

TERM OF COMMISSION: August Session of the July Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center  
Chambers

PRESENT WERE: Presiding Commissioner Dan Atwill  
District II Commissioner Janet Thompson  
County Counselor CJ Dykhouse  
Director Resource Management Stan Shawver  
Planner Uriah Mach  
Deputy County Clerk Michelle Thompson

The meeting was called to order at 7:01 p.m.

### **Resource Management**

- 1. Public hearing on a request by the Martha L. Straub Trust to approve a Revised Review Plan for Martha's Grove Planned Development on 20 acres, more or less, located at 6330 S Hummingbird Ln, Columbia.**

Stan Shawver read the following Staff report:

This request was considered by the Planning & Zoning Commission during its August 15, 2019 meeting.

The minutes for the Planning & Zoning Commission meeting of August 15, 2019, along with the Boone County Zoning Regulations and Subdivision Regulations are entered in the record of this meeting.

The Planning & Zoning Commission conducted a public hearing on this request during its August 15, 2019 regular meeting. There were eight members of the commission present during the meeting.

The property is located one mile south of the general Columbia municipal limits on the north side of Bonne Femme Church Road, approximately ½ mile from the intersection of Tom Bass Road and Bonne Femme Church Road. The zoning is R-SP (Planned Residential Single Family) with the most recent Final Plan for the existing development approved in 2008. Zoning to the east is RM (Residential Moderate Density) done in 1983 and A-1. Zoning to the south and west is A-1. The A-1 zonings are original 1973 zonings. The request is to revise the existing development plan. The new proposal is also a revised preliminary plat. The existing plan is for 40 total units contained on 20 two-unit lots. The new proposal is to allow for a total of 41 units. The proposal is for 33 single-family detached lots along with 8 of the original units that are contained in 4 existing building that resemble duplexes. The development will also use private streets and contain 2 common lots.

The Master Plan identifies a sufficiency of resources test for determining whether there are sufficient resources available for the needs of the proposal. The sufficiency of resources test provides a gate-keeping function. Failure to pass the test should result in denial of a request. Success in passing the test should allow the request to be considered and evaluated based on accepted planning principles.

The resources typically used for this analysis can generally be broken down into three categories: Utilities, Transportation, and Public Safety Services.

Utilities: The development is proposed to be served with sewer by the BCRSD with a finite amount of sewer capacity secured and available for this development. The design of the sewage collector system will have to be designed to meet the BCRSD standards.

Consolidated Public Water District #1 provides water in the area and some water services already installed for the previously approved development consist of 12-

inch and 6-inch waterlines. Additional water infrastructure is needed to support this development proposal and will be at the expense of the developer. Fire hydrants and public water is required for the proposed development. There may need to be some upgrades or relocations of waterlines that will need to be coordinated and will be at the developer's expense.

Boone Electric currently serves the area and any facilities that will need to be re-worked and/or relocated will be at the developer's expense.

Stormwater: Development on the site will be required to comply with the Boone County Stormwater Regulations. The property is considered environmentally sensitive as it is in the Bonne Femme Watershed Plan area.

Transportation: The property has frontage on Bonne Femme Church Road which is designated as a collector roadway on the CATSO Major Thoroughfare Plan and the actual house lots will be accessed off Hummingbird Lane, which is a private roadway. The proposed revision only increases the density of the development by one unit over what was already approved for the property. No direct driveway access to Bonne Femme Church Road will be allowed from any of the proposed lots.

Public Safety Services: The site is within .9 road miles of County Fire Station 15 on Tom Bass Road.

Zoning Analysis: The Master Plan designates this property for residential use. The proposed use is consistent with that designation. The proposed design is just over two units per acre, which is closer to the equivalent density of an A-R zoning district than R-S. The maximum density possible to propose under an R-SP would be six units per acre. The limitation in this case is the availability of central sewer. The proposal is essentially at 1/3 of the theoretical maximum

density possible to have been proposed under the zoning sought if more sewer was available. The proposed 33 three-bedroom units and 5 two-bedroom units may, in the opinion of BCRSD, exceed the secured and available sewer capacity and there may need to be additional lots restricted to two-bedrooms only. The property is considered environmentally sensitive as it is in the Bonne Femme Watershed Plan area.

The request does not meet the sufficiency of resources test for service availability or potential availability. However, there may still need to be some coordination work with utility providers. While the existing land use and zoning of the area is mixed in terms of density and lot size, the proposal is substantially the same as the already approved plan. The Master Plan anticipates this area to be suitable for smaller lot sizes and hence, zoning changes. This suitability is dependent upon upgrades to infrastructure to support higher densities.

Staff notified 24 property owners about this request. The property scored 52 points on the rating system.

Staff recommends approval of the rezoning with the following condition:

- The issues related to sewer capacity shall be worked out to the satisfaction of the BCRSD and the Director of Resource Management prior to submission of a Final Plan:
  - Number of lots limited to two-bedroom units
  - The specific designation and indication of all lots that have two-bedroom limitation be noted and shown on the Final Plan

The Planning & Zoning Commission conducted a public hearing on this request during its August 15, 2019 regular meeting. There were eight members of the commission present during the meeting.

Following the public hearing, a motion was made to recommend approval of the revised review plan with the following condition:

- The issues related to sewer capacity shall be worked out to the satisfaction of the BCRSD and the Director of Resource Management prior to submission of a Final Plan:
  - Number of lots limited to two-bedroom units
  - The specific designation and indication of all lots that have the two-bedroom limitation be noted and shown on the Final Plan.

The motion was approved by a unanimous vote.

Commissioner Atwill asked what the BCRSD setup was in that area.

Shawver explained they have a package plant to the north at the edge of Prairie Meadows Subdivision. The connection is already there, but the treatment facility has limited capacity.

Commissioner Thompson wanted clarification on why it wasn't known now how much room there is.

Shawver explained the Straubs purchased sewer capacity based on their original plan, which is an engineering calculation based on the occupancy. Essentially, it was classified as single-family attached housing. With the detached housing, the calculations that DNR uses are a little bit different. So, the Sewer District is not going to perform those calculations until they know something is going in that will be approved.

There were no more comments or questions from the Commission.

Commissioner Atwill opened the public hearing.

David Butcher was present on behalf of the applicant.

Butcher explained that the primary goal of this is to go from single-family attached houses to single-family individual or detached houses. The calculations on single-family attached houses is around 350 per gallon, whereas a single-family house is about 300 per gallon. So, when they are spread apart, the calculation that is used for each one is slightly different. The volume of water they are speaking about is 20 gallons difference. They will identify what needs to be done based on if the Sewer District has the ability for those 20 gallons or not. That is why that is not specifically outlined yet. Everything will primarily stay exactly the way it was planned.

Commissioner Thompson asked if there would just be the one way in and out of the neighborhood.

Butcher said there is the one commonly used way but there is also emergency access.

Tracy Arey was also present to speak on this item.

Arey handed out a packet to the Commissioners. That packet is included at the end of these minutes.

Arey explained the reason this was put together this way was really to be able to get some real homes that are affordable. It is a USDA area, so 100 percent financing is available to this area. It is a good location off of 63. These will be low-end homes. These will be no frills, no extra anything. Without bids, he doesn't know the number, but it is definitely less than \$200,000, they are probably looking at the \$170,000 to \$180,000 range.

There was no one else present to speak on this item.

Commissioner Atwill closed the public hearing.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the request by the Martha L. Straub Trust for a Revised Review Plan for Martha's Grove Planned Development on 20 acres, more or less, located at 6330 S Hummingbird Lane, Columbia, Missouri with the following conditions:

- The issues related to sewer capacity shall be worked out to the satisfaction of the BCRSD and the Director of Resource Management prior to submission of a Final Plan:
  - Number of lots limited to two-bedroom units
  - The specific designation and indication of all lots that have the two-bedroom limitation be noted and shown on the Final Plan

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order #354-2019**

2. **Public hearing on a petition submitted by Aaron and Hannah Foster to vacate and re-plat lots 1-3 of Bluegrass Hills subdivision as shown on Plat Book 11, Page 170 of Boone County Records and by Christopher Hill and Lynn Parker-Hill to vacate and re-plat lots 18-24 of Bluegrass Hills subdivision as shown on Plat Book 11, Page 170 of Boone County Records.**

Stan Shawver read the following Staff report:

Aaron and Hannah Foster and Christopher Hill and Lynn Parker-Hill have submitted a petition requesting permission to vacate and re-plat lots 1-3 and 18-24 of Bluegrass Hills Subdivision as shown on Plat Book 11, Page 170 of Boone County Records. Bluegrass Hills Subdivision is a subdivision located at the intersection of Spiva Crossing Road and Sheridan Road two miles north of Columbia. The zoning for this area is A-2 (Agriculture). Bluegrass Hills

Subdivision was platted in 1976 as 34 1-acre lots three years after the adoption of County zoning. There is a note on the plat that three or more lots constitute a building site. The original plat could not be approved today.

The petitioners are requesting permission to vacate their lots so that they can be re-platted into larger lots. If approved, those lots would be in accordance with the A-2 zoning. There is one house on each of the consolidated lots.

In accordance with Boone County Government Subdivision Regulations Section 1.8, the County Commission is required to conduct a public hearing prior to granting permission to vacate and re-plate a subdivision. Before granting permission, the Commission must find that the action will not adversely affect the character of the neighborhood; traffic conditions; circulation, the proper location, alignment, and improvement of streets and roads within and adjacent to the subdivision; property values within the subdivision; public utility facilities; and services will not generally adversely affect the health, welfare, or safety of persons owning or possessing real estate within the subdivision.

There were no comments or questions from the Commission.

Commissioner Atwill opened the public hearing.

Kevin Schweikert was present on behalf of the applicant.

Schweikert handed out a copy of the plat to the Commissioners. That plat is included at the end of these minutes.

Schweikert explained they will be taking approximately 8 or 12 lots and creating three tracts out of that, which will meet the zoning requirements as they are now and were when the plat



was originally done. They will be using the natural features; the ditch will basically be the line for the northern lot. Then, there will be three platted lots around the existing house in the southeast corner. So, it will end up as three plus acre lots on each tract.

Ben & Cindy Colley were present to speak on this item.

Cindy Colley wanted clarification on what exactly was being done here. They wanted to know if more houses were going to be added.

Schweikert explained this would only create one more house, if any. They are going to create just three lots out of all the lots that are already there.

Schweikert showed them the plat.

Ben Colley was curious as to whether building regulations would be carried forward as they were approved back in 1976 when this is re-platted.

Shawver said if they were talking about the covenants that go with the development, those are still binding, unless they have expired. The construction of the buildings themselves will have to comply with the County Building Code of today.

There was no one else present from the public to speak on this item.

Commissioner Atwill closed the public hearing.

Commissioner Atwill moved now on this day, the County Commission of the County of Boone does hereby approve a petition submitted by Aaron and Hannah Foster to vacate and re-plat lots 1-3 of Bluegrass Hills subdivision as shown on Plat Book 11, Page 170 of Boone County Records as well as a petition by Christopher Hill and Lynn Parker-Hill to vacate and re-plat lots 18-24 of Bluegrass Hills subdivision as shown on Plat Book 11, Page 170 of

Boone County Records.

Commissioner Thompson seconded the motion.

The motion carried 2 to 0. **Order #355-2019**

3. **Rustic Estates Plat 1. S21-T48N-R12W. R-S. Stuart and Melanie Spradling and New Haven Custom Homes LLC, owners. David T. Butcher, surveyor.**

Stan Shawver said Rustic Estates Plat 1 is a four-lot subdivision located on Rustic Road, approximately ½ mile south of State Highway K. The zoning is R-S (Single-Family Residential).

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby receive and accept the following subdivision plat and authorizes the Presiding Commissioner to sign it:

- Rustic Estates Plat 1. S21-T48N-R12W. R-S. Stuart and Melanie Spradling and New Haven Custom Homes LLC, owners. David T. Butcher, surveyor.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order #356-2019**

#### **County Counselor**

4. **First & Second Reading; Acknowledgment receipt of annual financial report from the Centralia Special Road District**

CJ Dykhouse explained that any Incorporated Road District is to file an annual financial

report with the County Commission during the month of August for the prior fiscal year. This order is to acknowledge receipt of the Centralia Special Road District's annual report filing.

There were no comments or questions from the Commission.

Commissioner Atwill moved now on this day, the County Commission of the County of Boone, pursuant to RSMo Sec. 233.150, hereby acknowledges receipt of the annual financial report from the Centralia Special Road District (CSR D).

Commissioner Thompson seconded the motion.

The motion carried 2 to 0. **Order #357-2019**

**Treasurer**

**5. First & Second Reading; 2018 Tax Sale Surplus: Sonia Hall, parcel #16-314-00-04-010.00**

CJ Dykhouse explained he reviewed the application of the tax surplus and the assignment of that surplus to the Collector as part of a redemption of this property by the public owner of record. Dykhouse and Treasurer Tom Darrough deem this assignment to be appropriate and Sonia Hall has appropriately redeemed her property from the 2018 Tax Sale. This order authorizes the Treasurer to assign the surplus proceeds to the Collector to complete that redemption process.

There were no comments or questions from the Commission.

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the disposition of surplus, per attached summary order description via assignment to the Boone County Collector, assignee of the owner of record,

in the amount of \$7,061.35.

It is further ordered the Boone County Commissioners are hereby authorized to sign said summary order.

Commissioner Atwill seconded the motion.

The motion carried 2 to 0. **Order #258-2019**

### **Commission**

#### **6. First & Second Reading; Application for Organizational Use of Boone County Courthouse Plaza: Unitarian Universalist Church**

Commissioner Atwill moved now on this day, the County Commission of the County of Boone does hereby approve the Organizational Use of the Boone County Courthouse Plaza by the Unitarian Universalist Church on October 6, 2019 from 1:00 pm to 4:00 pm.

Commissioner Thompson seconded the motion.

The motion carried 2 to 0. **Order #359-2019**

#### **7. Public Comment**

None

#### **8. Commission Reports**

None

The meeting adjourned at 7:32 p.m.

Attest:



Brianna L. Lennon  
Clerk of the County Commission



Daniel K. Atwill  
Presiding Commissioner

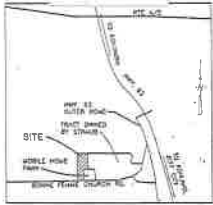


Fred J. Parry  
District I Commissioner



Janet M. Thompson  
District II Commissioner





**CURRENT OWNERS:**  
MARTHA STRAIN TRUST  
4534 BOWNE FEMALE CHURCH ROAD  
COLUMBIA, MISSOURI 65201  
N.O. BOON, BOON, PACE, LLC

**BUYER / DEVELOPER:**  
TRACY & BETH ABEY  
3213 S. CROWN RD.  
COLUMBIA, MO 65201

PRELIMINARY PLAT AND REVIEW PLAN FOR R-SP ZONING  
**MARTHA'S GROVE P.R.D.**  
A PLANNED DEVELOPMENT LOCATED IN THE SOUTHWEST QUARTER OF  
SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST  
BOONE COUNTY, MISSOURI  
JULY 22, 2019

**PURPOSE:**  
THE PURPOSE AND INTENT OF THIS PLAN REVISION IS TO CREATE SINGLE FAMILY DETACHED HOMES TO ALLOW THE CREATION OF INDIVIDUAL SINGLE FAMILY LOTS WITH STAND ALONE COTTAGE STYLE HOUSES ON EACH LOT.

**ALLOWED MODIFICATIONS:**  
ANY MAJOR CHANGES TO THE PURPOSE, USE AND INTENT OF THIS PLAN WILL REQUIRE A REVISED REVIEW AND FINAL PLAN TO BE PRESENTED FOR PUBLIC HEARING. THESE THE FOLLOWING:  
1. LOT LINE ADJUSTMENTS MAY BE MADE PROVIDED NO ADDITIONAL LOTS ARE CREATED FOR SINGLE FAMILY HOMES.  
2. LOTS MAY BE COMBINED TO MAKE LARGER LOTS PROVIDED THE DENSITY DOES NOT REDUCE TO LESS THAN 35 TOTAL UNITS INCLUDED IN ALL.  
3. UTILITY EASEMENTS CAN BE ADDED AND VACATED AS NEEDED.

- GENERAL NOTES:**
1. TRACT IS CURRENTLY ZONED R-SP IN THE AREA OF THIS SURVEY.
  2. THE LOCATION OF THE UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY THE UTILITY COMPANY REPRESENTATIVES AND NOT BY ACTUAL SURVEY MEASUREMENTS.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE MISSOURI ONE-CALL SYSTEM AT 1-800-ONE-CALL PRIOR TO ANY CONSTRUCTION TO DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES. CONTACT ENGINEER WITH ANY DISCREPANCIES.
  4. THE PROPOSED COMMON AREAS MAY CONTAIN HIDDEN TRAILS IN THE FUTURE. EXACT LOCATIONS ARE UNDETERMINED AT THIS TIME.
  5. SETBACKS SHALL BE 5 FEET ALONG EACH SIDE LOT LINE, 10 FEET ALONG THE REAR YARD OF EACH LOT, 20 FEET ALONG THE FRONT YARD OF EACH LOT, EXCEPT THAT 15 FEET WILL BE ALLOWED AT THE 4 SINGLE FAMILY ATTACHED BUILDINGS ALREADY BUILT ON LOTS 101, 102, 103, 104, 117, 118, 119 & 120.
  6. A 16-FOOT WIDE EASEMENT WILL BE TO THE HOA FOR ALL MAINTAINED STORM SEWER STRUCTURES AND PIPES.
  7. ELECTRIC & TELEPHONE WILL BE CONSTRUCTED ALONG HUMANBERG LANE, THE PRIVATE STREET FRONTAGE TO SERVICE ALL LOTS WITHIN THE SUBDIVISION.
  8. SOLID WASTE PICKUP FOR THIS DEVELOPMENT WILL BE CONTRACTED THROUGH ONE OF THE LOCAL CARRIERS. SOLID WASTE PICKUP WILL BE AT THE DISCRETION OF EACH LOT.
  9. COMMON AREAS SHOWN ARE FOR THE ENJOYMENT OF THE LOT OWNERS OF THE DEVELOPMENT AND POSSIBLE FUTURE DEVELOPMENT. COMMON AREAS ARE TO BE DESIGNATED TO A HOME OWNERS ASSOCIATION FOR THEIR SUPERVISION AND MAINTENANCE. A FIRE SHELTER AND/OR PLAYGROUND EQUIPMENT MAY BE ADDED TO THE COMMON AREAS AS ALLOWED THROUGH THE BOONE COUNTY PERMITTING PROCESS.
  10. THE MINIMUM GROSS FLOOR AREA FOR THE UNITS SHALL BE IDENTIFIED IN THE COVENANTS. COVENANTS CAN BE MODIFIED AND REVISED AS NEEDED TO MAINTAIN PROPERTY VALUES AND EXPECTATIONS ALREADY SET ON THE EXISTING 4 UNITS WITHIN THIS SUBDIVISION.
  11. THE BUILDINGS MAY BE A Mixture OF 1 AND 2 STORY HOMES, BUT THE MAXIMUM BUILDING HEIGHT AS DESIGN SHALL BE 30 FEET.
  12. THE SANITARY SEWER SERVICE FOR THE SITE WILL BE A GRAVITY SYSTEM THAT WILL FLOW TO AN EXISTING PUMP STATION. THE PUMP STATION WILL USE A FORCE-MAIN SYSTEM TO FLOW TO PHASE 2 WASTEWATER TREATMENT PLANT. THIS PLANT IS OPERATED BY THE BOONE COUNTY REGIONAL SEWER DISTRICT.
  13. DEPENDING ON THE PLACEMENT OF HOMES ON THE LOT, ADDITIONAL UTILITY EASEMENTS WILL BE PROVIDED TO BOONE COUNTY SO THAT THE ELECTRIC TRANSFORMERS MAY BE PLACED AT AN ACCEPTABLE DISTANCE FROM THE HOME.
  14. ADJUSTMENTS TO THE LOT LINES MAY BE MADE AT THE TIME OF FINAL PLATTING.
  15. THERE ARE NO COMMUNITY ASSETS ON THIS TRACT AS DEFINED BY APPENDIX B 1.3 OF THE BOONE COUNTY SUBDIVISION REGULATIONS.
  16. ONE NONVARIABLE ACCESSORY STRUCTURES MAY BE ALLOWED AS DEFINED BY THE COVENANTS FOR THIS DEVELOPMENT. NO PERMANENT ACCESSORY STRUCTURES WILL BE ALLOWED.
  17. THE UNITS SHOWN ARE FOR DIAGNOSTIC PURPOSES ONLY. THE FINAL SHAPE AND ARRANGEMENT OF EACH HOUSE WILL BE MADE AT THE TIME OF PERMITTING.
  18. THE EMERGENCY ACCESS'S SHOWN SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**DENSITY NOTE:**  
THE PROPOSED DENSITY FOR THE ENTIRE MARTHA'S GROVE PRD PLANNED DEVELOPMENT IS A COMBINATION OF THE DENSITY UNITS CONTAINED IN THE FOUR BUILDINGS LOCATED ON LOTS 101-104 & 117-120 FROM THE PREVIOUS APPROVED PLAN AND THE 33 PROPOSED DETACHED SINGLE FAMILY HOMES CONTAINED IN THIS PROPOSAL. THIS WILL RESULT IN 41 TOTAL UNITS IN THE ENTIRE DEVELOPMENT EQUATING TO 0.48 UNITS PER ACRE. UNITS ON LOTS 107A, 108A, 118A, 212 AND 213 WILL BE RESTRICTED TO 2 BEDROOMS. ALL OTHERS WILL BE RESTRICTED TO A MAXIMUM OF 3 BEDROOMS.

THERE CAN BE NO FURTHER INCREASE IN DENSITY WITHOUT SUBMITTAL AND APPROVAL OF A REVISED REVIEW PLAN IN ACCORDANCE WITH BOONE COUNTY ZONING REGULATIONS.

**SITE DATA:**  
ZONING: R-SP  
DEVELOPMENT ACREAGE: 20.00 ACRES & SUBDIVISION CLASSIFICATION:  
MAJOR LOCATION: BOWNE FEMALE CHURCH ROAD SECTION 3, T47N, R12W

**PARKING DATA:**  
EACH UNIT SHALL HAVE A 1-CAR GARAGE AND ONE ADDITIONAL EXTERIOR SPACE = 33 X 2 = 66 SPACES  
EACH PHASE SHALL HAVE 15 OFF STREET PARKING SPACES = 2 X 15 = 30 SPACES  
PHASE ONE ALREADY HAS 8 UNITS BUILT WITH 2 CAR GARAGES = 8 X 2 = 16 SPACES  
TOTAL PARKING = 112 SPACES

**LANDSCAPE AND BUFFERING PLAN:**  
TOTAL AREA OF LOT = 50 AC  
TOTAL PROPOSED IMPERVIOUS AREA = 3.04 AC (15,303) (THIS INCLUDES ALL IMPERVIOUS AREAS TO DATE)  
ALL DISTURBED AREAS SHALL BE SEEDED WITH FERTIVE GRASS, INCLUDING ALL BERMS AND SETBACKS.  
ALL DISTURBED AREAS SHALL BE SEED & MULCHED IMMEDIATELY AFTER CONSTRUCTION.  
THE LANDSCAPING SHALL BE ENHANCED BY THE OWNER AS THE AND BUDGET ALLOWS.

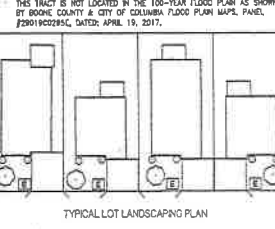
**PLANTING SCHEDULE**

SYMBOL	QUANTITY	PLANT SPECIES	SIZE
A	10	WHITE SPIRE BIRCH	8"-0"/3 GAL
B	42	RED MAPLE	8"-0"/3 GAL
C	25	RED CEDAR	SCREEN
D	2/1 UNIT	BUSHES	1 GAL
E	1/1 UNIT	RED MAPLE	6"-0"/3 GAL

**TREE PRESERVATION NOTE:**  
THE DEVELOPER HAS IDENTIFIED 7.27 ACRES OF TREE COVER OR 25% OF THIS 29.00 ACRES, 4.87 ACRES OR 23% WILL REMAIN UNDISTURBED.

**SITE BENCHMARK:**  
SE BOLT OF FIRE HYDRANT APPROX. 470' EAST & 60' N OF SW CORNER OF PROPERTY. ELEVATION 785.07'

**FLOOD PLAN STATEMENT:**  
THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN MAP PANEL BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAPS, PANEL #2011HW0006E, DATED APRIL 19, 2017.



**UTILITY PROVIDER/CONTACTS:**

<b>TELEPHONE</b> CENTURYLINK 825 E. DUNLAP COLUMBIA, MISSOURI 65205 CONTACT: TIM COLEMAN (573)468-3500	<b>ELECTRIC</b> BOONE ELECTRIC COOPERATIVE 1112 FANCLIFFE COLUMBIA, MISSOURI 65201 CONTACT: ANDREW POTTS (573)448-4181	<b>SANITARY SEWER</b> BOONE COUNTY REGIONAL SEWER DISTRICT 1314 N. 27TH ST. COLUMBIA, MO 65201 CONTACT: TOM WATTERMAN (573)442-2774
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**PROPANE GAS**  
OTCR-GAS  
211 8th St.  
BOONVILLE, MO 65203  
CONTACT: WILLIAMS N. GOSER  
(660)462-8887

**PROPERTY DESCRIPTION:**  
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 800, PAGE 490 AND BEING A PART OF TRACT 1, OF BOONE COUNTY SURVEY #8023 AS SHOWN BY THE RECORDS OF BOONE COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEING ALL THAT LAND SHOWN IN MARTHA'S GROVE PLAT 2, RECORDED IN PLAT BOOK 42, PAGE 21 EXCEPTING THEREFROM LOTS 101, 102, 103, 104, 117, 118, 119 & 120 OF MARTHA'S GROVE PLAT 1, RECORDED IN PLAT BOOK 41, PAGE 20 AND CONTAINING 18.65 ACRES.  
REVIEW PLAN BY:  
CHOPINETT ENGINEERING CONSULTANTS, LLC  
1000 N. WENDY BLVD., BUILDING 1  
COLUMBIA, MO 65202  
CORPORATE NUMBER: 2000181204

**REQUESTED ALLOWED USES:**  
PERMITTED USES:  
SINGLE FAMILY RESIDENTIAL  
AGRICULTURAL ACTIVITY WHICH SHALL INCLUDE NEIGHBORHOOD GARDENS AND ORCHARDS HOME OCCUPATION  
CONDITIONAL USES:  
NONE

**EROSION CONTROL PLAN:**  
THERE WILL BE AN ENGINEERED EROSION CONTROL PLAN APPROVED BY BOONE COUNTY RESOURCE MANAGEMENT FOR ANY LAND DISTURBANCE OF OVER (1) ONE ACRE. DURING THE CONSTRUCTION OF EACH LOT, SALT PLOW WILL BE USED IN AREAS OF CONCERN AS IDENTIFIED BY INSPECTORS.

**STORMWATER CONTROL PLAN:**  
THERE WILL BE AN ENGINEERED GRADING PLAN AND STORMWATER PLAN TO BE REVIEWED AND APPROVED BY BOONE COUNTY RESOURCE MANAGEMENT. STORMWATER IMPROVEMENTS FOR PHASE 1 ARE CURRENTLY CONSTRUCTED. STORMWATER IMPROVEMENTS FOR PHASE 2 SHALL BE SUBJECT TO THE STORMWATER MANAGEMENT REQUIREMENTS OF THE BOONE COUNTY STORMWATER ORDINANCE.

**SANITARY SEWER PLAN:**  
SANITARY SEWER CAPACITY FOR THE ENTIRE DEVELOPMENT IS LIMITED TO 14,800 GALLONS PER DAY. THE PUMP PLANT ALONG WITH THE RESTRICTING COVENANTS, SHALL RESTRICT FIVE OF THE PROPOSED 33 LOTS TO BE RESTRICTED TO 2-BEDROOM HOMES. THE RESTRICTIONS TO 2-BEDROOM UNITS MAY ONLY BE LIFTED IN THE EVENT THAT ADDITIONAL SEWER CAPACITY BECOMES AVAILABLE.

**PHASING PLAN:**  
THE INTENT OF THE DEVELOPMENT IS TO HAVE 3 PHASES. THE PHASE LINE IS INDICATED ON THE PLAN. THE MAJORITY OF THE UTILITIES AND PAVING TO SERVICE PHASE 1 CURRENTLY EXIST. PAVING MODIFICATIONS FOR PHASE 1 IS TO ADJUST LOT LINES AND CREATE LOTS SUITABLE FOR SINGLE FAMILY DETACHED HOMES. A REPEAT WILL BE NEEDED TO RECONSTRUCT THE LOT LINES.  
PHASE 2 WILL REQUIRE PRIVATE ELECTRIC DISTRIBUTION AND PAVING ALONG WITH A FINAL PLAN TO CREATE THE DESIRED LOT ARRANGEMENT. SEWER MAINS ARE ALREADY INSTALLED. HOWEVER, EACH LOT WILL NEED LATERAL & VERTICAL EXTENDED STORM SEWER IMPROVEMENTS WILL BE INSTALLED AS DIRECTED BY AN ENGINEERING PLAN TO BE REVIEWED AND APPROVED BY THE BOONE COUNTY RESOURCE MANAGEMENT.

**CONDITIONS:**  
THE EMERGENCY FIRE ACCESS STRIP SHALL BE USED IN CASE ACCESS TO HUMANBERG LANE IS BLOCKED FOR ANY REASON. THE ACCESS SHALL BE DESIGNATED AS A PERMANENT EASEMENT.  
HUMANBERG LANE IS A PRIVATE DRIVE AND SHALL BE MAINTAINED WITH WHOCK DUES BY ALL OF THE OWNERS IN THE DEVELOPMENT. ALL OWNERS SHALL BE INFORMED THAT THIS IS A PRIVATELY MAINTAINED DRIVEWAY AND A SIGN DESIGNATING IT AS A PRIVATE DRIVEWAY SHALL BE POSTED AT THE ENTRANCE. HUMANBERG LANE SHALL NEVER BE OPEN TO RESTRICT TRAFFIC FLOW OF OWNERS OR EMERGENCY VEHICLES.  
ALL SUBDIVISION IDENTIFICATION SIGNS SHALL COMPLY WITH THE BOONE COUNTY ZONING REGULATIONS. ONLY ONE SIGN CAN BE PLACED ALONG THE ROAD FRONTAGE AT OTHER SIDE OF THE ENTRANCE ROAD (HUMANBERG LANE).

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS 24th DAY OF JULY 2019.

APPROVED BY THE BOONE COUNTY COMMISSION THIS 24th DAY OF JULY 2019.

BOON HARVE, CHAIRPERSON

DR. JIMMIE WILLIAMS, CLERK

BRANDY LEMON, COUNTY CLERK

**MARTHA'S GROVE - REVIEW PLAN**  
A PLANNED DEVELOPMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI.

DATE: JULY 22, 2019 TIME: 1:40 PM

FILED: 0200 DATE: 07/26

BOONE COUNTY RECORDS & CLERK

CORPORATE NUMBER: 2000181204

BOONE COUNTY RECORDS & CLERK

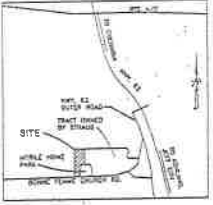
020 N. WENDY BLVD., BUILDING 1 COLUMBIA, MISSOURI 65202 (573) 442-0200

# MARTHA'S GROVE P.R.D.

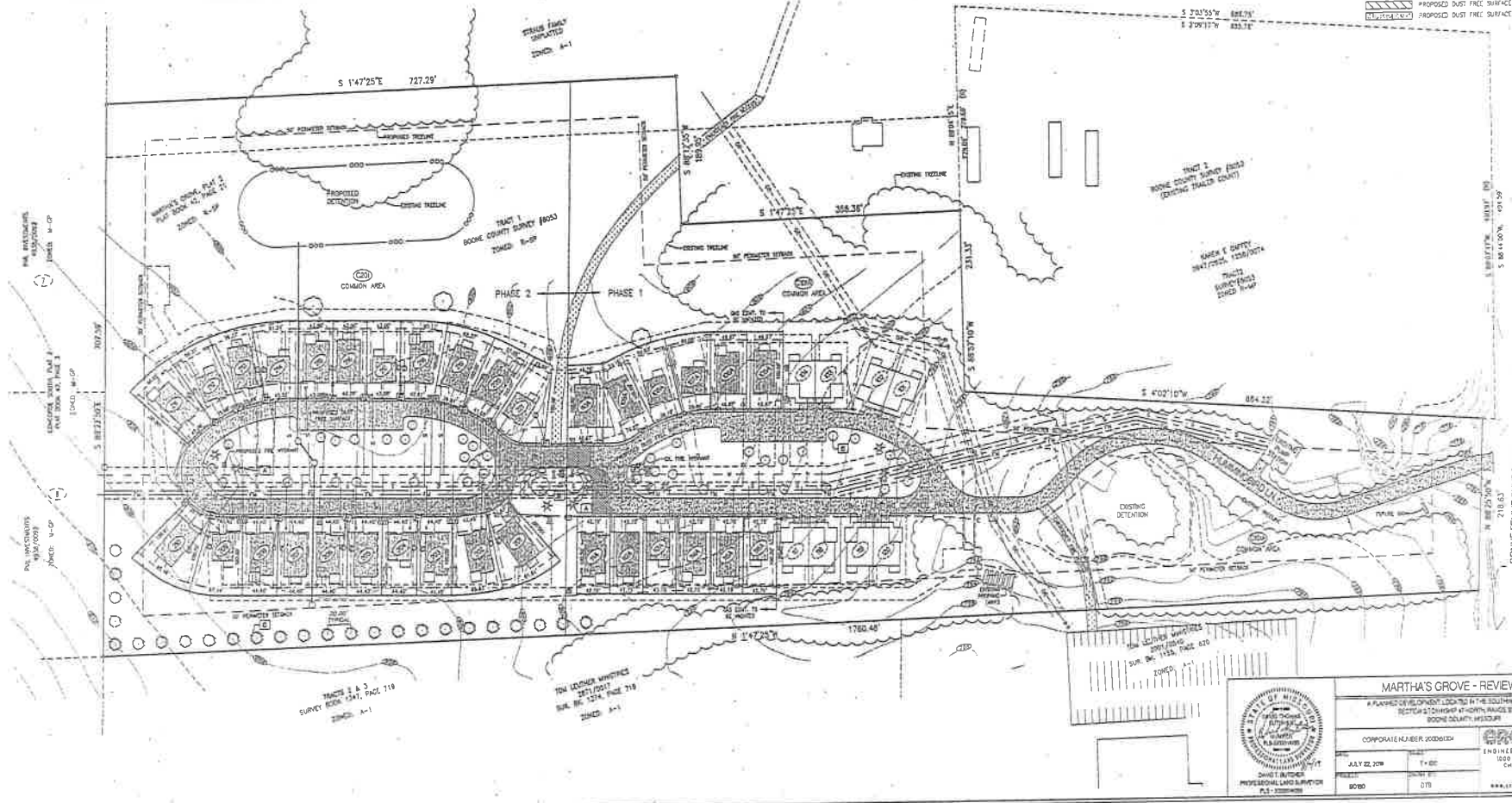
REVISOR  
PRELIMINARY PLAT AND REVIEW PLAN FOR R-SP ZONING  
A PLANNED DEVELOPMENT LOCATED IN THE SOUTH-WEST QUARTER OF  
SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST  
BOONE COUNTY, MISSOURI  
JULY 22, 2019

LEGEND

- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE POST/STAKE
- EXISTING ELECTRIC METER
- EXISTING GUY WIRE
- PROPOSED WATER METER
- PROPOSED ELECTRIC METER
- PROPOSED IRON SPIKE BUSH (IPB)
- PROPOSED RED CEDAR (RPC)
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING LIFE EJECTOR
- EXISTING SPT EJECTOR
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED SANITARY LINE
- EXISTING CONCRETE SURFACE
- PROPOSED DUST FREE SURFACE PHASE 1
- PROPOSED DUST FREE SURFACE PHASE 2



BEARINGS ARE REFERENCED TO THE NORTH LINE OF BOONE COUNTY SURVEY #6033



**MARTHA'S GROVE - REVIEW PLAN**

A PLANNED DEVELOPMENT LOCATED IN THE SOUTH-WEST QUARTER OF  
SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST  
BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 202002004

DATE: JULY 22, 2019

SCALE: 1"=80'

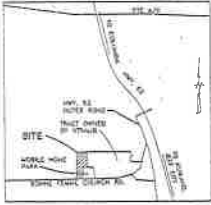
DRAWN BY: DANIEL BUTCHER  
PROFESSIONAL LAND SURVEYOR  
#1212200008

ENGINEERING CONSULTANTS  
1000 W. KIRBY AVE., SUITE 101  
COLUMBIA, MISSOURI 65201  
(314) 447-0291  
[www.ltkengineering.com](http://www.ltkengineering.com)



# MARTHA'S GROVE P.R.D.

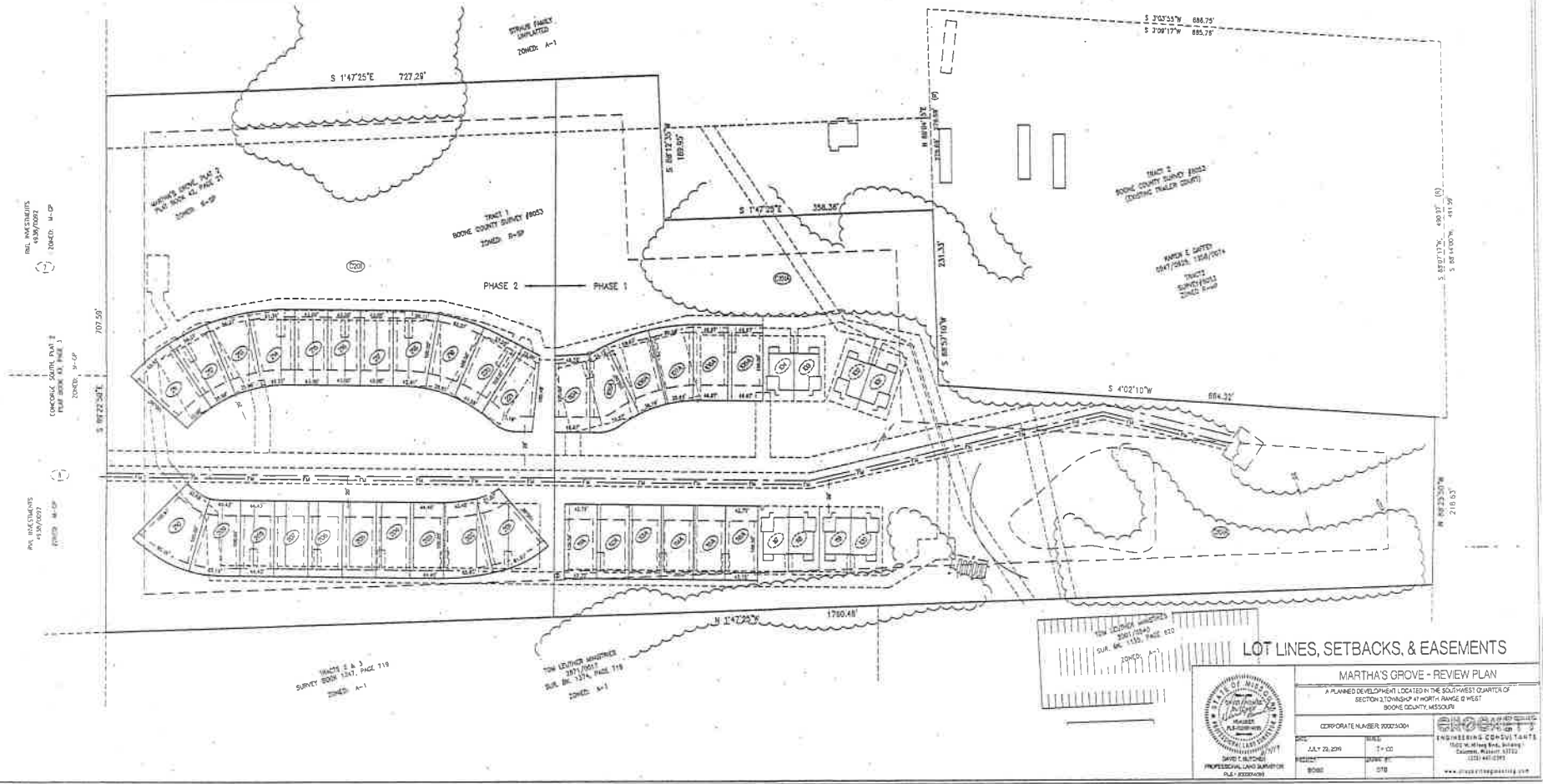
A PLANNED DEVELOPMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST BOONE COUNTY, MISSOURI  
JULY 22, 2019



LOCATION MAP  
NOT TO SCALE



BEARINGS ARE REFERENCED TO THE NORTH LINE OF BOONE COUNTY SURVEY #2053



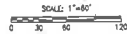
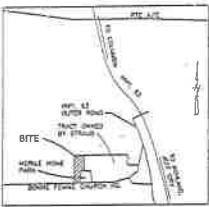
### LOT LINES, SETBACKS, & EASEMENTS



MARTHA'S GROVE - REVIEW PLAN	
A PLANNED DEVELOPMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 200231004	
DATE: JULY 22, 2019	SCALE: 1" = 60'
PROJECT: MARTHA'S GROVE	DATE: 07/22/19
BY: [Signature]	BY: [Signature]
WWW: [Website]	WWW: [Website]

REVISED  
PRELIMINARY PLAT AND REVIEW PLAN FOR R-SP ZONING  
**MARTHA'S GROVE P.R.D.**

A PLANNED DEVELOPMENT LOCATED IN THE SOUTH-WEST QUARTER OF  
SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST  
BOONE COUNTY, MISSOURI  
JULY 22, 2019



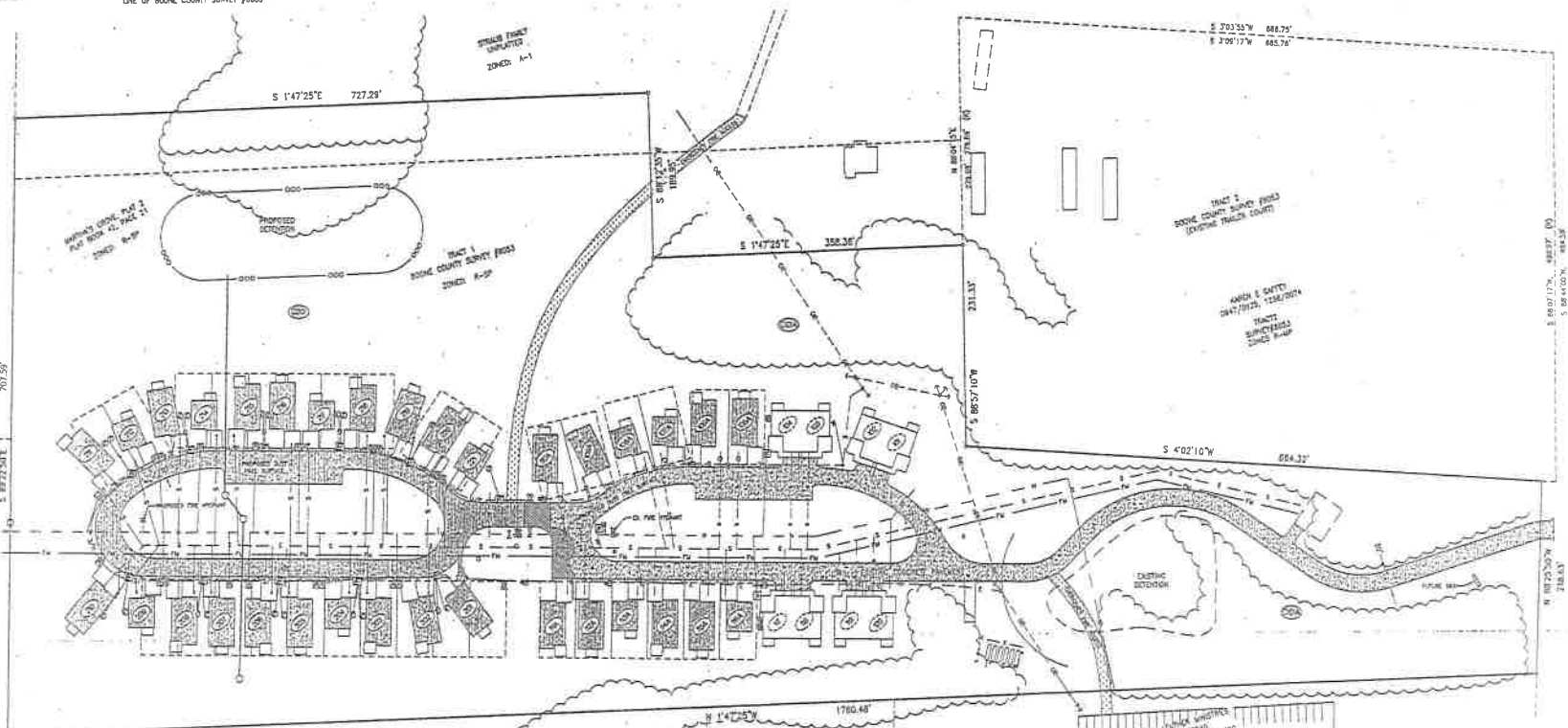
BEARINGS ARE REFERENCED TO THE NORTH  
LINE OF BOONE COUNTY SURVEY PROCS

LOCATION MAP  
NOT TO SCALE

TRAIL INVESTMENTS  
03/27/2019  
ZONED: R-SP

CONCRETE & IRON, INC.  
04/11/2019, PAGE 2  
ZONED: R-SP

THE INVESTMENTS  
03/27/2019  
ZONED: R-SP



707.59'

S 88°22'34\"/>

S 88°22'34\"/>

TRACES 2 & 3  
SURVEY BOOK 1347, PAGE 719  
ZONED: A-1

THE GELCHER GROUP  
08/11/2019  
SUR. BK. 1314, PAGE 719  
ZONED: A-1



UTILITIES & ROADS

MARTHA'S GROVE - REVIEW PLAN	
A PLANNED DEVELOPMENT LOCATED IN THE SOUTH-WEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 202000000	DATE: 07/22/2019
PROJECT: 8080	SCALE: 1"=0'
DRAWN: DTB	WWW.SPELLOTTENGINEERS.COM

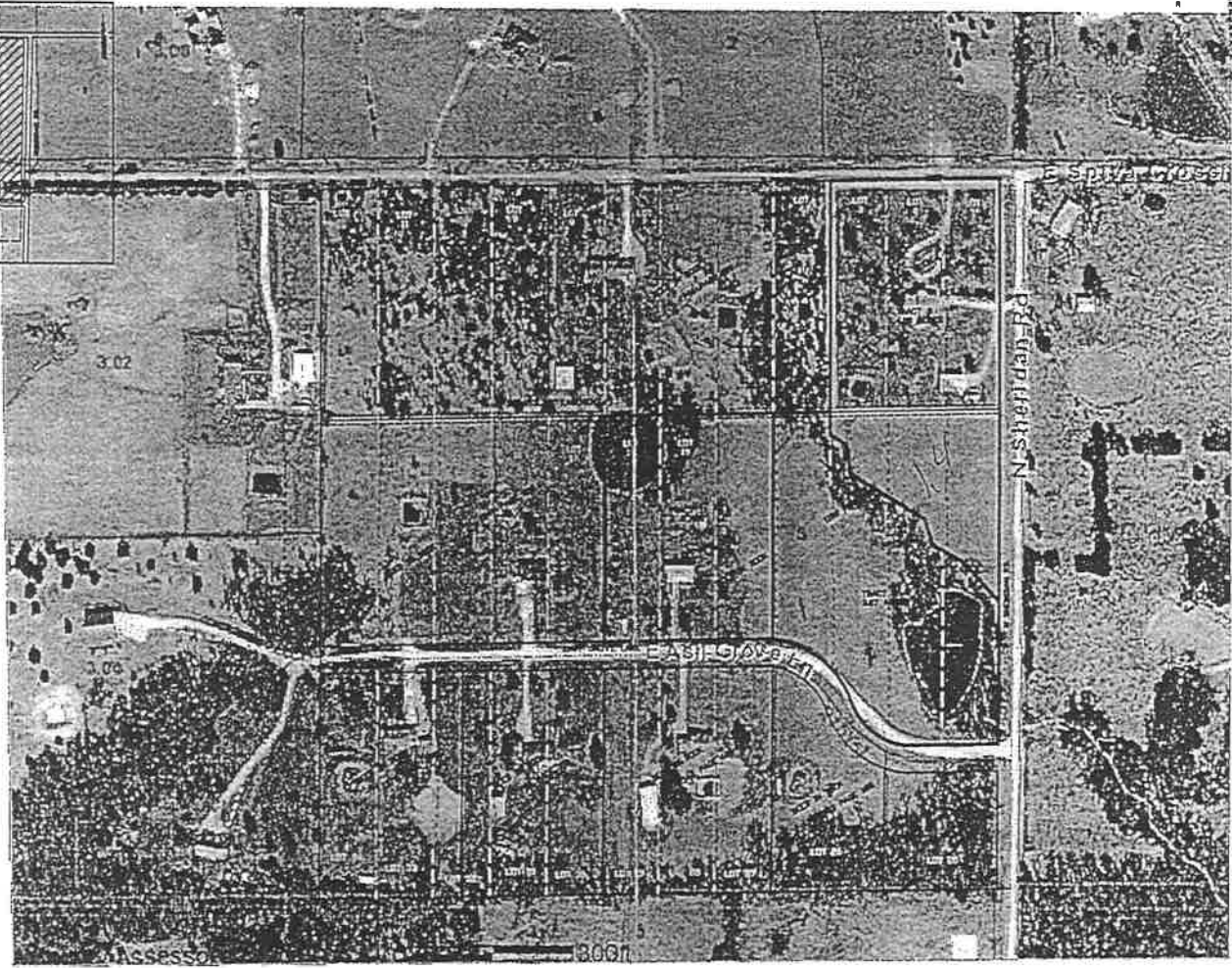
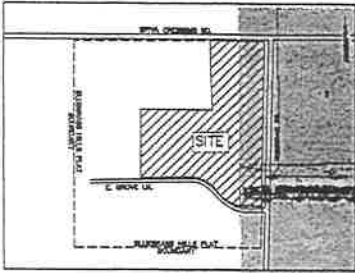
BONNIE FEWME CL MURCH LTD

# FOSTER SKETCH PLAT

MAJOR SUBDIVISION PLAT  
A TRACT LOCATED IN SECTION 2, TOWNSHIP 46 NORTH, RANGE 12 WEST,  
BOONE COUNTY, MISSOURI  
SUBMITTAL DATE: JULY 23, 2018

1. LINDSEY  
 2. FORD 1/4<sup>TH</sup> SEC 24<sup>TH</sup> COR. BRUSH  
 AND ASSOCIATES L.L.P.  
 3. LINDSEY CHRISTENSEN WITCO  
 4. SEC. 27<sup>TH</sup> R.O. 2<sup>ND</sup> COR.  
 BRUSH AND ASSOCIATES L.L.P.  
 5. LINDSEY CHRISTENSEN WITCO  
 6. FORD 1/4<sup>TH</sup> SEC. 24<sup>TH</sup> COR.  
 BRUSH AND ASSOCIATES L.L.P.  
 7. LINDSEY CHRISTENSEN WITCO  
 8. WITCO ENGINEERING & SURVEYING  
 9. 27<sup>TH</sup> SURVEY IN BOOK 98A PAGE 10  
 10. PLANNED  
 11. WEST OF BRUSH  
 12. FROM THE  
 13. CENTER LINE  
 14. TO THE  
 15. POINT OF BEGINNING

BY LOCATION MAP  
NO SCALE



DATED: JULY 17, 2018  
 SURVEY FOR: AMYTH FOSTER  
 THIS SURVEY CONFORMS TO THE LATEST  
 ACCURACY STANDARD IN OUR JURISDICTION  
 REFERENCE BEARING AND NORTH AS PER THE  
 MOST RECENT NETWORK.  
 NOTES:  
 1) THIS TRACT IS LOCATED WITHIN THE 18  
 ANNUAL COVERED PLATS PLAN AS PER THE  
 BOONE COUNTY PRR MAP (2017) COVERED  
 DATED APRIL 18, 2017 AND APPROXIMATELY  
 SHOWN ON THIS PLAT.  
 2) THESE LOTS MAY BE REGULATED  
 INCLUDING THE LOCAL REGULATIONS OF  
 SECTION 168 OF THE BOONE COUNTY LAND USE  
 REGULATIONS CHAPTER 17 OF BOONE COUNTY  
 SUBDIVISION REGULATIONS.  
 3) ABSTRACT AND OR TITLE INSURANCE POLICY  
 DOES NOT AVAILABLE FOR THESE OTHER  
 CLAIMANTS MAY EXIST.  
 4) STREAM BUFFER ZONATION  
 THERE ARE NO TIE LINES OR STREAMS AS  
 OFFER BY BOONE COUNTY ZONING ORDINANCE  
 5) 27<sup>TH</sup> SURVEY MAP/DEED TO LOCATE  
 THESE LOTS ARE SUBJECT TO THE BOONE  
 COUNTY 27<sup>TH</sup> SURVEY ORDINANCE.

**BOONE AND ASSOCIATES, INC.**  
 LAND SURVEYORS AND  
 CIVIL ENGINEERS  
 809 WHEELER STREET, SUITE A  
 COLEMAN, MISSOURI 65209  
 PHONE: (314) 448-3115  
 FAX: (314) 448-4888  
 WWW.BOONEANDASSOCIATES.COM  
 MISSOURI STATE LICENSE NO. 0000000000

**FOSTER SKETCH PLAT**  
 A SURVEY OF A TRACT LOCATED IN  
 SECTION 2, TOWNSHIP 46 NORTH, RANGE 12  
 WEST, BOONE COUNTY, MISSOURI

