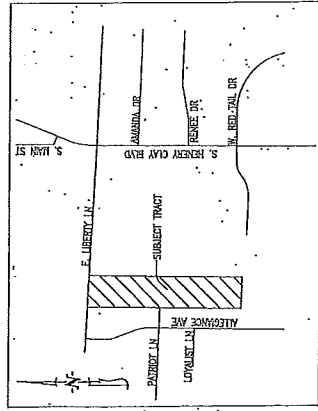


PRELIMINARY PLAT FOR
LIBERTY POINT

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 15, TOWNSHIP 46 NORTH, RANGE 12 WEST
ASHLAND, BOONE COUNTY, MISSOURI
DECEMBER 2018



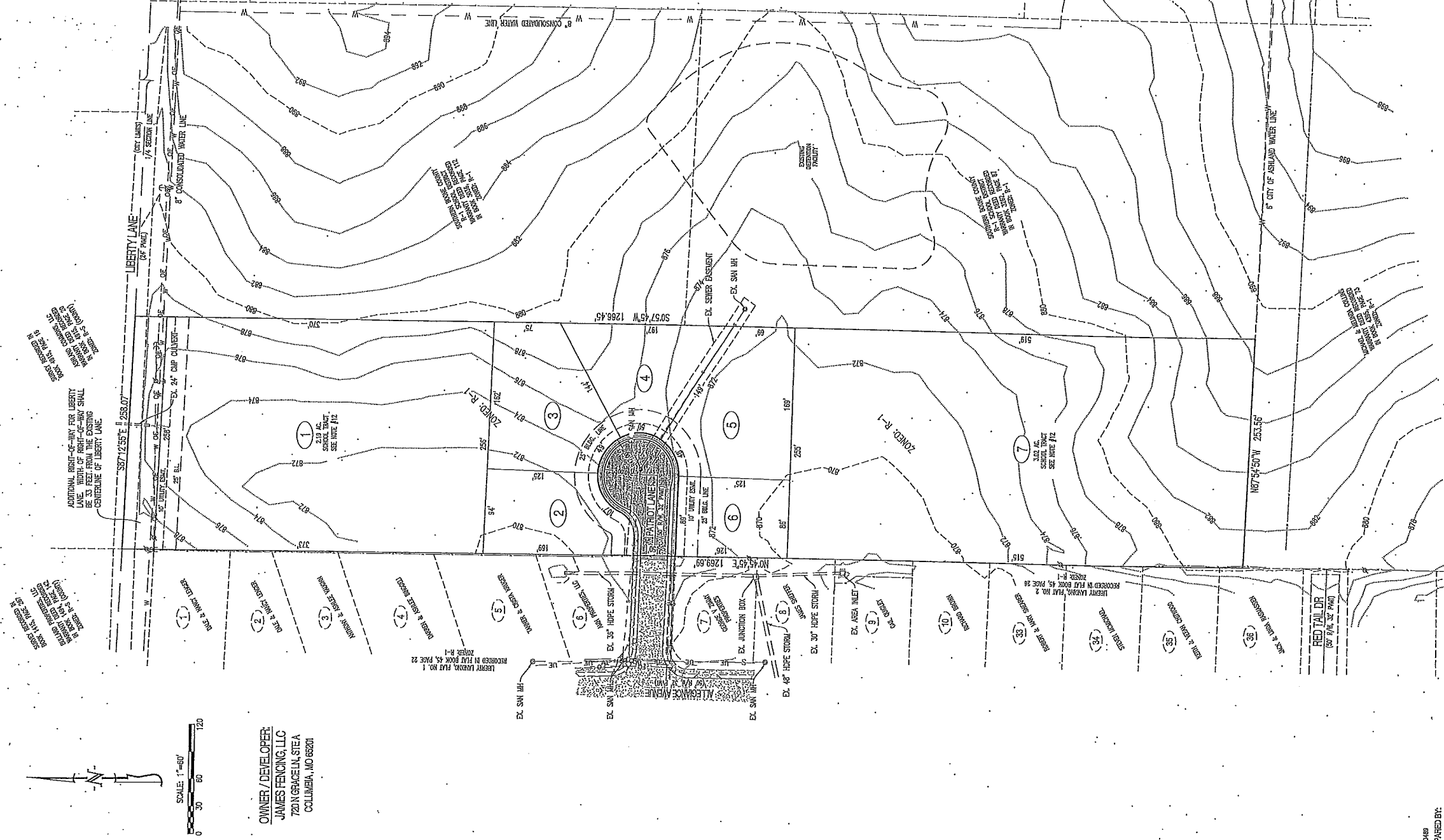
LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1634, PAGE 112 AND CONTAINING 7.44 ACRES.

NOTES:

- NO PART OF THIS TRACT LESS THAN THE 100 YEAR FLOODPLAIN AS SHOWN BY FEMA FIRM PANELS NO. 28018C0270D DATED MARCH 17, 2011.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE FRONT OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
- WATER DISTRIBUTION TO BE PROVIDED BY THE CITY OF ASHLAND.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONING OF THIS TRACT IS R-1.
- THIS PLAT CONTAINS 7.44 ACRES.
- ALL ROADS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE TO THE CITY OF ASHLAND STREET STANDARDS FOR A LOCAL ROAD. A STANDARD 47 FOOT RIGHT-OF-WAY AND A 40 FOOT CUL-DE-SAC BUILT WILL BE CONSTRUCTED FOR PATRIOT LANE.
- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 16 INCHER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LACED WITHIN 16 FEET WIDE EASEMENTS OR EASEMENTS EQUALLY TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET.
- DRAINAGE EASEMENTS HAVING A MINIMUM WIDTH OF 16' SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FORMS FROM A 100 YEAR RAINFALL EVENT.
- PROPOSED FRONT YARD SETBACKS TO CONFORM TO THE ASHLAND ZONING CODE.
- IF 5' OF THE WIDTH OF LOTS 1 & 7 TO BE TRANSFERRED OVER TO THE SOUTHERN BOONE COUNTY CITY OF ASHLAND TO PROVIDE WITH THEIR PROPERTY ADJOINING TO THE EAST, UPON APPROVAL OF THE FINAL PLAT.
- STORMWATER DETENTION FOR THIS DEVELOPMENT WILL BE CONTAINED IN THE EXISTING DETENTION BASIN FACILITY THAT WAS CONSTRUCTED AS PART OF THE SOUTHERN BOONE COUNTY R-1 SCHOOL DISTRICT. THE EXISTING DETENTION BASIN FACILITY IS LOCATED AT THE INTERSECTION OF PATRIOT LANE AND LIBERTY LANE. THE EXISTING DETENTION BASIN FACILITY IS DESCRIBED IN THE STORMWATER CALCULATIONS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AT THE TIME OF FINAL DESIGN PLANS.

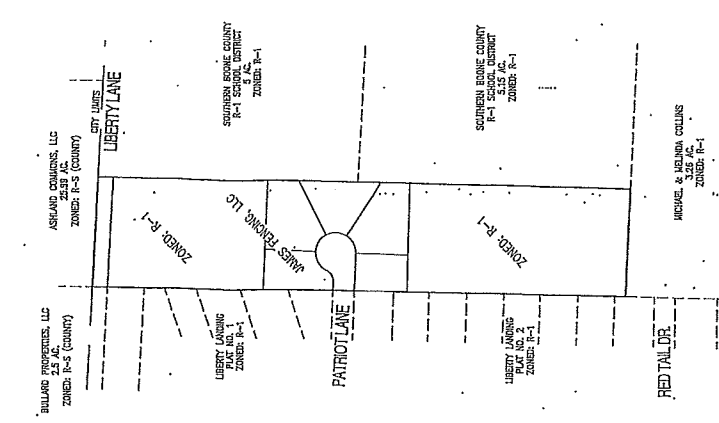


ADDITIONAL RIGHT-OF-WAY FOR LIBERTY LANE. RIGHT-OF-WAY SHALL BE 33 FEET FROM THE EXISTING CENTERLINE OF LIBERTY LANE.

EXISTING 30" HOPE STORM SEWER LINE TO BE REMOVED AND REPLACED WITH 48" HOPE STORM SEWER LINE.



OWNER / DEVELOPER:
JAMES FENCING, LLC
720 N GRACIELA STE A
COLUMBIA, MO 65201



VICINITY SKETCH
SCALE 1"=200'

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION, I FURNISH CERTIFY THAT I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI.



David Thomas Butcher
DAVID T. BUTCHER - PLS-200303090



PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS, INC.
1000 W. KING HWY., SUITE 110
COLUMBIA, MISSOURI 65201
620.447.0292
www.crockettengineers.com

12/14/2018 PLAN REVISION
12/11/2018 CITY COMMENTS
11/20/2018 ORIGINAL