

LIBERTY LANDING 5-6-7

SW QUARTER SECTION 15-46-12 ASHLAND, MISSOURI

OWNER AND DEVELOPER:

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

NOTES:

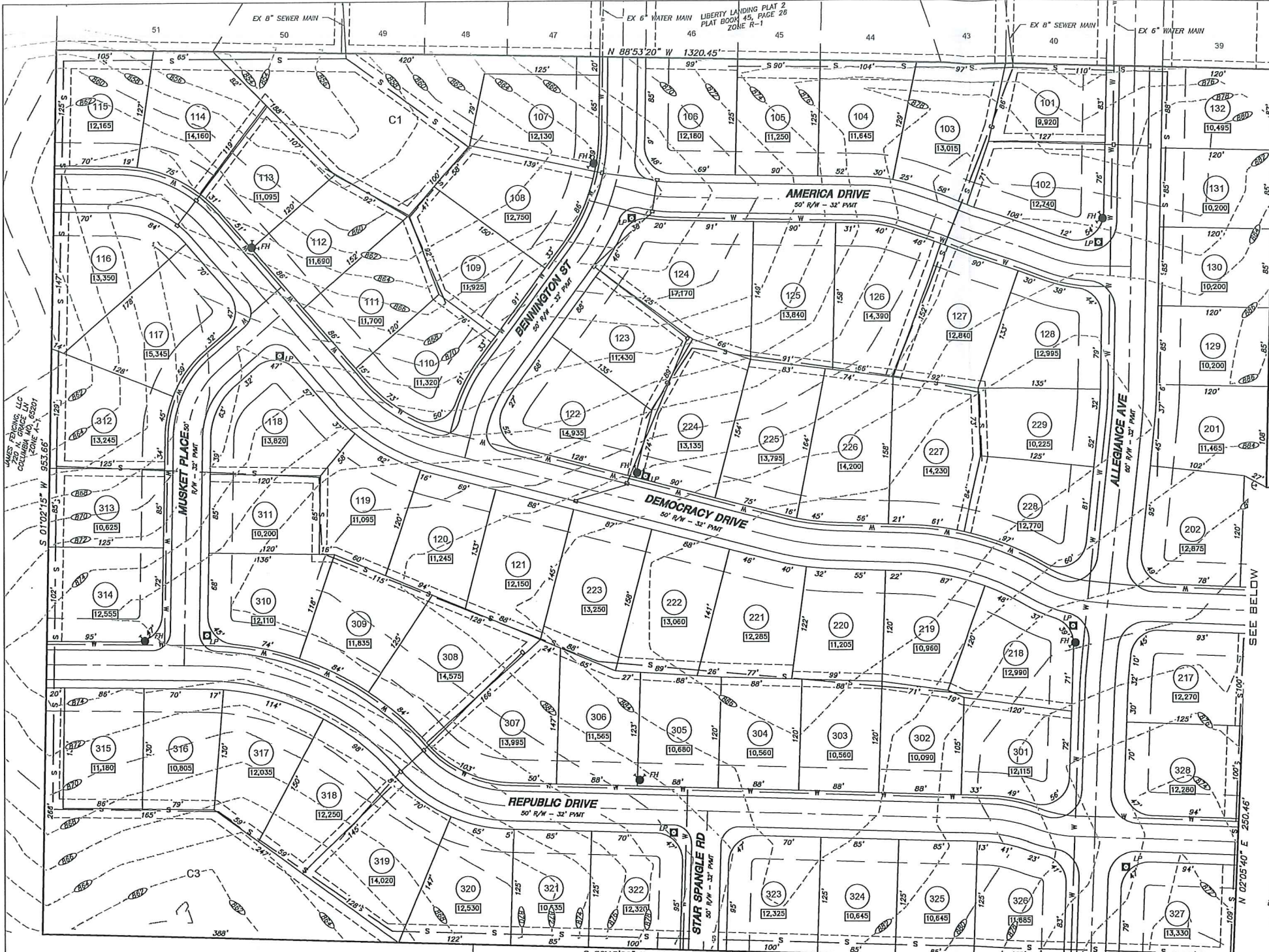
1. WATER DISTRIBUTION TO BE SUPPLIED BY THE CITY OF ASHLAND AND DESIGNED AND INSTALLED BY THE DEVELOPER IN PHASES WITH THE CURRENT PORTION OF DEVELOPMENT.
2. ALL WATER MAINS SHALL BE DESIGNED BY THE DEVELOPER IN PHASES. WATER MAIN SIZES WILL BE BASED ON AN UPDATED WATER DISTRIBUTION MODEL PROVIDED BY 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 PLAT 2. 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 29019C03700, DATED MARCH 17, 2011.
6. COMMON LOTS, C1, C2, AND C3 WILL BE TO BE TRANSFERRED A COMMON NEIGHBORHOOD ASSOCIATION FOR MAINTENANCE.
7. ALLEGIANCE AVE WILL BE A COLLECTOR STREET WITH A 60' RIGHT OF WAY AND 32' PAVEMENT. ALL OTHER PROPOSED STREETS SHALL HAVE A 50 FOOT RIGHT OF WAY WITH A 32 FOOT WIDE RESIDENTIAL STREET WITH PARKING ON BOTH SIDES.
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. LOT NUMBERS SHOWN ARE FOR INVENTORY AND PHASING PURPOSES ONLY. SINCE THIS DEVELOPMENT IS NOT INTENDED TO BE BUILT IN A SINGLE PHASE THE FIRST NUMBER OF EACH LOT NUMBER IS REPRESENTATIVE OF THE ANTICIPATED PHASE. (E.G. LOT 101 = PHASE 1, LOT 201 = PHASE 2, ETC.) PHASES NEED NOT BE BUILT IN THE ORDER DEPICTED ON THE PLAN BUT EACH SUBSEQUENT PHASE MUST ADDON AND CONNECT TO EXISTING INFRASTRUCTURE AT THE TIME OF PLATTING. NUMBER OF LOTS AND GROUPING OF THE LOTS IN EACH PHASE SHALL BE SUBJECT TO VARIATION TO FACILITATE GRADING/INFRASTRUCTURE IMPROVEMENTS IN GENERAL CONFORMANCE WITH THE PRELIMINARY PLAT. TOTAL NUMBER OF LOTS AND PHASES MAY BE ADJUSTED AS NECESSARY TO FACILITATE GRADING AND 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.



LOCATION MAP
NOT TO SCALE

LEGEND

(R)	RADIAL LINE
REC	RECORD
—	EXISTING STONE
IP	EXISTING IRON PIPE
RB	EXISTING REBAR
MH	EXISTING SANITARY MANHOLE
MH	PROPOSED SANITARY MANHOLE
CO	EXISTING SANITARY CLEANOUT
CO	PROPOSED SANITARY CLEANOUT
FH	EXISTING FIRE HYDRANT
FH	PROPOSED FIRE HYDRANT
LP	PROPOSED LIGHT POLE
ET	EXISTING ELECTRIC TRANSFORMER
ET	EXISTING TELEPHONE BOX
PP	EXISTING UTILITY POLE
HW	EXISTING WATER VALVE
HW	PROPOSED WATER VALVE
—	EXISTING FENCE
UE	EXISTING UNDERGROUND ELECTRIC
OE	EXISTING OVER-HEAD ELECTRIC
G	EXISTING GAS
S	EXISTING SANITARY
S	PROPOSED SANITARY
W	EXISTING WATER
W	PROPOSED WATER
—	EXISTING STORM SEWER
—	PROPOSED STORM SEWER
—	EXISTING CABLE TELEVISION
—	EXISTING FLOWLINE (Q)
—	EXISTING TREELINE
—	EXISTING CONTOUR



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STATE OF MISSOURI
DEPARTMENT OF REVENUE
RECORDS AND CLERK

SURVEY AND PLAT BY
McCLURE ENGINEERING CO
CHRISTOPHER M. SANDER
L.S. 2003013178

CHRISTOPHER M. SANDER
LS-2003013178
DECEMBER 27, 2017

McCLURE
ENGINEERS & ARCHITECTS
building strong communities.

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WILLIAM BULLARD
4850 E. BULLARD RD
ASHLAND MO, 65010
COUNTY A-2

JAMES AND SHARON BELCHER
4935 E. BULLARD RD
ASHLAND MO, 65010
COUNTY A-2

RUTH PETERSON
16101 OLD HIGHWAY 635
ASHLAND MO, 65010
COUNTY A-2

MIKE AND MELINDA COLLINS
ASHLAND MO, 65010
ZONE A-1

APPROVAL BY THE CITY OF ASHLAND PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2018.

_____, CHAIRMAN

RECEIVED AND ACCEPTED BY ORNANCE OF THE CITY OF ASHLAND AND ITS BOARD OF ALDERMEN

THIS ____ DAY OF _____, 2018.

GENE RHORER, MAYOR

DARLA SAPP, CITY CLERK

SITE DATA:

ZONING: R-1, SINGLE FAMILY

ACREAGE: 34.2 ACRES

DEED DESCRIPTION: THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIFTEEN (15), TOWNSHIP FORTY-SIX (46) NORTH, RANGE TWELVE (12) WEST, IN BOONE COUNTY, MISSOURI.

EXCEPTING THEREFROM TRACTS DESCRIBED IN WARRANTY DEEDS RECORDED IN BOOK 1403, PAGE 935; BOOK 2860, PAGE 7; BOOK 3038, PAGE 112; AND BOOK 3263, PAGE 87, RECORDS OF BOONE COUNTY, MISSOURI AND ALSO EXCEPTING THEREFROM TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 1737, PAGE 227, RECORDS OF BOONE COUNTY, MISSOURI, AND A 5.00 ACRE TRACT, MORE OR LESS, SHOWN BY THE SURVEY RECORDED BY BOOK 1737, PAGE 228, RECORDS OF BOONE COUNTY, MISSOURI, ALSO EXCEPT LOT TWO (2) OF COLE FARM SUBDIVISION AS SHOWN BY PLAT RECORDED IN PLAT BOOK 40, PAGE 11, RECORDS OF BOONE COUNTY, MISSOURI, ALSO EXCEPT LOT FOUR (4) OF COLE FARM SUBDIVISION AS SHOWN BY PLAT RECORDED IN PLAT BOOK 40, PAGE 122, RECORDS OF BOONE COUNTY, MISSOURI, ALSO EXCEPT TRACT DESCRIBED BY DEED RECORDED IN BOOK 3280, PAGE 3, RECORDS OF BOONE COUNTY, MISSOURI, ALSO EXCEPT THE TRACT OF LAND AND ANYTHING THAT LIES NORTH OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1798, PAGE 258 OF THE BOONE COUNTY, MISSOURI RECORDS.

THIS PLAT SHOWS 89 RESIDENTIAL LOTS AND 3 COMMON LOTS FOR STORM WATER AND NEIGHBORHOOD AMENITIES.

THE DENSITY OF THIS DEVELOPMENT IS 2.6 RESIDENTIAL LOTS PER ACRE.

