



BEARINGS ARE REFERENCED TO GRID NORTH FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.

SCALE: 1" = 60'

0 30 60 90 120

- LEGEND**
- 1C — PROPOSED STREET GRIDS
  - S — PROPOSED STORM DRAINAGE STRUCTURE/PIPE
  - S — PROPOSED SANITARY SEWER
  - W — PROPOSED WATER LINE
  - W — EXISTING SANITARY SEWER
  - W — EXISTING WATER LINE
  - W — EXISTING GAS LINE
  - W — OVERHEAD ELECTRIC
  - W — UTILITY POLE
  - W — EX. TIE LINE
  - MH — MANHOLE
  - CO — CLEAN OUT
  - 300 — EXISTING CONDUIT

APPROVED BY THE CITY OF ASHLAND PLANNING AND ZONING THIS DAY OF \_\_\_\_\_, 2020.

FRED KUEPPEL, CHAIRPERSON

ACCEPTED BY THE CITY OF ASHLAND BOARD OF ALDERMEN THIS DAY OF \_\_\_\_\_, 2020.

CENE RUMER, MAYOR DARLA SAPP, CITY CLERK

**SANITARY SEWER NOTE**  
 PROPOSED SANITARY SEWER WILL CONNECT TO EXISTING SEWER LINE ON SOUTH SIDE OF LIBERTY LANE SOUTHWEST OF THIS TRACT. ALTERNATIVE OPTION WILL INCLUDE THE INSTALLATION OF A PUMP STATION IN THE SOUTHWEST CORNER OF THIS TRACT AND WILL PUMP TO SEWER LINE ON WEST SIDE OF EXISTING SOUTH MAIN STREET.

**FLOOD PLAN STATEMENT**  
 THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 29019C03700, EFFECTIVE DATE MARCH 17, 2011.

**EXISTING UTILITIES**  
 SEWER: GRABBY SEWER IN MAIN STREET  
 WATER: MAIN ALONG EAST SIDE OF MAIN STREET  
 GAS: MAIN ALONG WEST SIDE OF MAIN STREET  
 ELECTRIC: OVERHEAD LINE ALONG EAST SIDE OF MAIN STREET

- NOTES**
- THERE WILL BE A 10' UTILITY EASEMENT AND A 25' BUILDING LINE ALONG THE STREET FRONTAGE OF ALL LOTS.
  - THERE WILL BE A MINIMUM 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY SEWER AND STORM SEWER LINES.
  - ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
  - ALL STREETS WILL HAVE A 50' RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
  - COMMON AREA LOT 95 TO BE TRANSFERRED TO THE HOME OWNERS ASSOCIATION FOR MAINTENANCE OF THE CLUB HOUSE AND STORAGE WATER BASIN WHICH WILL BE PLACED ON THESE LOTS.
  - LOTS 1-14 ARE INTENDED TO BE DEVELOPED FOR COMMERCIAL USES.
  - LOTS 15-14 ARE INTENDED TO BE DEVELOPED FOR SINGLE FAMILY DWELLING WITH A PLANNED RESIDENTIAL DEVELOPMENT (P.R.D.) CONDITIONAL USE BY C-G ZONING.
  - MAIN STREET IS TO BE RELOCATED THROUGH THE SITE AS SHOWN AND THE ROADWAY EASEMENT RECORDED IN BOOK 4915, PAGE 13 IS TO BE VACATED.

**ALLSTATE CONSULTANTS**  
 3112 LINCOLN INDUSTRIAL BLVD.  
 COLUMBIA, MO 65201  
 (314) 875-8799  
 ALLSTATE CONSULTANTS LLC  
 MO PROFESSIONAL LAND SURVEYING  
 CERTIFICATE OF AUTHORITY #00000001

**PRELIMINARY PLAT 1  
 ASHLAND COMMONS PLAT 1**  
 LOCATED IN SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST  
 BOONE COUNTY, MISSOURI

STATE OF MISSOURI  
 JAMES R. JEFFRIES  
 REGISTERED LAND SURVEYOR  
 No. 15,200  
 My Commission Expires 12/31/2024

*James R. Jeffries*  
 JAMES R. JEFFRIES  
 PROFESSIONAL LAND SURVEYOR  
 PLS-2250  
 DATE  
 DECEMBER 19, 2019  
 JOB NUMBER  
 17253.01

**SITE DATA**  
 ZONING: C-G  
 ACREAGE: 25.99 ACRES  
 LOCATION: SECTION 15-140N-12W

**OWNER / DEVELOPER**  
 ASHLAND COMMONS, LLC  
 1000 N. INTERSTATE 35, SUITE 1  
 ROUND ROCK, TEXAS 78681