

**CITY OF BOONVILLE
COUNCIL MEETING
AGENDA
October 19, 2015
7:00 p.m.**

I. Call to Order – Pledge and Prayer (Susan Meadows)

II. Roll Call

III. Hearing of Citizens' Comments

IV. Approval of the Minutes of the October 5, 2015 Council Meeting

V. Consent Items

- a. None.

VI. Presentation of Accounts and Claims

VII. Unfinished Business

- A) Second Reading of Bill No. 2015-030 Approving the Casey's General Store Re-Development and Final Site Plan at 909 Main Street

VIII. New Business

- A) First Reading of Bill No. 2015-031 Approving the OZH, LLC Development at 929 Main Street
- B) First Reading of Bill No. 2015-032 Approving the Mike and Lindsay McGuire Development at 511 Main Street

IX. Reports of Standing Committees

- A) Police Board (Henry Hurt)
- B) Planning and Zoning Commission (Ned Beach)

X. Reports of City Officials

City Administrator

Mayor

City Clerk

Building Inspector

- September 2015 Monthly Report

XI. Miscellaneous

XII. Adjourn

NOTICE: The City of Boonville will comply with the Americans with Disabilities Act (ADA). Individuals who require an accommodation due to disability to attend this meeting should contact our office at 660-882-2332 or Relay Missouri, 1-800-735-2966 TTY at least 48 hours in advance.

DRAFT COPY PENDING REVIEW AND APPROVAL OF CITY COUNCIL

City of Boonville
City Council Meeting
Minutes
October 5, 2015

The Boonville City Council met in Regular Session on October 5, 2015 at 7:00 p.m. in the Council Chambers. The following officers were present: Julie Thacher, Mayor; Irl Tessendorf, City Administrator; and Teresa Studley, City Clerk. City Counselor position vacant.

CALL TO ORDER – PLEDGE AND PRAYER

The meeting was called to order at 7:00 p.m. and Ms. Kari Evans led the prayer after the pledge of allegiance.

ROLL CALL

The following Council Representatives were present: Kari Evans, Susan Meadows, Ned Beach, Henry Hurt, Mark Livingston, Becky Ehlers, Vanessa Dorman, and Michael Stock.

HEARING OF CITIZENS' COMMENTS

None.

APPROVAL OF THE MINUTES OF THE SEPTEMBER 21, 2015 COUNCIL MEETING

The minutes were approved as presented.

CONSENT ITEMS

The following Consent Items were presented for approval:

- a) Consider Pay Request No. 4 from Concrete Solution LLC, in the amount of \$7,177.48, for Locust Street & Kemper Drive Repairs STP 1300(508).
- b) Consider Pay Request No. 1 from APLEX, Inc. in the amount of \$100,474.20 for Concrete Street Repairs 2015
- c) Consider Pay Request No. 1 from Vance Brothers Inc. in the amount of \$32,867.73 for Asphalt Pavement Seals 2015

Mr. Beach moved and Ms. Evans seconded the motion to approve the Consent Items. Ayes: Evans, Meadows, Beach, Hurt, Livingston, Ehlers, Dorman, and Stock, Total (8); Opposed: None, Total (0); Absent: None, Total (0). Motion Carried.

PRESENTATION OF ACCOUNTS AND CLAIMS

Ms. Studley read the ordinance in its entirety and a second time by title only, since a copy of the ordinance had been made available prior to the meeting. Mr. Livingston moved and Ms. Ehlers seconded the motion for approval. Ayes: Evans, Meadows, Beach, Hurt, Livingston, Ehlers, Dorman, and Stock, Total (8); Opposed: None, Total (0); Absent: None, Total (0). Motion Carried.

UNFINISHED BUSINESS

SECOND READING OF BILL NO. 2015-028 AUTHORIZING RENEWAL OF PROFESSIONAL SERVICE AGREEMENT BETWEEN THE CITY OF BOONVILLE AND ALLIANCE WATER RESOURCES, INC.

Ms. Studley advised the Council that this bill will be carried out to a third reading on October 19, due to an issue related to the bonds issued in 2000. Ms. Studley then read, by title only, a copy of the bill.

THIRD READING OF BILL NO. 2015-027 REQUESTING VOLUNTARY ANNEXATION AND ZONING OF JUNE RAMER PROPERTY AT 17923 STEWART DRIVE

Ms. Studley read, by title only, a copy of the bill. Mr. Beach moved and Ms. Ehlers seconded the motion for approval. Roll was taken on Mr. Beach's motion. Ayes: Evans, Meadows, Beach, Hurt, Livingston, Ehlers, Dorman, and Stock, Total (8); Opposed: None, Total (0); Absent: None, Total (0). Motion Carried.

NEW BUSINESS

CONSIDER PURCHASE OF MATERIAL AND LABOR FOR WASTEWATER TREATMENT PLANT CLARIFIER SCUM TROUGH REPLACEMENT

M.L. Cauthon III advised the council that this clarifier works "hand-in-hand" with the Fats, Oils, and Greases Enforcement and is Part 2 of the efforts to clean up the Fats, Oils, and Greases. Mr. Cauthon advised that he plans to purchase a second clarifier next fiscal year. Mayor Thatcher commented that the purchase amount is within the budget. Ms. Meadows moved and Ms. Evans seconded the motion for approval. Ayes: Evans, Meadows, Beach, Hurt, Livingston, Ehlers, Dorman, and Stock, Total (8); Opposed: None, Total (0); Absent: None, Total (0). Motion Carried.

FIRST READING OF BILL NO. 2015-030 APPROVING THE CASEY'S GENERAL STORE RE-DEVELOPMENT AND FINAL SITE PLAN AT 909 MAIN STREET

Ms. Studley read, by title only, a copy of the bill.

Mr. Beach stated that the bill written has a discrepancy in the sixth whereas, discussing the storm water drainage plan. Mr. Beach advised that that statement does not match the motion that was approved by the Planning and Zoning Commission. Mr. Beach inquired if the city staff could investigate the wording of the ordinance and confirm that it is written as approved by the Planning and Zoning Commission and for that to be brought forward to the next council meeting. Mr. Tessendorf confirmed with Scott Vogler, MECO Engineering, that the storm water drainage plan is no longer a problem and have created a solution for the storm water management. Mr. Vogler gave a brief overview of his recommendation to the Casey's engineers for the storm water management plan. Mr. Beach inquired of Mr. Vogler if the language of the bill would be the same as what had been approved by the Planning and Zoning Commission. Mr. Vogler responded that he will need to review the ordinance and then will make any necessary changes. There was no further discussion.

REPORTS OF STANDING COMMITTEES

TOURISM COMMISSION

Ms. Dorman stated that she was able to attend the meeting. Ms. Dorman stated that the commission had not heard anything regarding the Cabela's King Kats Fishing Tournament, whether it was successful event or not.

PARKS BOARD

Ms. Ehlers advised that she was unable to attend the meeting. The minutes are available in the packet. Ms. Ehlers stated that there is continued discussion on the Kemper Park Master Plan.

BOARD OF PUBLIC WORKS

Ms. Ehlers stated that the meeting was cancelled due to lack of a quorum.

STREET, ALLEY, AND SANITATION BOARD

Mr. Hurt stated that the meeting was cancelled due to lack of agenda items.

PLANNING AND ZONING COMMISSION

Mr. Beach advised that the commission discussed the Casey's project that is before the Council this evening. Mr. Beach stated that there was also discussion about the new proposed AT&T Store on Main Street.

REPORTS OF CITY OFFICIALS

CITY ADMINISTRATOR

Mr. Tessendorf updated the Council on 911 Porter Street, the property that went through a dangerous building hearing on February 17, 2015. Mr. Tessendorf had pictures of the property distributed to the Council before the meeting (See **Attachment A** herein incorporated and attached to these minutes). Mr. Tessendorf advised the pictures are from the property on September 15, 2015 and again on October 5, 2015. Mr. Tessendorf advised that as directed by Council at the last meeting, the City has advertised in the paper for bids for the demolition of the property, with the bids due October 10. Mr. Tessendorf advised that city staff has had continued communication with the owner and his counsel, who are attending the meeting. Mr. Tessendorf advised that at an on-site meeting that was held earlier with Mr. Morgan Weaver, (owner of 911 Porter Street) and Mr. Steven Bieri, (Mr. Weaver's Counsel), he had been given a list of items to be completed to remove the property from the Dangerous Buildings list. Mr. Tessendorf gave a brief overview of the pictures that were taken on October 5 and gave details of the items that have been repaired since the September 15 pictures, included items on the list. Mr. Tessendorf then gave a brief description of the remaining work to be done with the pictures labeled numbers 1, 2, and 3 (See **Attachment B** herein incorporated and attached to these minutes). Mr. Hage advised the Council that he drove by the property before the council meeting and Mr. Weaver has completed the repairs illustrated in picture number 1. Therefore, the remaining projects to be repaired are from pictures 2 and 3, which consist of siding needed on the rear wing of the house and siding needed on the rear of the house at the peak.

Mr. Steven Bieri, Van Matre Law Firm in Columbia MO, who is representing Mr. Weaver, briefed the Council on all of the effort that Mr. Weaver has put into the house to remove his house from the Dangerous Building list. Mr. Bieri conveyed that Mr. Weaver wants to live in this house and wants the house to be up to "City Standards". Mr. Bieri advised that Mr. Weaver has all the materials to complete the siding that is needed from pictures 2 and 3. Mr. Bieri explained to the Council that Mr. Weaver is trying to the best of his physical and financial abilities to complete this project as quickly as possible. Mr. Bieri is requested that the City Council reverse their decision from the last council meeting and not demolish the home. Mr. Bieri advised that the easiest and cheapest way forward for Mr. Weaver to do was to walk away and let the home be demolished. However, Mr. Weaver felt that the home was worth it by hiring counsel to advocate for him, and by continuing to work on the house to complete the needed repairs. Ms. Evans questioned Mr. Bieri if the decision is reversed, how much more time will be needed. Mr. Bieri responded that 60 days would be ideal, however, whatever amount of time granted by the council would be appreciated. Mayor Thatcher stated that if the Council desires a motion, the Council will need to proceed in Miscellaneous; however, the floor is still open for questions. Mr. Beach questioned Mr. Bieri if Mr. Weaver needed 60 days to complete the items in pictures 2 and 3. Mr. Bieri responded that if the extension for those two items was granted to the next council meeting, he feels that those two items would be completed. However, he felt that a longer extension would be needed for the items that were not in pictures numbered 2 and 3, but they were items that needed to be completed

to bring the house up to code. Mr. Tessendorf stated that if need be, the city staff could push back the bids for the house demolition back 2 or 3 weeks, if the Council grants a 2-week extension on the Dangerous Building List.

MAYOR

No report was provided.

CITY CLERK

No report was provided.

MISCELLANEOUS

Mr. Beach moved and Ms. Dorman seconded the motion to give a 2-week extension to complete the items from pictures 2 and 3 that remains to be done for the Dangerous Building Repairs on 911 Porter Street. Roll was taken on Mr. Beach's motion. Ayes: Evans, Meadows, Beach, Hurt, Livingston, Ehlers, Dorman, and Stock, Total (8); Opposed: None, Total (0); Absent: None, Total (0). Motion Carried.

ADJOURN TO CLOSED SESSION RSMO 610.021 (2) REAL ESTATE

Ms. Evans moved and Ms. Ehlers seconded the motion to adjourn to Closed Session RSMo 610.021 (2) Real Estate. Ayes: Evans, Meadows, Beach, Hurt, Livingston, Ehlers, Dorman, and Stock, Total (8); Opposed: None, Total (0); Absent: None, Total (0). Motion Carried.

ADJOURN

Following a return to Open Session, Ms. Evans moved and Ms. Dorman seconded the motion to adjourn at 9:09 p.m. and the voice vote was unanimous.

Respectfully Submitted,

Teresa Studley, City Clerk

Approved:

Julie Thacher, Mayor

ORDINANCE APPROPRIATING MONEY

Be it Ordained by the Council of the City of Boonville, as follows:

Section 1: For the purpose of paying salaries and various accounts against the City of Boonville, which have been allowed by the Council, at the regular meeting thereof on October 19, 2015 the sum of **\$374,524.42**

General Fund	\$159,708.41
Sanitation	\$47,202.72
CIP Tax	\$47,899.91
Water Works	\$22,552.81
Capital Projects	\$2,161.90
Waste Water	\$59,568.35
Tourism	\$2,535.23
Gaming	\$32,895.09
Parks/Water	\$0.00

Section 2: The Bookkeeper is hereby authorized and instructed to draw checks on the respective City bank accounts, in favor of the persons whose salaries and accounts have been allowed as above, amounting to \$374,524.42 being the total amount of money above appropriated.

Section 3: This ordinance shall take effect and be in force from and after its passage. First reading on October 19, 2015 read for the second time this 19th day of October 2015 since a copy was made available prior to the meeting.

Approved October 19, 2015

Mayor

Endorsed October 19, 2015: I hereby certify that a sufficient sum of money stands to the credit of the City, unappropriated, in the various funds to meet the requirements of this ordinance.

Bookkeeper

BILL NO. 2015-030

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE CASEY'S GENERAL STORE RE-DEVELOPMENT AND FINAL SITE PLAN AT 909 MAIN STREET, BOONVILLE, COOPER COUNTY, MISSOURI; PROVIDING AN EFFECTIVE DATE THEREFORE, AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, Casey's Marketing Company is the owner of the property at 909 Main Street at just north of the Ashley Road and Main Street; and

WHEREAS, Casey's is constructing a convenience store building with 10 pumps under canopy on one acre; and

WHEREAS, this C-1 zoned re-development is subject to the standards for final site planning under Sections 2.95 corridor standards and 2.98 of Appendix C – Zoning along with the erosion control, parking, storm water, lighting, traffic and landscape management standards of the Code of Ordinances; and

WHEREAS, Casey's is proposing to restrict the south entrance to the site to right-in, right-out only for improved traffic flow in and out of the site based upon previous traffic studies conducted in the last 5 years and traffic patterns for delivery truck and customer traffic; and

WHEREAS, the Board of Adjustment has met and approved the five feet rear yard set-back, and

WHEREAS, the Planning and Zoning Commission has reviewed the site plans and schedules in detail and recommends approval of the final site plan, including the rear yard set-back variance approved by the Board of Adjustment contingent upon the plan document verification of reasonable storm water management techniques and the right-in, right-out traffic controls on the south entrance as approved by the City Engineer prior to presentation to the City Council; and

WHEREAS, the City Engineer has verified satisfactory completion of the above requirements as in the compliance chart and site plans herein attached and incorporated by reference as "EXHIBIT A"; and

WHEREAS, the City Council has evaluated the plans and schedules submitted according to the criteria and standards set forth in Sections 2.99 and 2.100 of the Appendix C – Zoning of the Code of Ordinances.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOONVILLE, MISSOURI AS FOLLOWS:

SECTION 1: That the final site plans, including approval of the rear yard set-back variance, as shown and indicated in “EXHIBIT A” attached hereto and made a part hereof, are hereby approved.

SECTION 2: This ordinance shall take effect and be in full force from passage of this ordinance.

SECTION 3: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed

FIRST READING: October 5, 2015

READ FOR THE SECOND TIME AND PASSED THIS 19th DAY OF October, 2015, AFTER A COPY OF THIS ORDINANCE AND REFERENCED SITE PLANS HAVE BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST READING.

PRESIDENT OF THE COUNCIL

APPROVED THIS 19th DAY OF October, 2015

JULIE THACHER, MAYOR

ATTEST:

TERESA STUDLEY, CITY CLERK

SITE & UTILITY NOTES:

1. ALL TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED TO COMPACTION REQUIREMENTS FOR THE PARKING LOT. GRANULAR MATERIAL SHALL BE PLACED AND COMPACTED TO A LEVEL EQUAL TO THE TRENCH DEPTH AT THE TIME OF THE UTILITY INSTALLATION.
2. CONTRACTOR SHALL REFER TO THE BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, EXIT PORCHES, RAMPS, TRUCK DOCKS, DOWNSPOUTS, ROOF DRAINS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL REFER TO THE BUILDING ELECTRICAL PLANS FOR THE UNDERGROUND ELECTRIC REQUIREMENTS FOR ALL SITE LIGHT POLES.
4. THE CONTRACTOR SHALL VERIFY AND/OR PERFORM ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES PRIOR TO THE ANNOUNCED BUILDING POSSESSION DATA AND THE FINAL CONNECTIONS OF UTILITY SERVICES.
5. CONTRACTOR SHALL NOTIFY UTILITY PROVIDERS AT LEAST 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE. UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO BACKFILLING.
6. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER PIPE SHALL BE SDR SCHEDULE 40 PVC
7. ALL WATERLINES SHALL BE CONSTRUCTED A MINIMUM OF 42" INCHES BELOW FINISH GRADE, UNLESS OTHERWISE INDICATED ON PLANS.
8. CONTRACTOR SHALL PROVIDE ALL WATERLINE TEES, VALVES, BENDS, TAPPING SLEEVES, METERS, METER PITS, FIRE HYDRANTS, IF NECESSARY, TO CONSTRUCT THE WATERLINES AS SHOWN ON THESE PLANS. THRUST BLOCKING SHALL BE PROVIDED AT ALL TEES, BENDS AND FIRE HYDRANTS.
9. ALL FLARED END SECTIONS SHALL BE RCP OR CMP WITH A SOIL TIGHT CONNECTION. HDPE & CPP FLARED END SECTIONS WILL NOT BE ALLOWED.
10. CONTRACTOR SHALL OBTAIN AND FOLLOW INSTALLATION REQUIREMENTS FOR STORM SEWER FROM PIPE MANUFACTURERS FOR EACH TYPE OF PIPING MATERIAL.
11. CONTRACTOR SHALL COORDINATE ADJUSTMENTS TO EXISTING UTILITIES WITH APPROPRIATE UTILITY COMPANY AS WORK PROGRESSES.
12. UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAPPING AND TIE-IN FEES, AS WELL AS COST OF SERVICE CONNECTIONS.
13. UNLESS INDICATED OTHERWISE, ALL WATERLINE AND SANITARY SEWER CROSSINGS SHALL HAVE A MINIMUM 18 INCH VERTICAL SEPARATION AND 10 FEET HORIZONTAL SEPARATION. THE CONTRACTOR SHALL NOTE THAT THE DEPTHS OF EXISTING UTILITIES HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY VARIOUS UTILITY COMPANIES AND IS TO BE CONSIDERED APPROPRIATE. IF THE MINIMUM SEPARATIONS CANNOT BE CONSTRUCTED AS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE MODIFICATIONS WILL BE ISSUED.
14. VERIFY LOCATION OF ALL EXISTING UTILITIES TO BE CROSSED AND IDENTIFY POTENTIAL CONFLICTS PRIOR TO STARTING CONSTRUCTION.

GRADING NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION, EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED.
2. THE CONTRACTOR SHALL VERIFY ELEVATION OF TEMPORARY BENCHMARKS BASED ON THE ELEVATION OF THE PRIMARY BENCHMARKS PRIOR TO THE START OF THE CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ELEVATIONS DIFFER FROM THOSE SHOWN ON THESE PLANS.
3. THIS SITE IS NOT WITHIN A DESIGNATED FLOOD PLAIN.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, BENCHMARKS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IF NECESSARY, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON PLANS.
5. ALL TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED. GRANULAR MATERIAL SHALL BE PLACED AND COMPACTED TO A LEVEL EQUAL TO THE TRENCH DEPTH AT THE TIME OF THE UTILITY INSTALLATIONS.
6. ALL UNSURFACED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL. CONTRACTOR TO SEED, MULCH, FERTILIZE, AND MAINTAIN TO A GRASS STAND. AREAS OF PAID AREAS THAT WERE DISTURBED DURING CONSTRUCTION UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
7. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STORM WATER RUN-OFF AND SEDIMENT UNDER CONTROL DURING CONSTRUCTION.
8. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, EXIT PORCHES, RAFTERS, TRUCK DOCKS, DOWNPOUTS, ROOF DRAINS, BUILDING DIMENSIONS AND UTILITY ENTRANCES.
9. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTORS EXPENSE.
10. THE CONTRACTOR SHALL VERIFY AND/OR PERFORM ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES.
11. PRIOR TO PLACEMENT OF THE BASE ROCK WITHIN THE PARKING LOT, THE ENTIRE AREA SHALL BE PROOF ROLLED WITH A LOADED TANDEN AXLE DUMP TRUCK, HAVING NO MORE THAN 3 AXLES AND WEIGHING A MINIMUM OF 40,000 POUNDS.
12. THE CONTRACTOR SHALL GRADE ALL AREAS TO DRAIN IN ORDER TO PREVENT PONDING WATER. THE MINIMUM ALLOWABLE SLOPE ON ALL PAVED SURFACES SHALL BE 1 PERCENT.
13. THE MINIMUM DEPTH OF COVER ON ALL WATERLINES FOR THIS SITE IS 42 INCHES.
14. UNLESS INDICATED OTHERWISE, ALL WATERLINE AND SANITARY SEWER CROSSLINGS SHALL HAVE A MINIMUM 18 INCH VERTICAL SEPARATION AND 10 FEET HORIZONTAL SEPARATION. THE CONTRACTOR SHALL NOTE THAT THE DEPTHS OF EXISTING UTILITIES HAVE BEEN PLOTTED FROM DATA PROVIDED BY VARIOUS UTILITY COMPANIES AND ARE CONSIDERED APPROXIMATE. IF THE MINIMUM SEPARATIONS CANNOT BE CONSTRUCTED AS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE MODIFICATIONS WILL BE ISSUED.
15. CONTRACTOR SHALL VERIFY ALL PERMITS AND APPROVALS FOR IMPROVEMENTS, WHICH ARE SHOWN TO BE CONSTRUCTED, ARE OBTAINED PRIOR TO CONSTRUCTION.

THREE WORKING DAYS PRIOR TO THE
START OF ANY EXCAVATION ON THIS
SITE THE CONTRACTOR SHALL CONTACT
1-800-344-7483 FOR UTILITY
LOCATION INFORMATION.

ALL O.S.H.A. RULES AND REGULATIONS ESTABLISHED FOR THE TYPE OF CONSTRUCTION REQUIRED BY THESE PLANS SHALL BE STRICTLY FOLLOWED (i.e. TRENCHING, BLASTING, ETC.)



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED
BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD
BE VERIFIED IN THE FIELD AT THE TIME OF
CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF
UNDERGROUND UTILITIES CALL 1-800-344-7483,
MISSOURI.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, AND SEDIMENT & EROSION CONTROL DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND LICENSES FROM APPROPRIATE AUTHORITIES HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING & SCHEDULING WORK WITH ALL UTILITY COMPANIES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOT CLOSE OR OBSTRUCT PUBLIC OR PRIVATE ROADWAYS, SIDEWALKS, OR FIRE HYDRANTS WITHOUT APPROPRIATE PERMITS OR WRITTEN AUTHORIZATION.
5. THE CONTRACTOR SHALL ACCURATELY RECORD ACTUAL LOCATIONS OF CAPPED UTILITIES AND SUBSURFACE OBSTRUCTIONS THAT WILL REMAIN AFTER DEMOLITION.
6. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN SEDIMENT & EROSION CONTROL DEVICES, TEMPORARY BARRIERS, AND SECURITY DEVICES DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES, AND STRUCTURES, WHICH ARE NOT TO BE DEMOLISHED. ANY DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO OWNER.
8. THE CONTRACTOR SHALL PROTECT AND MAINTAIN IN A SAFE AND OPERABLE CONDITION UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE TO OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES AND OWNER.
9. THE CONTRACTOR SHALL NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGES OR DISRUPTIONS.
10. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OR REMOVAL OF STRUCTURES, WELLS, CISTERNS, ETC., USING APPROVED SELECT FILL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND. FILL MATERIALS SHALL BE FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS, AND OTHER ORGANIC MATTER.
11. NO BURNING OF ANY MATERIAL, DEBRIS, OR TRASH ON-SITE OR OFF-SITE, EXCEPT WHEN ALLOWED BY APPROPRIATE GOVERNING AUTHORITY AND OWNER. ANY PERMITS REQUIRED FOR DOING SO SHALL BE OBTAINED BY THE CONTRACTOR.
12. ALL ITEMS NOTED "TO BE ADJUSTED" SHALL BE RAISED OR LOWERED TO MATCH THE NEW GRADE INDICATED OR FLUSH WITH THE SURROUNDING PAVEMENT. (I.E. MANHOLE RIMS, VALVE COVERS, GRATES, ETC.)
13. UNLESS NOTED OTHERWISE, UTILITIES DESIGNATED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. TRENCHES SHALL THEN BE BACKFILLED AND COMPACTED.
14. SHOULD HAZARDOUS MATERIALS BE FOUND DURING DEMOLITION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ALL GOVERNING AGENCIES. CONTRACTOR SHALL THEN CONFORM TO ALL APPLICABLE REGULATORY PROCEDURES.
15. THE CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN TRAFFIC CONTROL AT ALL TIMES DURING CONSTRUCTION. THIS INCLUDES SIGNS, BARRIERS, CONSTRUCTION FENCING, STRIPING, ETC. NECESSARY TO SAFELY CONTROL SITE TRAFFIC.
16. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.
17. THE FIRE PROTECTION FOR THE SITE SHALL REMAIN IN SERVICE AT ALL TIMES DURING CONSTRUCTION.
18. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED LAND SURVEYOR, LICENSED IN MISSOURI.
19. THE EDGES OF ALL PAVEMENT AND CURB SECTIONS TO BE REMOVED SHALL BE SAW CUT. REMAINING PAVEMENT AND CURB SECTIONS SHALL HAVE SMOOTH, CLEAN EDGES.
20. REMOVE ALL STUMPS, BUSHES, TREES, WEEDS AND OTHER SURFACE OBSTRUCTIONS THAT ARE WITHIN THE PROPOSED CONSTRUCTION AREA AND THAT ARE NOT OTHERWISE NOTED TO REMAIN. CONTRACTOR TO STRIP ALL TOPSOIL FROM ENTIRE AREA TO BE GRADED. THIS MAY BE DONE IN PHASES.
21. ALL ITEMS INDICATED ON THE DEMOLITION PLAN SHALL BE DEMOLISHED AND DISPOSED OF OFF-SITE.
22. CONTRACTOR SHALL PROTECT AND MAINTAIN ITEMS WHICH ARE INDICATED TO REMAIN.
23. CONDUCT DEMOLITION OPERATIONS AND DEBRIS REMOVAL TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND ADJACENT PROPERTIES.
24. THE CONTRACTOR SHALL ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, AND OTHER FACILITIES AND INJURY TO PERSONS.
25. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES WHICH ARE TO STAY IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING CONSTRUCTION.
26. THE CONTRACTOR SHALL NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTIONS HAVE BEEN COMPLETED.
27. THE CONTRACTOR MAY USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
28. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS ICE, FLOODING, AND POLLUTION.
29. THE CONTRACTOR SHALL CLEAN ADJACENT STRUCTURES OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO START OF WORK.
30. THE CONTRACTOR SHALL REMOVE ACCUMULATED DEBRIS, RUBBISH, AND OTHER MATERIALS FROM THE SITE AND DISPOSE OF THEM PER GOVERNING REGULATIONS.
1. TRACT IS CLASSIFIED URBAN (20 CSR 2030.16.040).
2. DATE OF FIELD WORK: APRIL 21, 2015
3. DIMENSIONS SHOWN ARE MEASURED. FOR RECORD DIMENSIONS, SEE DOCUMENT(S) NOTED.
4. THE TRACT SHOWN ON THIS PLAN DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE APPLICABLE FLOOD BOUNDARY AND FLOODWAY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION.
5. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OR NONEXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
6. TRACT IS ZONED C-1, COMMERCIAL DISTRICT. ACCORDING TO CURRENT CITY REGULATIONS, THERE ARE NO REQUIRED FRONT, REAR OR SIDE YARD SETBACKS.
7. TRACT IS WHOLLY WITHIN THE CORPORATE LIMITS OF BOONVILLE, MISSOURI.
8. VERTICAL DATUM IS NAVD 80 PER TIE TO NGS STATION U330.

FOR FURTHER INFORMATION REGARDING UTILITIES WHICH SERVE THIS AREA, CONTACT THE FOLLOWING:

STREETS, SEWER
WATER:

CITY OF BOONVILLE
401 MAIN STREET
BOONVILLE, MO 65233
660-882-2332

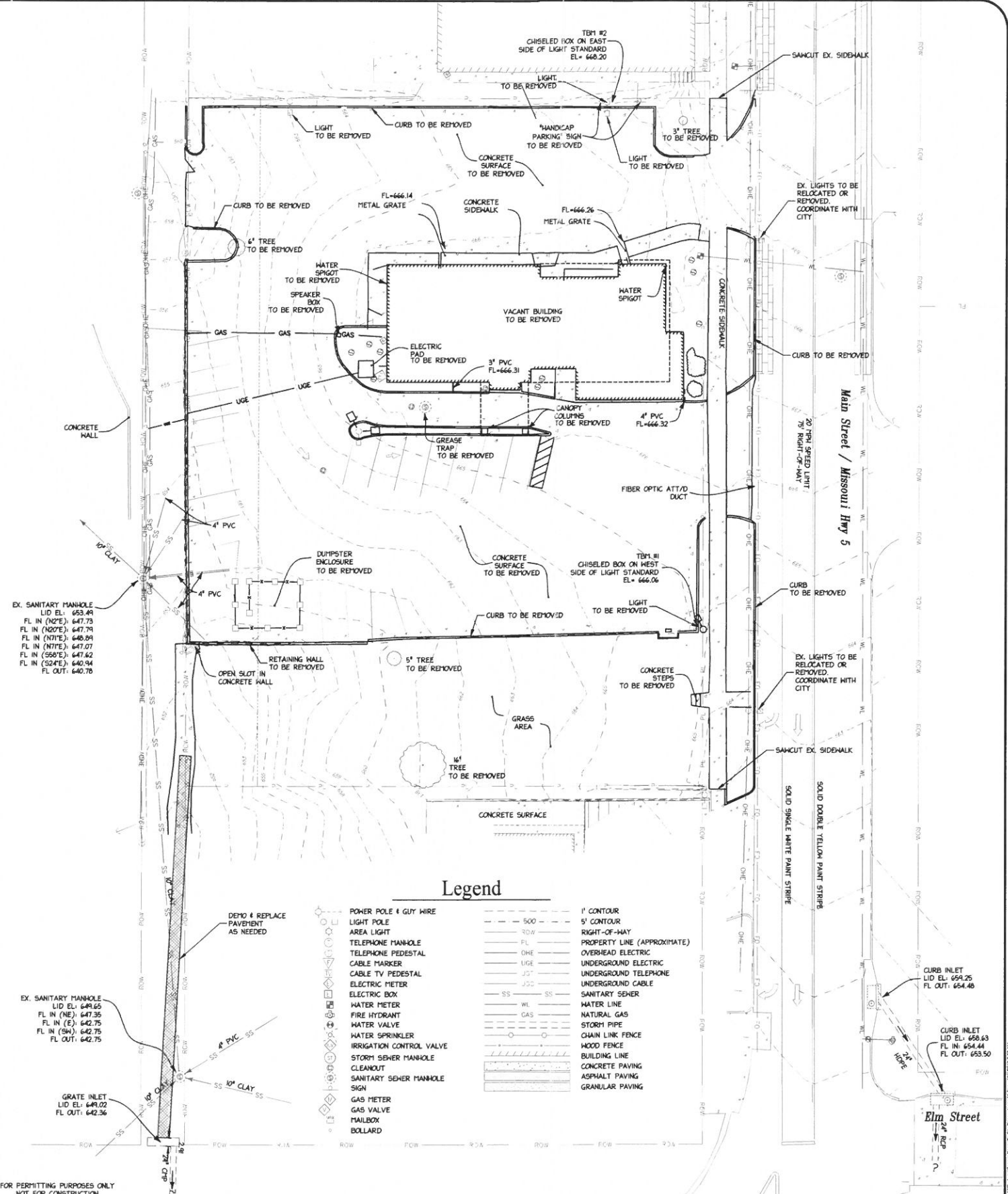
ELECTRIC:
NATURAL GAS:

AMEREN UE
800-552-7583

TELEPHONE:

AT&T DISTRIBUTION
1100 MAIN STREET
BOONVILLE, MO 65233
660-882-3377

10. THE COMPLETE EXTENT OF DRAINAGE AREA(S) WHICH PLACE SURFACE WATER RUNOFF ONTO THIS SITE ARE NOT SHOWN. DOWNSTREAM IMPROVEMENTS AND/OR STORM WATER CONVEYANCES WHICH COULD BE AFFECTED BY STORM WATER RUNOFF FROM THIS SITE ARE NOT SHOWN. OWNER/DESIGNER SHOULD CONSIDER THE EFFECTS OF POST-IMPROVEMENT SURFACE WATER RUNOFF ONTO THIS SITE AND TO ADJACERS.
11. THE PERMIT AUTHORITY FOR MAIN STREET IS THE CITY OF BOONVILLE.
12. THERE ARE SCHOOL LANDS LOCATED EAST OF THE SITE. THERE ARE LIQUOR SALES LOCATED SOUTH OF THE SITE. THERE WERE NO WELLS OR CHURCHES OBSERVED IN THE IMMEDIATE AREA.



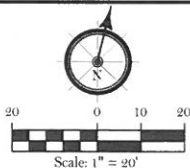
FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

CM Archer Group, P.C. dba:



ARCHER-ELGIN
engineering ■ surveying ■ architecture

CM Archer Group, P.C.: E: 2003023612, LS: 2004017577-D
Archer-Elgin Surveying & Engineering, LLC: E: 2011024038, LS: 2011025471, A-2012014618
310 East 6th Street, Rolla, Missouri 65401 ■ Phone: 573-364-6362 Fax: 573-364-4782 ■ www.cmarcher.com
www.elginurvey.com



Casey's General Store
Main Street
Boonville, Missouri

General Notes & Existing Site & Demolition Plan

PROJECT NO.
15148125
J1427

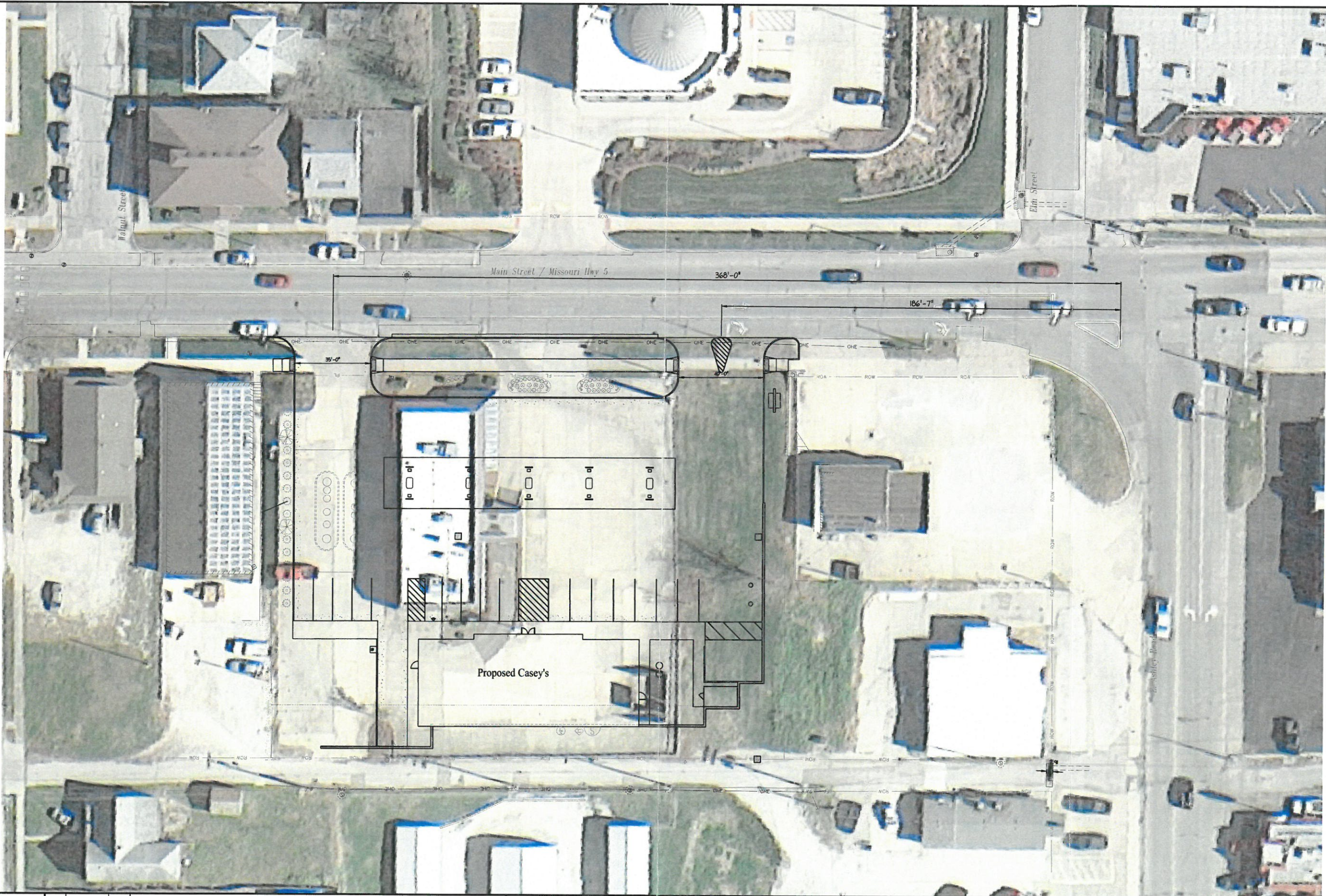
C-10

- ☐ - Preliminary, not for construction, recording purposes or implementation
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DESIGNED/DRAWN BY: cjs/jsm	DATE: 10/01/15
-------------------------------	-------------------

No.	DATE	BY
-----	------	----

REVISION BLOCK



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- - This is a reduced copy, not for construction, recording purposes or implementation.

DESIGNED/DRAWN BY: cjs/jm
DATE: 10/01/15

No.	DATE	BY	ENTRANCE DISTANCE AND SIZE
1	10-01-2015	CJS	

REVISION BLOCK



CM Archer Group, P.C. dba:

ARCHER-ELGIN
engineering ■ surveying ■ architecture

Corporate Authority:
CM Archer Group, P.C.: E: 2003232612, LS: 2004017577-D
Archer-Elgin Surveying & Engineering, LLC: E: 2011024038, LS: 2011025471, A-2012014618
310 East 6th Street, Rolla, Missouri 65401 ■ Phone: 573-364-6362 Fax: 573-364-4782 ■ www.cmarcher.com
www.elginsurvey.com



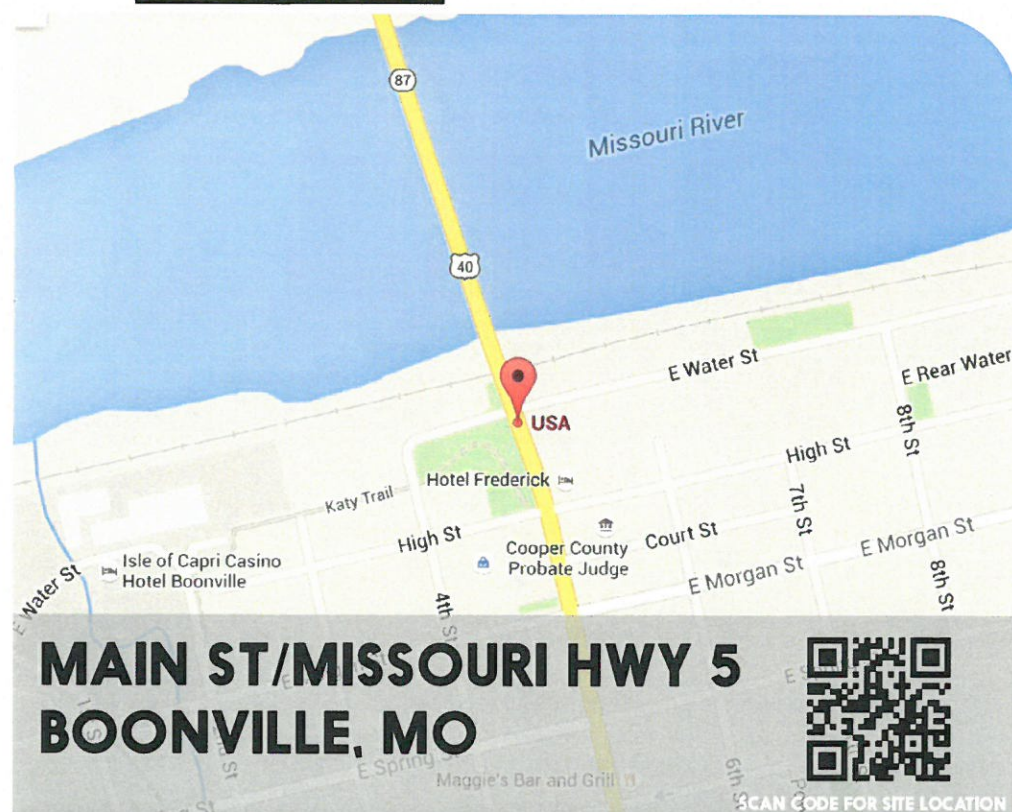
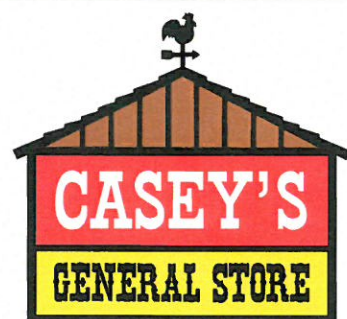
Casey's General Store
Main Street, Missouri Hwy. 5
Boonville, Missouri

Aerial Map

PROJECT NO.
15148125
J1427

DRAWING NO.
D-1

CASEY'S



**MAIN ST/MISSOURI HWY 5
BOONVILLE, MO**



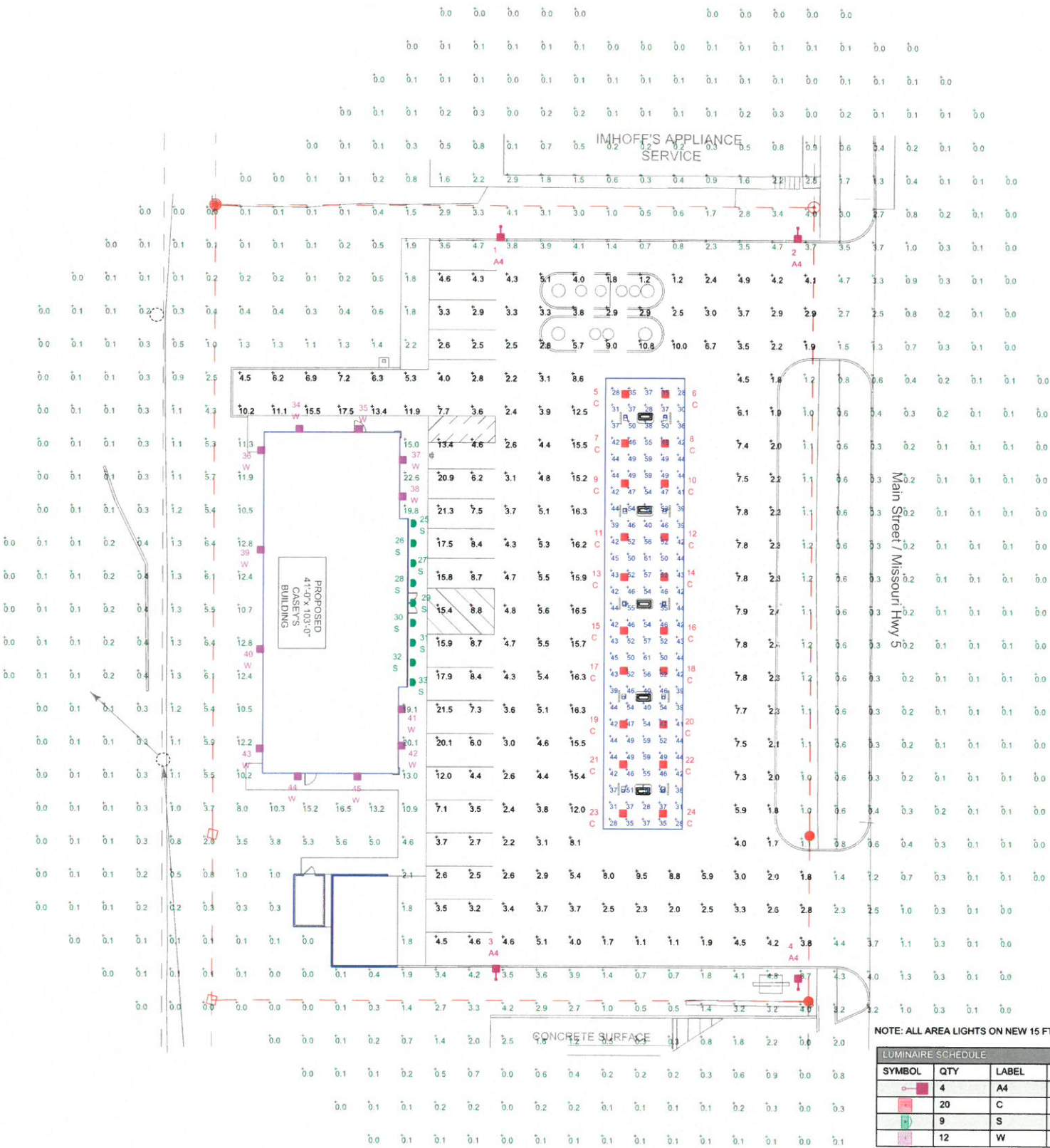
SCAN CODE FOR SITE LOCATION

1. Exterior Photometric Application
2. Fixture Detail
- 3-5. Fixture Specification

RL-3044-S1
7/10/15



EXTERIOR
LIGHTING LAYOUT



LUMINAIRE LOCATION SUMMARY		
LUM. NO.	LABEL	MTG. HT.
1	A4	17
2	A4	17
3	A4	17
4	A4	17
5	C	16.5
6	C	16.5
7	C	16.5
8	C	16.5
9	C	16.5
10	C	16.5
11	C	16.5
12	C	16.5
13	C	16.5
14	C	16.5
15	C	16.5
16	C	16.5
17	C	16.5
18	C	16.5
19	C	16.5
20	C	16.5
21	C	16.5
22	C	16.5
23	C	16.5
24	C	16.5
25	S	10
26	S	10
27	S	10
28	S	10
29	S	10
30	S	10
31	S	10
32	S	10
33	S	10
34	W	10
35	W	10
36	W	10
37	W	10
38	W	10
39	W	10
40	W	10
41	W	10
42	W	10
43	W	10
44	W	10
45	W	10

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	6.17	21.5	1.1	5.61	19.55
UNDEFINED AREA	1.26	22.6	0.0	N.A.	N.A.
UNDER CANOPY	44.82	61	28	1.60	2.18

NOTE: ALL AREA LIGHTS ON NEW 15 FT. POLES MOUNTED ON 2 FT. CONCRETE BASES

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	4	A4	SINGLE	11259	1.040	134	536	Cree Inc.	ARE-EDG-4M-DA-06-E-UL-BZ-700
	20	C	SINGLE	13251	1.040	134	2680	CREE, INC.	CAN-304-SL-RS-06-E-UL-WH-700
	9	S	SINGLE	2961	1.040	35	315	BETALED, A DIVISION OF RUUD	SFT-228-5M-RM-03-E-UL-BZ-350-IC
	12	W	SINGLE	8739	1.040	100	1200	CREE, INC.	SEC-EDG-3M-WM-06-E-UL-BZ-525

PERSONS USING THIS PROGRAM ARE ADVISED THAT THIS PROGRAM MAY CONTAIN ERRORS WHICH RED LEONARD ASSOCIATES, INC. OR ITS SOFTWARE PROVIDER HAVE NOT OBSERVED. IN ADDITION, THE USE OF THIS PROGRAM TO ADJUST LAYOUT OF LIGHTING AND ESTIMATING MATERIAL QUANTITIES IS NOT INTENDED TO RELIEVE THE RESPONSIBILITY OF THE USER TO VERIFY THE CORRECTNESS OF ANY BILL OF MATERIAL, AND THAT THE LAYOUT OR USE OF LUMINAIRE IS IN FULL ACCORDANCE WITH ALL LOCAL, STATE OR FEDERAL STATUTES, REGULATIONS OR OTHER REQUIREMENTS, OR THE REQUIREMENTS OF ANY INSURANCE GROUP, ORGANIZATION OR CARRIER REGARDING LUMINAIRE AND THEIR APPLICATION.

FOR INFORMATIONAL AND ILLUSTRATION PURPOSES ONLY: ALL PRODUCT SERVICE AND CORPORATE NAMES ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. PRODUCT SPECIFICATIONS AND QUANTITIES MAY VARY. THESE DOCUMENTS ARE THE PROPERTY OF RED LEONARD ASSOCIATES, INC. ANY USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF JAMES J. LEONARD OF RED LEONARD ASSOCIATES, INC. IS STRICTLY PROHIBITED.

ILLUMINATION RESULTS SHOWN ON THIS LIGHTING APPLICATION ARE BASED ON PRODUCT PARAMETERS PROVIDED BY THE MANUFACTURER LISTED USED IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS. ACTUAL, PROJECT CONDITIONS DIFFERING FROM THESE PARAMETERS MAY AFFECT FIELD RESULTS. THE CUSTOMER IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY APPLICABLE ELECTRICAL, LIGHTING, OR ENERGY CODE.

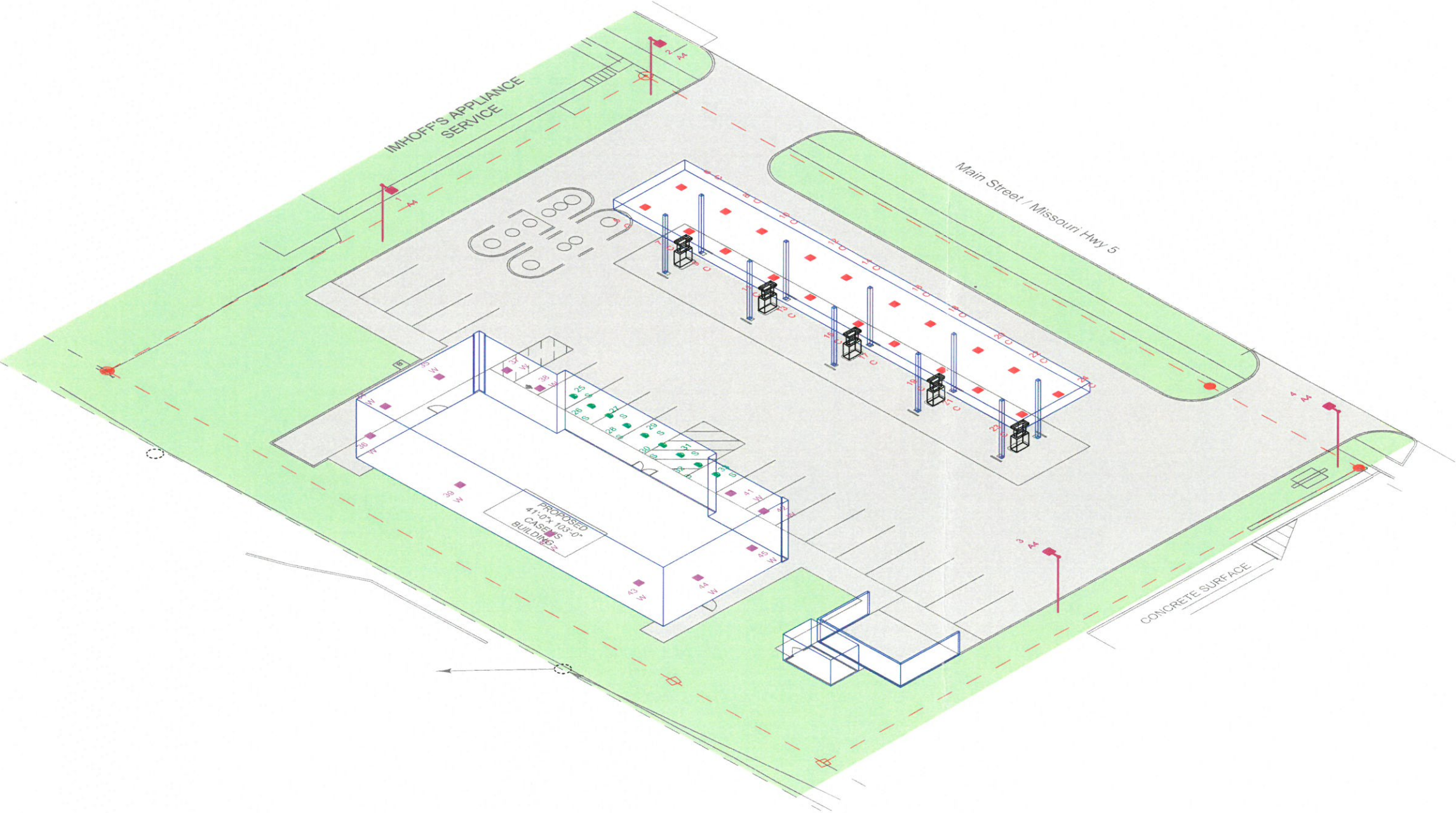
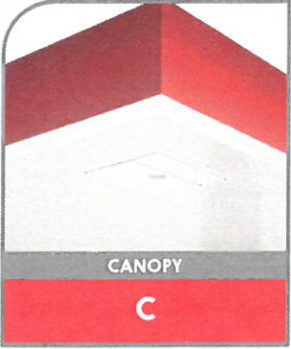
SCALE: 1" = 20'
LAYOUT BY: BJM
DWG. SIZE: D
DATE: 7/10/15

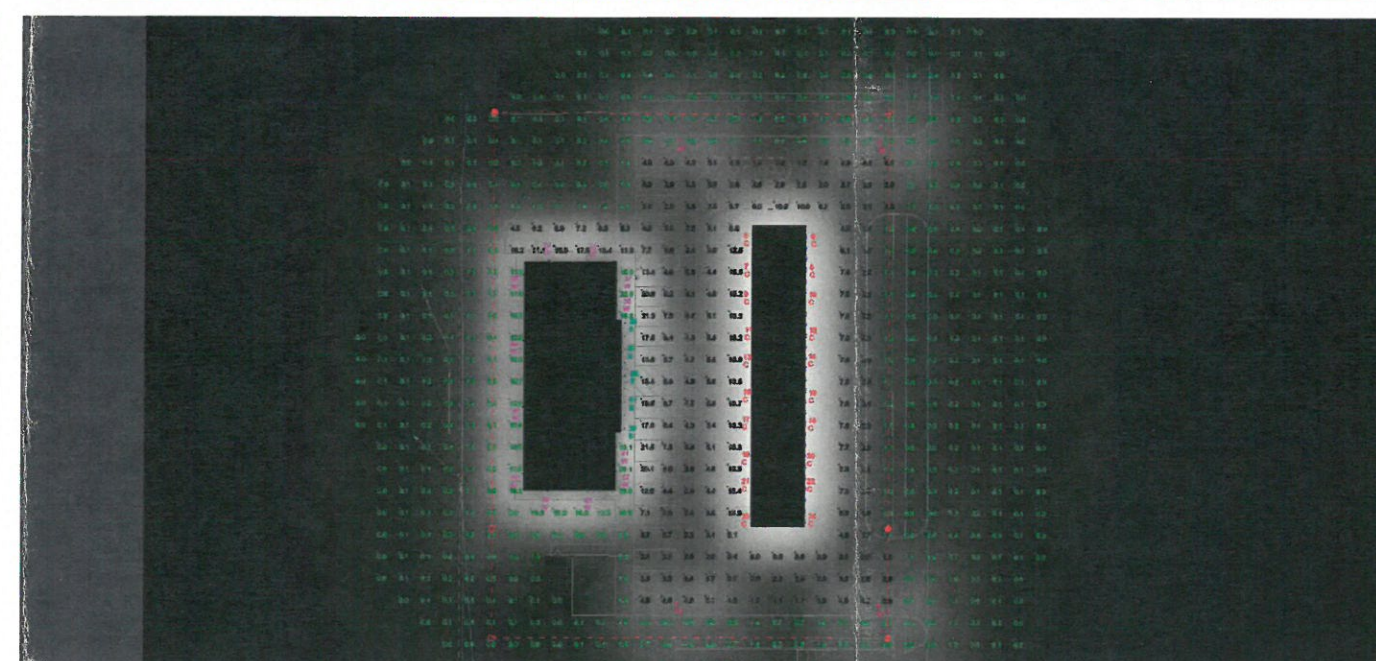
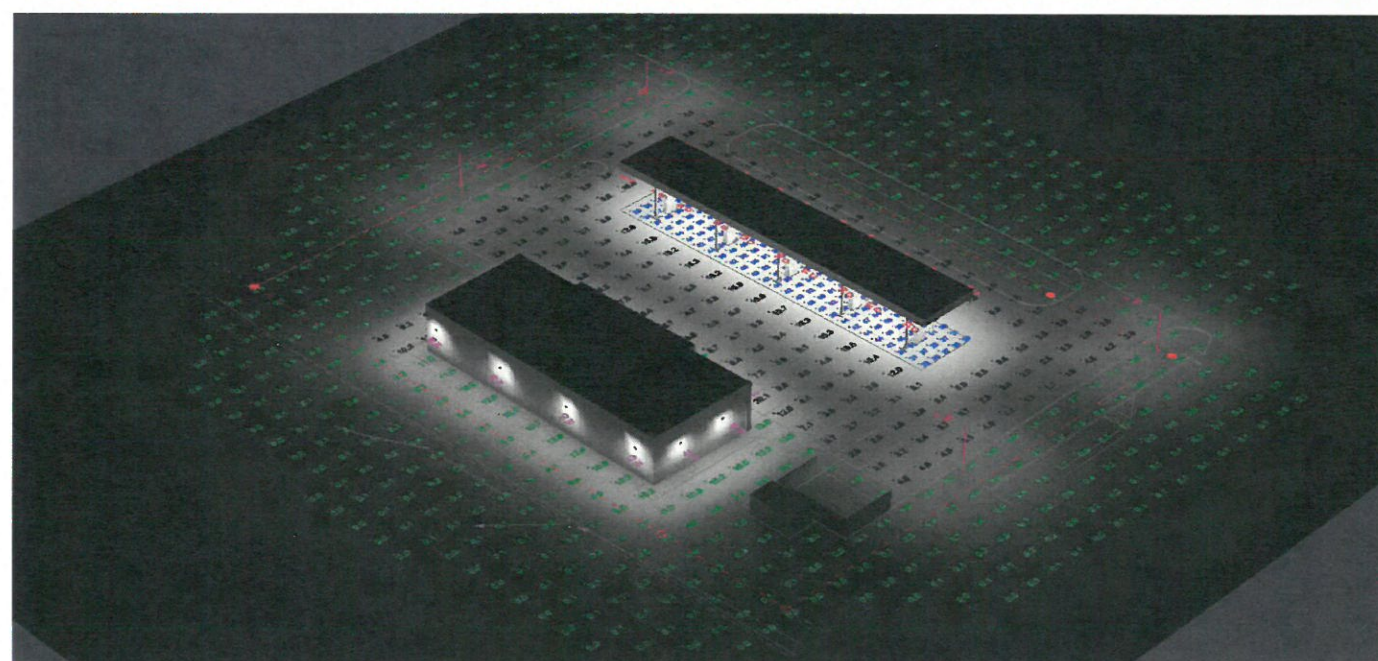
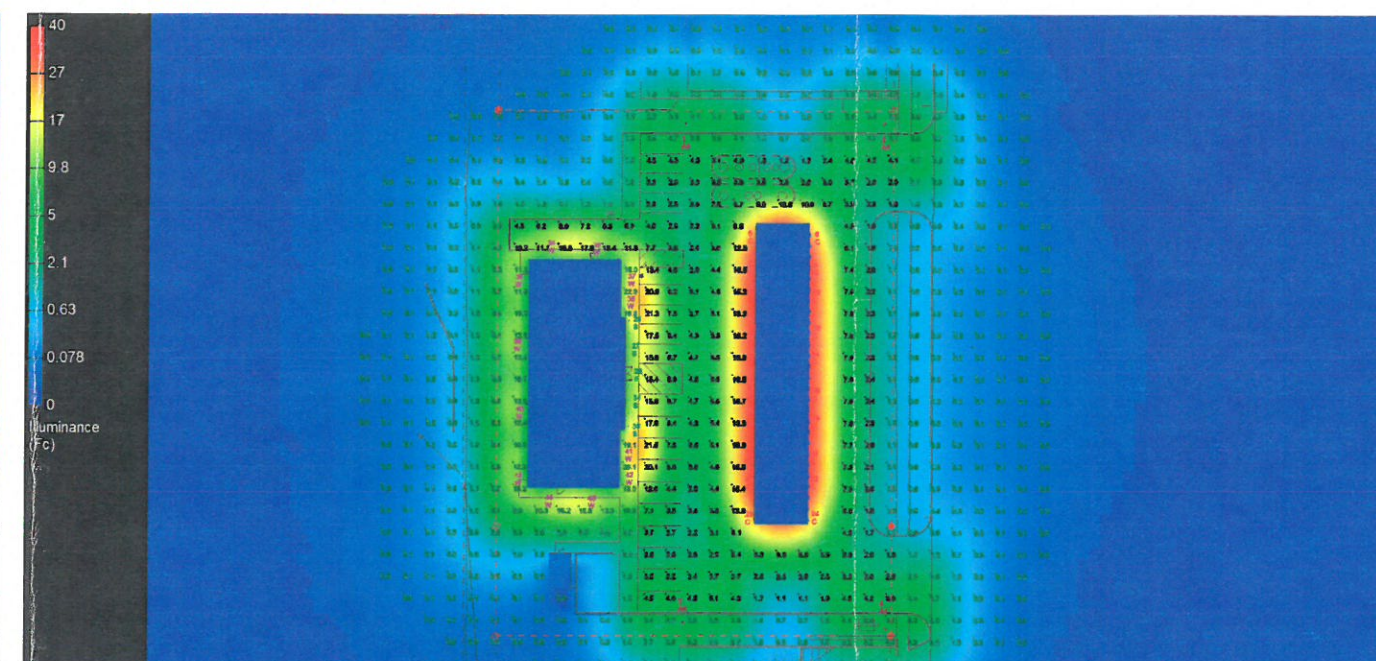
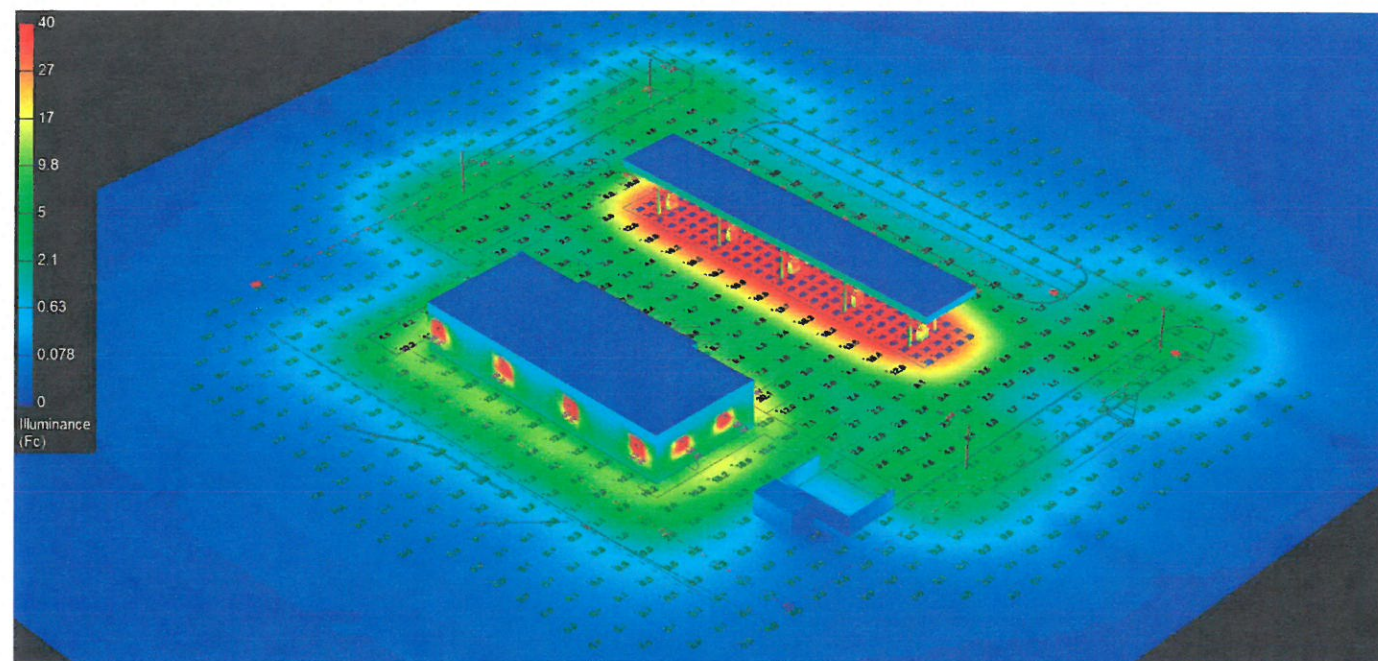
PROJECT NAME:
CASEY'S
BOONVILLE, MO
DRAWING NUMBER:
RL-3044-S1





SCAN CODE
FOR EXTERIOR OPTIONS







AREA

SYMBOL	QTY	LABEL
	4	A4

ARE-EDG-4M-DA-06-E-UL-BZ-700

Cree Edge™ Series LED Area/Flood Luminaire

Product Description
The Cree Edge Series has a slim, low profile design. It rugged cast aluminum housing measures 1.5" deep and requires no additional mounting hardware. The Cree Edge Series LED driver compartment and high performance aluminum heat sink, various mounting choices: Adjustable Arm, Direct Arm, Direct Arm, Long Tether, or Side Arm (details on page 12). Includes a detachable guard.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and interior lighting.

Performance Summary

Utilizes BetaLED™ Technology
Patented NanoOptic® Product Technology
Made in the U.S.A. of U.S. and imported parts
CIE Illuminance: 70 CRI
CCT: 4000K (+/-500K) Standard, 4000K (+/-500K) Standard
Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard™ finish
See www.cree.com/lighting for more details.

Accessories

Accessory	Part Number
Adjustable Arm	ARE-EDG-4M-DA-06-E-UL-BZ-700
Direct Arm	ARE-EDG-4M-DA-06-E-UL-BZ-700
Long Tether	ARE-EDG-4M-DA-06-E-UL-BZ-700
Side Arm	ARE-EDG-4M-DA-06-E-UL-BZ-700

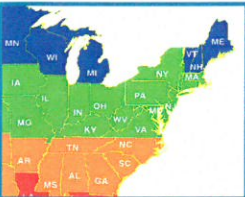
Ordering Information

Example: ARE-EDG-4M-DA-06-E-UL-BZ-700

		4						
Product	Option	Mounting	LED Driver	Beam	Wavelength	Color Temp.	Beam Spread	Options
ARE-EDG	15	75°	50	15	4500K	5000	15°	ARE-EDG (4000K, 5000K)
	30	75°	50	30	4500K	5000	30°	ARE-EDG (4000K, 5000K)
	45	75°	50	45	4500K	5000	45°	ARE-EDG (4000K, 5000K)
	60	75°	50	60	4500K	5000	60°	ARE-EDG (4000K, 5000K)
	75	75°	50	75	4500K	5000	75°	ARE-EDG (4000K, 5000K)
	90	75°	50	90	4500K	5000	90°	ARE-EDG (4000K, 5000K)
	105	75°	50	105	4500K	5000	105°	ARE-EDG (4000K, 5000K)
	120	75°	50	120	4500K	5000	120°	ARE-EDG (4000K, 5000K)
	135	75°	50	135	4500K	5000	135°	ARE-EDG (4000K, 5000K)
	150	75°	50	150	4500K	5000	150°	ARE-EDG (4000K, 5000K)
T-8-EDG	15	60	50	15	4500K	5000	15°	ARE-EDG (4000K, 5000K)
	30	60	50	30	4500K	5000	30°	ARE-EDG (4000K, 5000K)
	45	60	50	45	4500K	5000	45°	ARE-EDG (4000K, 5000K)
	60	60	50	60	4500K	5000	60°	ARE-EDG (4000K, 5000K)
	75	60	50	75	4500K	5000	75°	ARE-EDG (4000K, 5000K)
	90	60	50	90	4500K	5000	90°	ARE-EDG (4000K, 5000K)
	105	60	50	105	4500K	5000	105°	ARE-EDG (4000K, 5000K)
	120	60	50	120	4500K	5000	120°	ARE-EDG (4000K, 5000K)
	135	60	50	135	4500K	5000	135°	ARE-EDG (4000K, 5000K)
	150	60	50	150	4500K	5000	150°	ARE-EDG (4000K, 5000K)



**CROWN-WELD®
SQUARE STRAIGHT STEEL POLES**
click or scan for information



**RECOMMENDED CREE® OUTDOOR LUMINAIRE
LUMEN MAINTENANCE FACTORS (LMF)**
click or scan for information



**CREE TRUEWHITE® TECHNOLOGY & CRI
(COLOR RENDERING INDEX)**
click or scan for information



NanoOptic® TECHNOLOGY
click or scan for information



WARRANTY INFORMATION
click or scan for information



CREE LIGHTING SELECTION GUIDE
click or scan for information



**DesignLights Consortium®
(DLC QUALIFIED PRODUCTS LIST)**
click or scan for information



CANADA

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rla TOM SCUPHAM
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t. 604-939-1921

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t. 614-876-1770

rla MARK TRAU
marktrauRLA@gmail.com
t. 440-498-9155

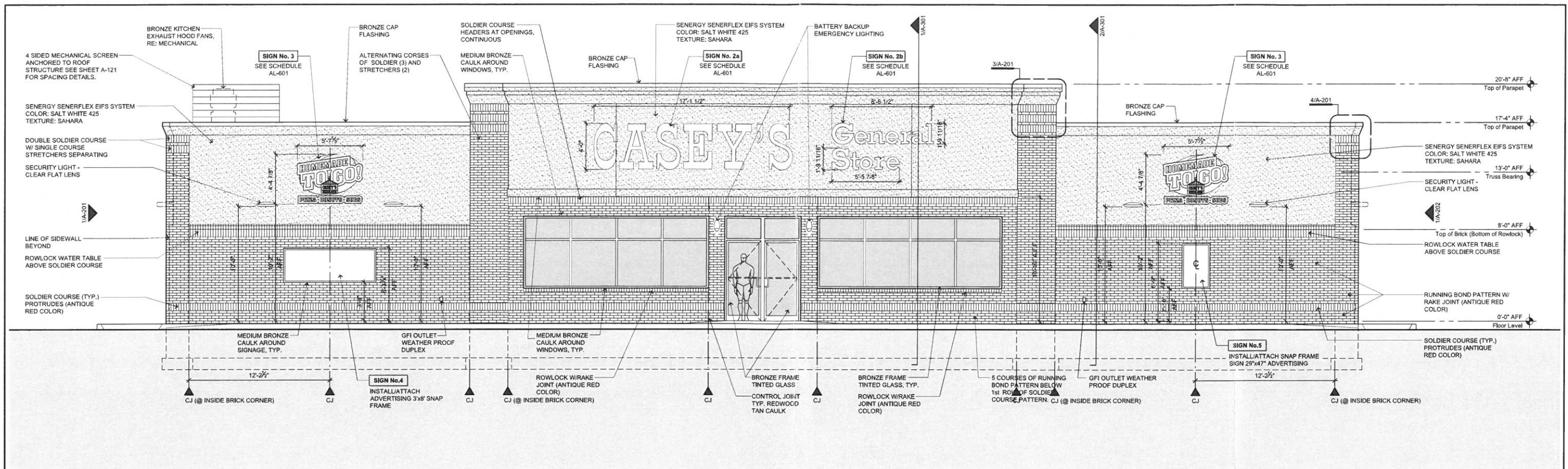


RED LEONARD ASSOCIATES

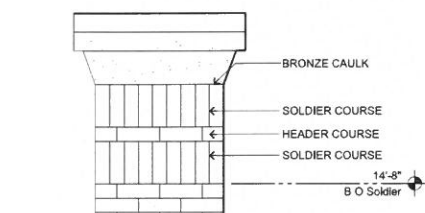
for more information, visit our website at www.redleonard.com

Red Leonard's superior customer service and full applications and project support capabilities ensure that our customer's needs are met every step. We are confident that you will find our complete line of LED lighting solutions to be an excellent choice for your spaces. Call us today to find out how we can help you make your next project a success!

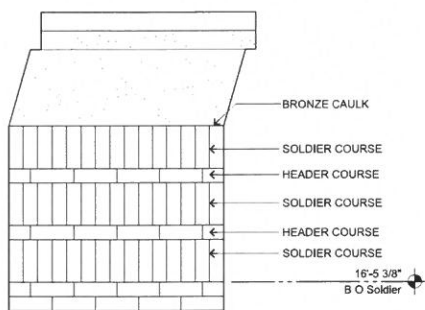




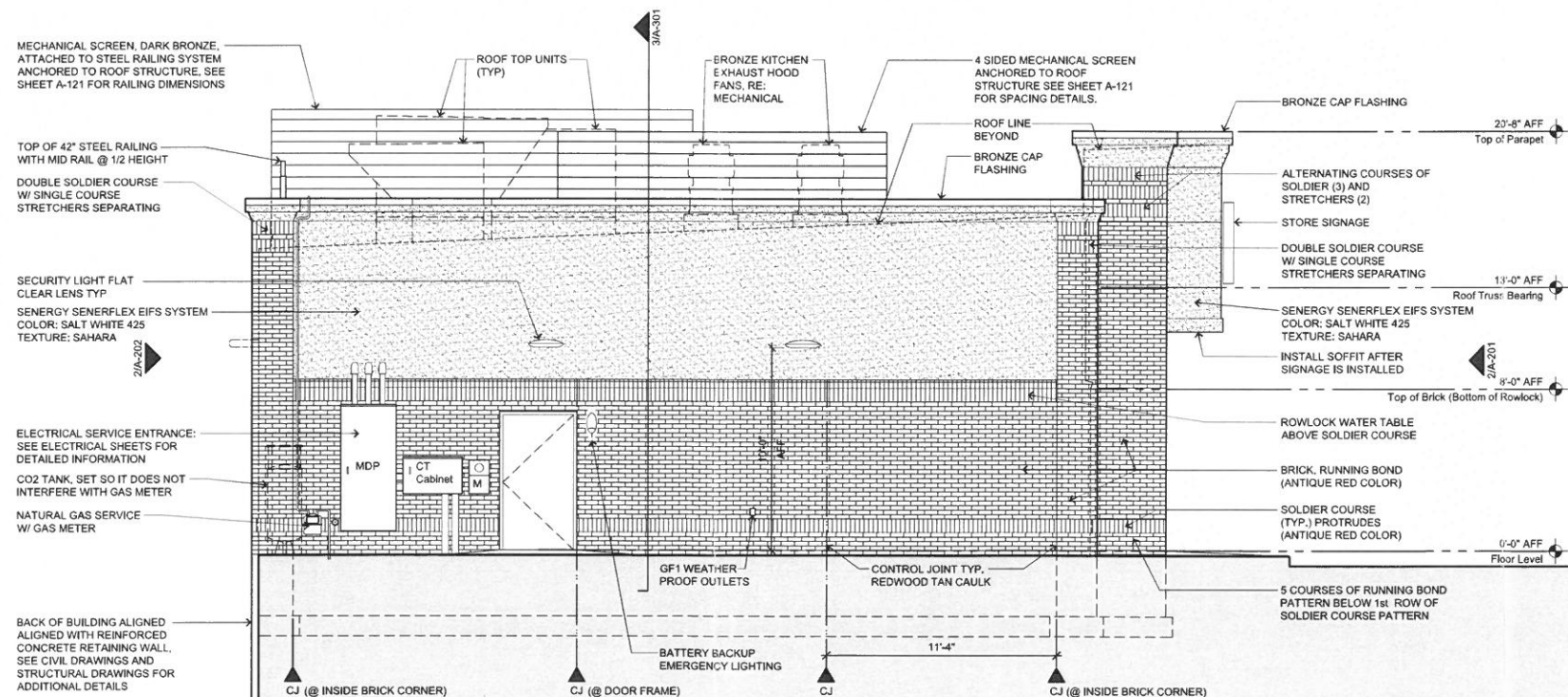
Front Elevation 2
1/4" = 1'-0"



End Wall Column Detail 4
3/4" = 1'-0"



Front Wall Column Detail 3
3/4" = 1'-0"



Left Side Elevation 1
1/4" = 1'-0"

General Notes

1. REFER TO AL-601 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.

Consultant Information:
CP&Associates
Architects & Planners
Chris Peterson, DRA, CP&Associates

5004 Brighton Avenue
Kansas City, Missouri 64130
Phone: 816.474.1360

www.cp-assoc.com

Project:
Boonville, Missouri
'02' Style Store

Location:
Main Street (Hwy 5)
Boonville, Missouri

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., Ankeny, IA 50021
Phone: 815-965-6100

Licensee:
Matthew Kauffman
License Number:
6550
Licensed As:
Architect

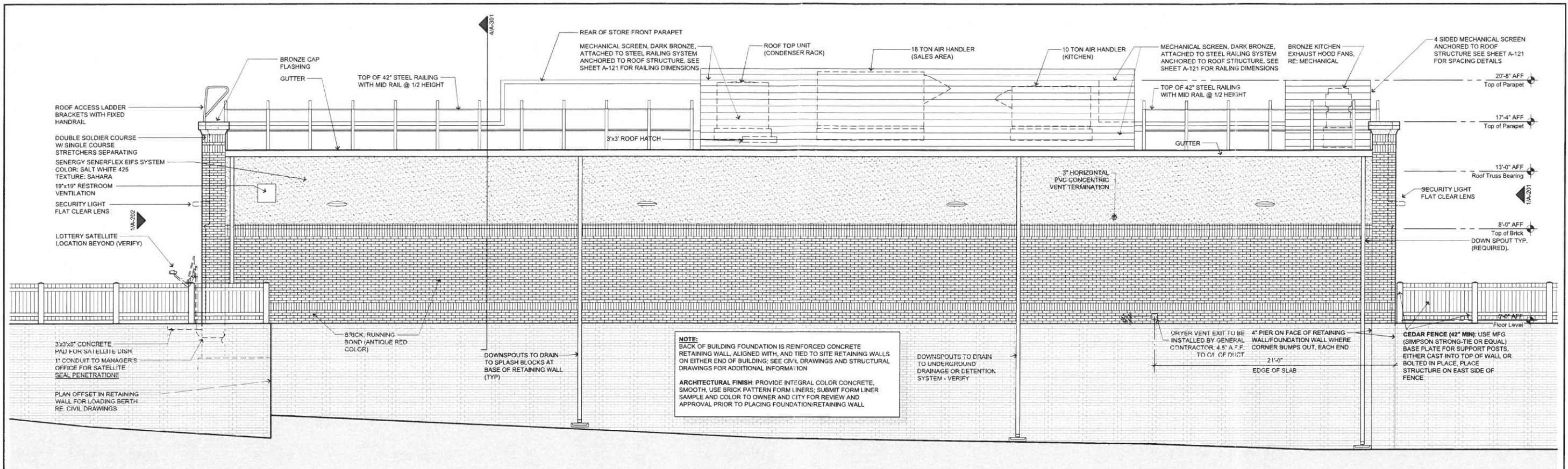
Publication Date:
09.15.2015
With Revisions On:



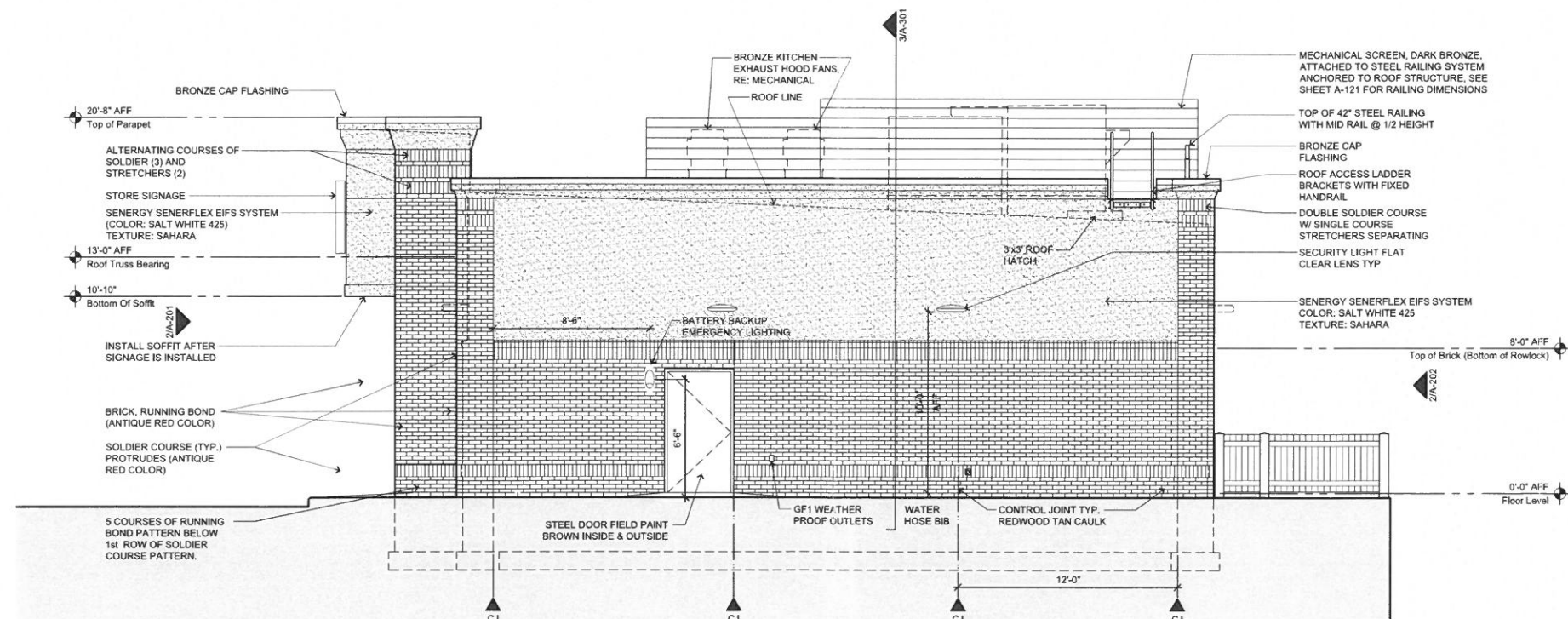
Planning Drawings

EXTERIOR ELEVATIONS

A-201



Rear Elevation 2
1/4" = 1'-0"



Right Side Elevation 1
1/4" = 1'-0"

General Notes

1. REFER TO AL-601 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.

Consultant Information:
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Architects & Planners
Craig Peterson, DRA, LEED AP
5004 Brighton Avenue
Kansas City, Missouri 64130
Phone: 816.474.1360
www.cp-assoc.com

Licensee:
Matthew Kauffman
License Number:
6550
Licensed As:
Architect

Project:
Boonville, Missouri
'02' Style Store

Location:
Main Street (Hwy 5)
Boonville, Missouri



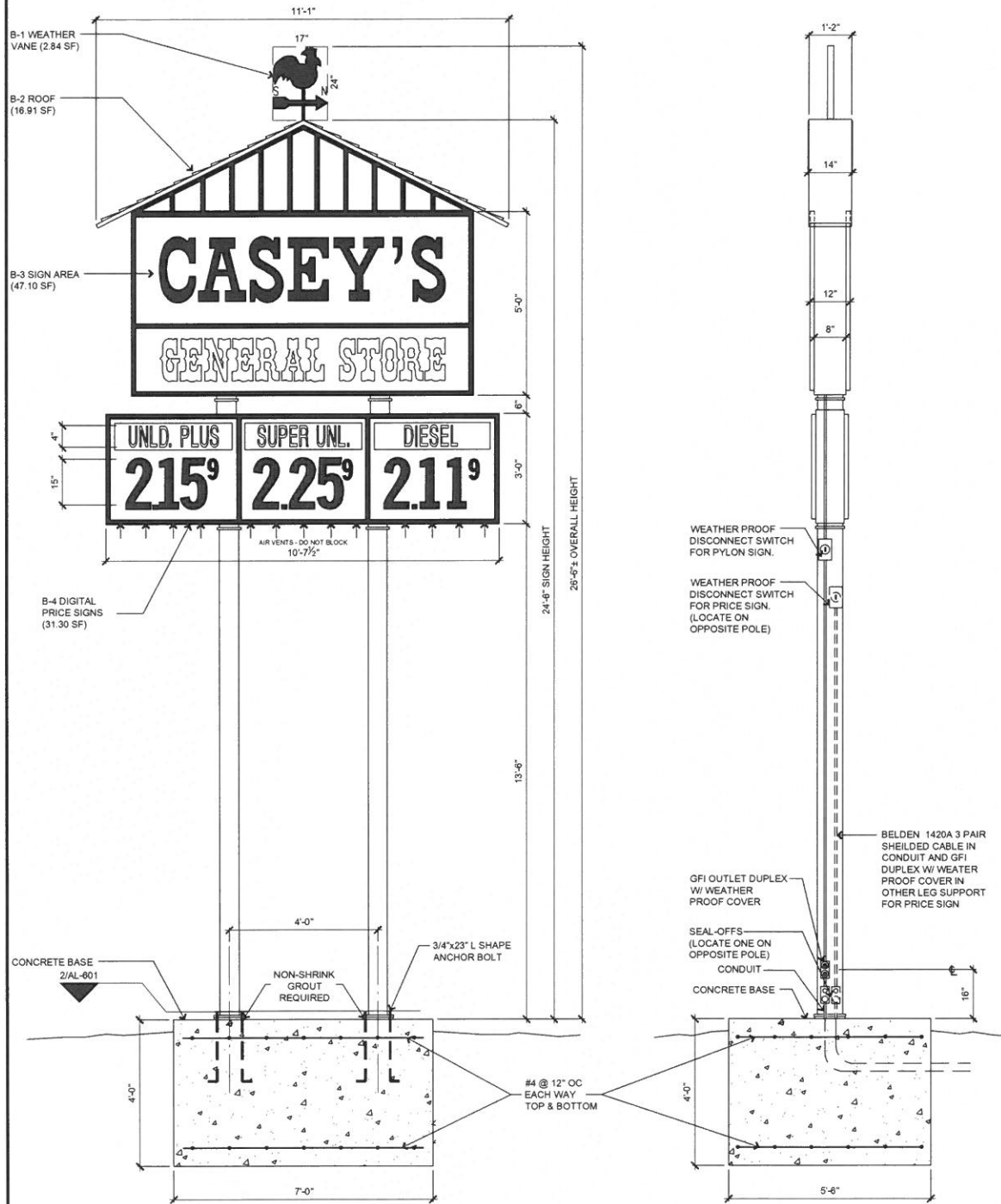
CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., Ankeny, IA 50021
Phone: 515-955-6100

Publication Date:
09.15.2015
With Revisions On:

Planning
Drawings

EXTERIOR
ELEVATIONS

A-202



NOTICE: "PRICE SUBJECT TO CHANGE"

4 Front Elevation
1/2" = 10"

3 End Elevation
1/2" = 10"

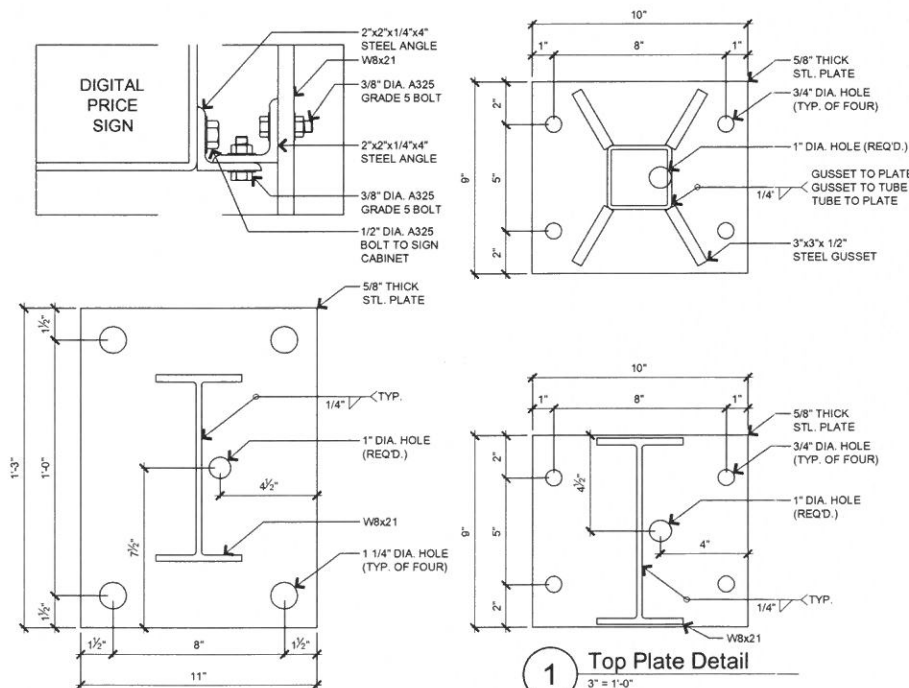
Project Signage Schedule Proposed Casey's General Store, Inc. Corporate Signage Package

Building & Canopy Wall Sign(s)

Sign No.	Sign	Sign Type	Mounting	Illumination	Dimensions				
					Bottom of Sign	Top of Sign	Width	Height	Area (SF)
1.	Casey's Standard Sign (Oval Sign)	Surface	Bldg. Front	Internally Illuminated	See A-201	See A-201	5'-7 5/8"	4'-4 7/8"	24.5 sf
2a.	Channel Letters "Casey's"	Surface	Bldg. Front	Internally Illuminated	See A-201	See A-201	17'-1 1/2"	4'-0"	68.10 sf
2b.	Channel Letters "General Store"	Surface	Bldg. Front	Internally Illuminated	See A-201	See A-201	8'-6 1/2"	4'-0"	25.36 sf
3.	Casey's Standard Sign (Oval Sign)	Surface	Bldg. Front	Internally Illuminated	See A-201	See A-201	5'-7 5/8"	4'-4 7/8"	24.5 sf
4.	Casey's Standard (Banner Advertising)	Snap Frame	Bldg. Front	Non Illuminated	See A-201	See A-201	8'-0"	3'-0"	24.00 sf
5.	Casey's Standard (General Advertising)	Snap Frame	Bldg. Front	Non Illuminated	See A-201	See A-201	2'-5"	3'-10"	8.63 sf
6a.	Casey's Standard (Corporate Logo)	Surface	a. Canopy Side	Internally Illuminated	See AL-201	See AL-201	5'-8 7/8"	4'-0"	17.485 sf Each
6b.			b. Canopy Side						
6c.			c. Canopy Front						
7a.	Casey's Standard (Corporate Logo)	Surface	a. Canopy Side	Internally Illuminated	See AL-201	See AL-201	3'-5 5/8"	2'-5"	8.3 sf Each
7b.			b. Canopy Side						
7c.			c. Canopy Front						
8.	Casey's Standard (General Advertising)	Snap Frame	Canopy Columns	Non Illuminated	See AL-201	See AL-201	2'-5"	3'-10"	8.63 sf
Total Signage Copy Area Provided									

Pylon Sign - 3 Product Horizontal

Sign No.	Sign	Sign Type	Mounting	Illumination	Dimensions				
					Bottom of Sign	Top of Sign	Width	Height	Area (SF)
9. (B-1)	Casey's Standard (Pylon Sign - Weather Vane)	Pylon	Freestanding	Non Illuminated	24'-6"	26'-6"	1'-5"	2'-0"	3.16 sf
10. (B-2)	Casey's Standard (Pylon Sign - Roof)	Pylon	Freestanding	Non Illuminated	17'-0"	24'-6"	11'-1"	2'-7"	14.30 sf
11. (B-3)	Casey's Standard (Pylon Sign - Casey's Logo)	Pylon	Freestanding	Internally Illuminated	17'-0"	22'-0"	9'-5"	5'-0"	47.10 sf
13. (B-4)	Casey's Standard (Price Sign)	Pylon	Attached	Digital	13'-6"	16'-6"	10'-10 7/8"	3'-0"	32.72 sf
Total Signage Copy Area Provided									97.28 sf



1 Top Plate Detail
3" = 1'-0"

General Notes

1. RELATED SHEETS: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
 - G-001 FOR GENERAL PROJECT NOTES
 - AL-101 FOR GENERAL SITE PLAN
 - AL-201 FOR CANOPY ELEVATIONS
 - A-201/202 FOR EXTERIOR ELEVATIONS REFERENCING SIGN LOCATIONS
2. DIMENSIONS PROVIDED IN THE SCHEDULE ARE DIVIDED INTO BACKGROUND AREA AND COPY AREA
3. SNAP FRAME SIGN - 28 1/4" x 44" INSIDE, 30 1/8" x 48 1/8" OVERALL
4. ALL SIGNAGE TO COMPLY WITH LOCAL CODES AND ADOPTED SIGN REGULATIONS
5. SIGN NO 6 & 7 - VERIFY WHICH SIGNS (IF ANY) ARE ALLOWED BY LOCAL CODE

Design Criteria

1. DESIGN IS BASED ON 115 MPH 3 SEC GUST DESIGN SPEED PER IBC 2012 EXPOSURE C.
2. FOUNDATION IS BASED ON A SAFE LATERAL SOIL BEARING PRESSURE MIN. OF 300 PSF PER FT. OF DEPTH. SOIL REPORT WAS NOT FURNISHED. ALLOWABLE BEARING PRESSURE SHOULD BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE. DO NOT PLACE FOUNDATION IN FILL.
3. CONCRETE SHALL BE MIXED TO ATTAIN A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
4. SUPPORT MEMBER SHALL BE FREE FROM DEFECTS AND SHALL MEET ASTM A500 GRADE B W/ A MIN. YIELD STRENGTH OF 46,000 PSI FOR TUBE. ASTM A500 GRADE B W/ A MIN. YIELD STRENGTH OF 50,000 PSI FOR W SHAPES. PLATE AND ANGLE SHALL MEET ASTM A36.
5. STRUCTURAL BOLTS SHALL BE ZINC COATED A325 UNLESS OTHERWISE NOTED.
6. ANCHOR BOLTS SHALL BE CUT FROM A36 ROUND STOCK. EXPOSED SURFACES SHALL BE GALVANIZED OR COATED TO PREVENT CORROSION.
7. ALL JOINTS BETWEEN COLUMN BASE PLATE AND FOUNDATION SHALL BE COMPLETELY FILLED W/ HIGH-STRENGTH, NON-SHRINK GROUT.
8. WELDS SHALL BE MADE W/ E70xx ELECTRODES BY PERSONS QUALIFIED IN ACCORDANCE W/ AWS STANDARDS WITHIN THE PAST TWO YEARS.
9. STEEL REINFORCING BARS SHALL CONFORM TO ASTM 615 GRADE 60 W/ DEFORMATIONS IN ACCORDANCE W/ ASTM A-305. WELDING OF REINFORCING BARS IS PROHIBITED.

Electrical Criteria

1. PYLON SIGN 120 VOLT / 3 AMPS TOTAL
2. TRIPLE DIGITAL PRICE SIGN 120 VOLT / 50 HZ / 6 AMPS TOTAL
3. CUT OFF SWITCH LOCATED ON BOTTOM OF SIGN
4. CONDUIT TO MANAGERS OFFICE FOR DIGITAL SIGN.
5. DIGITAL SIGN SWITCH TO BE ON W/ SALES AREA LIGHTS.
6. BELDON #1420 A 0601000 - FOR DIGITAL SIGN.

Sign Installation

1. VERIFY LOCATION W/ LOT PLAN.
2. CAUTION! LOOK UP. POWER LINES SHOULD NOT BE OVER SIGN LOCATION.
3. VERIFY ANY UNDERGROUND UTILITIES.
4. EXCAVATE FOR FOOTING.
5. INSTALL REBAR, CONDUIT, AND BOLTS.
6. POUR CONCRETE AND ALLOW FOR PROPER CURING PRIOR TO SETTING SIGN. TOP OF CONC. SIGN BASE TO BE FLUSH WITH FINISH GRADE.
7. HOIST COLUMNS INTO POSITION AND CONNECT TO ANCHOR BOLTS WITH WASHERS AND NUTS.
8. REMOVE BOLTS AND WASHERS FROM BOTTOM OF SIGN BOX
9. HOIST SIGN BOX INTO POSITION AND CONNECT MATCHING PLATE WITH BOLT AND WASHERS.
10. REMOVE LIFTING ANGLES AND REPLACE 3/8" BOLT AND FLAT WASHER.
11. PLACE RUBBER GROMMETS AND WEATHER VANE ON TOP AND MATCH DIRECTION FLOW. ATTACH TO 5/16" HOLES DRILLED IN CASE CONNECT WITH 1/4" LRG. HEX. HD BOLT AND WASHER.
12. CONNECT ELECTRICAL CONNECTIONS AND TEST FOR CONTINUITY AND GROUND.
13. CONTRACTOR TO INSTALL LOCAL DISCONNECT SWITCH WITH WEATHER PROOF BOX FOR PYLON PRICE SIGN. USE A WEATHER PROOF BELL BOX #270, OR RACO 5320-5 WEATHER PROOF DICAST ALUMINUM BOX W/ NO. 5155 WEATHER PROOF SWITCH COVER, OR EQUAL.
14. CONTRACTOR TO PAINT SIGN LEGS WITH TWO (2) COATS OF BLACK PAINT

General Construction Notes

- 1.) UNDERGROUND CONDUIT TO BE SCH 40 PVC INTERIOR
 - 2.) UNDERGROUND CONDUIT TO BE SCH 80 PVC EXTERIOR
- WITH THE LAST 10' AT EACH END CONNECTION GALV. RIGID.

3 Product Horizontal Pylon

 CASEY'S General Store 	
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, Ia 50021 515-965-6100	
PROJECT "O2" STYLE STORE FLAT ROOF	DATE 03-15-15 REVISION SIGNAGE SCHEDULE PYLON SIGN ELEVATIONS/DETAILS
DESIGNED BY CONSTRUCTION DIVISION CHECKED BY JACOB CLARK	APPROVED BY AL-601

BILL NO. 2015-031

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE OZH, LLC DEVELOPMENT AT 929 MAIN STREET, BOONVILLE, COOPER COUNTY, MISSOURI; PROVIDING AN EFFECTIVE DATE THEREFORE, AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, OZH, LLC of Fort Worth, Texas is the owner of the property at 929 Main Street; and

WHEREAS, OZH, LLC is constructing a new store on the site to be used as an AT & T Store; and

WHEREAS, the site improvements are subject to and meet the special controls under Section 2.95 along a major roadway and Sections 2.96, 2.97 and 2.98 site plan review and approval under Appendix C – Zoning of the Code of Ordinances; and

WHEREAS, the Planning and Zoning Commission has reviewed the site plan in detail and recommends approval of the site plan and attached and incorporated by reference as “EXHIBIT A” with the addition of a new sanitary sewer service line and additional silt fencing on the West side of the project; and

WHEREAS, the City Council has evaluated the plans and schedules submitted according to the criteria and standards set forth in Sections 2.99 and 2.100 of the Appendix C – Zoning of the Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOONVILLE, MISSOURI AS FOLLOWS:

SECTION 1: That the site plan as shown and indicated in “EXHIBIT A” attached hereto and made a part hereof, is hereby approved.

SECTION 2: This ordinance shall take effect and be in full force from and after its passage and approval.

SECTION 3: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

FIRST READING: October 19, 2015

READ FOR THE SECOND TIME AND PASSED THIS 2nd DAY OF November, 2015, AFTER A COPY OF THIS ORDINANCE AND REFERENCED SITE PLAN HAVE BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST READING.

PRESIDENT OF THE COUNCIL

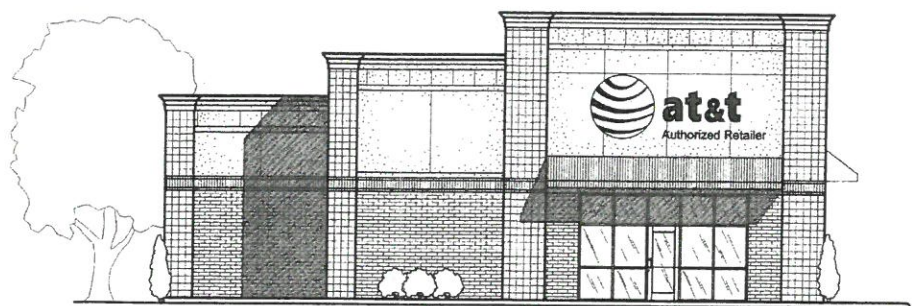
APPROVED THIS 2nd DAY OF NOVEMBER, 2015

JULIE THACHER, MAYOR

ATTEST:

TERESA STUDLEY, CITY CLERK

New Retail Building For OZH-LLC 929 North Main Street Boonville, Missouri



00100 Instructions To Bidders:

100.10 The Contractor shall perform the Work in accordance with the intent and scope of the Contract Documents, and the adopted building code and local codes and ordinances. Construction details for this project are not part of this contract, obviously there are details that are not part of this contract, and these plans are for room size and location, in regard to the exterior elevations.

100.20 The Contractor shall visit the site and verify exact existing conditions, shall take field measurements of any existing conditions related to that portion of the Work and shall observe any conditions at the site affecting it. Any errors, inconsistencies or omissions discovered by the contractor shall be reported promptly to the Architect in writing.

100.30 The Contractor shall verify Utility Service locations coordinating and verifying future service locations with the respective service provider.

100.40 The bid shall be based on the understanding that the contractor have visited the site and are aware of the conditions and how they will affect the Work.

00700 General Conditions

710.00 Drawings & Specifications

710.10 The Drawings, Design, Specifications and other documents prepared by the Architect for the Project are instruments of the Architect's service, and shall retain all common law, statutory & other reserved rights, including the copyright, and shall not be, in any part, duplicated and used on other projects, additions, or alterations. Any promotional materials for the project shall include professional credit to the Architect.

710.20 The intent of the Drawings and Specifications is that the Contractor shall furnish all labor, materials, tools, equipment, and transportation necessary for the proper execution of the Work in accordance with the Contract Documents and all incidental work necessary to complete the Project in an acceptable manner, ready for use, occupancy or operation by the Owner.

710.30 The Contract Documents are complementary, any discrepancies found between the Drawings and Specifications and any inconsistencies or ambiguities, or any errors or omissions, in the Drawings and Specifications required for completion of the Work, shall be immediately reported to the Architect in writing. Work done by the Contractor after discovery of such discrepancies, inconsistencies or ambiguities shall be done at the Contractor's risk.

710.40 The Contractor shall maintain at the site for the Owner one record copy of the Drawings, Specifications, Addenda, Change Orders and other Modifications. In good order and marked currently to record field changes and selections made during construction, and one record copy of approved Shop Drawings, Product Data, Samples and similar required submittals.

710.50 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, easements and adjoining property and structures, adjacent drainage rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site, locations, dimensions and necessary data pertaining to existing buildings, other improvements and trees, and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a project benchmark, using USGS elevations. The services, information, surveys and reports required shall be furnished at the Owner's expense, and the Architect shall be entitled to rely upon the accuracy and completeness thereof.

720.00 Shop Drawings

720.10 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples or similar submittals until the Architect has approved the respective submittal.

720.20 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's approval of Shop Drawings. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar submittals by the Architect's approval thereof.

740.00 Inspections and Testing

740.10 The Architect will not provide on site Project evaluations of the Work performed by the Contractor. Any Project evaluations requested by the Owner or Contractor shall be an extra service.

740.20 The Architect will have authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work whether or not such Work is fabricated, installed or completed. However, neither the authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees, or other persons or entities performing portions of the Work.

740.30 Tests, inspections and approvals of portions of the Work required by the Contract Documents or by laws, ordinances, rules, regulations or orders of public authorities having jurisdiction shall be made at an appropriate time. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections and approvals.

740.40 If the Architect, Owner or public authorities having jurisdiction determine that portions of the Work require additional testing, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection or approval by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in 740.30, shall be at the Owner's expense.

740.50 If such procedures for testing, inspection or approval reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure including those of repeated procedures and compensation for the Architect's services and expenses shall be at the Contractor's expense.

740.60 Required certificates of testing, inspection or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

750.00 Permits, Fees, and Notices

750.10 Except for permits and fees, which are the responsibility of the Contractor under the Contract Documents, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

750.20 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

750.30 Unless otherwise provided in the Contract Documents, the Owner will provide the Contractor, free of charge, such copies of Drawings and Project Manuals as are reasonably necessary for execution of the Work.

750.40 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit and other permits and governmental fees, licenses and inspections necessary for proper execution and completion of the Work which are customarily secured after execution of the Contract and which are legally required when bids are received or negotiations concluded.

750.50 The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities applicable to performance of the Work.

750.60 If the Contractor performs Work knowing it to be contrary to laws, statutes, ordinances, building codes, and rules and regulations without such notice to the Architect and Owner, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

00800 Supplementary Conditions

810 Indemnification

810.10 To the fullest extent permitted by law and to the extent claims, damages, losses or expenses are not covered by Project Management Protective Liability Insurance purchased by the Contractor, the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity, which would otherwise exist as to a party or person.

810.20 In claims against any person or entity by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

820 Insurance

820.10 The Contractor shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located such insurance as will protect the Contractor from claims set forth below which may arise out of or result from the Contractor's operations under the Contract and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable.

820.20 The Contractor shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located such insurance as will protect the Contractor from claims set forth below which may arise out of or result from the Contractor's operations under the Contract and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable.

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820.10 The Contractor shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located such insurance as will protect the Contractor from claims set forth below which may arise out of or result from the Contractor's operations under the Contract and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable.

01000 General Requirements

1010.00 Summary of Work

1010.10 The "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

1010.20 All design and construction shall meet and exceed the adopted Building Code, and all local codes and ordinances.

1020.00 Allowances

1020.10 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Unless otherwise provided in the Contract Documents, Allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts. Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances.

1030.00 Alternates

1030.10 When a specific manufacturer, trade name or material is specified, or indicated, it is to establish a standard of quality and shall not be construed as limiting competition. If the Contractor desires to use a manufacturer, trade name or material other than that specified, he shall request approval of such substitution, in writing, to the Architect. All such requests shall be submitted prior to bid date or by contract with Owner if the project is not bid.

1500.00 Construction Facilities & Temporary Controls

1500.10 Provide temporary adequate light and power supply for construction, making all necessary arrangements with serving utility and paying all expenses in connection therewith. Temporary lighting illumination level shall be adequate to permit workmen to properly perform their work.

1500.20 Provide temporary adequate water supply for construction, making all necessary arrangements with serving utility and paying all expenses in connection therewith.

1500.30 Supply adequate cool, pure drinking water with individual drinking cups or sanitary bubbler fountain for the use of employees on the project.

1500.40 Provide and pay for installation of a job telephone, paying all local service charges involved, for the duration of the Contract.

1500.50 Provide proper sanitary and adequate toilet facilities for the use of all workmen employed on the Project, located where directed, and enforce their use by all personnel on the project. Enclose and waterproof toilets and keep in a sanitary condition at all times.

1500.60 When necessary to do any work for the project, such as painting, installation of resilient tile, drywall etc., at times where temperatures are below 40 degrees Fahrenheit, provide temporary heat for such length of time deemed necessary by the Architect for the protection of the work.

1500.70 Provide, maintain and pay for sufficient fire extinguishers on the job site during the course of construction, of types and sizes recommended by the NFPA to control fires resulting from the particular hazardous work being performed.

1600.00 Materials, Labor, & Equipment

1600.10 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

1600.20 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless otherwise required or permitted by the Contract Documents, that the Work will be free from defects not inherent in the quality required or permitted, and that the Work will conform to the requirements of the Contract Documents. All work shall be executed by mechanics skilled in their respective lines of work. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, modifications not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

1610.00 Use of Site

1610.10 The Contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

1620.00 Cutting and Patching

1620.10 The Contractor shall be responsible for cutting, fitting or patching required to complete the Work or to make its parts fit together properly.

1620.20 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or separate contractors by cutting, patching or otherwise altering such construction, or by excavation.

1630.00 Cleaning Up

1630.10 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove from and about the Project waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials. The completed work will be broomed cleaned.

1640.00 Access to Work

1640.10 The Contractor shall provide the Owner and Architect access to the Work in preparation and progress whenever located.

1650.00 Protection of Persons and Property

1650.10 The Contractor shall be responsible for installing, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.

1650.20 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to:

A. Employees on the Work and other persons who may be affected thereby.

B. The Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's Subcontractors or Sub-subcontractors.

C. Other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

1650.30 The Contractor shall give notices and comply with applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss.

1650.40 The Contractor shall erect and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent sites and utilities.

1650.50 When use or storage of explosives or other hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

1660.00 Materials

1660.10 Materials delivered to the Project to perform the Work shall be documented listing date of delivery, and quantity. The Contractor will provide a copy of the documented list upon the request of the Owner or Architect.

1660.20 Store all materials in such manner as necessary to properly protect same from damage. Materials or equipment damaged by handling, weather, dirt or from any other cause will not be acceptable. Store material so as to cause no obstructions, stand off sidewalks, roadways and underground services. The Contractor shall be responsible for protecting all material and equipment furnished under the Contract.

Project Description:

Name and Address:

OZH-LLC
929 North Main Street
Boonville, Cooper County, Missouri

Scope of Project:

A proposed new one storied wood framed building, brick and EIFS finished, for use as a Retail Store, with on site parking.

Construction Documents Dated:

October 8, 2015

Project No 15-112

Code Review Notes:

Jurisdiction:

City of Boonville
1200 Locust Street
Boonville, MO

All Design and Construction shall conform to all locally adopted codes and ordinances.

2000 International Building Code
2000 International Plumbing Code
2000 International Mechanical Code
2011 National Electric Code (NEC)
ANSI A117.1, 2009 Addition

Use Group M; Mercantile

Construction Type V B

Proposed Building 1,976 Sq Ft

Project Analysis:

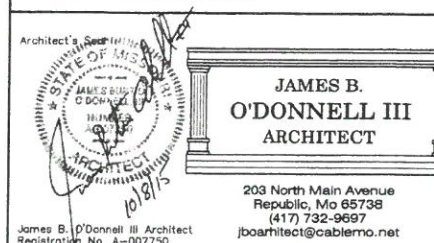
Lot Area 0.35 Acres
Zoned C1: Light Commercial
Proposed Building 1,976 Sq Ft

Parking:
1,976 Sq Ft at 200 Sq Ft a Space
11 Parking Spaces Required
15 Parking Spaces Provided

Sheet Index:

Cover

C1.0 Architectural Site Plan
C2.0 Civil Site Grading Plan
C3.0 Civil Site Erosion Control Plan
C4.0 Landscaping Plan
SU1.1 Site Utility and Photometric Plan
SU2.1 Site Utility Details

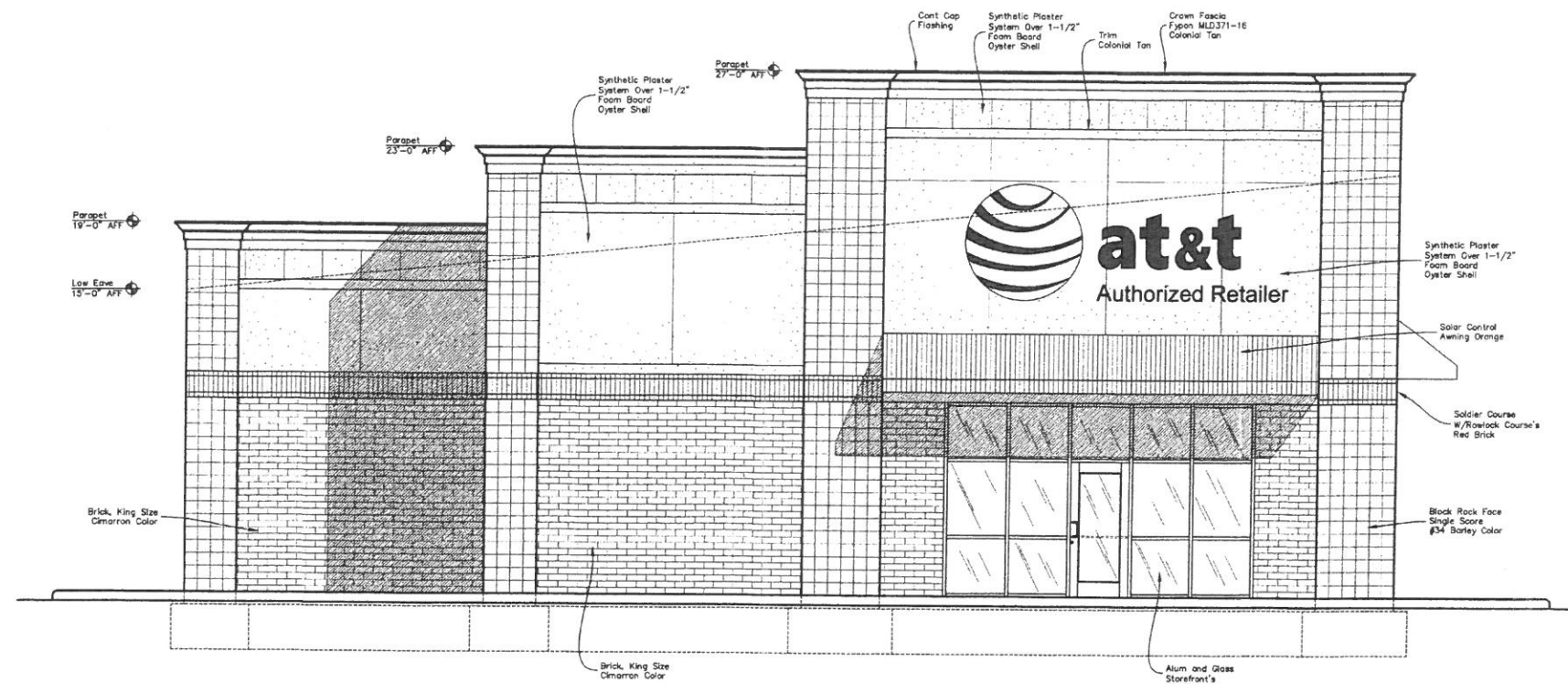


Consultants:

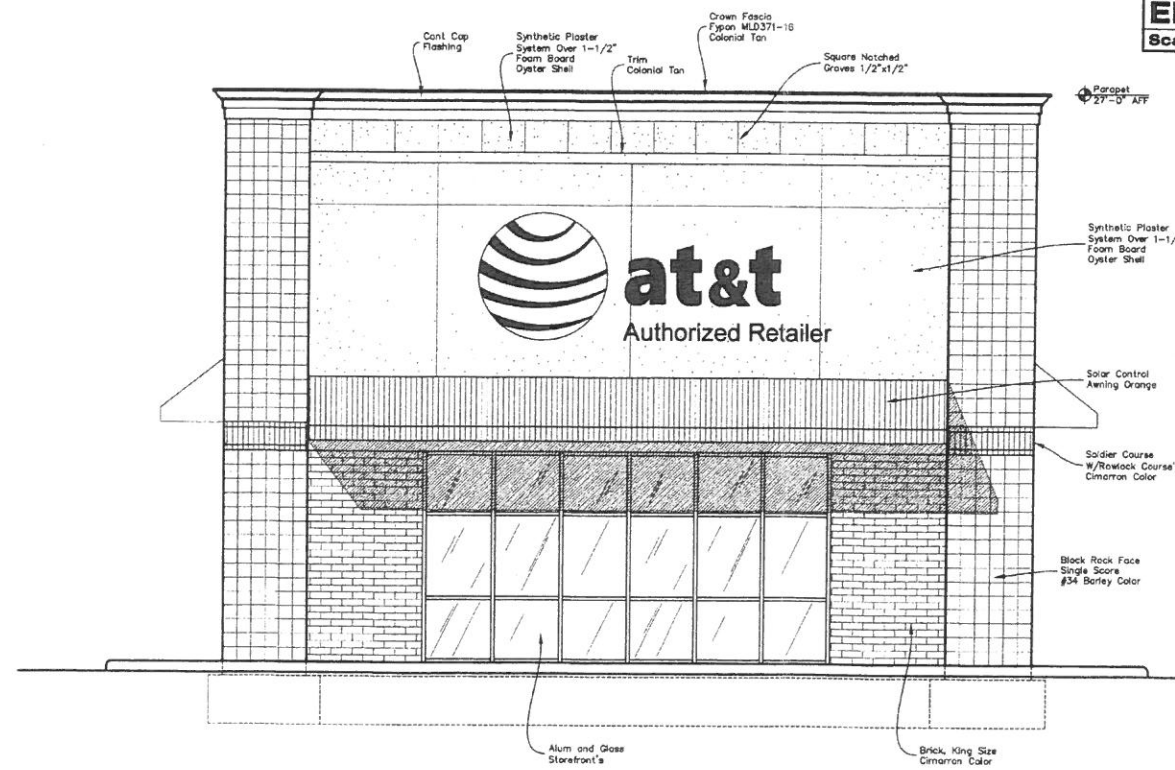


229 HIGHWAY 60 WEST
REPUBLIC, MO 65738
417-732-2845
TIMHAM@PCENGINEERS.COM
MISSOURI C.A. 036172





North Building Elevation	DETAIL 1
Scale: 1/4" = 1'-0"	



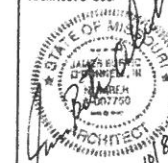
West Building Elevation	DETAIL 2
Scale: 1/4" = 1'-0"	

Revisions

Specifications:

Preliminary Only
NOT FOR CONSTRUCTION

Architect's Seal



**JAMES B.
O'DONNELL III**
ARCHITECT

James B. O'Donnell III, Architect
Registration No. A-007750

203 North Main Avenue
Republic, Mo 65738
(417) 732-9697
jboarchitct@cablenet.net

Project:
**New Retail Building
For OZH-LLC
Main Street at Elm Street
Boonville, Missouri**

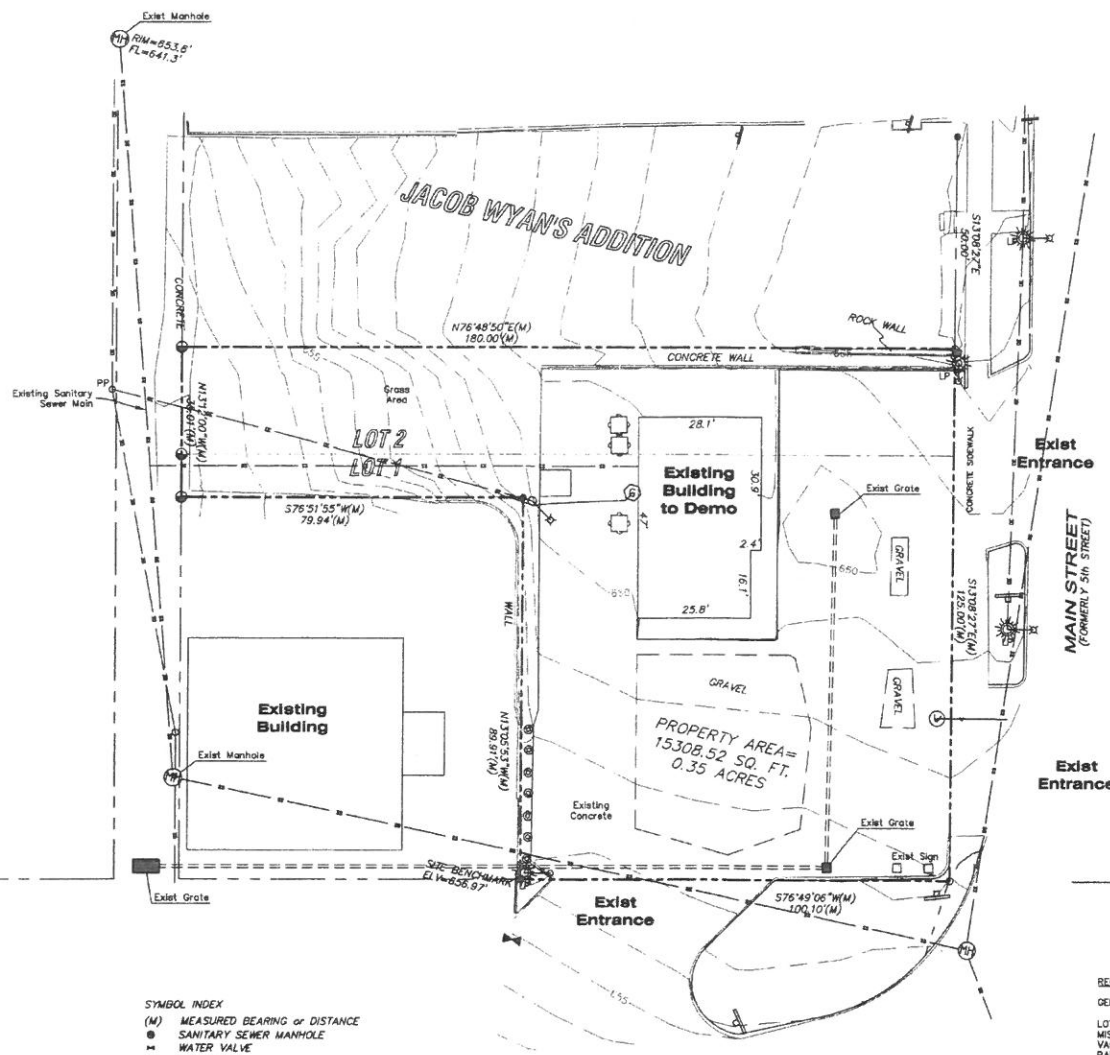
Sheet Description:
**Building
Elevations**

Date:
October 8, 2015
Drawing:
15-112 EN1

The Drawings, Design, Specifications and other documents prepared by the Architect for the Project are instruments of the Architect's service, and shall retain all common law, statutory & other reserved rights, including the copyright, and shall not be, in any part, duplicated and used on other projects, additions, or alterations.

Job Number:
15-112
Sheet Number:

A5.0

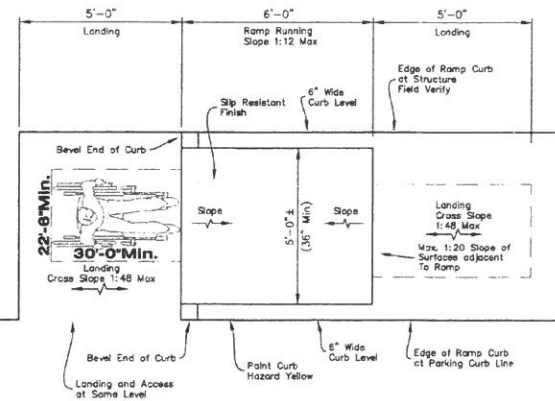


- SYMBOL INDEX**
- (M) MEASURED BEARING OR DISTANCE
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - GAS METER
 - POLE OR POST
 - A/C UNIT
 - IRON GRATE
 - EXISTING "PK" NAIL
 - EXISTING 1/2" IRON PIN "LS 1991"
 - SET 1/2" IRON PIN W/CAP "MS LSC 370"
 - WATER METER
 - LIGHT POLE
 - SIGN
 - FIBER OPTIC LINE
 - WATER LINE
 - GAS LINE
 - SEWER LINE

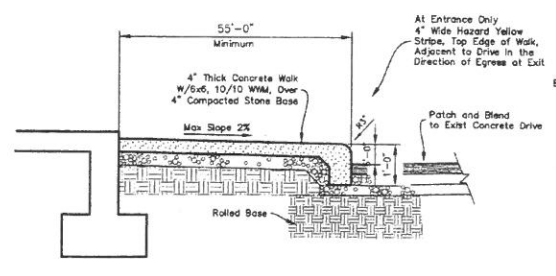
Existing Site Plan
Scale: 1" = 20'-0"

RECORD DESCRIPTION OF PROPERTY SURVEYED
GENERAL WARRANTY DEED - BOOK 2013, PAGE 1846
LOT 1, OF BLOCK 3 OF JACOB WYAN'S ADDITION TO THE CITY OF BOONVILLE, MISSOURI, EXCEPT THE NORTH 10 FEET THEREOF, ALSO THE NORTH 25 FEET OF VACATED ELM STREET ADJOINING SAID LOT, THE LAND HEREIN DESCRIBED BEING PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE IN NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT, 65 FEET, THENCE IN A WESTERLY DIRECTION AT RIGHT ANGLES TO SAID EAST LINE, 180 FEET TO THE WEST LINE OF SAID LOT, THENCE SOUTHERLY 90 FEET TO A POINT IN THE EXTENSION OF ELM STREET, THENCE IN AN EASTERLY DIRECTION PARALLEL WITH THE SOUTH LINE OF SAID LOT, 180 FEET TO THE WEST LINE OF FIFTH STREET, THENCE IN A NORTHERLY DIRECTION 25 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM 80 FEET OF UNIFORM WIDTH OFF OF THE WEST END THEREOF.
ALSO: THE NORTH 10 FEET OF LOT 1 AND THE SOUTH 25 FEET OF LOT 2 IN BLOCK 3 OF JACOB WYAN'S ADDITION TO THE CITY OF BOONVILLE, COOPER COUNTY, MISSOURI, FRONTING 35 FEET ON THE WEST LINE OF FIFTH STREET AND EXTENDING WESTERLY IN UNIFORM WIDTH 180 FEET TO AN ALLEY.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OF NOT OF RECORD, IF ANY.

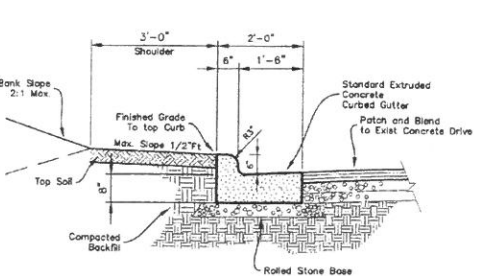
SOURCES USED FOR SURVEY
1. PROPERTY DEEDS AS SHOWN HEREON
2. ELEVATIONS BASED ON THE NATIONAL GEODETIC SURVEY MONUMENT "U 330"
SURVEYOR'S NOTE
ACCORDING TO THE COOPER COUNTY RECORDER OF DEEDS, THE PLAT FOR JACOB WYAN'S ADDITION HAS BEEN LOST AND NO COPY IS AVAILABLE IN THEIR OFFICE.



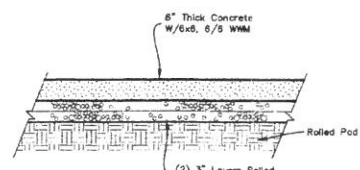
Accessible Curb Ramp Plan
Scale: 3/8" = 1'-0"
DETAIL 4



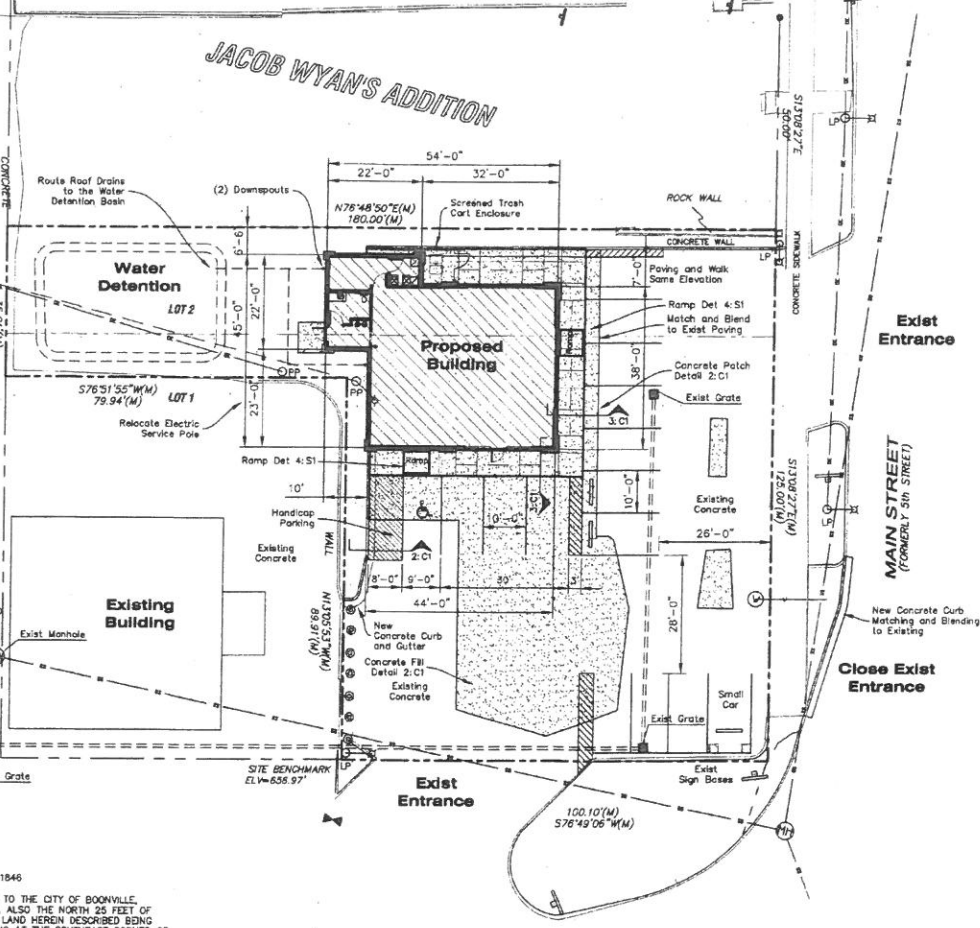
Concrete Curb and Walk Section
Scale: 1/2" = 1'-0"
DETAIL 3



Concrete Curb Section
Scale: 1/2" = 1'-0"
DETAIL 2



Concrete Paving Section
Scale: 1/2" = 1'-0"
DETAIL 1



Architectural Site Plan
Scale: 1" = 20'-0"

Revisions

Revisions	Specifications:
03000	Concrete
3200.00	Concrete Reinforcement 3200.10 Comply with applicable provisions of the ACI and CRS1 unless otherwise indicated. 3200.20 Reinforcing bars shall be rolled from new intermediate grade steel deformed and shall conform to "Specifications for Billet Steel Bars for Concrete Reinforcement" for intermediate grade ASTM A 615. All reinforcing steel shall be Grade 60 except that ties and stirrups shall be Grade 40, unless otherwise indicated. 3200.30 Reinforcing mesh shall be made of cold-drawn steel wire electrically welded at all joints, with an ultimate strength of 70,000 PSI and complying with ASTM A 185. Mesh shall be lapped at least 6" and be securely wired in place. 3200.40 Support reinforcing in slabs and beams with bolsters, chairs and supports of sufficient size and number to carry reinforcing in the positions shown. Specters for well reinforcement shall be provided for proper spacing and support.
3300.00	Cast in Place Concrete 3300.10 All concrete work shall comply with the following codes and standards: ACI 301 - Specifications for Structural Concrete for Buildings ACI 347 - Recommended Practices for Concrete Formwork ACI 304 - Recommended Practices for Measuring, Mixing, Transporting and Placing Concrete 3300.20 At least 14 days prior to placing any concrete mixture on the Project, the contractor shall submit a mix design for each portion of the Concrete Work for verification and approval by the Architect. 3300.40 Concrete surface will be applied over a rolled stone base that has been graded and compacted. Verify and place vapor barriers as shown on details. 3300.50 Air content for all classifications of concrete shall be determined in accordance with ASTM C 260 and C 233. Air-entrained concrete shall be used for exterior concrete work subject to freezing. The designated quantity of air by volume shall be a minimum of 5.0 percent.
3310.00	Concrete Materials 3310.10 Concrete shall be constructed using a standard brand of Portland cement complying with ASTM C150, Type I, Class A Concrete. Grade Beams, Foundations, Footings 3500 PSI, L-5.5 Mix, Slump 4" maximum, 2" minimum Slabs on grade, Paving 3500 PSI, R-6.5 Mix, Slump 6" maximum, 3" minimum Exterior Slabs, Walls 3500 PSI, R-6.0 Mix, Slump 4" maximum, 2" minimum Exterior Curb 3500 PSI, R-6.0 Mix, Slump 0"
3320.00	Concrete Base 3320.10 The base material should meet the specifications for the type specified. The untreated 3/4" aggregate base course should consist of one or more layers placed directly on the prepared subgrade, not exceeding 4" lift. It should be spread and rolled, compacted to the uniform thickness and density. The aggregate material should be of a type approved and suitable for the kind of application. 3330.00 Concrete Placement 3330.10 The concrete shall be deposited over the entire width of the subgrade in such a manner as to prevent segregation and to minimize handling. Mixers, including truck mixers and trucks used for transporting concrete, will be permitted to discharge concrete by chute or by dumping directly on the subgrade or prepared base provided the underlying material is not damaged or distorted. 3330.20 Consolidate placed concrete using mechanical vibrating equipment supplemented by hand spading, rodding or tamping, so that concrete is "worked" around reinforcement and other embedded items and to all parts of forms. Vibrate concrete evenly and uniformly throughout the placement area, but limit the duration of vibration to the time necessary to consolidate the concrete and complete embedment of reinforcement and other embedded items without causing segregation of the mix. 3330.30 Concrete shall be protected from physical damage or reduced strength due to weather extremes. Cold weather, comply with ACI 308R. Hot weather, comply with ACI 308R.
3340.00	Concrete Finish 3340.10 The finished concrete shall be substantially free from waves or irregularities and shall match and blend to specified elevations. All areas required for the work will be finished to within 1/4" above or below specified grades. The finished surface shall not vary from a 10-foot straightedge by more than 1/4 inch. Areas exceeding this tolerance replaced or otherwise corrected. 3340.20 Exterior concrete finished concrete will be textured Broomed Finish, obtained using either a hand broom or mechanical broom device that lightly drags the stiff bristles across the surface producing 1/16-1/8 in. deep striations, oriented perpendicular to flow of traffic. 3340.30 After the final finish, but before the concrete initial set, the edges of the concrete along each form line, and on each side of transverse expansion joints and construction joints shall be worked with an edging tool having a radius of approximately 3/8 inch. A well defined and continuous radius having a smooth, dense finish shall be produced.
3350.00	Concrete Crack Control 3350.10 Install sawn crack control joints with a maximum area of 600 sq ft. All joints shall be sawed before uncontrolled shrinkage cracking takes place. 3350.20 3/4" luminous expansion joints will be installed at a minimum of every 200'. 3350.30 All sawed contraction joints and sawed or formed expansion joints shall be sealed with joint sealing material. The sealing material shall be installed in such a way as to fill the joint opening uniformly from the bottom to 1/2 inch from the top. Any excess material shall be removed from the concrete surface.
3360.00	Concrete Testing 3360.10 The General Contractor shall employ, at his own expense, a separate testing laboratory acceptable to the Architect to perform quality control testing and to submit test reports to the Architect. Slump: ASTM C 143. One test for each pour. Compressive Strength: ASTM C 31. At least one set of three test cylinders from each pour.
3370.00	Concrete Curing 3370.10 Immediately after the finishing operations have been completed and as soon as marring of the concrete will not occur, the entire surface and exposed edges of the newly placed concrete shall be covered and cured in accordance with the manufacturer's instructions.

Architect's Seal: JAMES B. O'DONNELL III ARCHITECT, 203 North Main Avenue, Boonville, Mo 65738, (417) 732-0657, jboarchitect@cablenet.net

Project: New Retail Building For OZH-LLC, 929 North Main Street, Boonville, Missouri

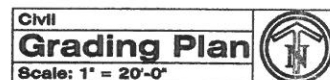
Sheet Description: Existing & Proposed Site Plans

Date: October 8, 2016

Drawing: 15-112 SP

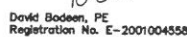
Job Number: 15-112

Sheet Number: C1.0



Revisions
Specification:
<u>GRADING NOTES</u>
ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START. TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY. SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 2 FEET OF PAVEMENT.
AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
PROVIDE POSITIVE DRAINAGE (MINIMUM 1% AWAY FROM BUILDING) WITHOUT PONDING, IN ALL AREAS, AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.
ALL PROPOSED SPOT ELEVATIONS ARE AS SHOWN ON DRAWING.
SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
CONTRACTOR SHALL KEEP THE MUD, DIRT, AND ROCKS OFF OF STREETS & DRIVE'S..
RAISE OR LOWER MANHOLE LID AND JUNCTION BOX LID ELEVATIONS AS REQUIRED BY USE OF APPROVED RISERS.
ANY REQUIRED IMPROVE MATERIAL SHALL BE BROUGHT TO THE SITE AT NO ADDITIONAL COST TO THE CONTRACT.
BURNING WILL NOT BE ALLOWED ON THE SITE.
BLASTING WILL NOT BE ALLOWED ON THE SITE.

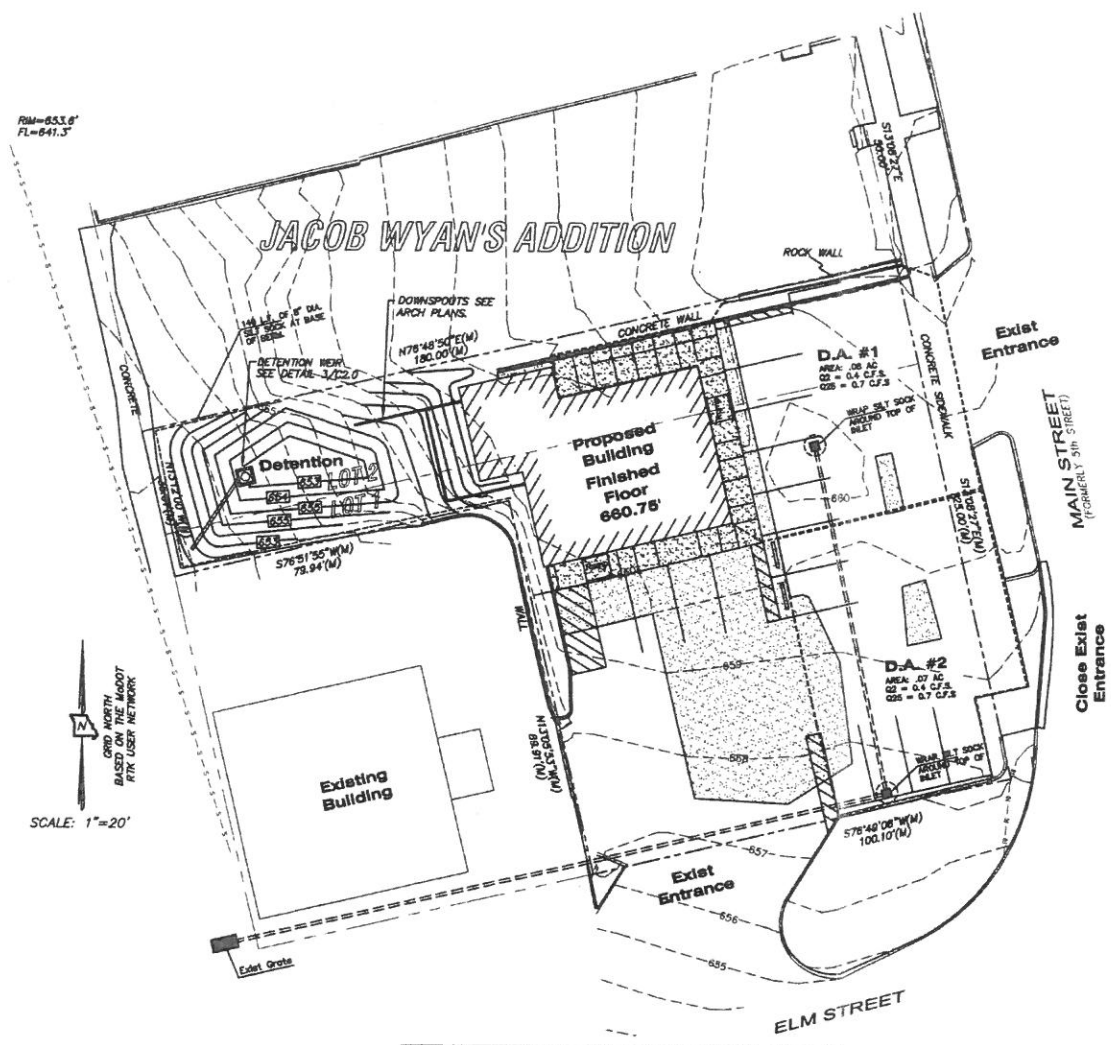
COORDINATE WITH THE CITY OF BOONVILLE FOR PERMIT REQUIREMENTS WHEN WORKING IN THE RIGHT-OF-WAY.



Sheet Description:	Date: October 8, 2015
Civil Grading Plans	Drawing: 15-112 SP
The Drawings, Design, Specifications and other documents prepared by the Architect for the Project are instruments of the Architect's service, and shall retain all common law, statutory and other reserved rights, including the copyright, and shall not be, in any part, duplicated and used on other projects, additions, or alterations.	Job Number: 15-112
	Sheet Number: 320

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES AS SHOWN HEREON HAVE BEEN MAPPED ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO, OR DISCOVERED BY THE SURVEYOR IN THE PREPARATION OF THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.



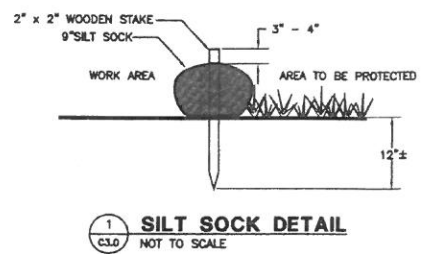


RM=653.6'
FL=641.3'

SCALE: 1"=20'

GRID NORTH
BASED ON THE MAGNET
RTK USER NETWORK

Civil
Erosion Cont. Plan
Scale: 1" = 20'-0"



UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES AS SHOWN HEREON HAVE BEEN MAPPED ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO, OR DISCOVERED BY THE SURVEYOR IN THE PREPARATION OF THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.



Revisions

Specifications:

VEGETATION REQUIREMENTS:

TOPSOIL REQUIREMENTS
PERMANENT AND TEMPORARY SEEDING - LOOSEN COMPACTED SOILS TO A DEPTH OF 4 INCHES. IF RAINFALL CAUSES THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING. SLOPES STEEPER THAN 3:1 GRADE SHOULD BE GROOVED OR FURROWED ON THE CONTOUR BEFORE SEEDING. A GOOD SEEDBED IS WELL PULVERIZED, LOOSE, AND UNIFORM.
FOR PERMANENT SEEDING - A MINIMUM OF 4 INCHES OF LOOSE TOPSOIL SHOULD BE SPREAD ON AREAS TO BE SEEDBED.

LIME REQUIREMENTS:
PERMANENT AND TEMPORARY SEEDING - LIME SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE PH OF THE SOIL IS UNKNOWN, LIME SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT A RATE OF 1500 LBS EFFECTIVE NEUTRALIZING MATERIAL (ENM) PER ACRE. SOILS WITH A PH OF SIX OR HIGHER NEED NOT BE LIMED.

FERTILIZER REQUIREMENTS:
PERMANENT SEEDING - FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS. WHEN THESE ARE NOT POSSIBLE, A 13-13-13 GRADE FERTILIZER SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 500 LBS. PER ACRE.
TEMPORARY SEEDING - FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS. WHEN THESE ARE NOT POSSIBLE, A 10-10-10 GRADE FERTILIZER SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 200 LBS. PER ACRE.

SEEDING REQUIREMENTS:
PERMANENT SEEDING - SEED MIX SHALL CONSIST OF 80% TALL FESCUE AND 10% ANNUAL RYEGRASS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 400 LBS PER ACRE.
TEMPORARY SEEDING - SEED MIX SHALL CONSIST OF ANY COMBINATION OF TALL FESCUE, ANNUAL RYEGRASS, SUDAN, MILLET, WHEAT, OR OATS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 200 LBS. PER ACRE.
DORMANT SEASON SEEDING - SEED MIX SHALL CONSIST OF 80% TALL FESCUE, 10% ANNUAL RYEGRASS, AND 10% SPRING OATS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 800 LBS PER ACRE.

MULCH:
PERMANENT AND TEMPORARY SEEDING - WHERE SLOPES AREA LESS THAN 4:1 GRADE, CEREAL GRAIN MULCH IS REQUIRED AT A RATE OF 100 LBS PER 1000 SQ. FT. CEREAL GRAIN MULCH SHALL MEET THE REQUIREMENTS OF SECTION 802 OF THE MISSOURI STATE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR TYPE 1 MULCH. WHERE SLOPES ARE GREATER THAN 4:1, TYPE 3 MULCH (HYDROMULCH) MEETING THE REQUIREMENTS OF SECTION 802 OF THE STATE SPECIFICATIONS.

DATES FOR SEEDING:
PERMANENT SEEDING - MARCH 1 TO JUNE 1 AND AUGUST 15 TO NOVEMBER 1.
TEMPORARY SEEDING - CAN OCCUR DURING ANY SEASON, HOWEVER WINTER IS THE LEAST TOLERANT.
DORMANT SEASON SEEDING - DECEMBER 15 TO FEBRUARY 28.

LIMITS OF DISTURBANCE:
THE ENTIRE AREA OF THE SITE IS APPROX. 0.73 ACRES. THUS, A MAJOR LAND DISTURBANCE PERMIT IS NOT REQUIRED. IN ADDITION, WATER QUALITY DETENTION IS NOT REQUIRED.

Civil Engineer's Seal

PINNACLE
DESIGN CONSULTANTS
Civil & Structural Engineering
204 S. West Gate St. | Springfield, MO 65807
417.521.2020 phone | 417.521.2020 fax
www.pinnacleinc.com

10-8-15

David Bodden, PE
Registration No. E-2001004558

Project: **New Retail Building For OZH-LLC**
929 North Main Street
Boonville, Missouri

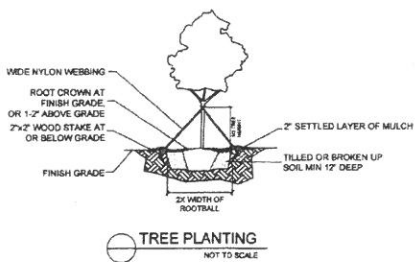
Sheet Description: **Erosion Control Plans**

Date: **October 8, 2015**

Drawing: **18-112 SP**

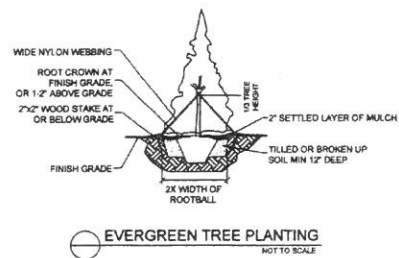
Job Number: **18-112**

Sheet Number: **C3.0**



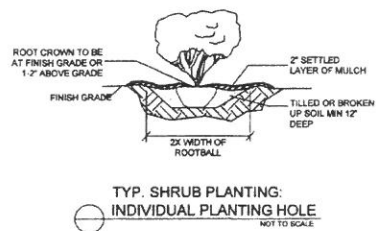
NOTES: TREE PLANTING

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2X WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



NOTES: EVERGREEN TREE PLANTING

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2X WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

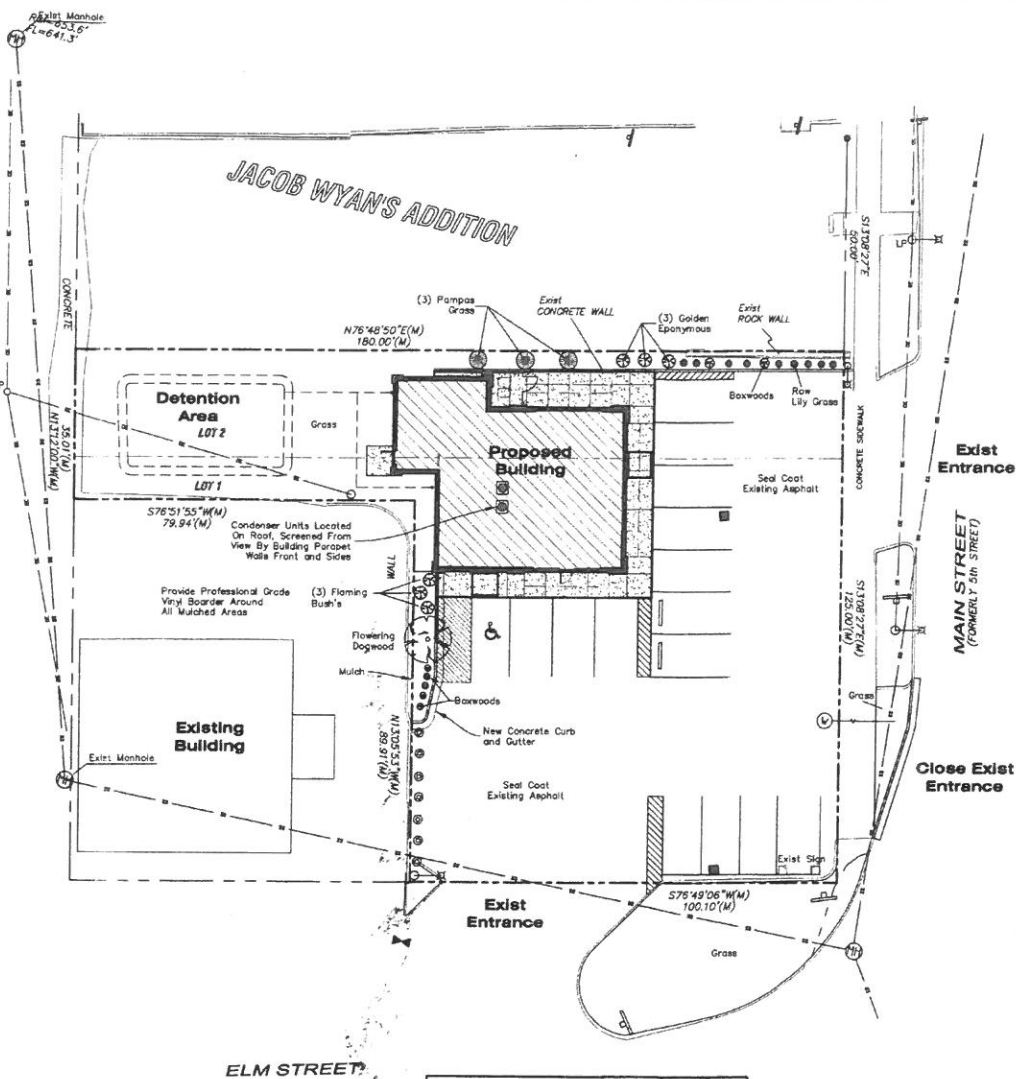


NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF BAB PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL. WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL. BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

General Landscaping Notes:

1. For sites where 1 or more acres will be disturbed, a general permit for land disturbance activity must be obtained from the Missouri Department of Natural Resources before construction can begin. It is the Developer's responsibility to obtain this permit.
2. Other permits may be required for this construction. It is the Contractor's responsibility to determine which permits are applicable and to obtain any applicable permits not provided by the Developer.
3. If the Contractor's operations require work on or access across private property, it is the Contractor's responsibility to obtain written permission from the property owner to enter the property and to repair any damage to private property caused by his operations.
4. The Contractor shall keep the project neat and orderly at all times while construction is in progress. Access streets to the development shall be kept clean of mud, debris, paper and waste material at all times.
5. Construction access to the site shall be limited to the approved temporary construction entrance(s) shown on the Sediment & Erosion Control Plan (SECP).
6. All disturbed areas shall be stabilized in accordance with the approved Sediment & Erosion Control Plan (SECP).
7. All disturbed areas not receiving other permanent stabilization such as pavement, roads, sod, etc., shall be seeded and mulched, as specified below before temporary sediment controls can be removed and prior to final approval of construction.
 - * A minimum depth of 4" of topsoil (prior to compacting) shall be spread on areas to be seeded.
 - * After topsoil is spread, lime shall be spread at the rate of 600-800 pounds, effective neutralizing material (ENM) per acre.
 - * Fertilizer shall be spread at the rate of 400-600 pounds per acre, and shall be 15-15-15 Nitrogen, phosphorus, and potassium.
 - * Seed mix shall consist of 50-60% Kentucky 31 tall fescue and 20-40% annual ryegrass (germination shall be at least 85%). Seed mix shall be spread at the rate of 400-500 pounds per acre.
 - * All areas to be seeded having slopes less than 4:1 shall be mulched with cereal grain mulch at the rate of 100 pounds per 1000 square feet (4500 pounds per acre). Cereal grain mulch shall meet the requirements of Section 802 of the State Specifications for Type 1 mulch. Mulch may be applied by hand, however, it must be evenly spread. Type 1 mulch shall be thoroughly wetted immediately after application.
 - * Where slopes are 4:1 or greater Type 3 mulch (Hydromulch) meeting the requirements of Section 802 of the State Specifications shall be used. Type 3 mulch shall be applied at the rate of 2000 pounds per acre.
 - * Permanent seeding season runs from March 1st to June 1st and August 15th to November 1st. Seeding and mulching must be done whenever work is complete, regardless of the season. Whenever seeding and mulch is installed outside of the permanent seeding season the contractor will be responsible for replanting and mulching any areas where growth has not become established during the next permanent seeding season.
 - * All areas must be maintained by the contractor until vegetation is firmly established. Vegetation will be considered firmly established when it has survived from the permanent seeding season in which it is placed, to the next permanent seeding season, and growth has been established on all eroded areas which have been noted for repair.
 - * Temporary seeding shall be at the same rates for seed, mulch and fertilizer specified above. Topsoil spreading is not required in areas designated to receive temporary seeding only.

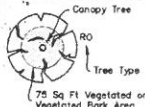


Landscaping
Site Plan
Scale: 1" = 20'-0"



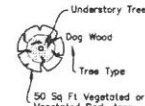
Landscaping Planting Schedule

Canopy Trees



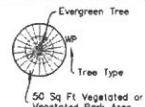
Trees shall be selected by local supplier, approved by the Owner. Minimum 15 Gallon Container Size, (1" caliper, min 8' height)

Understory Trees



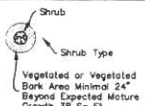
Trees shall be selected by local supplier, approved by the Owner. Minimum 10 Gallon Container Size, (3/4" caliper, min 6' height)

Evergreen Trees



Trees shall be selected by local supplier, approved by the Owner. Minimum 10 Gallon Container Size, (4" height)

Shrubs



Shrubs shall be selected by local supplier, approved by the Owner. Minimum 18" Height

Revisions

Specifications:

Acceptable Large Trees:

Common Name	Species
Bald Cypress	Taxodium distichum
Chinese Elm	Ulmus parvifolia
Chinese Pistache	Pistache pistacia chinensis
Ginkgo (**male trees only)	Ginkgo biloba
Norway Maple	Acer platanoides
Red Maple	Acer rubrum
Red Oak	Quercus rubra
River Birch	Betula nigra
Sugar Maple	Acer saccharum
White Oak	Quercus alba
Willow Oak	Quercus phellos
Zelkova	Zelkova sp.

Evergreen trees

American Holly	Ilex opaca
Atlas Blue Cedar	Cedrus atlantica
Japanese Black Pine	Pinus thunbergii
Norway Spruce	Picea abies
Scotch Pine	Pinus sylvestris
Southern Magnolia	Magnolia grandiflora
White Pine	Pinus albicaulis

Small Trees

Amur Maple	Acer ginnala
Eastern Redbud	Cercis canadensis
Flowering Cherry	Prunus caganti
Flowering Dogwood	Cornus florida
Golden Raintree	Koeleruteria paniculata
Japanese Maple	Acer palmatum
Kousa Dogwood	Tilia cordata
Little Leaf Linden	Prunus cerasifera
Ornamental Plum	Cornus florida cv. Cherokee Chief
Red Dogwood	Magnolia soulangeana
Saucer Magnolia	Magnolia stellata
Star Magnolia	Prunus subhirtella
Whispering Cherry	

Preferred Shrubs

Azalea (shaded plantings)	Azalea sp.
Border Forsythia	Forsythia x intermedia
Burning Bush	Euonymus alatus
Cherry Laurel	Prunus laurocerasus
Chinese Juniper	Juniperus chinensis
Chinese Lilac	Syringa chinensis
Common Boxwood	Buxus sempervirens
Cotoneaster	Cotoneaster sp.
Crape Myrtle	Lagerstroemia indica
Creeping Juniper	Juniperus horizontalis
Foster Holly	Ilex x attenuata
Glossy Abelia	Abelia x grandiflora
Inkberry Holly	Ilex glabra
Japanese Holly	Ilex crenata
Mugo Pine	Pinus mugo
Nandina	Nandina domestica
Oakleaf	Holly
Skyscraper	Holly Ilex Brenata
Spiraea	Spiraea sp.
Viburnum	Viburnum sp.
Yaupon	Holly Ilex vomitoria
Yew	Taxus sp.

TREES AND SHRUBS THAT MAY NOT BE USED

American Elm	Ulmus Americana
Bradford Callery Pear	Pyrus calleryana
Common Privet	Ligustrum vulgare

Architect's Seal



JAMES B.
O'DONNELL III
ARCHITECT

203 North Main Avenue
Republic, Mo 65738
(417) 732-9697
jboarchitect@comcast.net

Project:

**New Retail Building
For OZH-LLC
929 North Main Street
Boonville, Missouri**

Sheet Description:

**Landscaping Plan
and Schedules**

Date:

October 8, 2015

Drawing:
15-112 SP Land

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Job Number:

15-112

Sheet Number:

C4.0

AT&T
WATER CALCULATIONS
BASED ON THE 2012 INTERNATIONAL PLUMBING CODE APPENDIX "E"

FIXTURE DEMAND

WATER CLOSET (FT)	2 x 5 F.U. =	10 F.U.
LAVATORY	2 x 2 F.U. =	4 F.U.
MOP SINK	1 x 3 F.U. =	3 F.U.
HOSE BIBB	2 x 2 F.U. =	4 F.U.
TOTAL FIXTURE UNITS = 18 F.U.		
PEAK BUILDING DEMAND = 18 FLUSH TANK FIXTURE UNITS = 18.8 GPM		

PRESSURE LOSSES FROM TAP TO METER

PIPE LENGTH FROM MAIN TAP TO METER = 5 FEET	
PRESSURE LOSS IN 3/4" PIPE FROM TAP TO METER (AT 5 PSI LOSS PER 100 FEET OF PIPE) = 5 x 5/100' =	0.25 PSI
LOSS THROUGH 1" TAP AT MAIN =	1 PSI
5/8" METER AT 18.8 GPM =	7.0 PSI
3/4" SERVICE ENTRANCE =	10 PSI
RISE TO HIGHEST OUTLET = 2 FEET	
STATIC PRESSURE LOSS (2 ft. x 0.43) =	1 PSI
MINIMUM REQUIRED PRESSURE AT FIXTURE =	15 PSI
	34.25 PSI

DEVELOPED PIPE LENGTH

PIPE LENGTH FROM METER TO FURTHEST FIXTURE =	125 FEET
TOTAL DEVELOPED LENGTH (125 ft. x 1.15 loss for fittings) =	143.75 FEET

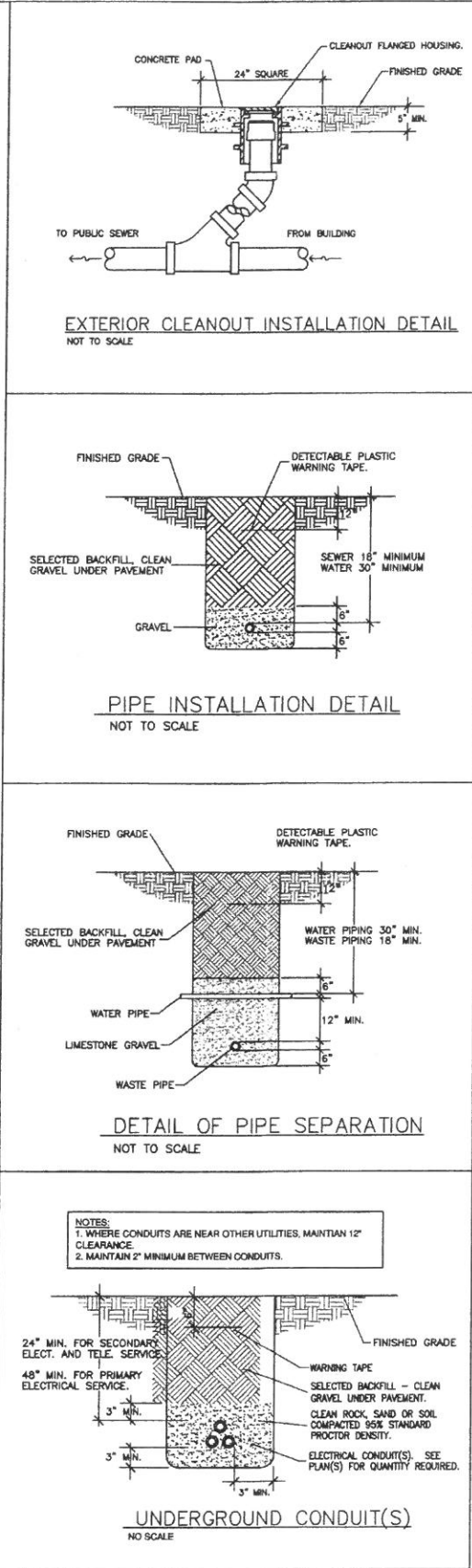
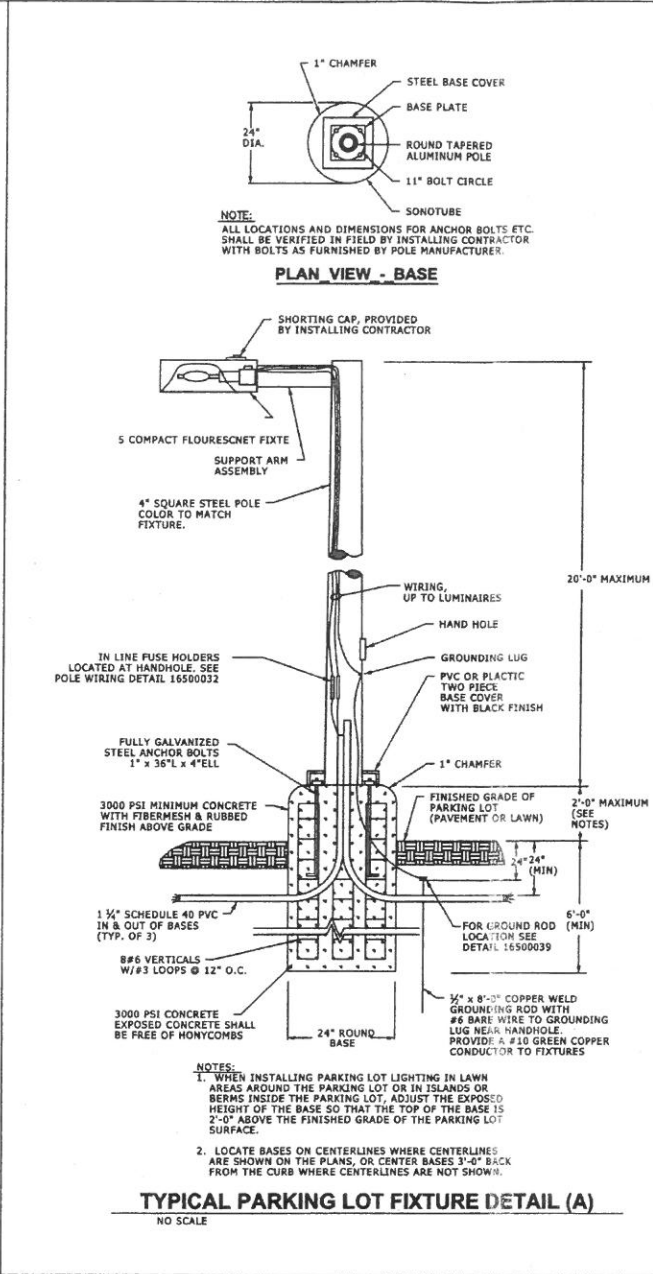
PRESSURE AVAILABLE FOR LOSS IN BLDG (APPROXIMATED)

MINIMUM AVAILABLE PRESSURE AT MAIN =	60 PSI
TOTAL PRESSURE LOSS FROM TAP AT MAIN TO METER =	-34.25 PSI
PRESSURE AVAILABLE FOR FRICTION LOSS =	25.75 PSI
25.75 / 125 x 100 FT. = 20.60 PSI MAX. ALLOWABLE PRESS. DROP PER 100 FT. OF PIPE	

PIPE SIZE TABLE

SYSTEM SIZED BASED ON 14.0 PSI LOSS PER 100 FT. OF PIPE OR 8 FT/SEC MAX. VELOCITY								
PIPE SIZE	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2 1/2"	3"
MAX. GPM	4.0	11.0	22.0	32.0	46.0	78.0	130.0	180.0
MAX. FLUSH TANK F.U.	4	15	32	58	111	264	533	809
MAX. FLUSH VALVE F.U.	-	-	-	15	39	140	430	775
VELOCITY (FT/SEC)	4.0	7.5	8.0	8.0	8.0	8.0	8.0	8.0

FRICTION LOSS CHART A-5



Engineer's Seal

pond creek
designs

229 HIGHWAY 60 WEST
REPUBLIC, MO 65738
417-732-2845
TIMHAM@PCDESIGNERS.COM

Project: New Retail Building
For OZH-LLC
929 North Main Street
Boonville, Missouri

Sheet Description: SITE UTILITY DETAILS

Date: October 8, 2015
Drawing: 18-129
Job Number: 18-129
Sheet Number: SU2.1

The Drawings, Design, Specifications and other documents prepared by the Architect for the Project are instruments of the Architect's service, and shall remain the property of the Architect, and shall not be, in any part, duplicated and used on other projects, additions, or alterations.

BILL NO. 2015-032

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BOONVILLE, MISSOURI APPROVING THE MIKE AND LINDSAY MCGUIRE DEVELOPMENT AT 511 MAIN STREET, BOONVILLE, COOPER COUNTY, MISSOURI; PROVIDING AN EFFECTIVE DATE THEREFORE, AND REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE.

WHEREAS, Mike and Lindsay McGuire are the owners of the property at 511 Main Street; and

WHEREAS, Mr. and Ms. McGuire are demolishing some old lumber bins on the rear of the property, constructing a new fence along the alley in the rear, and constructing a personal storage building on an existing foundation on the rear of the site; and

WHEREAS, the site improvements are subject to and meet the special controls under Section 2.95 along a major roadway and Sections 2.96, 2.97 and 2.98 site plan review and approval under Appendix C – Zoning of the Code of Ordinances; and

WHEREAS, the Planning and Zoning Commission has reviewed the site plan in detail and recommends approval of the site plan attached hereto and incorporated by reference as “EXHIBIT A” with Section 2.95 adjustments made per the October 13, 2015 Planning and Zoning Commission meeting minutes.

WHEREAS, the City Council has evaluated the plans and schedules submitted according to the criteria and standards set forth in Sections 2.99 and 2.100 of the Appendix C – Zoning of the Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOONVILLE, MISSOURI AS FOLLOWS:

SECTION 1: That the site plan as shown and indicated in “EXHIBIT A” attached hereto and made a part hereof, is hereby approved.

SECTION 2: This ordinance shall take effect and be in full force from and after its passage and approval.

SECTION 3: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

FIRST READING: October 19, 2015

READ FOR THE SECOND TIME AND PASSED THIS 2nd DAY OF November, 2015, AFTER A COPY OF THIS ORDINANCE AND REFERENCED SITE PLAN HAVE

**BEEN MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS FIRST
READING.**

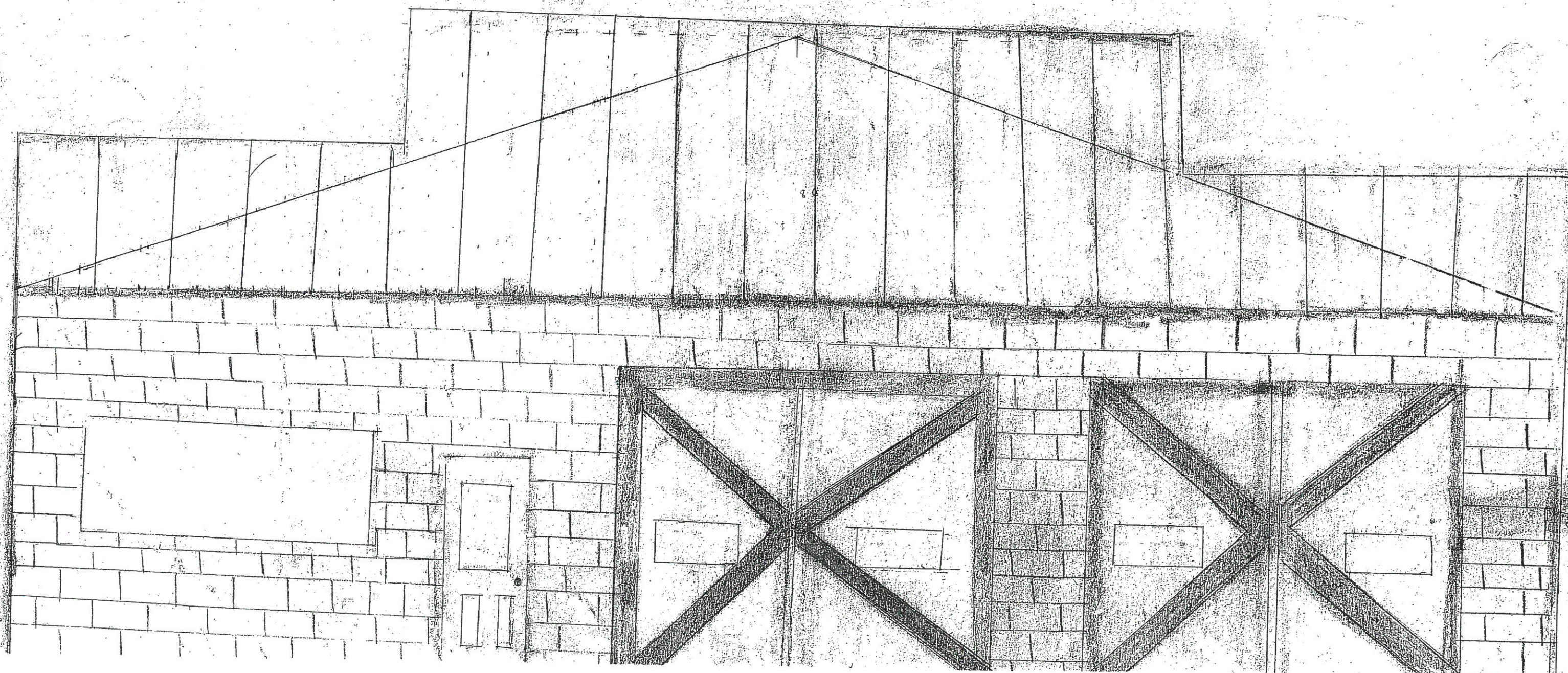
PRESIDENT OF THE COUNCIL

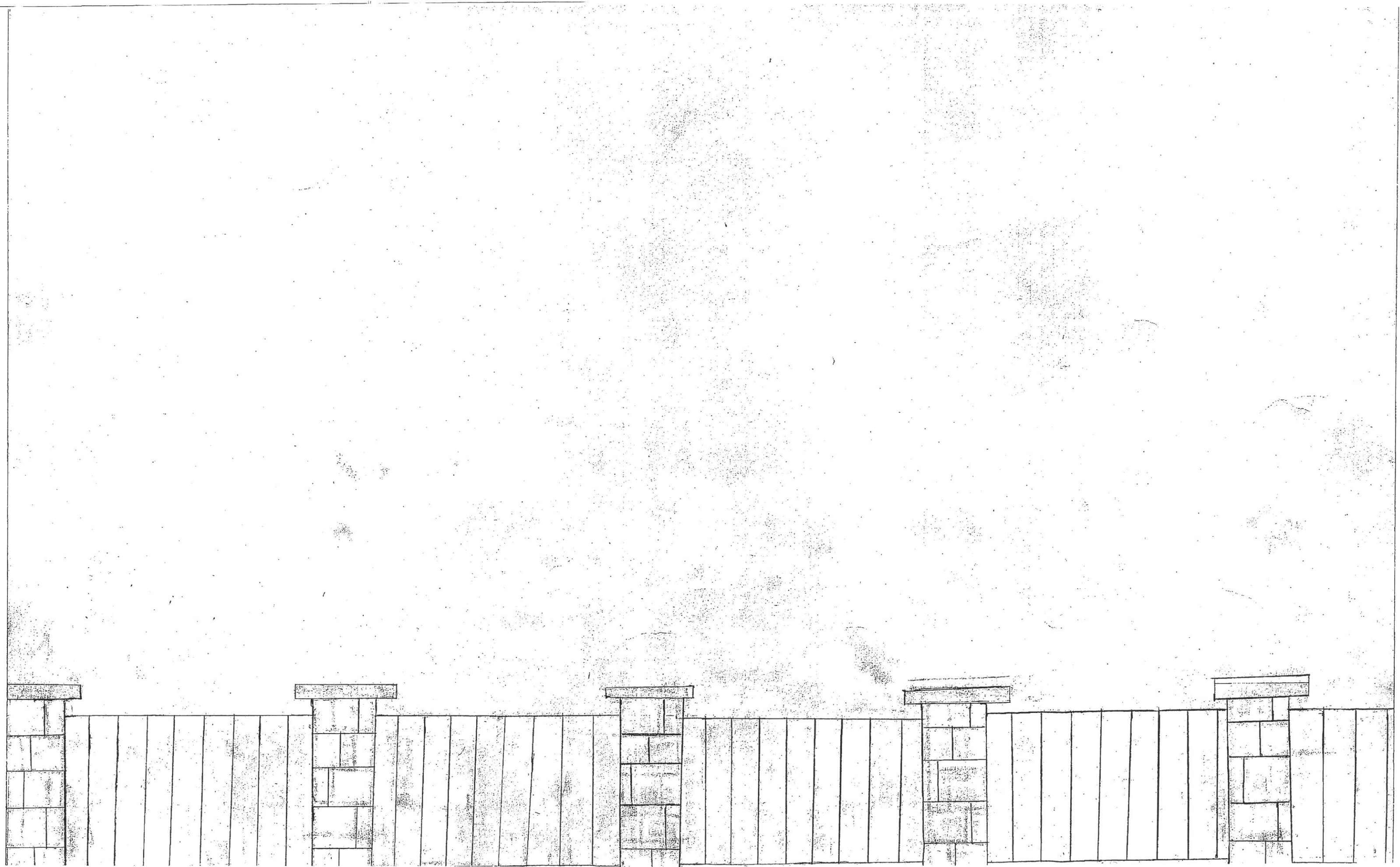
APPROVED THIS 2nd DAY OF November, 2015

JULIE THACHER, MAYOR

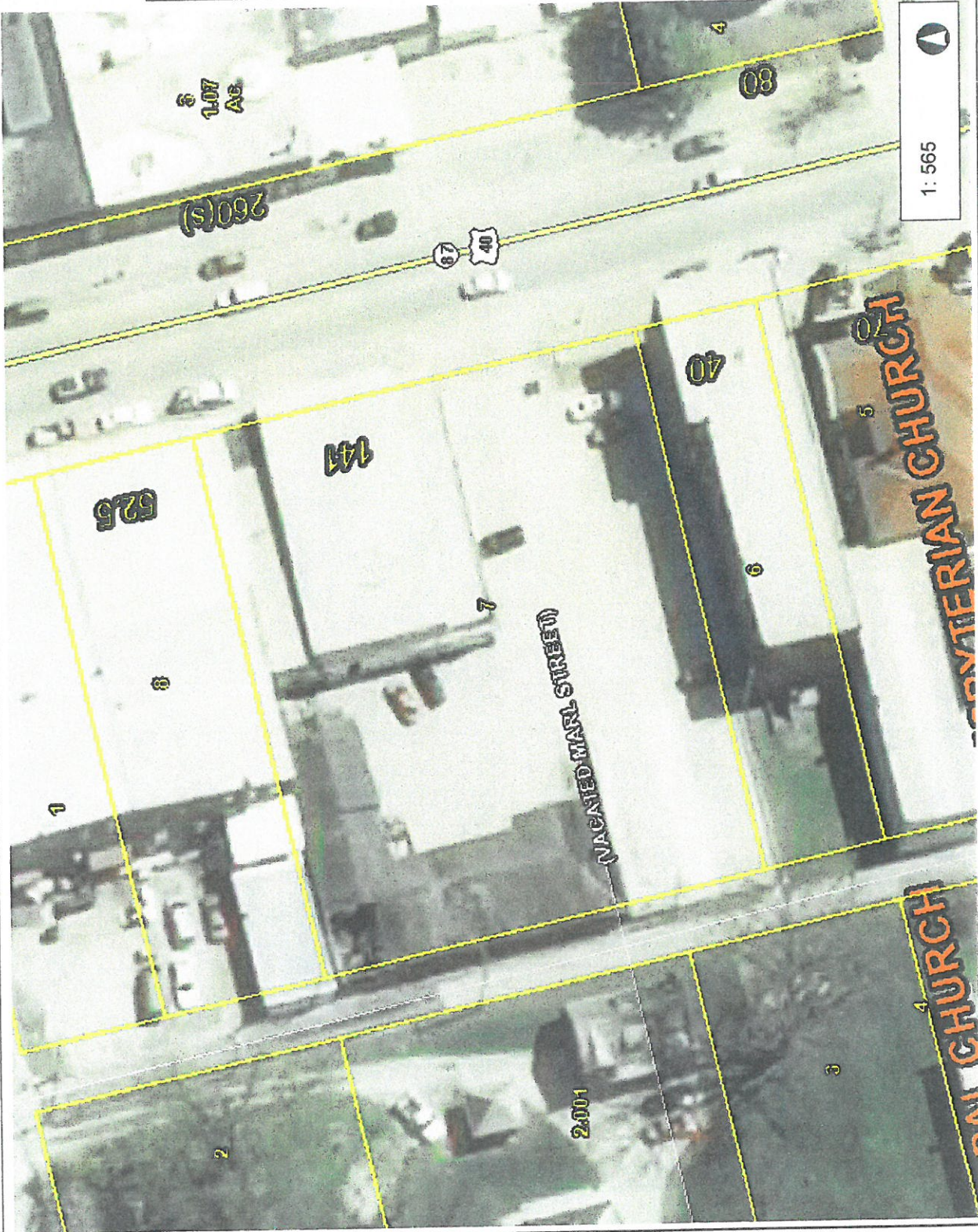
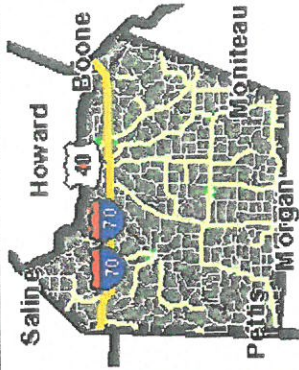
ATTEST:

TERESA STUDLEY, CITY CLERK





Cooper County, MO



1: 565



94.2 47.12 94.2 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Road
 - <all other values>
 - Interstate
 - US Highway
 - Numbered State Highway
 - Lettered State Highway
- Railroad
- Parcel
- Parcel Number/Acres
- Corporate Limit Line
- Land Hook
 - DASHED LAND HOOK
 - SOLID LAND HOOK
- Stream
- Water Boundary
- County Boundary

Notes

**City Of Boonville
Police Board Minutes From
October 12, 2015**

1. Meeting was canceled due to a lack of a quorum.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Bobby Welliver".

Chief Bobby Welliver

**DRAFT PENDING REVIEW AND APPROVAL OF COMMISSION AND SECRETARY
CITY OF BOONVILLE
PLANNING AND ZONING COMMISSION MEETING
MINUTES OF OCTOBER 13, 2015**

VOTING MEMBERS PRESENT:

- 1) Matt Billings, Chairman
- 2) Dick Casanova
- 3) Ted Bleil
- 4) David Day
- 5) Julie Thacher, Mayor
- 6) Steve Hage, Building Inspector
- 7) Ned Beach, Council Member

VOTING MEMBERS ABSENT:

- 1) Brent Bozarth

STAFF/PRESENTERS/GUESTS

Irl Tessendorf
M.L. Cauthon

NOTICES AND EXHIBITS: Posted and available on Friday, October 9, 2015 at 9:00 a.m. at City Hall and on the city website.

1. CALL TO ORDER: Chairman Matt Billings called the meeting to order at 7:00 p.m. Roll call was taken with seven (7) of eight (8) members present constituting a quorum.
2. MINUTES: The minutes of the special meeting from September 21, 2015 were moved to be approved by Mr. Hage and seconded by Mr. Beach. Voice vote was unanimous to approve the motion.
3. HEARING OF PUBLIC COMMENTS:
 - a. None.
4. OLD BUSINESS:
 - a. **Review and approve final site plan for AT&T at 929 Main Street –**
Final site plan for the AT&T Store at 929 Main Street was presented. This had been discussed preliminarily at the last meeting. Scott Vogler, MECO Engineering and City Engineer in this context had submitted two written comments which M.L. Cauthon presented:
 - 1) Need to replace the old clay tile sanitary sewer service line with new.

- 2) Extension of silt fencing as shown on the plans on the West side of the site.

Mike Mellinger, owner's representative, spoke and said they would accept these changes and incorporate them into the project. At that point, Mr. Beach moved and Mr. Hage seconded the motion to approve the final site plan with all members voting in favor of the motion.

5. NEW BUSINESS:

- a. **Review and approve final site plan for Mike and Lindsay McGuire at 511 Main Street** – Mr. Mike McGuire representing the property at 511 Main Street was present and had prepared a final site plan for a project at this location. The project entails the removal of the old lumber bins on the rear of the property and constructing a fence along the alley and a 50-foot by 60-foot storage building, which would reuse an existing foundation on a portion of the rear of the lot. The area is zoned C-2 and allows multiple structures on a lot. The corridor standards also apply. Mr. McGuire proposed that the front of the building, which would be visible from Main Street, would fully comply with those standards. Mr. McGuire asked to allowed to have metal sides and rear since the rear would abut the new fences and thus not be visible and given the overall site and building position on the site, the sides have little off site visibility, especially from Main Street. A couple of routine questions were offered by the Commission. Subsequently, Mr. Casanova moved and Mr. Bleil seconded the motion to approve the final site plan as presented. All were in favor, with Mr. Beach abstaining.

5. MISCELLANEOUS:

No comments were offered.

6. ADJOURN: Mr. Hage moved and Mr. Casanova seconded the motion to adjourn the meeting with all Commissioners voting in favor.

NEXT REGULAR MEETING: November 10, 2015

Respectfully submitted,
Irl Tessendorf
City Administrator

BUILDING INSPECTOR REPORT
SEPTEMBER 2015

Permits Issued: 9

Inspections Conducted: 39 (these are pursuant to building permits only)

Phone Calls: 45 (These phone calls were non-routine calls and answers, which, generally, were provided without further review, research, on-site visits. More detailed items are set forth below.)

Plan Reviews:

- Casey's on Main Street
- AT&T Store Main Street
- Signal Rick Ball Site

Citizen/Business Inquiries:

- Talked to homeowner about proposed new deck and checked setbacks for it.
- Talked to homeowner in reference building permit for stairs on existing deck.
- Talked Cameron Schweiss (architect) on Casey's Plans
- Meeting High School representative about new press box at football field.
- Helped Contractor with grade issues on sidewalk at Daily News.
- Talked landlord about number of people that could occupy buildings.
- Talked MECO about AT&T Site Plan.
- Talked David Goodson about sign regulations for new Rick Ball Site.
- Talked to Nathan Robb about 240 Mohawk Trail – trespassing complaint filed, owner Tim Parish.
- Researched Appraiser's question about difference between condo and townhouse.
- Talked Cameron Schweiss about Casey's rear yard setback variance.
- Talked to party about building on 1222 Santa Fe Trail – Lutz property previous demo there.
- Meet and talked Americare Facility build out.
- Talked to homeowner about new garage about setbacks and building regulations.
- Talked to a sign company about Rick Ball Signage.
- Talked to James O'Donald about AT&T Project and MECO comments.

- Talked to Linda Alcorn about Pop Shop demo, subsequently went to Pre-Bid Meeting.
- Review fence regulations with homeowner.
- Talked to James O'Donald on final site plan for AT&T Building.
- Talked to United Pentecostal Church representative about accessory building requirements.
- Talked Cameron Schweiss on Casey's Site Plan.
- Talked Mike McGuire about new building on Main Street and P & Z Schedule.
- Answered zoning questions for homeowner.
- Talked homeowner about building permits – process/requirements.
- Talked to realtor about permits, requirements, and business licenses for contractors.
- Talked to homeowner about addition to home and set back requirements.
- Met with Kate reference property on 9th Street and it's classification for enforcement.
- Meet IOC about new storage building and flood plain requirements for locations.
- Answered zoning question for realtor.
- Talked Cameron Schweiss about P & Z Meeting.
- Talked to Greg Schlotzhauer about mobile home parks. Wants to change RV Park with miniature homes.
- Talked to Jamie Kennedy about property on Mohawk.
- Talked to contractor about business licenses and permit requirements.
- Answered question from citizen on fence regulations.
- Talked to David Oswald about an addition to 108 8th Street.
- Answered question for realtor on zoning.
- Answered question from appraiser on zoning.

Dangerous Bldgs:

- Worked with Teresa on bid requests on 1101 Rural and 911 Porter.
- 5 new inspections conducted.
- Initiated title search on 4 properties.
- Took photos on new round of houses.
- Took new photos on 911 Porter and inspection report.
- Talked to Morgan Weaver about 911 Porter Street.
- Worked on Inspection Report write-ups for next round.
- Worked with Paula on new letters.

Code Enforcement:

- Prepare (helped) and send letters on first round of property maintenance initiative. (6)
- Talked with Jim Smith about 212 6th Street property, subject to maintenance letter – repair plan the time frame forthcoming.
- Talked to Tawny Brown about repair plan and time frame on 819 High Street, subject to maintenance letter. On 09/22, received repair plan and time frame. Responded to Yardley Wing about 819 High Street, she owns neighboring property.
- Meet Doug Elly about maintenance letter he received to send repair plan and time frame.
- Meet with Jim Smith on his repair plan.
- Talked with Rich Green about property maintenance letter he received – scheduled a meeting. Had meeting – no plan yet.
- Issued Permit for 525 Vine Street, Sonny Daniels to carryout repair plan subject on property maintenance letter.

Other Issues:

- Talked to individual about possible subdivision on Locust Street across from David Barton School.
- Received complaint on landlord / tenant matter.

Public Works Monthly Report
September 2015

WWTP:

Total flow processed - 24,410,000 gallons

Average daily flow - 814,000 gallons

Sludge disposed - 78.38 tons

Remarks -

WTP:

Gallons pumped from river - 34,803,000 gallons

Gallons pumped to customer - 34,803,000 gallons

Precipitation - 2.03" total

Remarks - Due to anomalies and errors in the flow metering equipment, the MG from River and MG to Customers will be the same.

Water Distribution / Sewer Collection:

Installed or renewed water service - 5

Remarks - repaired leak in 6" water main on Golden Drive; installed shut off valve at 924 4th Street; assisted contractor with repair of ruptured 8" water service line at Rick Ball new construction site; jetted sewer service lines / drain lines at David Barton School; located missing 6" sewer main 200 block of Parkway Drive, cleaned line and installed clean-out; assisted contractor with removal of concrete alley off Vine Street; assisted with yard waste collection; jetted sewer lines for Pilot Grove; continued systematic inspection of manholes; continued updating sewer system maps; routine sewer jetting and TV inspection.

Street Department:

Completed concrete street repairs - Kaitlin Drive, MidAmerican Industrial Drive and Sombart Road; swept chip and seal streets; painted street markings; patched pot holes.

Central Garage:

Vehicles serviced and inspected - 1

Vehicle and equipment repairs - 4

Remarks: Started new Animal Control Van conversion and equipment swap

Project Status:

1) Concrete Street Repairs 2015 - Contractor: Apex Inc. Contractor on-site

3) Pavement Seals Project 2015 - Contractor: Vance Bros. Contractor on-site

4) Sewer Collection System Rehab (Insituform): sub-contractor on-site for line inspection and heavy cleaning



**PROUDLY
SERVING**

MISSOURI

Atchison County
Bonne Terre
Bowling Green
Buchanan County #1

Boonville

Cameron
Cape Girardeau
Carroll County #1
Craig
East Central Missouri
Water & Sewer
Authority

Elsberry
Fayette

Franklin County #1
Franklin County #3
Henry County
Water Company

Henry County #3
Lake Ozark/
Osage Beach

Lincoln County #1

Nevada
Parkville

Phelps County #2
Platte County #C-1

Ralls County #1
Russellville

St Charles County #2
St Genevieve
Sedalia
Versailles

IOWA

Maquoketa
Tipton

REPORT OF OPERATIONS

Boonville Mo.

Water Treatment System

Month of September 2015

Submitted by Alliance Water Resources, Inc. for

October 2015

City Council Meeting



September 2015 Report to the City of Boonville

PROUDLY SERVING

MISSOURI

Atchison County

Bonne Terre

Bowling Green

Buchanan County #1

Boonville

Cameron

Cape Girardeau

Carroll County #1

Craig

East Central Missouri
Water & Sewer
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Franklin County #1

Franklin County #3

Henry County
Water Company

Henry County #3

Lake Ozark/
Osage Beach

Lincoln County #1

Nevada

Parkville

Phelps County #2

Platte County #C-1

Ralls County #1

Russellville

St Charles County #2

St Genevieve

Sedalia

Versailles

IOWA

Maquoketa

Tipton

Water Treatment Plant Operations & Maintenance

- Normal operations and maintenance were performed this month.
- Staff drained, cleaned and inspected and refilled the Mud Pocket Basin.
- Staff opened the aerator and inspected the nozzles and trays.
- Staff drained, cleaned and inspected the Square Section Basin and refilled it.
- Staff help Alliance pump reset the High Service Pump after it was rebuilt.
- Staff refilled the Water Plant Tower and tested for Total Coli form, Volatile Organic Compounds and put the tower back in service.

Regulatory

- Ten Microbiological samples were taken in the distribution system. All samples tested were absent of Total Coliform and E-Coli. Report sent to DNR. (see attach)
- Distribution and Turbidity Report for Surface Water Systems was filled out and sent to DNR. (see attach)
- Quarterly NPDES Monitoring Report was filled out and sent to DNR. (see attach)

Project Updates

- High Service Pump rebuild project is complete.

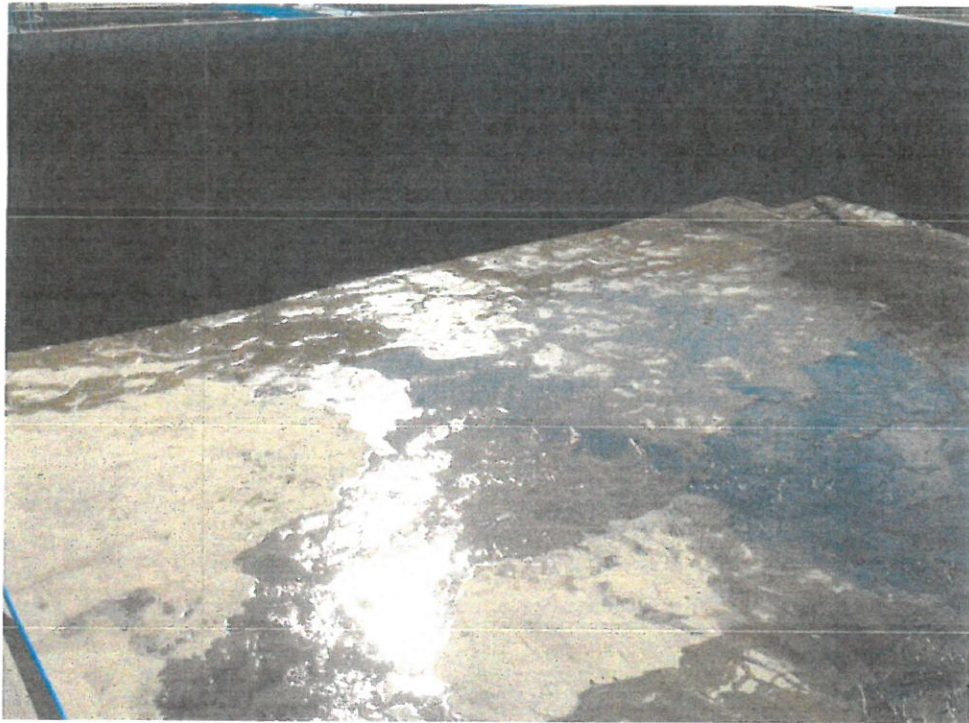
Safety

- Staff had training on Confine Space and Lock-out Tag-out safety this month.

Cleaning and Inspection of the Mud Pocket Basin



Cleaning of Square Section Basin



ALLIANCE WATER RESOURCES BOONVILLE DIVISION

SEPTEMBER 2015

WEATHER & RIVER CONDITIONS

1. River Stage:	Average:	11.21	Maximum:	15.61	Minimum:	9.17
2. High Temperature:	Average:	83.30	Maximum:	95	Minimum:	70
3. Low temperature:	Average:	61.37	Maximum:	71	Minimum:	46
4. Precipitation:		2.30	liquid inches			

PUMPING

1. Million Gallons Pumped:	34.612	Average /day:	1.15
2. Million Gallons Filtered:	34.612	Average /day:	1.15
3. Hours #1 Pump Operated:	132.75	Average /day:	4.43
4. Hours #2 Pump Operated:	85.25	Average /day:	2.84
5. Total Hours River Pumps Operated:	218	Average /day:	7.27
6. Main St. Booster Station Gallons Pumped:	2.965	Average /day:	0.09883333

FILTRATION

1. Hours Transfer Pumps Operated:	132.25	Average/day:	4.41
2. Hours Tower Pump Operated:	39.25	Average/day:	1.31
3. Filters Washed:	12		
4. Gallons Washwater Used:	0.45		
5. % Treated water used in backwashing:	1.30		

MATERIALS PRECIPITATED DURING TREATMENT (IN TONS)

Calcium Carbonate	0.629442
Magnesium Hydroxide	0.327995
Aluminum Hydroxide	0
Lime Inerts	0
Polymer	1.685
Others	0
Total	2.642437

Effect Of Materials Precipitated On Missouri River

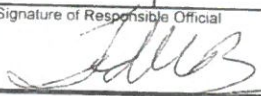
Increase In River Water Suspended Solids: 0.0004611603214 mg/L

LABORATORY ANALYSIS

TESTS	RAW	PRESET	PRIMARY	FILTERS	BOF	TAP
Temperature	24 ° C	X	X	X	X	24 ° C
Fluoride (ppm)	X	X	X	0.44	X	0.69
Free Cl2 Residual (ppm)	X	X	X	3.67	0.96	0.29
Total Cl2 Residual (ppm)	X	X	X	4.00	X	1.78
Turbidity (NTU)	150	1.38	0.81	0.59	X	0.04
pH	7.95	8.0	8.0	7.6	X	8.2
Total Alkalinity (ppm)	X	181	X	X	X	187
Non Carb Hardness (ppm)	X	60	X	X	X	47
Total Hardness (ppm)	X	241	X	X	X	234
Calcium Hardness (ppm)	X	149	X	X	X	146
Magnesium Hardness (ppm)	X	91	X	X	X	88
Total Iron (ppm)	0.01	X	0.01	0.01	X	0.01
Manganese (ppm)	0.02	X	0.03	0.03	X	0.01
Copper (ppm)	X	X	X	X	X	0.06
Total Dissolved Solids (ppm)	X	X	X	X	X	487
Bacteriological Samples Examined:				10		
Bacteriological Samples Positive:				0		
Bact. Samples Below 0.2 ppm Cl2:				0		
Average Free Chlorine in Dist. System at time of Bact. Samples (ppm):				0		
Average Total Chlorine in Dist. System at time of Bact. Samples (ppm):				2.38		
Total # tap turbidity samples taken for month:				237		
Average # of tap turbidity samples taken daily:				7.9		
Total # tap turbidity samples taken for month below 0.3 NTU:				237		
Total # tap turbidity samples taken for month above 1.0 NTU:				0		
Total # tap turbidity samples taken for month above 5.0 NTU:				0		
Average lowest Total Chlorine to distribution system:				1.78		
Duration Total Chlorine fell below 1.0 ppm:				0		

MISSOURI DEPARTMENT OF NATURAL RESOURCES
WATER PROTECTION PROGRAM - PUBLIC DRINKING WATER BRANCH
**DISINFECTION AND TURBIDITY REPORT FOR SURFACE WATER
SYSTEMS < 10,000 POPULATION**

PWS NAME CITY OF BOONVILLE		PWS-ID MO3010089		MONTH SEPTEMBER			
ADDRESS 901 RIVIERA DRIVE		PHONE (660) 882-4021					
CITY BOONVILLE, MO	ZIP CODE 65233	COUNTY COOPER COUNTY		PLANT Main Plant			
<i>(See instructions on back of this sheet)</i>							
DISTRIBUTION DISINFECTION 1. Number of samples analyzed, A: <u>10</u> 2. Number of samples below 0.2 mg/L, B: <u>0</u> $[(A-B)/A] \times 100 = C$: <u>100</u> % meeting minimum disinfection required. 3. Avg. dsfctnt residual for month: <u>2.38</u> mg/l			TURBIDITY 1. Total number measurements taken monthly, A: <u>237</u> 2. number of measurements below 0.3 NTU, B: <u>237</u> $[B/A] \times 100 = C$: <u>100</u> % meeting turbidity requirements.				
Date	Hours of Operation	Finished Water Temperature (C)	Lowest disinfectant at entrance to distribution system (mg/L) ☐ Free Chlorine ☒ Chloramines	Highest turbidity measurement of the day	Duration disinfectant fell below 0.5 mg/L free Cl ₂ or 1 mg/L chloramines	Value of turbidity measurements that exceed	
						1 NTU	5 NTU
1	5.00	23	2.13	0.04	0	0	0
2	7.00	24	1.77	0.05	0	0	0
3	7.25	24	1.69	0.03	0	0	0
4	5.50	24	2.00	0.03	0	0	0
5	4.75	24	1.95	0.03	0	0	0
6	6.50	26	1.45	0.03	0	0	0
7	5.00	26	1.70	0.03	0	0	0
8	5.50	25	1.59	0.03	0	0	0
9	7.75	25	1.99	0.03	0	0	0
10	5.50	25	1.54	0.06	0	0	0
11	5.25	25	1.36	0.04	0	0	0
12	5.25	25	1.75	0.04	0	0	0
13	7.00	25	1.54	0.05	0	0	0
14	5.25	26	1.66	0.04	0	0	0
15	5.25	24	1.50	0.04	0	0	0
16	6.00	23	1.60	0.04	0	0	0
17	5.50	23	1.60	0.04	0	0	0
18	5.00	23	1.90	0.03	0	0	0
19	4.75	23	2.00	0.03	0	0	0
20	5.50	23	2.03	0.04	0	0	0
21	8.25	23	1.78	0.04	0	0	0
22	4.25	23	2.10	0.03	0	0	0
23	7.50	22	2.11	0.06	0	0	0
24	6.00	23	1.78	0.06	0	0	0
25	5.75	23	1.46	0.06	0	0	0
26	4.25	23	2.42	0.05	0	0	0
27	4.00	24	1.98	0.05	0	0	0
28	6.25	23	1.76	0.05	0	0	0
29	5.00	22	1.79	0.05	0	0	0
30	5.75	22	1.61	0.04	0	0	0
31	0.00	0	0.00	0	0	0	0

Name of Person Preparing Report Todd W. Baslee	Signature of Responsible Official 	DATE 10/9/2015
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INSTRUCTIONS: DISINFECTION AND TURBIDITY REPORT FOR SURFACE WATER SYSTEMS < 10,000 POPULATION
1. Please fill out information completely and legibly.

Distribution Disinfection

1. On Line 1., enter the total number of samples from the distribution system that were analyzed for residual disinfectant concentration (total chlorine or combined chlorine) during the month. The residual disinfectant concentration measurements must be taken at the same time and location as your routine monthly coliform samples. This is the value for A.
2. On line 2., enter the number of samples for the distribution systems that had less than 0.2 mg/l residual disinfectant concentration. This is the value for B.
3. Subtract B, from A. (A-B). Divide that number by A. Then multiply by 100. This will give you the value for C. For example: if A = 20 and B = 3, then $C = [(20-3)/20] \times 100 = 85\%$
4. On line 3., enter the arithmetic average for all residual disinfectant samples taken during the month.

Turbidity:

1. On line 1., enter the total number of combined filter turbidity measurements taken during the month. This is the value for A.
2. On line 2., enter the number of combined filter turbidity measurements taken during the month, which are less than or equal to 0.3 NTU. This is the value for B.
3. Divide B, by A. (B/A). Then multiply that number by 100. This will give you the value for C. For example: if A = 120 and B = 117, then $C = (117/120) \times 100 = 97.5\%$

Hours of Operation

For each day, record the number of hours each water treatment plant was in operation.

Finished Water Temperature

For each day, record the temperature of water entering the distribution.

Lowest Residual Disinfectant at Entrance to Distribution System:

For each day, record the lowest measurement of residual disinfectant (mg/L) in water entering the distribution system (free available chlorine or chloramines).

Duration Residual Disinfectant Fell Below Requirement:

For each day, record the duration (hours, tenths) of each period (if any) when the residual disinfectant concentration in water entering the distribution system fell below 0.5 mg/L free chlorine or 1 mg/L chloramines. Note: should this occur, the public water system must notify the department as soon as possible, but no later than by the end of the next business day.

Value of Turbidity Measurements that exceed 1 NTU and 5 NTU:

For each day, record the value of any turbidity measurements taken during the month, which exceed 1 NTU and 5 NTU. Note: should this occur, the public water system must notify the department as soon as possible, but no later than by the end of the next business day.

INDIVIDUAL FILTER MONITORING & REPORTING

1. Was filter continuously monitored for turbidity and results recorded every 15 minutes?
2. Was there a failure of the continuous turbidity monitoring equipment?

YES
YES

If yes on 2., was the equipment repaired within 5 working days, or 14 days with department approval?

3. Was any individual filter level >1.0 NTU in two (2) consecutive recordings fifteen (15) minutes apart?

YES
NO

If YES, perform "follow-up actions" no. 1}

1. Was any individual filter level, for three (3) months in a row > 1.0 NTU in two (2) consecutive recordings, fifteen (15) minutes apart?

NO {If YES, perform "follow-up actions" no.2}

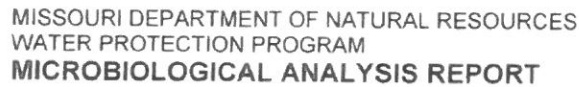
5. Was any individual filter turbidity level >2.0 NTU in two (2) consecutive recordings, fifteen (15) minutes apart for two (2) consecutive months?

NO {If YES, perform "follow-up actions" no. 3}

"FOLLOW-UP ACTIONS to PERFORM"

1. Report filter number(s); turbidity measurements which exceed 1 NTU; and date(s) the exceedance(s) occurred and causes if known.
2. Conduct a "Self-Assessment" of the filter(s) within fourteen (14) days of the triggering event. The system must report the date the self-assessment was triggered and the date it was completed.
3. The system must arrange to have a "Comprehensive Performance Evaluation" (CPE) performed not later than sixty (60) days following the triggering event. The CPE must be completed and submitted to the department within 120 following the trigger event.

The Missouri Department of Natural Resources-Public Drinking Water Branch recommends contacting your local regional office if any individual filter exceeds 1.0 NTU, the lowest trigger in the individual filter standards.



MO 780-0438 (05-13)

**MISSOURI DEPARTMENT OF NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL QUALITY
NPDES MONITORING REPORT**

OWNER: CITY OF BOONVILLE
 PERMIT NO.: MO - 0004081
 FACILITY NAME: WATER TREATMENT PLANT
 COUNTY: COOPER
 REPORT COVERING PERIOD:

	Jul-15	Aug-15	Sep-15	AVERAGE
River Flow (Average CFS)	136942	89381	68587	98303.3333
River Flow (MG/Month)	2743554	1790690	1374095	1969446.33
Water Treated (MG/Month)	33.687	35.041	34.612	34.4466667
Water Returned to River (MGD)	1.016	0.447	1.537598	1.00019933
pH River Water	7.7	7.9	8.0	7.9
pH Treated Water	7.7	8.0	8.2	7.96666667
Turbidity (NTU)	561	373	150	361.333333
Materials Precipitated During Treatment from Natural Substances:				
Suspended Solids (tons)				
Materials Precipitated During Treatment from Coagulation Chemicals:				
CaCO3	2.16702094	0.3564983	2629442318	876480774
Mg (OH)2	0.50283511	1.50850532	0.32799515	0.77977853
Alum	0	0	0	0
Lime Inerts	0	0	0	0
Polymer	2.251	3.5525	1.685	2.49616667
Others	0	0	0	0
TOTAL TONS	4.92085605	5.41750363	2.64243747	4.32693238
Suspended Solids in Water Returned to River:				
(A) Natural Substances (g/l)				
(B) Coagulation Chemicals (g/l)				
Average Increase in Suspended Solids in MO River:	0.00043012	0.00072551	0.00046116	0.00053893
(A) Natural Substances (mg/l)				
(B) Coagulation Chemicals (mg/l)				

Chief Plant Operator: 

10/12/2015

MEMORANDUM

TO: Irl Tessendorf, City Administrator

FROM: Gary W. Nauman, Director of Parks 

DATE: September 30, 2015

SUBJECT: September Activity Report

Well, the pool season is officially over for 2015. While we had a reasonable rebound in late July and August, we still did not reach last year's numbers for attendance. I was hopeful but it just did not fully recover from the dismal start due to the weather. Our ending numbers for attendance in 2015 are 21,648 compared to 22,085 in 2014. I do not have the official end of season revenue numbers yet, but as of August 31, Admissions stood at \$67,357.25 and Concessions are at \$25,083.05. This compares to \$68,702.00 and \$24,128.50 respectively for 2014. I hope to actual revenue numbers for you at the meeting.

Paul Linhart started draining the pool on Sept. 14th and finished on the 16th. The crew will work to remove and store the shade structure canopies and put away all the deck chairs and chaise lounges next. The plans are to start blowing the lines on October 5th in preparation for winterization. It should take a couple days to get all the lines blown and plugged.

We recently had a bout with ground bees at Harley Park under the merry-go-round in the Tot Lot. The bees had dug a den underneath the merry-go-round where we could not get to it. Paul Linhart tried on numerous occasions to kill the bees, but could never get to the nest without the risk of being stung. Finally he and Pat Ziegelbein took the merry-go-round off it's base and finally were able to take care of the bees. While they had the merry-go-round off, they repaired some previous storm damage and re-mounted it. Once the merry-go-round was remounted, Pat has repainted it and he and Paul installed some excess inter-locking tile around the base to keep the kids from kicking the dirt out from around the merry-go-round and then we have a lake around it. While Pat was painting, he also painted the swing set, and some of the other play equipment in the Tot-Lot.

Paul and I have been discussing when to release our seasonal employees. I lost one back in July when he got a full-time job at the Waste Water Treatment Plant. The one I hired to work

with Mark Strange put in his two week notice since he has found a full-time job. That only leaves the Gardener and inmates. The Inmates will be released back to the Dept. of Corrections on Oct 16th and the Gardener will probably work a couple weeks longer to clean out flower beds for the winter.

The 2015 Tree Maintenance bid packets went out on August 26th with the bid opening at 3:30 p.m. September 18th. Cut Above Lawn and Tree Service was the low bidder and will have until November 30th to complete the project. While most of the trees are on the street rights of way, there are four trees in Harley Park that will be either trimmed or removed and five trees at Sunset Hills Cemetery. I sent out nine bid packets but only received three bids this year. A couple of the Columbia contractors sited a heavy work load as the reason they did not submit a bid.

We along with the Public Works Dept. continued to support the Chamber's Festival of Lights during the month of September. Every Thursday morning, we moved bleachers to Thespian Hall and Morgan St. Park for the music events and then retrieved them on Friday morning.

The BHS Girls softball will end their home season on October 1. We may host a sectional game if they win districts.



Missouri Gaming Commission State/Local Allocation of Gaming Revenues

For the Period 9/1/2015 through 9/30/2015

Year beginning 9/1/2015



RECEIVED

10/14/2015

RPT MGC/3

Gaming Date	Day	Admission Tax Remitted	Gaming Tax Remitted	Total Tax Remitted	State & Local Portion of Adm Tax	State Portion of Gaming Tax	Local Portion of Gaming Tax	Total Local Adm & Gaming Tax
Isle of Capri IB								
09/01/2015	Tuesday	\$7,770.00	\$41,851.26	\$49,621.26	\$3,885.00	\$37,666.13	\$4,185.13	\$8,070.13
09/02/2015	Wednesday	\$7,032.00	\$31,538.96	\$38,570.96	\$3,516.00	\$28,385.06	\$3,153.90	\$6,669.90
09/03/2015	Thursday	\$9,440.00	\$46,580.43	\$56,020.43	\$4,720.00	\$41,922.39	\$4,658.04	\$9,378.04
09/04/2015	Friday	\$13,878.00	\$59,976.47	\$73,854.47	\$6,939.00	\$53,978.82	\$5,997.65	\$12,936.65
09/05/2015	Saturday	\$14,202.00	\$55,946.60	\$70,148.60	\$7,101.00	\$50,351.94	\$5,594.66	\$12,695.66
09/06/2015	Sunday	\$15,294.00	\$76,501.01	\$91,795.01	\$7,647.00	\$68,850.91	\$7,650.10	\$15,297.10
09/07/2015	Monday	\$9,036.00	\$33,390.19	\$42,426.19	\$4,518.00	\$30,051.17	\$3,339.02	\$7,857.02
09/08/2015	Tuesday	\$8,428.00	\$35,905.18	\$44,333.18	\$4,214.00	\$32,314.66	\$3,590.52	\$7,804.52
09/09/2015	Wednesday	\$7,740.00	\$35,832.01	\$43,572.01	\$3,870.00	\$32,248.81	\$3,583.20	\$7,453.20
09/10/2015	Thursday	\$8,280.00	\$33,875.17	\$42,155.17	\$4,140.00	\$30,487.65	\$3,387.52	\$7,527.52
09/11/2015	Friday	\$12,092.00	\$44,585.50	\$56,677.50	\$6,046.00	\$40,126.95	\$4,458.55	\$10,504.55
09/12/2015	Saturday	\$13,086.00	\$59,772.33	\$72,858.33	\$6,543.00	\$53,795.10	\$5,977.23	\$12,520.23
09/13/2015	Sunday	\$10,362.00	\$59,731.75	\$70,093.75	\$5,181.00	\$53,758.58	\$5,973.17	\$11,154.17
09/14/2015	Monday	\$5,488.00	\$20,322.99	\$25,810.99	\$2,744.00	\$18,290.69	\$2,032.30	\$4,776.30
09/15/2015	Tuesday	\$7,492.00	\$38,658.93	\$46,150.93	\$3,746.00	\$34,793.04	\$3,855.89	\$7,611.89
09/16/2015	Wednesday	\$7,310.00	\$33,292.17	\$40,602.17	\$3,655.00	\$29,962.95	\$3,329.22	\$6,984.22
09/17/2015	Thursday	\$7,912.00	\$35,902.31	\$43,814.31	\$3,956.00	\$32,312.08	\$3,590.23	\$7,546.23
09/18/2015	Friday	\$12,432.00	\$54,676.04	\$67,108.04	\$6,216.00	\$49,208.44	\$5,467.60	\$11,683.60
09/19/2015	Saturday	\$13,138.00	\$58,711.94	\$71,849.94	\$6,569.00	\$52,840.75	\$5,871.19	\$12,440.19
09/20/2015	Sunday	\$10,852.00	\$60,603.56	\$71,455.56	\$5,426.00	\$54,543.20	\$6,060.36	\$11,486.36
09/21/2015	Monday	\$5,122.00	\$27,682.80	\$32,804.80	\$2,561.00	\$24,914.52	\$2,768.28	\$5,329.28
09/22/2015	Tuesday	\$7,956.00	\$32,272.26	\$40,228.26	\$3,978.00	\$29,045.03	\$3,227.23	\$7,205.23
09/23/2015	Wednesday	\$7,296.00	\$40,368.16	\$47,664.16	\$3,648.00	\$36,331.34	\$4,036.82	\$7,684.82
09/24/2015	Thursday	\$7,564.00	\$32,718.46	\$40,282.46	\$3,782.00	\$29,446.61	\$3,271.85	\$7,053.85
09/25/2015	Friday	\$14,520.00	\$65,809.81	\$80,329.81	\$7,260.00	\$59,228.83	\$6,580.98	\$13,840.98
09/26/2015	Saturday	\$12,316.00	\$65,661.27	\$77,977.27	\$6,158.00	\$59,095.14	\$6,566.13	\$12,724.13
09/27/2015	Sunday	\$14,812.00	\$69,062.60	\$83,874.60	\$7,406.00	\$62,156.34	\$6,906.26	\$14,312.26
09/28/2015	Monday	\$5,244.00	\$25,004.62	\$30,248.62	\$2,622.00	\$22,504.16	\$2,500.46	\$5,122.46
09/29/2015	Tuesday	\$7,566.00	\$31,007.77	\$38,573.77	\$3,783.00	\$27,906.99	\$3,100.78	\$6,883.78
09/30/2015	Wednesday	\$8,626.00	\$41,022.09	\$49,648.09	\$4,313.00	\$36,919.88	\$4,102.21	\$8,415.21
Casino Report Totals:		\$292,286.00	\$1,348,264.64	\$1,640,550.64	\$146,143.00	\$1,213,438.16	\$134,826.48	\$280,969.48
Casino YTD Totals:		\$292,286.00	\$1,348,264.64	\$1,640,550.64	\$146,143.00	\$1,213,438.18	\$134,826.46	\$280,969.46

FINANCIAL STATEMENT

AS OF: SEPTEMBER 30TH, 2015

01 -GENERAL FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
01 -GENERAL FUND		5,570,670.00	293,765.59	1,708,290.25	30.67	0.00	3,862,379.75
*** TOTAL REVENUES ***		5,570,670.00	293,765.59	1,708,290.25	30.67	0.00	3,862,379.75
<u>EXPENDITURE SUMMARY</u>							
ADMINISTRATION		736,750.00	49,406.61	344,607.63	46.77	0.00	392,142.37
POLICE		1,685,150.00	130,531.22	827,672.97	49.12	0.00	857,477.03
FIRE DEPARTMENT		505,075.00	38,585.63	236,313.15	46.79	0.00	268,761.85
STREET DEPARTMENT		766,000.00	35,859.34	240,720.32	31.43	0.00	525,279.68
CENTRAL GARAGE		62,525.00	4,310.10	27,759.87	44.40	0.00	34,765.13
AIRPORT		162,590.00	20,194.08	156,096.16	96.01	0.00	6,493.84
ANIMAL CONTROL		97,880.00	5,532.55	33,591.36	34.32	0.00	64,288.64
PARKS & RECREATION		507,700.00	50,663.58	289,634.71	57.05	0.00	218,065.29
SWIMMING POOL		180,500.00	8,262.35	155,506.48	86.15	0.00	24,993.52
NON-OPERATING EXPENDITURE		38,000.00	145.00	501.54	1.32	0.00	37,498.46
CEMETERY		15,600.00	1,870.58	11,084.88	71.06	0.00	4,515.12
MUNICIPAL COURT		38,000.00	3,094.82	18,484.73	48.64	0.00	19,515.27
COP-DEBT SERVICE		774,900.00	63,358.86	386,839.56	49.92	0.00	388,060.44
*** TOTAL EXPENDITURES ***		5,570,670.00	411,814.72	2,728,813.36	48.99	0.00	2,841,856.64
*** TOTAL PROFIT / (LOSS) ***		0.00	(118,049.13)	(1,020,523.11)	0.00	0.00	1,020,523.11

49.590
Norm↓
- we are
back-end
loadedCrop Duster fuel
- seasonal
- self evident
- above

13 payrolls

FINANCIAL STATEMENT

AS OF: SEPTEMBER 30TH, 2015

02 -SANITATION
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
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REVENUE SUMMARY

02 -SANITATION		645,700.00	50,813.44	323,672.51	50.13	0.00	322,027.49
*** TOTAL REVENUES ***		645,700.00	50,813.44	323,672.51	50.13	0.00	322,027.49
		=====	=====	=====	=====	=====	=====

EXPENDITURE SUMMARY

COLLECTION		645,700.00	23,614.59	285,931.08	44.28	0.00	359,768.92
*** TOTAL EXPENDITURES ***		645,700.00	23,614.59	285,931.08	44.28	0.00	359,768.92
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		0.00	27,198.85	37,741.43	0.00	0.00	(37,741.43)
		=====	=====	=====	=====	=====	=====

*I take entry
forthcoming*

