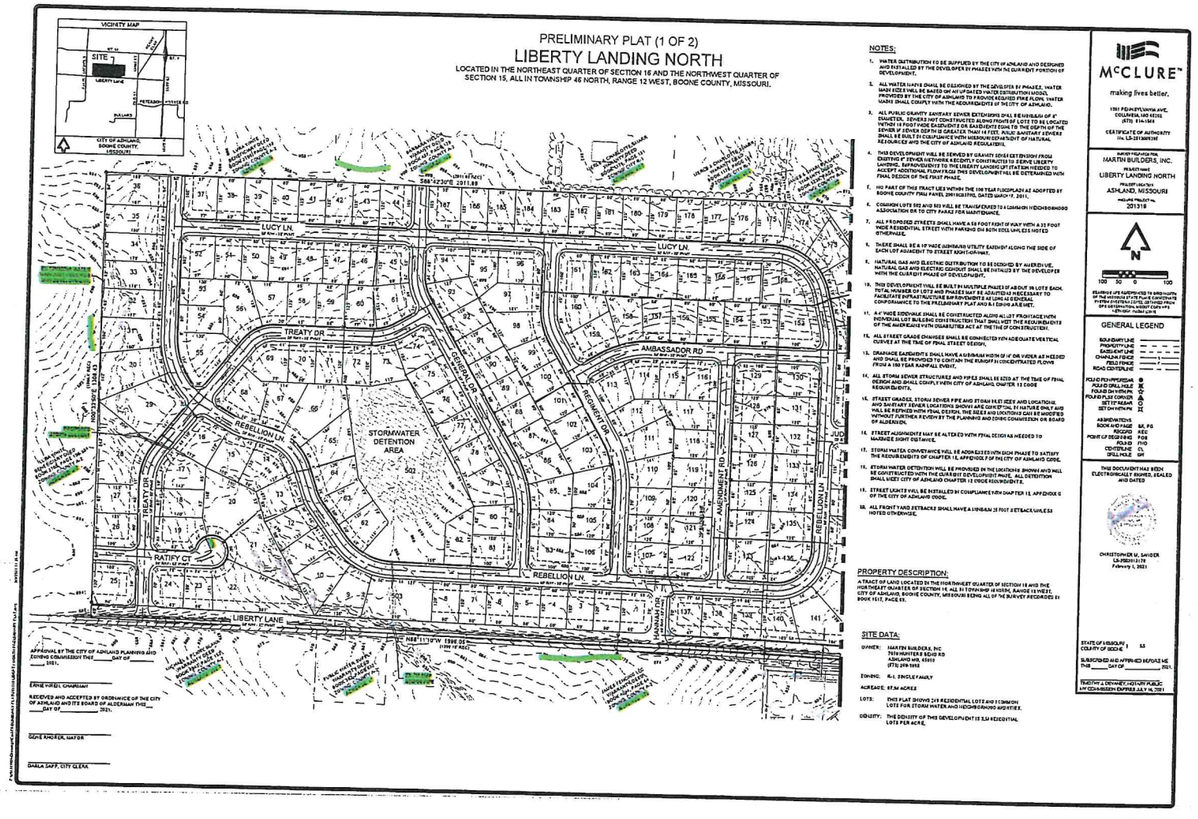
SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF __________, 2021.

TIMOTHY J. DEVANEY, NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 16, 2021

PRELIMINARY PLAT (1 OF 2)

LIBERTY LANDING NORTH

LOCATED IN THE NORTHEAST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, ALL IN TOWNSHIP 46 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI.



NOTES:

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2. ALL WATER MAINS SHALL BE DESIGNED BY THE DEVELOPER BY PHASES. WATER MAINS SHALL BE LOOPED AND SIZED BASED ON AN UP DATED WATER DISTRIBUTION MODEL PROVIDED BY THE CITY OF ASHLAND TO PROVIDE REQUIRED FIRE FLOW. WATER MAINS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ASHLAND.
3. ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE INSTALLED AT 8" MINIMUM SIZE. SEWERS MAY BE CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 10 FEET OF THE FRONT CORNERS OR EASEMENT EQUAL TO THE DEPTH OF THE SEWER IF SEWER DEPTH EXCEEDS 10 FEET. ALL PUBLIC SANITARY SEWERS SHALL BE BUILT IN COMPLIANCE WITH MEANDERED ALIGNMENT OF NATURAL RESOURCES AND THE CITY OF ASHLAND REGULATIONS.
4. THIS DEVELOPMENT WILL BE SERVED BY GRAVITY SEWER EXTENSION FROM EXISTING 8" SEWER LINE LOCATED IN THE EASEMENT CONTIGUOUS TO SERVE LIBERTY LANDING. IMPROVEMENTS TO THE LIBERTY LANDING LIFT STATION NEEDED TO ACCEPT ADDITIONAL FLOW FROM THIS DEVELOPMENT WILL BE DETERMINED WITH FINAL DESIGN OF THE FIRST PHASE.
5. NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY BOONE COUNTY FIRM PANEL 29019C0315J, DATED MARCH 17, 2011.
6. COMMON LOTS 502 AND 503 WILL BE TRANSFERRED TO LIBERTY NEIGHBORHOOD ASSOCIATION OR TO CITY PARKS FOR MAINTENANCE.
7. ALL PROPOSED STREETS SHALL HAVE A 58 FOOT RIGHT-OF-WAY WITH A 33 FOOT WIDE RESIDENTIAL STREET WITH PARKING ON BOTH SIDES UNLESS NOTED OTHERWISE.
8. THERE SHALL BE A 10' WIDE UNDRAIN 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 75 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 AS SHOWN AS SHEET.
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 15' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN 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 REVISED 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 MAINTAIN 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.
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.

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE FOUR THWEST QUARTER OF SECTION 18 AND THE NORTHEAST QUARTER OF SECTION 19, 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
7570 HUNTERS ECHO RD
ASHLAND MO, 65010
(573) 356-5955

ZONING: R-1, SINGLE FAMILY

ACREAGE: 87.84 ACRES

LOTS: THIS PLAT SHOWS 249 RESIDENTIAL LOTS AND 3 COMMON LOTS FOR STORM WATER AND NEIGHBORHOOD AMENITIES.

DENSITY: THE DENSITY OF THIS DEVELOPMENT IS 2.84 RESIDENTIAL LOTS PER ACRE.

McCLURE
making lives better.
1701 FOUNTAINVIEW AVE.
COLUMBIA, MO 65202
(573) 814-1845
CERTIFICATE OF AUTHORITY
No. LS-2012000107

OWNER / DEVELOPER
MARTIN BUILDERS, INC.
PROJECT NAME
LIBERTY LANDING NORTH
PROJECT LOCATION
ASHLAND, MISSOURI
PROJECT NO.
201319

N
100 50 0 100
ESTABLISHED BY SURVEYING IN THE SYSTEM OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, EASTERN ZONE, NAD 83 (2011) EPOCH 2010.00 AS PROVIDED BY GPS OBSERVATIONS.

GENERAL LEGEND

BOUNDARY LINE	
PROPERTY LINE	
EASEMENT LINE	
CHAIN LINK FENCE	
FIELD FENCE	
ROAD CENTERLINE	
FOUND PIN/REBAR	●
FOUND DRILL HOLE	⊗
FOUND MONUMENT	▲
FOUND CONCRETE	⊙
SET 1/2" REBAR	○
SET CM PIN/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-2003131TR
February 1, 2021

STATE OF MISSOURI } ss
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF ____, 2021.

NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 16, 2021

PRELIMINARY PLAT (2 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.

McCLURE™

making lives better.

1231 PENNSYLVANIA AVE.
COLUMBIA, MO 65201
(573) 814-1168

CERTIFICATE OF AUTHORITY
No. LS-2012/00195

SURVEY PROVIDED BY:
MARTIN BUILDERS, INC.

PROJECT NAME:
LIBERTY LANDING NORTH

PROJECT LOCATION:
ASHLAND, MISSOURI

MCCLURE PROJECT No.
201319

N

100 50 0 100

GENERAL LEGEND

BOUNDARY LINE
PROPERTY LINE
EASEMENT LINE
CHAIN LINK FENCE
FIELD FENCE
ROAD CENTERLINE

FOUND PROPERTIES
FOUND SHELL HOLE
FOUND SHELL HOLE
FOUND PLAIN CORNER
SETTY PIEZA
SET ON HIGH PIN

ABBREVIATIONS
BOOK AND PAGE BK PG
RECORD REC
POINT OF BEGINNING POB
FOUND FND
CENTERLINE CL
SHELL HOLE SH

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED

CHRISTOPHER M. SANDER
LS-2003/01/19
February 1, 2021

STATE OF MISSOURI
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS ____ DAY OF _____, 2021.

TIMOTHY A. DEWHIRT, NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 16, 2021

Bartlett & West

MEMORANDUM – Liberty Landing North – Preliminary Plat Review

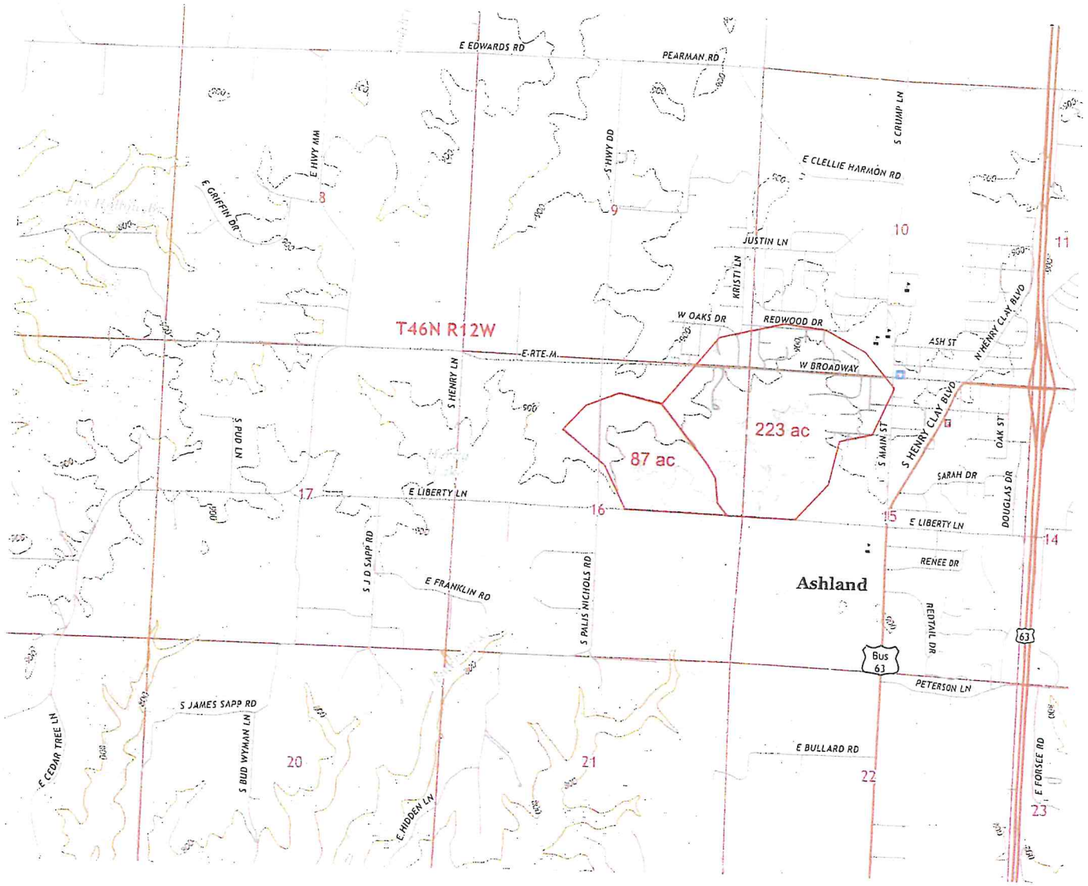
Date: January 19, 2021

To: Dan Vande Voorde, City of Ashland

From: Angela Sharp, Bartlett & West

REQUIREMENT	COMMENT
1. Preliminary Plat Application	Surrounding ownership noted on plat indicates all contiguous property ownership is included on plat.
2. Number of Copies and Required Scale	Submittal copies to be verified by the City. Scale is appropriate. Seal of surveyor is included.
3. Vicinity Sketch	Vicinity map included. Acreage of adjoining parcels of land not indicated. Name of adjoining plat to the southeast not indicated.
4. Proposed Name	City staff to verify.
5. Names and Addresses	Provided.
6. Adjacent Owners	Provided for adjacent parcels. Name of adjoining plat to the southeast not indicated.
7. Boundary Lines	Provided.
8. Streets – Other Features	Cul-de-sac radii not labeled. Label existing streets adjoining Liberty Lane to the southeast.
9. Existing Utilities	Water main at the west edge of plat boundary is assumed to be existing, but not labeled as existing or proposed and size not indicated. Existing storm sewer on adjacent properties not labeled. Sizes and elevations of existing adjacent sanitary sewers not indicated.
10. Physical Characteristics	Add contour labels.
11. Proposed Design – Street Drainage, Etc.	The proposed lot dimensions and front yard setbacks are indicated. It appears the proposed water main along the north right of way of Liberty Lane should extend from Hannah Drive to the west boundary of the plat, but it is not shown. It is not clear whether the proposed sanitary sewer can all flow by gravity to the apparent connection to the existing public system to the south. The connection point is indicated to be with an existing force main at the intersection of Henry Clay and Liberty, but without an additional lift station how does this occur? Apparent location of storm and sanitary sewers are shown, but not labeled. Storm, sanitary and water utility piping and structure locations, sizes and elevations are indicated to be shown with future phased final design.
12. Zoning	Information provided.
13. Pertinent Information	Information provided.
14. Protective Covenants	None submitted for review.

GENERAL COMMENTS:


E EDWARDS RD
PEARMAN RD
E HWY MM
S HWY DD
S CRUMP LN
E CLELLIE HARMON RD
E GRIFFIN DR
8
9
10
11
JUSTIN LN
KRISTI LN
W OAKS DR
REDWOOD DR
ASH ST
N HENRY CLAY BLVD
T46N R12W
E RTE M
W BROADWAY
S HENRY LN
223 ac
87 ac
S MAIN ST
S HENRY CLAY BLVD
OAK ST
SARAH DR
DOUGLAS DR
S PUD LN
17
E LIBERTY LN
16
15
E LIBERTY LN
14
REHEE DR
S J D SAPP RD
E FRANKLIN RD
S PALIS NICHOLS RD
Ashland
RETAIL DR
63
Bus 63
PETERSON LN
S JAMES SAPP RD
E CEDAR TREE LN
S BUD WYMAN LN
20
21
E HIDDEN LN
E BULLARD RD
22
E FORSEE RD
23

CMS

Liberty Landing North

Boone County, Missouri

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 10-Yr (cfs) (hr)	25-Yr (cfs) (hr)	100-Yr (cfs) (hr)
SUBAREAS			
West	261.79 12.19	309.79 12.18	405.92 12.18
East	628.51 12.22	742.37 12.20	974.27 12.22
REACHES			
OUTLET	885.05	1046.11	1374.96

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: E Liberty Ln, Ashland, MO 65010

Parcel ID #: 24-501-16-00-022.00 01

Project Name: Liberty North Plat 1

Applicant Name (Please Print) Christopher Sander
Address: 1901 Pennsylvania Ave
Columbia, MO
65203

Phone #: (573) 814-1568
Fax #:
E-Mail: csander@mecresults.com

Applicant's Signature: Kim A Martin **Date** January 11th, 2021

REQUIRED SUBMITTALS WITH COMPLETED APPLICATION

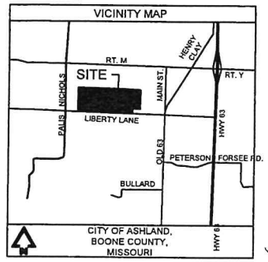
- ☐ Is this a Major Plat X or a Minor Plat____?
- ☒ Property survey
- ☐ Letter of Intent for Zoning Use or Building Use
- ☐ Soil Survey
- ☐ Stormwater Calculations
- ☐ Traffic Study
- ☐ Preliminary or Final Plat
  - A. Preliminary plats requires (5) 18" x 24" or (5) 24" x 36" signed and sealed copies 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:_____ (See page 3)

Staff Signature _____ Date _____

OFFICE USE ONLY

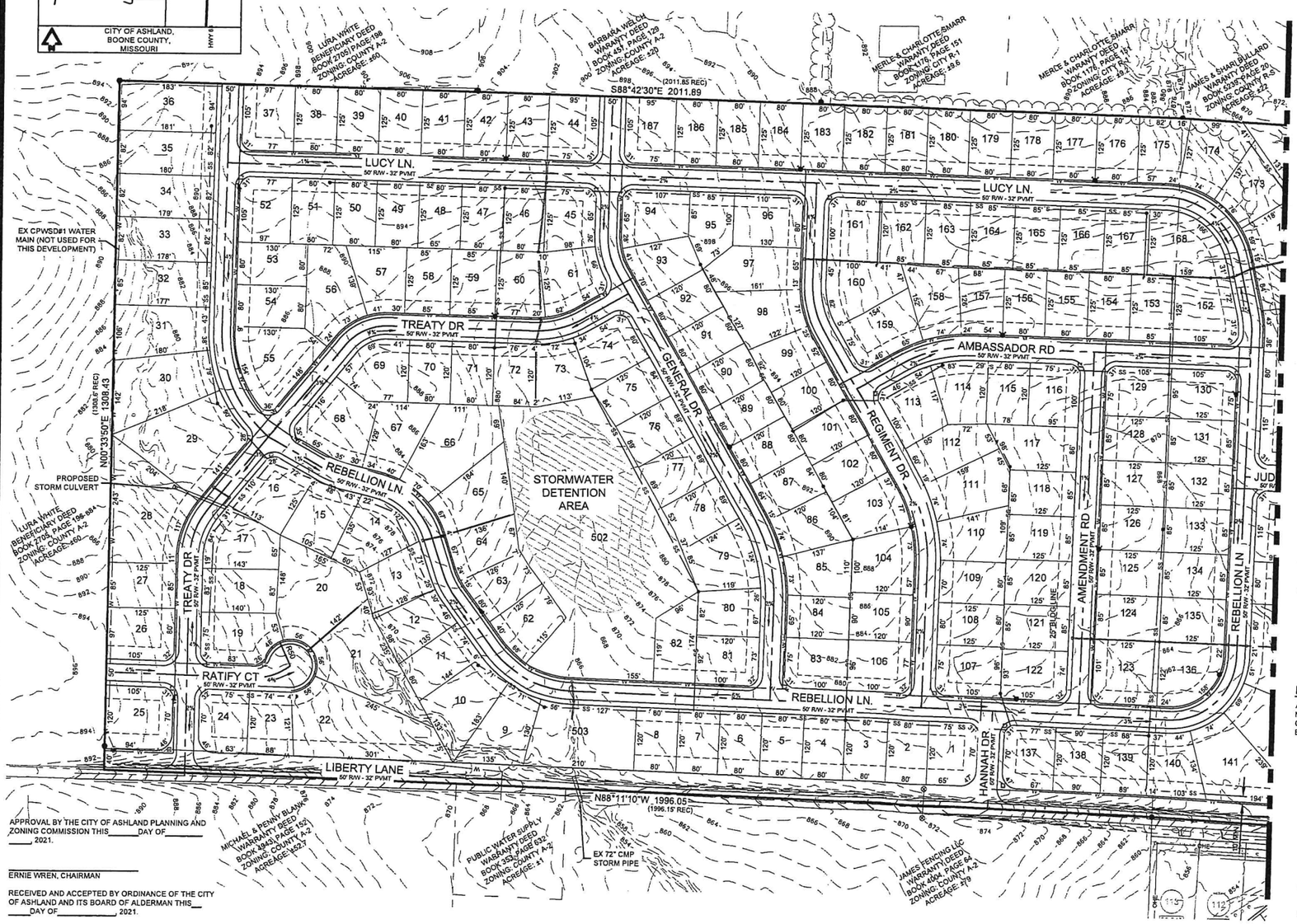
Application:	_____	_____
City Staff Review:	_____	_____
Planning & Zoning:	_____	_____
Board of Aldermen 1st Reading:	_____	_____
Board of Aldermen 2nd Reading:	_____	_____
Final Revisions / As-Built Received:	_____	_____



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.



APPROVAL BY THE CITY OF ASHLAND PLANNING AND ZONING COMMISSION THIS_____DAY OF_____ 2021.

_____
ERNIE WREN, CHAIRMAN

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

_____
GENE RHORER, MAYOR

_____
DARLA SAPP, CITY CLERK

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 FIRE FLOW. WATER MAINS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ASHLAND.
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 EXTENSION FROM EXISTING 8" SEWER NETWORK RECENTLY CONSTRUCTED TO SERVE LIBERTY LANDING. IMPROVEMENTS TO THE LIBERTY LANDING LIFT STATION NEEDED TO ACCEPT ADDITIONAL FLOW FROM THIS DEVELOPMENT WILL BE DETERMINED WITH FINAL DESIGN OF THE FIRST PHASE.
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 502 AND 503 WILL BE TRANSFERRED TO A COMMON NEIGHBORHOOD ASSOCIATION OR TO CITY PARKS FOR MAINTENANCE.
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 NOTED OTHERWISE.
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 CONTAIN 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.
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.

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

LOTS: THIS PLAT SHOWS 249 RESIDENTIAL LOTS AND 3 COMMON LOTS FOR STORM WATER AND NEIGHBORHOOD AMENITIES.

DENSITY: THE DENSITY OF THIS DEVELOPMENT IS 2.54 RESIDENTIAL LOTS PER ACRE.

McCLURE™
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

N

100 50 0 100

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (WESTERN ZONE). OBTAINED FROM GPS OBSERVATION, MODOT 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 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

STATE OF MISSOURI
CHRISTOPHER M. SANDER
NUMBER LS-2003013178
SURVEYOR

CHRISTOPHER M. SANDER
LS-2003013178
February 1, 2021

STATE OF MISSOURI)
COUNTY OF BOONE) SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2021.

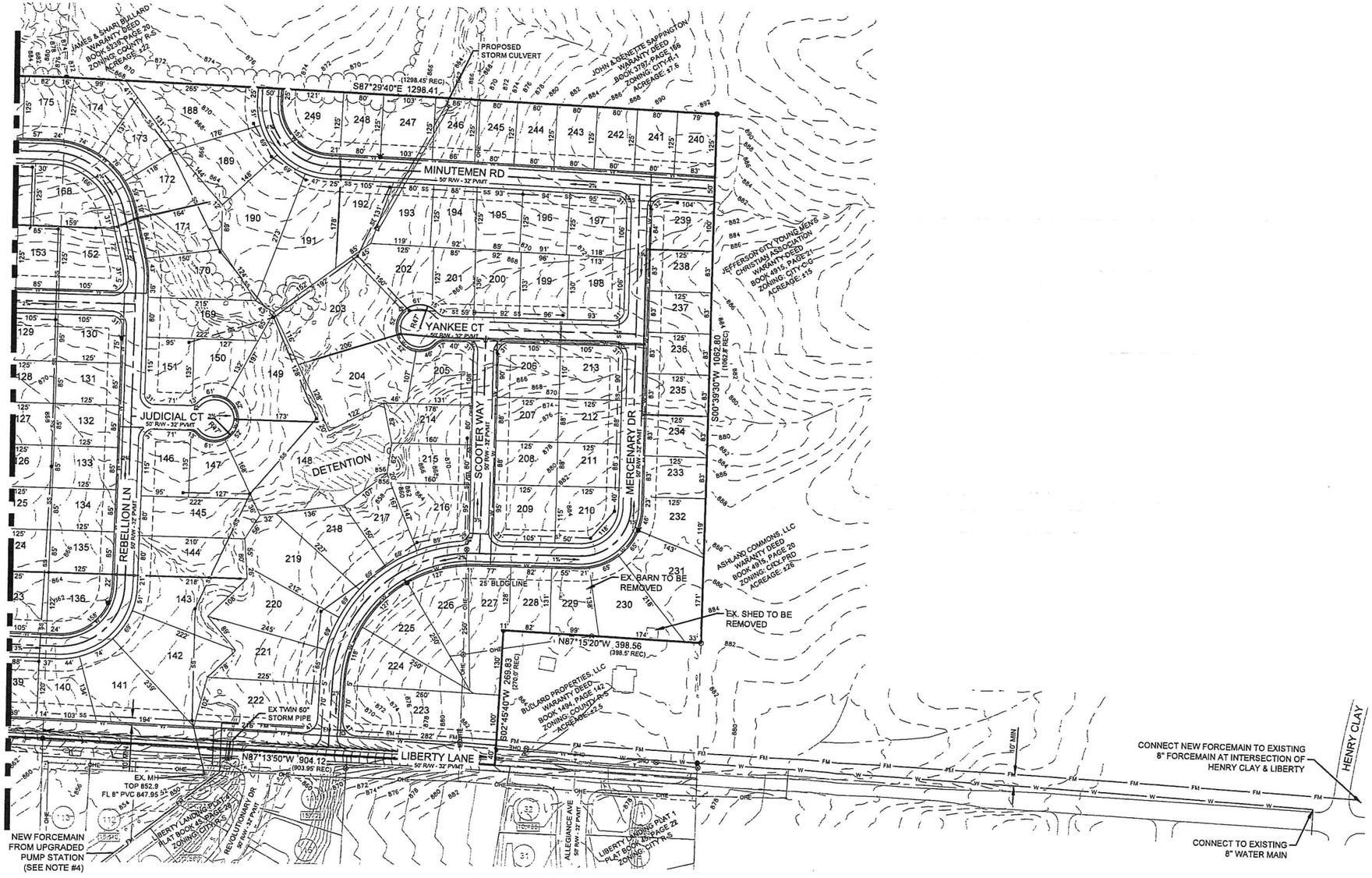
_____
TIMOTHY J. DEVANEY, NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 15, 2021

2/1/2021 11:23 AM
P:\2013\1905-Surveying\Civil\PRELIMINARY PLAT\201319 LIBERTY NORTH PRELIMINARY PLAT.dwg

PRELIMINARY PLAT (2 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.



P:\2013\13500-Drawings\CIVIL\PRELIMINARY PLAT\2013135 LIBERTY NORTH PRELIMINARY PLAT.dwg 2/1/2021 11:26 AM

McCLURE™

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

N

100 50 0 100

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (WESTERN ZONE), OBTAINED FROM GPS OBSERVATION, MODOT 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 DH WITH PK
- FOUND PLSS CORNER
- SET 1/2" REBAR
- SET DH WITH PK

ABBREVIATIONS:

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CENTERLINE	CL
DRILL HOLE	DH

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED

STATE OF MISSOURI
CHRISTOPHER M. SANDER
NUMBER LS-2003013178
PROFESSIONAL LAND SURVEYOR

CHRISTOPHER M. SANDER
LS-2003013178
February 1, 2021

STATE OF MISSOURI)
COUNTY OF BOONE) SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2021.

TIMOTHY J. DEVANEY, NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 16, 2021