

AGENDA

CITY OF CENTRALIA, MISSOURI
Planning and Zoning Commission
Thursday, November 13, 2014
7:00 P.M.
City Hall Council Chambers

- I. ROLL CALL
- II. Approval of Minutes of Previous Meetings
- III. Electing Officers for the Planning and Zoning Commission
- IV. Considering Final Plat of Cobblestone Lake Estates Subdivision
 - A. Recommendation to Board of Aldermen
- V. As May Arise
- VI. Adjourn

From: Matt Harline, City Administrator
To: Planning & Zoning Commissioners
CC: General Public
Date: November 10, 2014
Re: Meeting of Thursday, November 13, 2014 at 7:00 pm



Enclosed is the agenda for the next meeting of the Planning and Zoning Commission on **Thursday, November 13, 2014 at 7:00 p.m.** If you are unable to attend, please call me as soon as possible.

Item II. Approval of Minutes of Previous Meetings. Draft minutes for the minutes of the meeting of July 10, 2014 are enclosed.

Recommended Action: After review and any edits the Commission may choose to adopt them by motion.

Item III. Electing Officers for the Planning and Zoning Commission. Patt Olsen has resigned from the Commission and new officers will need to be elected. The process is covered in the Centralia City Code under:

SECTION 2-78. ELECTION OF OFFICERS; RULES AND REGULATIONS; QUORUM

The Commission shall elect annually from among its members its own chairman, vice chairman and secretary and, from time to time, provide such rules and regulations, not inconsistent with this Code or other City ordinances, for its own organization and procedure as it may deem proper; provided, its chairman shall be elected from among five (5) appointive members not officials or employees of the City. Three (3) non-City official members of the Commission shall constitute a quorum for the transaction of business. (Ord. No. 717 §3, 8-8-60)

Recommended Action: The Commission should elect a chairman, vice-chairman and secretary.

Item IV. Considering Final Plat of Cobblestone Lake Estates Subdivision. The Board of Aldermen has received the Final Plat of Cobblestone Lake Subdivision Plat 3.

The owners are seeking approval of the Final Plat Cobblestone Lake of Plat 3. No advertised public hearing is required. Since this is a final plat the Commission's job is largely to determine if the plat meets the requirements placed on it and any changes from the preliminary plat meet the overall improvement plan. The layout for these lots substantially duplicates that of the Cobblestone Lake preliminary plat submitted in 2008, and will constitute Plat 3 and the final phase of the total development. The owners of the Cobblestone Lake Subdivision property have completed construction of the sanitary sewers for twenty lots along the end of Hampton Drive and along Lockport Drive.

The Water Department, Electric Department and Street/Sanitation Department supervisors have all reviewed the plans and made recommendations. The Water Department shares a desire with the developer to gain quick approval (once all necessary improvements have been assured) in order to get water lines in place before the worst of the winter weather comes. The owners and our staff have looked at the possibility of requesting an easement on the north 5 feet of lot 29 to allow for a water loop. The Electric Department is confident that can have their improvements in place in a timely manner. The Commission may want to insist upon a temporary cul-de-sac bulb, as the owner of this property also owns the property immediately to the north to allow for the safest and most efficient provision of refuse and recycling collection. The developer is proceeding with improvements and hopes to have all of the streets and storm water improvements in place before the end of the construction season.

The property to the north was discussed briefly and informally. The plans for that land will impact this subdivision to some extent if the owner proceeds with extending Lockport Drive north and terminating in a cul-de-sac with a bulb. The existing approved platted subdivision (Dan-Mar-Dale) envisioned a low-water crossing over the intermittent stream that runs north through Cobblestone Lake and through the "paper street" extension of Southland Drive to the east. This makes it feasible to ask for a turnaround, however, it would be an off-site improvement.

As in the past, the sidewalks will be guaranteed by a Letter of Credit from the developers' bank. In addition the developer will be required to pay \$436.00 for each platted lot conveyed when there is a deed of conveyance for any lot in this phase of the development the funds in keeping with the agreement entered into in July of 2009. These funds will be set aside by the City for the future construction of Gano Chance Road where it runs adjacent to the southern boundary of Cobblestone Lake.

Recommended Action: If the Commission is convinced that the owners have met their burden then the Commission should approve Cobblestone Lake Subdivision Plat 3 by roll call vote during this meeting. Further the Commission should then recommend to the Board of Aldermen that they accept the plat, rights-of-way, and improvements by ordinance, upon receipt of the Letter of Credit. Once this is done and the plat recorded, the developers will execute a conveyance of the sanitary sewer improvements and the City will accept those be a separate ordinance. The staff recommends approval.

Item V. **As May Arise**

Before he left Lynn made substantial progress in drafting an update to the Comprehensive Plan for Centralia. I intend to continue with this process with the goal of having an adopted in plan in about one year to aid in the development of the FY2017 Budget. The Commission may want to weigh in on the level of depth and public discussion that should accompany the process at this meeting. I would like one of the results to be a Capital Improvements Plan (CIP) for streets, sidewalks and other community assets. The Commission would have an on-going role in updating both the Comprehensive Plan (every 5-10 years) and the CIP every year or two.

Meeting of the Planning and Zoning Commission for Thursday, July 10, 2014.

The meeting was called to order by Chairman Patt Olsen at 7:00 p.m. Present were Mayor Tim Grenke, Guy Lee, Don Bormann, LeeAllen Smith, and Dale Hughes. Also attending were Lynn Behrns, Merritt Beck, Matt Harline, Dale Bedsworth, and Charles Davidson.

Those present participated in the Pledge of Allegiance.

Hughes moved to approve the minutes of the March 12, 2014 meeting. Smith seconded the motion. All members present voted aye and the motion carried.

Behrns introduced a request for voluntary annexation which was referred to the Commission by the Board of Aldermen. Thomas Patton is asking for the annexation of two parcels of land at the northwest corner of Hickman Street and Fairground St. The land is currently a “doughnut hole” within the city boundaries. Patton intends to sell the property to be a new site for a church. Annexation would be a condition for supplying sewer service in this instance. Staff recommends the annexation.

Behrns reported that a public hearing had been advertised to take place at this time and date. The ad was in the June 25, 2014 issue of the Centralia Fireside Guard.

Olsen opened the public hearing and asked for comments.

Bedsworth said he was not opposed to the annexation *per se*. He described more of the history of the property. He asked about the status of the portion of Hickman Street which extends north of Fairground Street. Behrns explained how some right-of-way had been dedicated during the platting of the Green Gables Subdivision on the east and the North Star Subdivision, which is a portion of the area proposed for annexation. The remaining roadway would be addressed later in the meeting. Beck elaborated on the legal aspects of right-of-way dedications. Davidson had technical questions about drainage, but also did not voice any opposition to the annexation.

Olsen declared the public hearing closed. She asked for any comments from the Commissioners. There were none. Behrns said that prior to this meeting he had received no verbal or written comments from the public.

Smith then moved that the Planning and Zoning Commission recommend to the Centralia Board of Aldermen that they approve the voluntary annexation of the property as described. Lee seconded the motion. All members present voted in favor. There were no votes against or abstentions. The motion carried.

Behrns then asked the Commission to consider set a zoning designation for the Patton property, once it is annexed. He has suggested that the property could be B-2 (Highway Business District), and this was the zoning requested by the Patton's. This would allow the church some flexibility with setback requires, however a church is allowed in every zone district in the City. The zoning for the properties on the north, west, and south sides of this property is already B-2. The properties in the subdivision to the east are in the Green Gables Subdivision and are zoned R-1 (One-Family Residence District). The Commission needs to make a recommendation to the Board of Aldermen to

allow them to make a zoning designation by ordinance at the proper time.

Again, Behrns reported that a public hearing had been advertised to take place at this time and date. The ad was in the June 25, 2014 issue of the Centralia Fireside Guard.

Olsen opened the public hearing and asked for comments.

Bedsworth told the Commissioners that he would like them to consider R-1 zoning. He had some concerns about uses for B-2, if the Church did not get built. The amount of possible impervious surface and drainage matters were again brought up. Bormann and Behrns both said that the stormwater from this property should flow either north toward farmland or south to a ditch that then runs west along Fairground to a creek/swale that also drains north and northwest on Crawford farmland.

Olsen declared the public hearing closed. She asked for any comments from the Commissioners. Several acknowledged that B-2 uses might be too intense for adjacent single-family residence. However, they also said that most of the adjacent property had already been zoned B-2, including both sides of the 700 block of North Allen Street. Behrns said that prior to this meeting he had received no verbal or written comments from the public. There was other discussion of a general nature, not directly related to the application of zoning.

Hughes then moved that the Planning and Zoning Commission recommend to the Board of Aldermen that the property be zoned B-2 (Highway Business District) upon its annexation. Smith seconded the motion. On roll call vote all members present voted in favor of the motion and it passed.

Behrns noted that there would be another public hearing before the Board of Alderman after the property was annexed. If those in attendance wished, they could again address the designation before any ordinance was adopted.

Behrns reported that part of the property to be annexed was composed of the North Star Subdivision within Boone County. Additional property had been dedicated for the purpose of widening North Hickman Street. A similar right-of-way dedication was made during the platting of the Green Gables Subdivision. That leaves a narrower street for about the north 101 feet of the property to be annexed. Behrns asked the Commission to recommend to the Board of Aldermen to make a request for additional right-of-way sufficient to have a consistent street width along the entire distance.

Smith then moved that the Board of Aldermen should ask the future owners of the property proposed to be annexed to dedicate additional street right-of-way for a portion of North Hickman, so that the street will maintain a constant width; and that the Board of Aldermen accept such right-of-way dedication if offered. Lee seconded the motion. On roll call vote all members present voted in favor of the motion and it passed.

Behrns noted that part of the arrangements for the Church to purchase the property would lead to an extension of the sanitary sewer north from Fairground St. to the south boundary of the Patton residence. This would serve the Church and would allow for Patton (and the Mackbee house which is across the street) to connect for service. It should also run at a grade that will allow future sewer service to a considerable distance to the north if that farmland

was ever developed.

Smith moved that the meeting be adjourned. Hughes seconded the motion. All members voted in favor and the motion carried.

The meeting ended at about 7:47 p.m.

G:\LYNN\ARCIVE14P&Z14.July 10

COBBLESTONE LAKE ESTATES PLAT 3

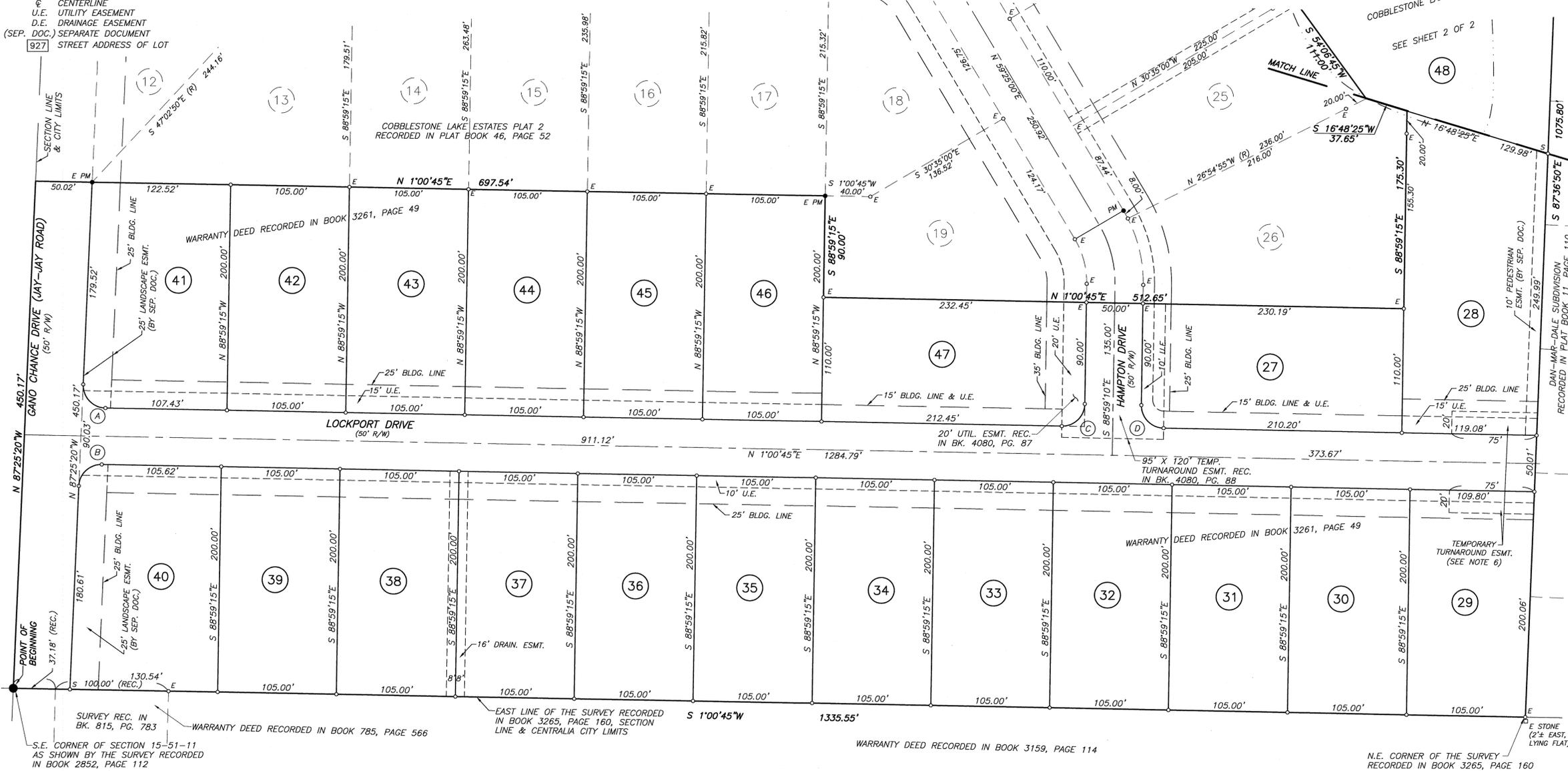
OCTOBER 29, 2014

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 3/4" IRON PIPE (UNLESS NOTED OTHERWISE)
- I.P. IRON PIPE
- S SET 3/4" IRON PIPE
- PM PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- (R) RADIAL LINE
- (REC.) RECORD MEASUREMENT
- X DRILL HOLE WITH CHISELED "+" CENTERLINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT (SEP. DOC.) SEPARATE DOCUMENT
- 927 STREET ADDRESS OF LOT



BEARINGS ARE REFERENCED TO GRID NORTH FROM THE MISSOURI STATE COORDINATE SYSTEM, CENTRAL ZONE, BASED ON GPS OBSERVATIONS.



SITE LOCATION MAP
(NOT TO SCALE)

KNOW ALL MEN BY THESE PRESENTS
DESIGNED INNOVATIONS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT. DESIGNED INNOVATIONS, LLC, AGREES TO COMPLY WITH ALL CURRENT PROVISIONS OF THE SUBDIVISION CODE OF THE CITY OF CENTRALIA, MISSOURI.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED FOR PUBLIC USE FOREVER. NO TREES, SHRUBS OR STRUCTURES, INCLUDING FENCES, SHALL BE GROWN, PLACED, CONSTRUCTED, MAINTAINED, OR OTHERWISE PERMITTED WITHIN THE EASEMENTS SHOWN.

HAMPTON DRIVE, WINDSET COURT AND GANO CHANCE DRIVE ARE HEREBY DEDICATED FOR PUBLIC USE FOREVER.

IN WITNESS WHEREOF, DAVID E. PEAVLER AND DARREN D. ADAMS, CONSTITUTING ALL THE MEMBERS OF DESIGNED INNOVATIONS, LLC, HAVE CAUSED THESE PRESENTS TO BE SIGNED.

DESIGNED INNOVATIONS, LLC, A MISSOURI LIMITED LIABILITY COMPANY

DAVID E. PEAVLER, MEMBER
DARREN D. ADAMS, MEMBER

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS _____ DAY OF _____, IN THE YEAR 2014, BEFORE ME, KIM KEMPF GERLACH, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID E. PEAVLER AND DARREN D. ADAMS, BEING ALL THE MEMBERS OF DESIGNED INNOVATIONS, LLC, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT ON BEHALF OF SAID COMPANY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED AS THE FREE ACT AND DEED OF DESIGNED INNOVATIONS, LLC, AND THEMSELVES.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED BY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

KIM KEMPF GERLACH
NOTARY PUBLIC
MY COMMISSION #11300914
EXPIRES OCTOBER 9, 2015

THE UNDERSIGNED MORTGAGEE, BOONE COUNTY NATIONAL BANK, BEING THE HOLDER OF PROMISSORY NOTE SECURED BY THE DEED OF TRUST RECORDED IN BOOK 3296 AT PAGE 89 OF THE BOONE COUNTY RECORDS, DOES HEREBY CONSENT AND AGREE TO THE DEDICATION FOR PUBLIC USE OF THE RIGHT-OF-WAY, UTILITY EASEMENTS AND DRAINAGE EASEMENTS FOR COBBLESTONE LAKE ESTATES PLAT 2 AS SET FORTH ON THIS PLAT BY THE OWNER, DESIGNED INNOVATIONS, LLC, AND BOONE COUNTY NATIONAL BANK DOES HEREBY SUBORDINATE THE SAID DEED OF TRUST TO SAID DEDICATIONS. THE UNDERSIGNED FURTHER AGREES TO COMPLY WITH ALL CURRENT PROVISIONS OF THE SUBDIVISION CODE IN REGARDS TO THIS SUBDIVISION.

IN WITNESS WHEREOF, THE SAID BOONE COUNTY NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED.

BOONE COUNTY NATIONAL BANK ATTEST:

MIKE WATSON
COMMUNITY BANK PRESIDENT
OFFICER

JANET ARMONTROUT
CUSTOMER SERVICE

STATE OF MISSOURI }
COUNTY OF BOONE } SS

ON THIS _____ DAY OF _____, IN THE YEAR 2014, BEFORE ME PERSONALLY APPEARED MIKE WATSON, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE COMMUNITY BANK PRESIDENT OF BOONE COUNTY NATIONAL BANK, AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE CORPORATE SEAL OF BOONE COUNTY NATIONAL BANK, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF BOONE COUNTY NATIONAL BANK BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID PRESIDENT ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF BOONE COUNTY NATIONAL BANK.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NANCY SWEETZER
NOTARY PUBLIC
MY COMMISSION # _____
EXPIRES : _____

CURVE DATA			
DELTA	RADIUS	LENGTH	CHORD
A 91°33'55"	20.00'	31.96'	S46°47'40"W 28.67'
B 88°26'05"	20.00'	30.87'	N43°12'20"W 27.90'
C 90°00'00"	20.00'	31.42'	S43°59'15"E 28.28'
D 90°00'00"	20.00'	31.42'	S46°00'45"W 28.28'

FLOOD PLAIN STATEMENT
PART OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29019C0075D, DATED MARCH 17, 2011. THE APPROXIMATE LOCATION IS AS SHOWN ACROSS LOT 29.

APPROVED BY THE CITY OF CENTRALIA, MISSOURI PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2014.

PATT OLSEN, CHAIRMAN

APPROVED BY THE CITY OF CENTRALIA, MISSOURI MAYOR AND BOARD OF ALDERMEN BY ORDINANCE NO. _____ THIS _____ DAY OF _____, 2014.

TIM GRENKE, MAYOR

I, HEATHER LOCKETT, CITY CLERK OF THE CITY OF CENTRALIA, MISSOURI, HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN APPROVED AS SET FORTH ABOVE.

IN WITNESS WHEREOF, I SUBSCRIBE THAT CERTIFICATE AND AFFIX THE OFFICIAL SEAL OF THE CITY OF CENTRALIA, MISSOURI ON THIS _____ DAY OF _____, 2014.

HEATHER LOCKETT, CITY CLERK

CERTIFICATION
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 51 NORTH, RANGE 11 WEST, CENTRALIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3261, PAGE 49 AND PART OF TRACT 3 OF THE SURVEY RECORDED IN BOOK 3265, PAGE 160, BOTH OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 15-51-11; THENCE WITH THE SOUTH SECTION LINE, N87°25'20"W, 450.17 FEET TO THE SOUTHEAST CORNER OF COBBLESTONE LAKE ESTATES PLAT 2, RECORDED IN PLAT BOOK 46, PAGE 52 OF THE BOONE COUNTY RECORDS; THENCE WITH THE LINES OF SAID COBBLESTONE LAKE ESTATES PLAT 2, N1°00'45"E, 697.54 FEET; THENCE S88°59'15"E, 90 FEET; THENCE N1°00'45"E, 512.65 FEET; THENCE N88°59'15"W, 175.30 FEET; THENCE S16°48'25"W, 37.65 FEET; THENCE S54°06'45"W, 111.00 FEET; THENCE S72°13'15"W, 112.80 FEET; THENCE S67°15'00"W, 104.00 FEET; THENCE S51°40'05"W, 104.00 FEET; THENCE S31°54'35"W, 100.00 FEET; THENCE S5°55'55"E, 228.36 FEET; THENCE S34°30'55"W, 30.00 FEET TO THE NORTHEAST CORNER OF LOT 9, COBBLESTONE LAKE ESTATES PLAT 1, RECORDED IN PLAT BOOK 43, PAGE 18 OF THE BOONE COUNTY RECORDS; THENCE LEAVING THE LINES OF SAID COBBLESTONE LAKE ESTATES PLAT 2 AND WITH THE NORTH LINE OF SAID COBBLESTONE LAKE ESTATES PLAT 1, N88°26'15"W, 44.00 FEET; THENCE N71°18'40"E, 107.00 FEET; THENCE S59°39'50"W, 284.05 FEET TO THE NORTHWEST CORNER OF SAID COBBLESTONE LAKE ESTATES PLAT 1 ON THE WEST LINE OF SAID TRACT 3 OF THE SURVEY RECORDED IN BOOK 3265, PAGE 160; THENCE WITH THE LINES OF SAID TRACT 3, N1°17'10"E, 182.97 FEET; THENCE N0°56'55"E, 185.96 FEET; THENCE N74°39'20"E, 85.52 FEET; THENCE N34°25'20"E, 113.38 FEET; THENCE N17°01'25"E, 188.23 FEET; THENCE N24°17'15"E, 184.78 FEET; THENCE S87°36'50"E, 1075.80 FEET TO THE NORTHEAST CORNER OF SAID SURVEY; THENCE WITH THE EAST LINE THEREOF, S1°00'45"W, 1335.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.45 ACRES.

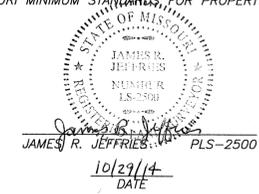
I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS, FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
ALLSTATE CONSULTANTS

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____, 2014.

KIM KEMPF GERLACH
NOTARY PUBLIC
MY COMMISSION #11300914
EXPIRES OCTOBER 9, 2015



10/29/14
DATE

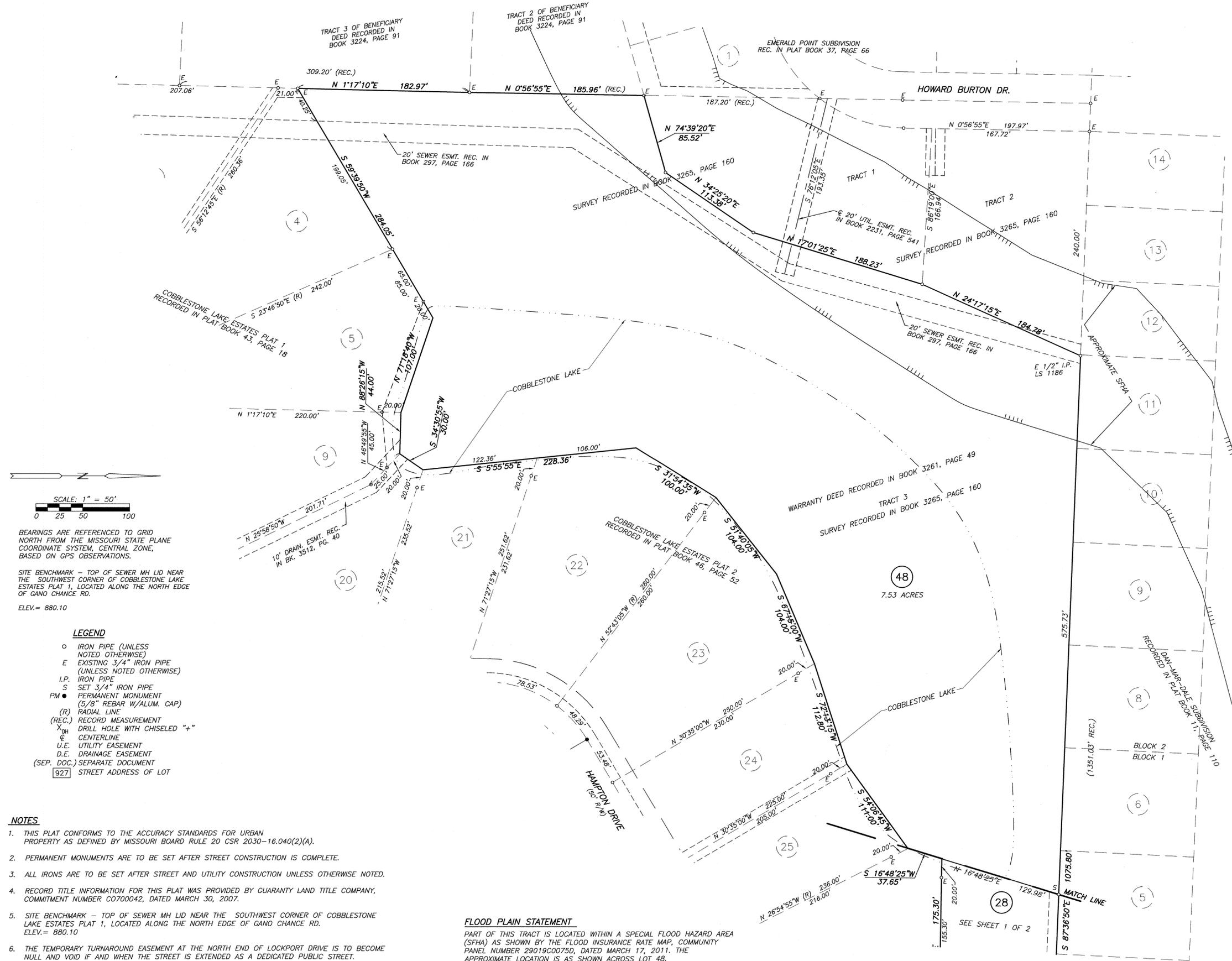
FINAL PLAT

COBBLESTONE LAKE ESTATES PLAT 3

OCTOBER XX, 2014



JOB #14207.01
 FINAL PLAT - COBBLESTONE LAKE ESTATES PLAT 3



BEARINGS ARE REFERENCED TO GRID NORTH FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, BASED ON GPS OBSERVATIONS.

SITE BENCHMARK - TOP OF SEWER MH LID NEAR THE SOUTHWEST CORNER OF COBBLESTONE LAKE ESTATES PLAT 1, LOCATED ALONG THE NORTH EDGE OF GANO CHANCE RD.
 ELEV. = 880.10

- LEGEND**
- IRON PIPE (UNLESS NOTED OTHERWISE)
 - E EXISTING 3/4" IRON PIPE (UNLESS NOTED OTHERWISE)
 - I.P. IRON PIPE
 - S SET 3/4" IRON PIPE
 - PM PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
 - (R) RADIAL LINE
 - (REC.) RECORD MEASUREMENT
 - ⊕ DRILL HOLE WITH CHISELED "+" CENTERLINE
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT (SEP. DOC.) SEPARATE DOCUMENT
 - [927] STREET ADDRESS OF LOT

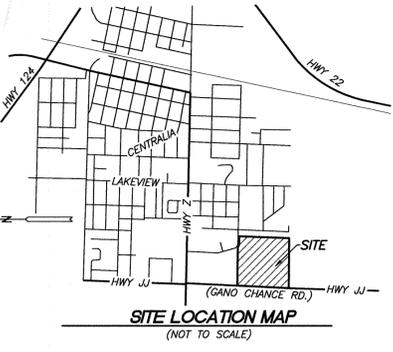
- NOTES**
- THIS PLAT CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
 - PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
 - ALL IRONS ARE TO BE SET AFTER STREET AND UTILITY CONSTRUCTION UNLESS OTHERWISE NOTED.
 - RECORD TITLE INFORMATION FOR THIS PLAT WAS PROVIDED BY GUARANTY LAND TITLE COMPANY, COMMITMENT NUMBER C0700042, DATED MARCH 30, 2007.
 - SITE BENCHMARK - TOP OF SEWER MH LID NEAR THE SOUTHWEST CORNER OF COBBLESTONE LAKE ESTATES PLAT 1, LOCATED ALONG THE NORTH EDGE OF GANO CHANCE RD.
 ELEV. = 880.10
 - THE TEMPORARY TURNAROUND EASEMENT AT THE NORTH END OF LOCKPORT DRIVE IS TO BECOME NULL AND VOID IF AND WHEN THE STREET IS EXTENDED AS A DEDICATED PUBLIC STREET.

FLOOD PLAIN STATEMENT
 PART OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29019C0075D, DATED MARCH 17, 2011. THE APPROXIMATE LOCATION IS AS SHOWN ACROSS LOT 48.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
 ALLSTATE CONSULTANTS

STATE OF MISSOURI
 JAMES R. JEFFRIES
 NUMBER LS-2538
 10/29/14
 DATE
 PLS-2500



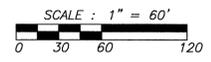
OWNER/DEVELOPER
 DESIGNED INNOVATIONS L.L.C.
 C/O DARREN ADAMS & DAVE PEAVLER

FLOODPLAIN STATEMENT

PART OF THESE TRACTS ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN, AS SHOWN BY BOONE COUNTY FLOOD PLAIN MAPS, COMMUNITY PANEL NUMBER 290034 0050 B, DATED JUNE 15, 1983 AND REVISED BY THE LETTER OF MAP REVISION DATED SEPTEMBER 14, 2005.

BENCH MARK

DRILL HOLE LOCATED IN CENTERLINE OF HAMPTON DRIVE
 ELEV.= 880.22

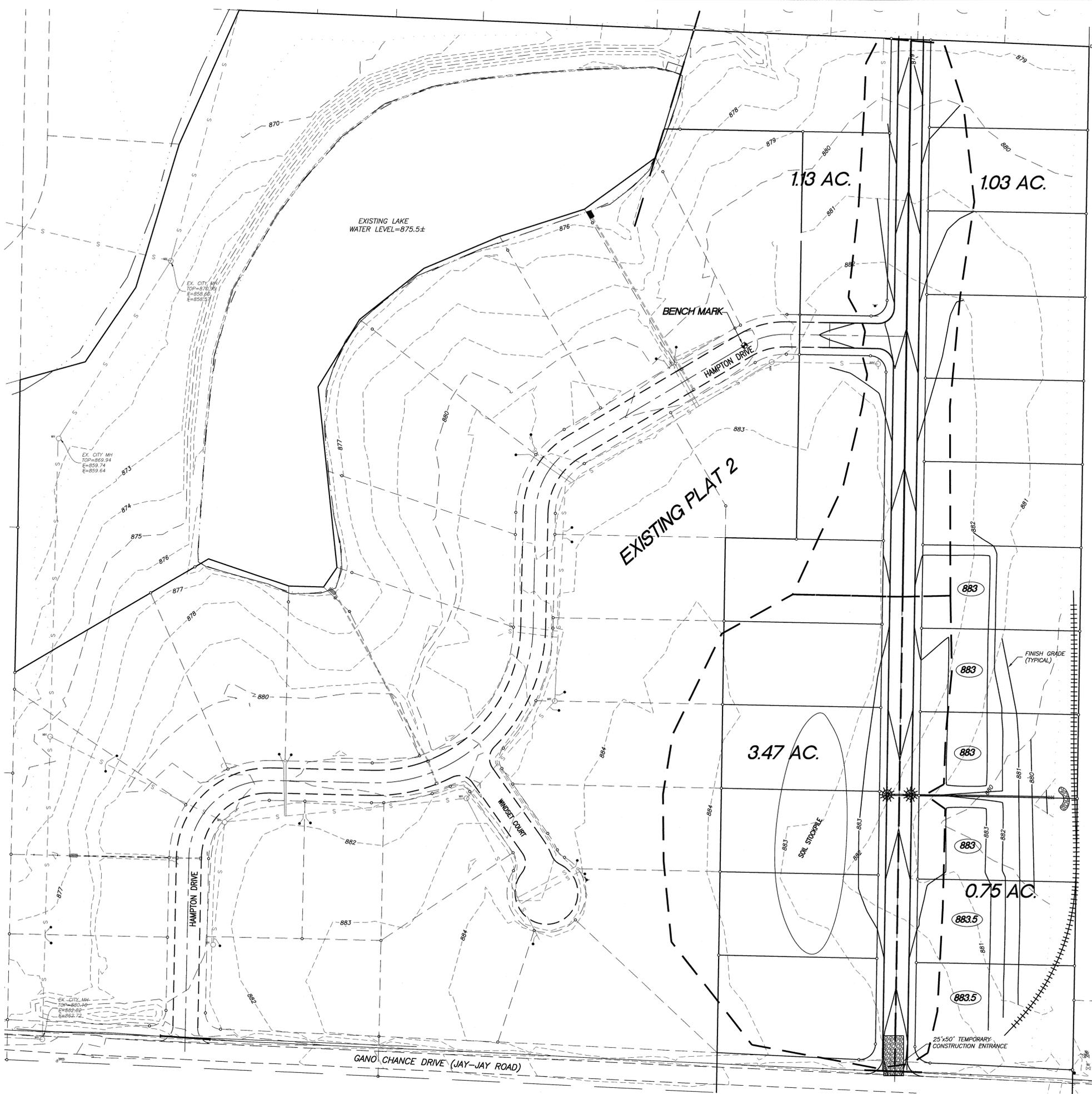


EROSION CONTROL NOTES

1. DENOTES EROSION CONTROL STRUCTURES THAT SHOULD BE INSTALLED AS ROUGH GRADING BEGINS. TYPICALLY THE EROSION CONTROL STRUCTURES SHOULD BE INSTALLED IN THE AREAS DISTURBED AT THE END OF EACH DAY.
2. DENOTES EROSION CONTROL STRUCTURES THAT SHOULD BE INSTALLED AS ROUGH GRADING BEGINS AND AROUND DRAINAGE STRUCTURES AFTER THEY ARE INSTALLED AND REMOVED ONLY FOR PAVING OPERATIONS.
3. DENOTES INSTALLATION OF EROSION CONTROL MATTING IN DRAINAGE SWALES IMMEDIATELY FOLLOWING FINISH GRADING.
4. DENOTES FABRIC OR STRAWBALE SEDIMENT BARRIER.
5. NATURAL GROUND COVER WILL BE MAINTAINED WHERE POSSIBLE.
6. EROSION CONTROL STRUCTURES TO BE INSTALLED AT LOCATIONS DISTURBED AT END OF EACH DAY WHERE PRACTICAL.
7. EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL REMOVED OR REPLACED BY INDIVIDUAL LOT CONSTRUCTION ACTIVITIES OR PAVING OF STREETS.
8. INSTALL EROSION CONTROL STRUCTURES PARALLEL TO ALL CONSTRUCTED (RELOCATED) DRAINAGE CHANNELS AS SOON AS PRACTICAL.
9. INLETS SHALL BE PROTECTED WITH SILT FENCE, "GUTTER BUDDIES" OR EQUIVALENT IMMEDIATELY AFTER CONSTRUCTION.
10. EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED AS NEEDED AFTER STREET PAVING IS COMPLETED TO PREVENT SEDIMENT DEPOSITION INTO THE STREET.
11. PROVIDE EROSION CONTROL AROUND ANY SOIL STOCKPILE AREAS.
12. EROSION CONTROL STRUCTURES SHOULD BE FIELD MODIFIED TO ACCOMPLISH DESIRED RESULTS.
13. ALL SURFACES MUST BE STABLE AND NON-EROSIVE WITHIN THE LESSER OF 30 WORKING DAYS OR 120 CALENDAR DAYS AFTER COMPLETION OF THE WORK AUTHORIZED BY THE LAND DISTURBANCE PERMIT.
14. CONTRACTOR SHALL ROUTINELY INSPECT ALL EROSION CONTROL STRUCTURES FOR CONDITION AND EFFECTIVENESS. FAILING STRUCTURES SHALL BE ADJUSTED OR RECONSTRUCTED.
15. THIS PLAN SHALL BE AMENDED AND UPDATED AS APPROPRIATE DURING THE TERM OF THE LAND DISTURBANCE. AT A MINIMUM, WHENEVER THE: 1) DESIGN, OPERATIONS, OR MAINTENANCE OF BMP'S IS CHANGED; 2) DESIGN OF THE CONSTRUCTION PROJECT IS CHANGED AND SIGNIFICANTLY AFFECTS THE QUALITY OF THE STORM WATER DISCHARGES; 3) PERMITTEE'S INSPECTIONS INDICATE DEFICIENCIES IN THE PLAN OR ANY BMP'S; AND/OR 4) THE MISSOURI DEPARTMENT OF NATURAL RESOURCES NOTIFIES THE PERMITTEE OF DEFICIENCIES IN THIS PLAN.
16. PROVIDE AT LEAST ONE(1) TEMPORARY GRAVEL CONSTRUCTION ENTRANCE IN ACCORDANCE WITH SECTION 10.03.1.5 OF THE CITY OF COLUMBIA'S STORM DRAINAGE DESIGN MANUAL.
17. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN CONFORMITY WITH THE CITY OF COLUMBIA'S STORM DRAINAGE DESIGN MANUAL AND CHAPTER 12-A OF THE ORDINANCES OF THE CITY OF COLUMBIA.

ENVIRONMENTAL STATEMENTS

1. SUBSTANCES REGULATED BY FEDERAL LAW UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) OR THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA) WHICH ARE TRANSPORTED, STORED OR USED FOR MAINTENANCE, CLEANING OR REPAIRS SHALL BE MANAGED ACCORDING TO THE PROVISIONS OF RCRA AND CERCLA.
2. ALL PAINTS, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS (EXCEPT FUELS) AND STORAGE CONTAINERS (SUCH AS DRUMS, CANS OR CARTONS) SHALL BE STORED SUCH THAT THESE MATERIALS ARE NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION, CONTROL AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND SHALL ALSO PREVENT THE CONTAMINATION OF GROUNDWATER.
3. THE APPLICANT SHALL NOTIFY BY TELEPHONE AND IN WRITING THE DEPARTMENT OF NATURAL RESOURCES, WATER POLLUTION CONTROL PROGRAM, POST OFFICE BOX 176, JEFFERSON CITY, MO 65102, 1-800-361-4827, OF ANY OIL SPILLS OR IF HAZARDOUS SUBSTANCES ARE FOUND DURING THE PROSECUTION OF WORK UNDER THIS PERMIT.



**GRADING AND LAND DISTURBANCE PLAN
 COBBLESTONE LAKE ESTATES PLAT 3**

CENTRALIA, MISSOURI

REVISED:

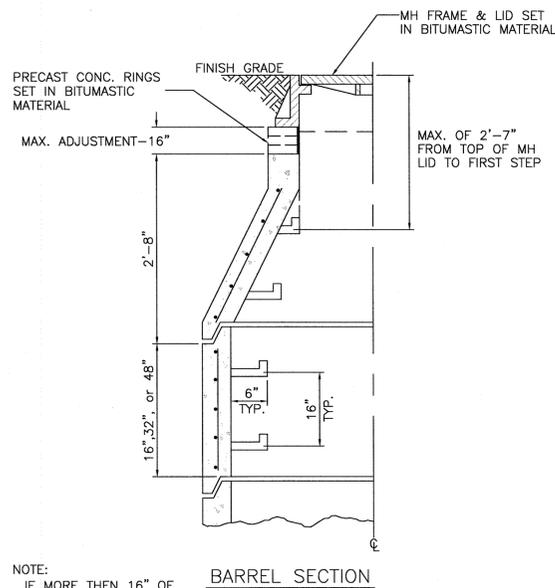
STATE OF MISSOURI
 CHAD W. SAYRE
 REGISTERED PROFESSIONAL ENGINEER
 NUMBER E-27678

ALLSTATE CONSULTANTS
 511 LEACOMER INDUSTRIAL BLVD.
 COLUMBIA, MO 65201
 (573) 875-8799

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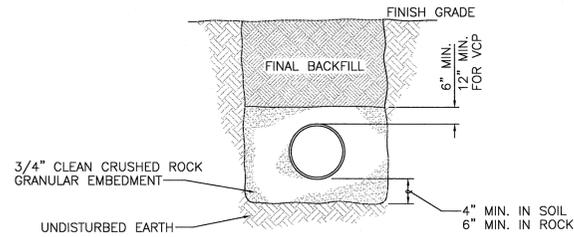
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DATE	10-30-14
JOB NUMBER	07303.01
SCALE	AS SHOWN
SHEET	1



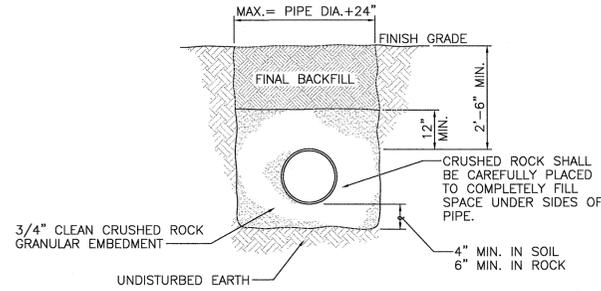
NOTE:
IF MORE THAN 16" OF
ADJUSTMENT IS NEEDED,
REMOVE CONE SECTION
AND ADD OR REMOVE
BARREL SECTIONS AS
NECESSARY.

MANHOLE ADJUSTMENT

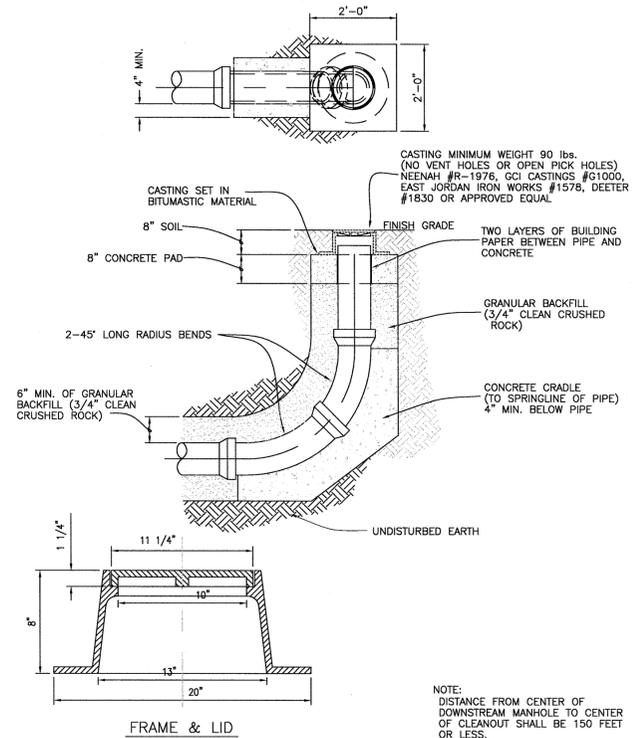


DUCTILE IRON PIPE
VITRIFIED CLAY PIPE

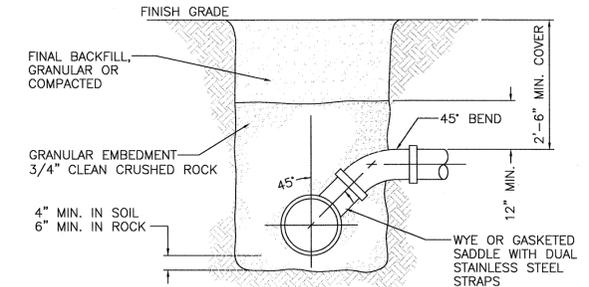
PIPE DIA.	MIN. TRENCH WIDTH
8"-10"	PIPE DIA. + 10"
12"-36"	PIPE DIA. + 12"



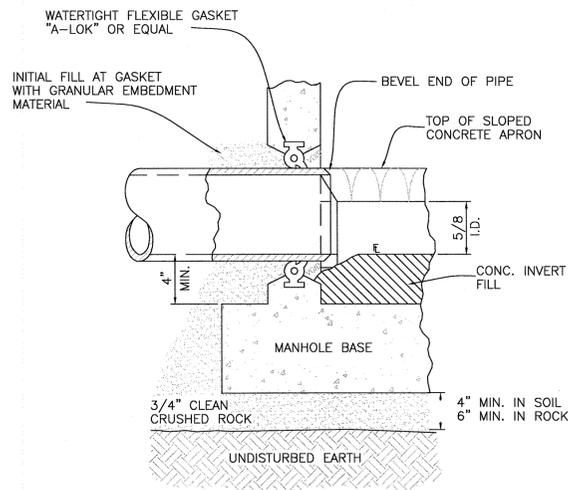
PVC
EMBEDMENT OF PIPE



STANDARD CLEAN OUT

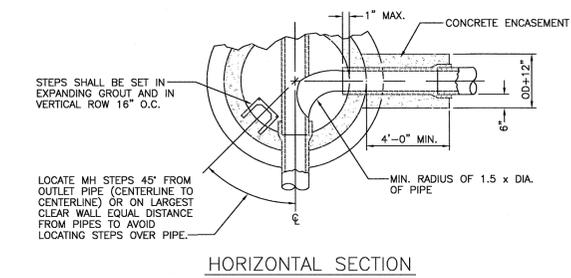


STANDARD SERVICE CONNECTION

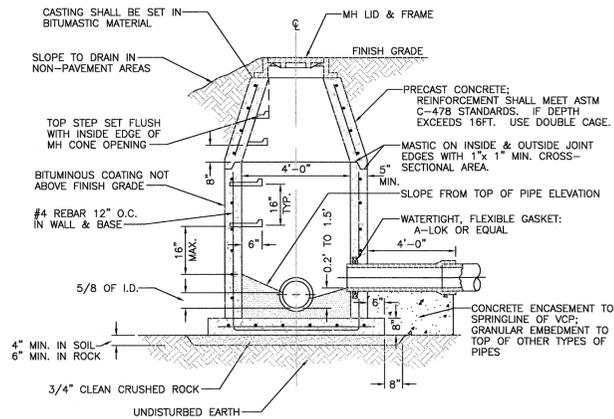


NOTE:
1. BITUMINOUS COATING ON EXTERIOR SURFACE OF MANHOLE SHALL NOT COME IN CONTACT WITH PIPE GASKET.
2. FOR CAST-IN-PLACE CONCRETE MANHOLES OR PRE-CAST WITH BOX-OUTS, THE PIPE GASKET SHALL BE A RUBBER LABYRINTH WATERSTOP WITH STAINLESS STEEL CLAMPING BANDS LOCATED AT CENTER OF WALL AND THE SPACE BETWEEN PIPE & WALL COMPLETELY GROUTED WITH NONSHRINKING MORTAR.
3. PIPE MAY PROJECT 1" MAXIMUM PAST INSIDE WALL OF MANHOLE, BUT NO CONTACT BETWEEN PIPE & INVERT.

MANHOLE GASKET
(Pipe Gasket Detail)

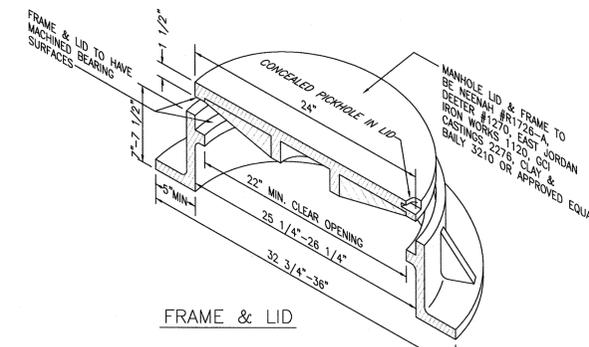


HORIZONTAL SECTION



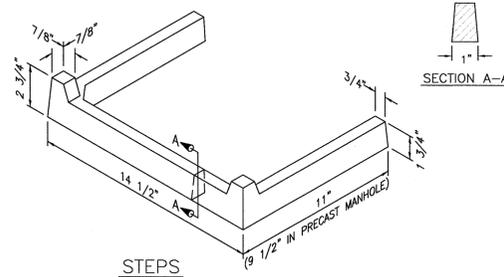
VERTICAL SECTION

STANDARD MANHOLE



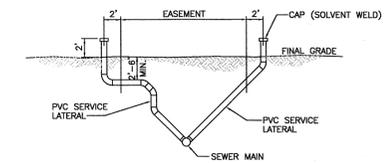
FRAME & LID

NOTES:
1. CASTINGS SHALL CONFORM TO A.S.T.M. A48 CLASS 35B.
2. LIDWEIGHT 135 lbs. MINIMUM ±5%. TOTAL MINIMUM WEIGHT OF 350 lbs ±5%.
3. WATERTIGHT LID AND FRAME TO BE NEENAH #R-1918-F, CLAY & BAILEY #2002 WITH FOUR 3/4" ANCHOR BOLTS OR EQUAL.
4. MANHOLE STEP NEENAH R-1980-J, CLAY & BAILEY 2102 OR APPROVED EQUAL.

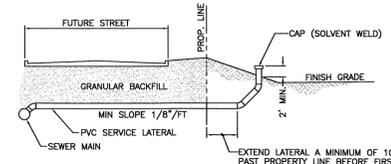


STEPS

MANHOLE CASTINGS
(Frame, Lid & Steps)



SERVICE LATERAL EXTENSION FROM DEEP SEWER



SERVICE LATERAL EXTENSION UNDER FUTURE STREETS

NOTE:
THIS DETAIL IS FOR USE WHENEVER LATERALS ARE EXTENDED FROM THE SEWER MAIN DURING NEW CONSTRUCTION. IN ALL CASES WHEN SERVICE LATERALS ARE EXTENDED, THE PIPE SHALL EXTEND A MINIMUM OF TWO (2) FEET ABOVE THE PROPOSED FINAL GRADE AND SHALL BE FITTED WITH A CAP THAT IS SOLVENT WELDED IN PLACE.

LATERAL EXTENSION FOR
NEW CONSTRUCTION

REVISED:



ALLSTATE
CONSULTANTS
A PROFESSIONAL CORPORATION
1111 W. MAIN ST., SUITE 200
CENTRALIA, MO. 65013
(573) 875-8799



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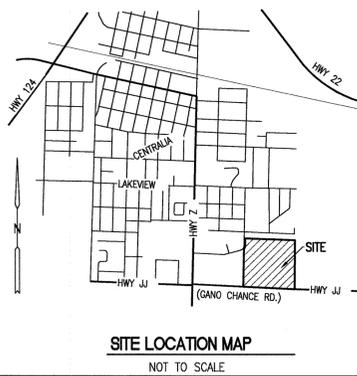
JOB NUMBER

07303.01

SCALE

N.T.S.

SHEET



NOTES:

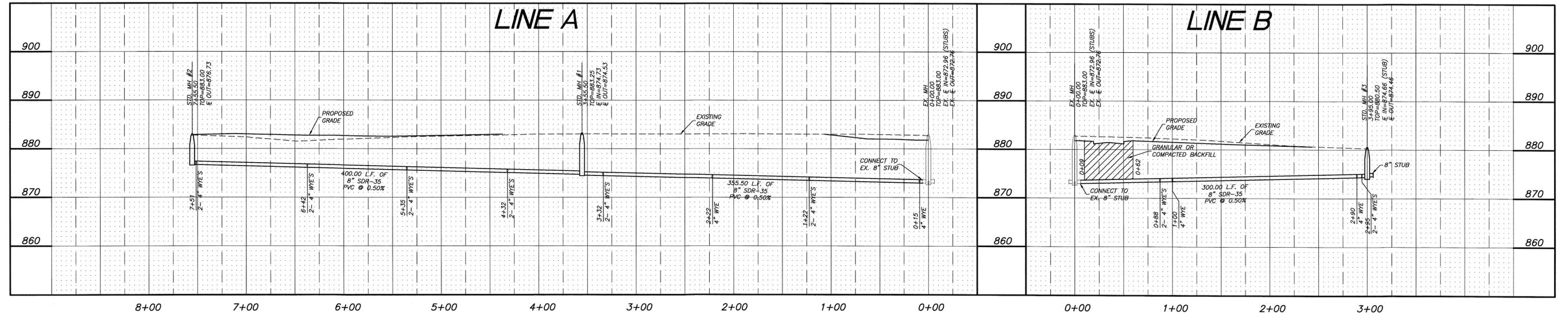
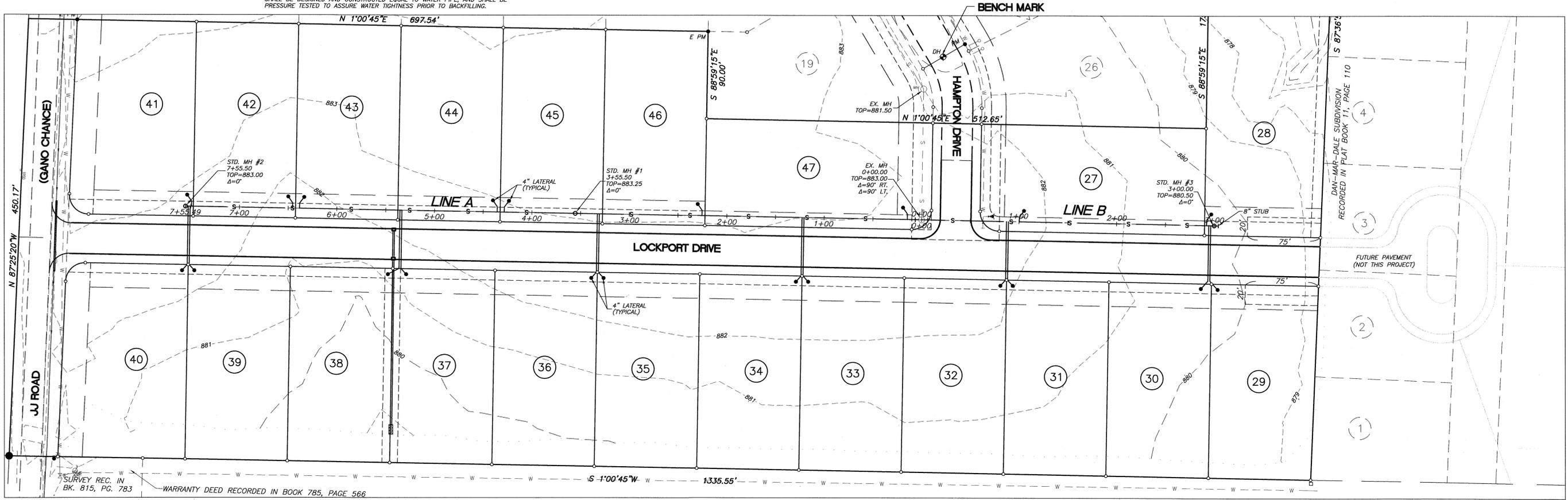
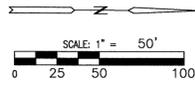
- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR STREET & SIDEWALK CONSTRUCTION OF THE CITY OF CENTRALIA, MISSOURI AND AS APPROVED ON THESE PLANS.
- THESE PLANS ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATER COMMISSION OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR SEDIMENT ON LOT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS SHALL COMPLY WITH CURRENT OSHA REGULATIONS AND REQUIRED SAFETY MEASURES AND SHALL BE THE RESPONSIBILITY OF THE UTILITY AND STREET CONTRACTORS.
- RELATION TO WATER MAINS:
 - HORIZONTAL SEPARATION: SEWER MAINS SHALL BE LAID AT LEAST 10 FEET (3.0 m) HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCES SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10-FOOT SEPARATION, THE AGENCY MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO A WATER MAIN, PROVIDED THAT THE WATER MAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES (46 cm) ABOVE THE TOP OF THE SEWER.
 - CROSSINGS: SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES (46 cm) BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.
 - SPECIAL CONDITIONS: WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER PIPE, AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

ESTIMATED QUANTITIES

8" SDR-35 PVC PIPE	1,151 L.F.
CONNECT TO EXISTING MANHOLE	1 EACH
4' DIA. STANDARD MANHOLES	3 EACH
4"x8" WYES W/LATERAL AND RISER	9 EACH
4"x8" WYES W/LATERAL AND RISER CROSSING UNDER STREET	12 EACH
SEEDING AND MULCHING	BY OWNER

BENCH MARK

DRILL HOLE LOCATED IN CENTERLINE OF HAMPTON DRIVE
ELEV. = 880.22



SANITARY SEWER PLANS
COBBLESTONE LAKE ESTATES PLAT 3
 CENTRALIA, MISSOURI

REVISED:



ALLSTATE CONSULTANTS
 3312 LENOX INDUSTRIAL BLVD.
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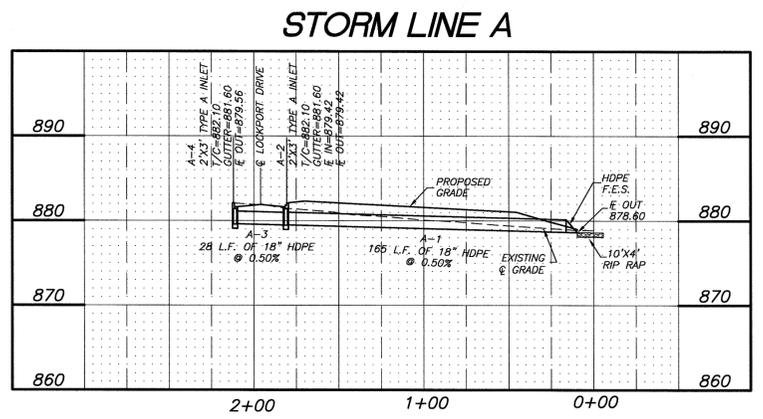
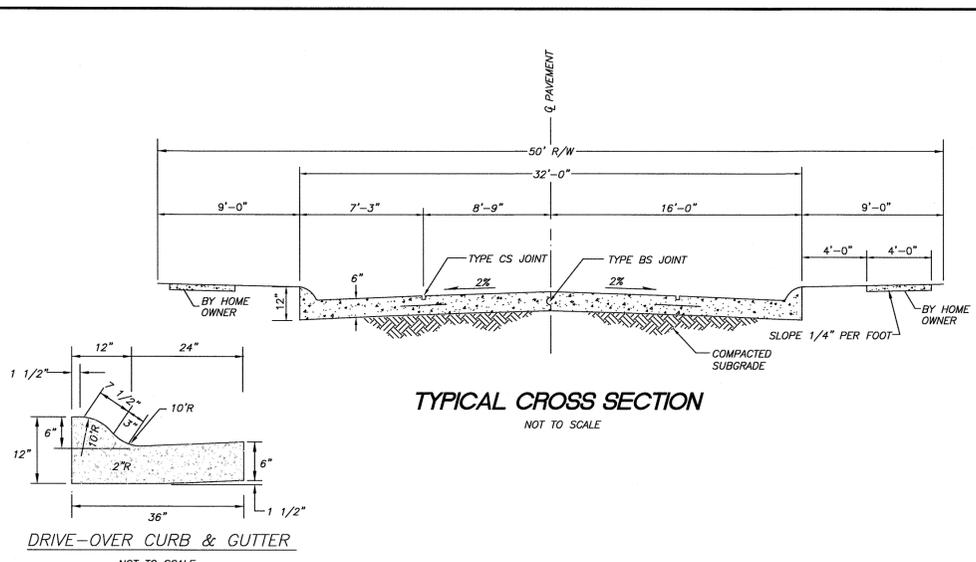
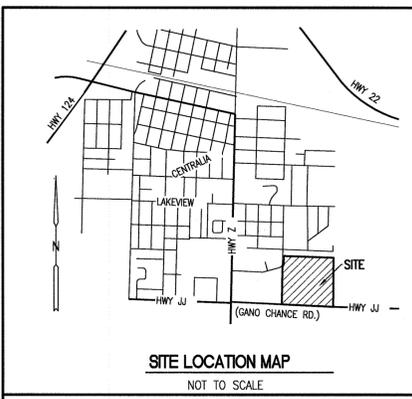
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SCALE

1"=50' H 1"=10' V

SHEET

1

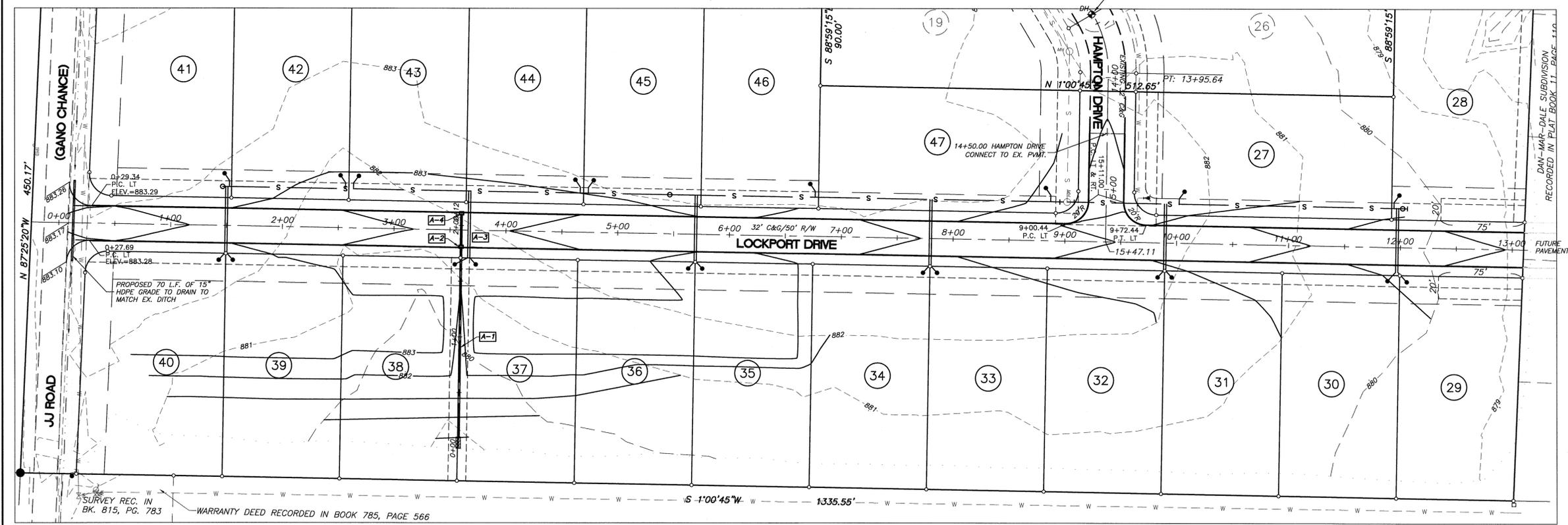


OWNER
DESIGNED INNOVATIONS
122 NORTH ALLEN
CENTRALIA MO, 65240
573-819-4573

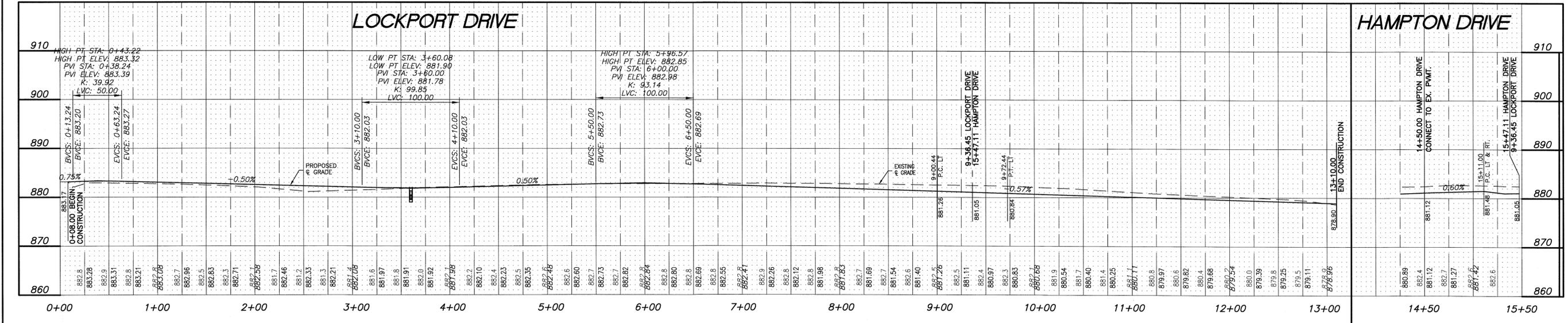
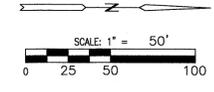
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ELEV. = 880.22

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- LEGEND**
- SANITARY MANHOLE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER
 - WATER LINE
 - GAS LINE
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - FENCE
 - PROPOSED SAN. SEWER
 - PROPOSED WATER LINE
 - PROPOSED GAS LINE
 - PROPOSED UNDERGROUND ELECTRIC
 - PROPOSED STORM LINE



STREET AND STORM SEWER PLANS
COBBLESTONE LAKE ESTATES PLAT 3
CENTRALIA, MISSOURI

REVISED:

CHAD W. SAYRE
REGISTERED PROFESSIONAL ENGINEER
NUMBER E-27878

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SHEET
1