**BILL NO. 75-14** **ORDINANCE NO. 2205**

**AN ORDINANCE ACCEPTING PLAT OF THE SUBDIVISION KNOWN AS "WARRIOR ACRES LOT 2, PLAT 1" BY THE CITY OF WARRENTON, MISSOURI**

WHEREAS, an application has been filed by Harbor Place Partners, LLC for approval of the preliminary and final plat of Warrior Acres Lot 2, Plat 1 located along the East side of Highway 47, opposite Villa Duschene Drive.

WHEREAS, the Planning and Zoning Commission, at their meeting of December 4, 2014 recommended approval of the preliminary and final plat of Warrior Acres Lot 2, Plat 1; and

WHEREAS, on December 16, 2014 the Board of Aldermen of the City of Warrenton accepted the recommendation of the Planning and Zoning Commission to approve the preliminary and final plat of Warrior Acres Lot 2, Plat 1.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WARRENTON, MISSOURI, AS FOLLOWS:

SECTION I. The plat attached hereto and made a part hereof to the land described therein, having been submitted to the Board of Aldermen for approval as a subdivision, is hereby approved and accepted by the City as a subdivision.

SECTION II. The President of the Board of Aldermen and City Clerk of the City of Warrenton are hereby directed to execute said Plat.

SECTION III. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION IV. This Ordinance shall take effect and be in full force from and after the passage and approval thereof.

READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Warrenton, Missouri, this 16th day of December, 2014.

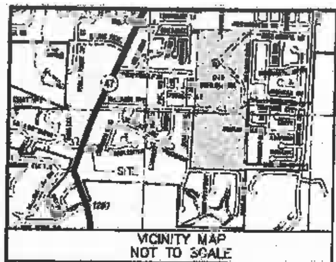
President of the Board of Aldermen

ATTEST:

City Clerk

# WARRIOR ACRES LOT 2 - PLAT 1

PART OF LOT 2 OF WARRIOR ACRES (PLAT CABINET C, SLIDE 2..)
A SUBDIVISION BEING SITUATED IN SECTION 33
TOWNSHIP 47 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF WARRENTON, WARREN COUNTY, MISSOURI



## LEGEND

PROPERTY LINE
ADJOINER PROPERTY LINE
SETBACK
EXISTING EASEMENT
FOUND IRON ROD
SET IRON ROD

1"=40'
AUGUST, 2014

PREPARED FOR
BRUCE WILEY
2718 TAYLOR RIDGE CT
JEFFERSON CITY, MO

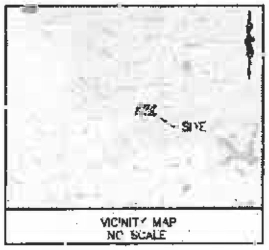
FINAL PLAT
WARRIOR ACRES LOT 2 - PLAT 1
WARRENTON, MISSOURI

FINAL PLAT

1 OF 1

CHRAN

# PRELIMINARY PLAT

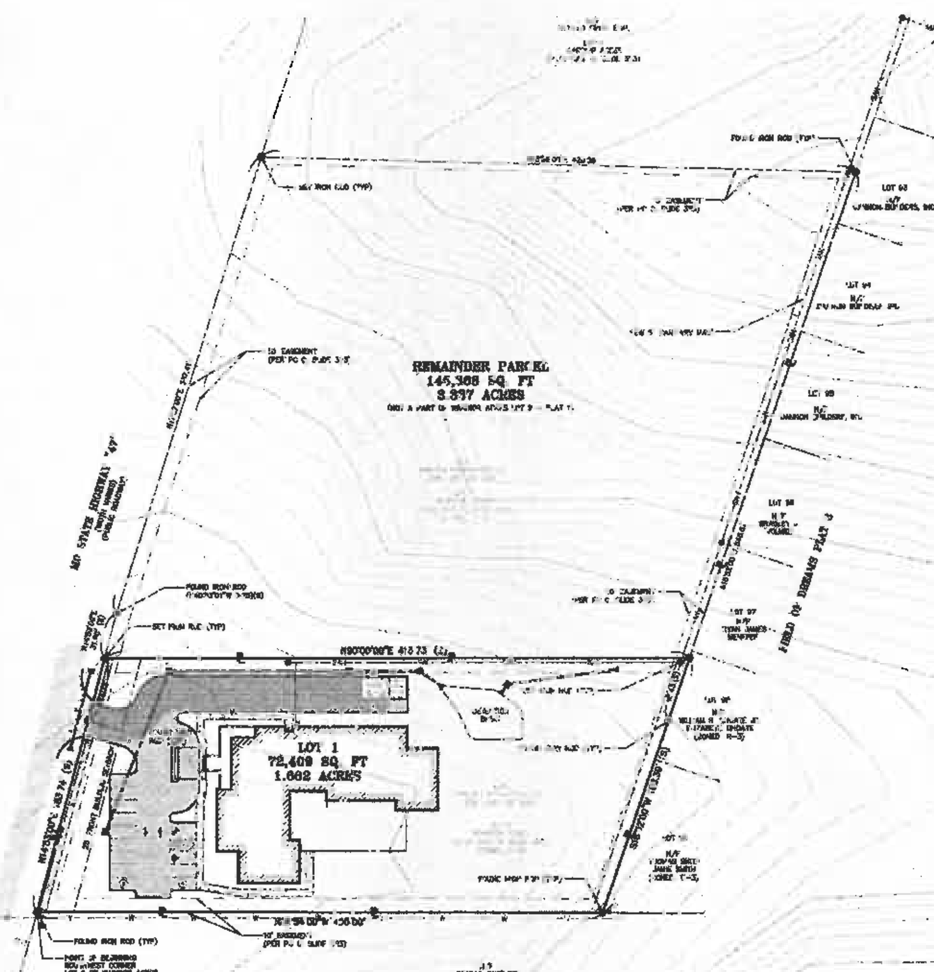



## LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- EXISTING EASEMENT
- ADJOINING PROPERTY LINE
- SETBACK
- FOUND IRON ROD
- SET IRON PIPE
- EXISTING ASPHALT PAVEMENT
- NEW STANDARD DUTY ASPHALT
- NEW HEAVY DUTY ASPHALT
- NEW CONCRETE SIDEWALK AND APPROACHES
- EXISTING WATER LINE
- NEW BUILDING
- NEW STORM SEWER CURB INLET
- NEW STORM SEWER MANHOLE
- NEW FLARED END SECTION
- NEW STORM SEWER LINE
- NEW SANITARY MAIN
- NEW SANITARY LATERAL
- NEW SANITARY SEWER MANHOLE
- NEW FENCE

## NOTES

1. EXISTING ZONING IS "C-2" PER THE CITY OF WARRENTON, MISSOURI.
   ZONING SETBACK REQUIREMENTS ARE:
   FRONT YARD 25
   SIDE YARD 0
   REAR YARD 0
2. THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM, FLOOD INSURANCE RATE MAP FOR WARREN COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER [illegible] EFFECTIVE DATE OF NOVEMBER 4, 2009.
3. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
4. ALL STORMWATER RUNOFF SHALL MEET THE CITY OF WARRENTON STANDARDS.
5. THE SITE LAND USE WILL BE RESIDENTIAL CARE/ASSISTED LIVING FACILITY.
6. THE SITE SHALL CONFORM TO THE CITY OF WARRENTON STANDARDS.
7. THE BOUNDARY INFORMATION AS SHOWN IS FROM A PROPERTY BOUNDARY SURVEY PERFORMED BY COCHRAN DURING THE MONTH OF JUNE, 2014.
8. TOTAL SITE ACREAGE IS [illegible] ACRES.
9. THIS SITE IS SERVED BY:
   WATER – THE CITY OF WARRENTON – (636) 745-3101
   SEWER – THE CITY OF WARRENTON – (636) 745-3101
   SCHOOL – WARRENTON R-III SCHOOL DISTRICT – (636) 456-[illegible]
   FIRE – WARRENTON FIRE DISTRICT – (636) 456-2262
   ELECTRIC – AMEREN UE & – (636) 639-8314
   – CUIVRE RIVER ELECTRIC – (636) 327-[illegible]
   GAS – AMEREN UE – (636) 639-8314
   TELEPHONE – CENTURYLINK – (636) 332-7200
10. THIS DEVELOPMENT SHALL BE SERVED BY UNDERGROUND ELECTRIC.
11. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
12. THIS DRAWING DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
13. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN ENGINEERING AND SURVEYING REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
14. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
15. CONTRACTOR TO CONTACT TELEPHONE, ELECTRIC, GAS, SEWER, AND WATER COMPANIES TO HAVE UNDERGROUND UTILITIES LOCATED ON THIS SITE AND ADJACENT TO SITE PRIOR TO DOING ANY EXCAVATING.
16. LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE PROPER UTILITY COMPANIES.
17. TRASH ENCLOSURE IS TO BE MASONRY TO MATCH THE BUILDING AND SCREENED ACCORDING TO CITY REQUIREMENTS. ENCLOSURE SHALL BE [illegible] TALLER THAN DUMPSTER.
18. ALL MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE.
19. ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED YELLOW. ALL ACCESSIBLE STRIPING SHALL BE BLUE.
20. ALL ROADWAY DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
21. A LIGHTING PLAN WILL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. ALL EXTERIOR LIGHTING, BUILDING AND PARKING LOT LIGHTS & LANDSCAPE LIGHTING SHALL BE DIRECTED AWAY FROM HIGHWAYS, PUBLIC ROADS AND PROPERTIES SO THAT NO LIGHT IS CAST ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. MAX LIGHT HEIGHT IS [illegible]. THE POLES, BASES AND FIXTURES SHALL BE BLACK. ALL LIGHTING SHALL BE METAL HALIDE AND SERVED WITH UNDERGROUND ELECTRIC. LIGHTS WILL BE ON FROM DUSK TO DAWN.
22. MONUMENT SIGN WILL BE BY SEPARATE PERMIT.
23. HOSE CONNECTIONS WILL BE SHOWN ON CONSTRUCTION PLANS WHEN PREPARED.




| OWNER |
|---|
| [illegible] PROPERTIES LLC |
| [illegible] |
| ST. PETERS, MO 63376 |

| DEVELOPER |
|---|
| [illegible] |

| |
|---|
| TOTAL SITE: [illegible] ACRES |
| [illegible] 1.078 ACRES |
| [illegible] 34.9% |

| MINIMUM PARKING DIMENSIONS |
|---|
| REGULAR PARKING – 9'x19' |
| ADA PARKING – 12'x19' |
| ADA ACCESSIBLE STRIPING – 5'x19' |
| VAN ACCESSIBLE STRIPING – 8'x19' |
| PARKING DRIVE AISLES – 17'(?) MIN |

| PARKING REQUIREMENTS | |
|---|---|
| PARKING REQUIRED | |
| 1 PER 4 DWELLING UNITS | = 8 SPACES |
| PLUS 1 SPACE PER 2 UNITS | = 2 SPACES |
| TOTAL REQUIRED | 7 SPACES |
| PARKING PROVIDED | 13 SPACES |

1"=40'
**NOVEMBER 2014**

SURVEY NOTES:

1. BEARINGS ARE BASED ON LOT 2 OF WARRIOR ACRES, A SUBDIVISION ACCORDING TO PLAT CABINET C, SLIDE 323 OF THE WARREN COUNTY RECORDS.
2. THIS PROPERTY BOUNDARY SURVEY, AS SHOWN HEREON, MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS THE SURVEY CLASSIFICATION OF AN URBAN CLASS SURVEY.
3. SOURCE OF RECORD: THE SURVEYED PARCEL IS A TRACT OF LAND CURRENTLY VESTED IN THE NAME OF [illegible] PROPERTIES LLC AS RECORDED IN DEED BOOK 1167, PAGE 334 OF THE WARREN COUNTY RECORDS.
4. SOURCE OF EASEMENTS: COCHRAN USED EXCLUSIVELY THE FINAL PLAT OF "WARRIOR ACRES", A SUBDIVISION RECORDED IN PLAT CABINET C, SLIDE 323 OF THE RECORDER OF DEEDS OFFICE, WARREN COUNTY, MISSOURI. NO EASEMENT RESEARCH WAS PERFORMED FOR THE BOUNDARY SURVEY. OTHER EASEMENTS MAY EXIST, THE EXISTENCE OF SUCH EASEMENTS ARE PRESENTLY NOT KNOWN.
5. THIS BOUNDARY SURVEY, AS SHOWN HEREON, DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
6. DIMENSIONS SHOWN HEREON ARE SURVEYED AND RECORD UNLESS OTHERWISE NOTED:
   (S) – DENOTES SURVEY INFORMATION GATHERED BY COCHRAN DURING THE MONTH OF AUGUST 2014.
   (R) – DENOTES RECORD INFO PER "WARRIOR ACRES" PLAT CAB C SLIDE 323.
7. UTILITIES WERE NOT RESEARCHED OR SHOWN FOR THIS SURVEY. BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION AND/OR EXCAVATION, CONTACT MISSOURI ONE CALL 1-800-DIG-RITE.
8. THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR WARREN COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER [illegible] EFFECTIVE DATE OF NOVEMBER 4, 2009.
9. THIS SITE IS SERVED BY:
   WATER – CITY OF WARRENTON
   SEWER – CITY OF WARRENTON
   ELECTRIC – AMEREN U.E. & CUIVRE RIVER ELECTRIC
   GAS – AMEREN U.E.
   TELEPHONE – CENTURYLINK
   FIRE – WARRENTON FIRE DISTRICT
10. LOT 2 OF WARRIOR ACRES IS CURRENTLY ZONED "C-2" (GENERAL COMMERCIAL) PER THE CITY OF WARRENTON, MISSOURI.
    YARD REQUIREMENTS FOR COMMERCIAL USE: WHERE A COMMERCIAL USE ADJOINS OR ABUTS A RESIDENTIAL USE OR ZONE, THE SIDE YARD SHALL BE A MINIMUM OF TEN (10) FEET. FRONT YARD SHALL BE A MINIMUM OF TWENTY-FIVE FEET. WHERE A COMMERCIAL USE ADJOINS A NON-RESIDENTIAL ZONE THERE SHALL BE NO YARD REQUIREMENTS.
11. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO RSMO 327.411.3) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OF THE PROJECT TO WHICH THIS PAGE REFERS.

WARRIOR ACRES LOT 2 – PLAT 1 DESCRIPTION:

A TRACT OF LAND BEING PART OF LOT 2 OF WARRIOR ACRES, A SUBDIVISION RECORDED IN PLAT CABINET C, SLIDE 323 OF THE WARREN COUNTY RECORDS AND BEING SITUATED IN SECTION 32, TOWNSHIP 47 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WARRENTON, WARREN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 2 OF WARRIOR ACRES;

THENCE, ALONG THE WEST LINE OF LOT 2, NORTH 14 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 183.74 FEET TO A POINT;

THENCE, DEPARTING SAID WEST LINE OF SAID LOT 2, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 413.73 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED LOT 2;

THENCE, ALONG SAID EAST LINE OF LOT 2, SOUTH 15 DEGREES 12 MINUTES 00 SECONDS WEST, A DISTANCE OF 183.30 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 2;

THENCE, DEPARTING SAID EAST LINE, ALONG THE SOUTH LINE OF THE AFOREMENTIONED LOT 2, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 430.00 FEET BACK TO THE POINT OF BEGINNING AND THIS TRACT OF LAND CONTAINING APPROXIMATELY 72,409 SQUARE FEET OR 1.662 ACRES, MORE OR LESS.

**PRELIMINARY DRAWING**
*NOVEMBER 2014*
**FOR REVIEW PURPOSES ONLY**
**NOT TO BE USED FOR CONSTRUCTION**

DATE

Eric S. Kirchner, PE, E-[illegible]
Registered Professional Engineer
State of Missouri
For Cochran Engineering & Surveying

**PRELIMINARY PLAT**
**WARRIOR ACRES LOT 2 - PLAT 1**
**WARRENTON, MISSOURI**

COCHRAN

PRELIMINARY PLAT
DWN: [illegible] CHK: [illegible]
NOV 6, 2014
1" = 40'
HH-79831
2 of 4