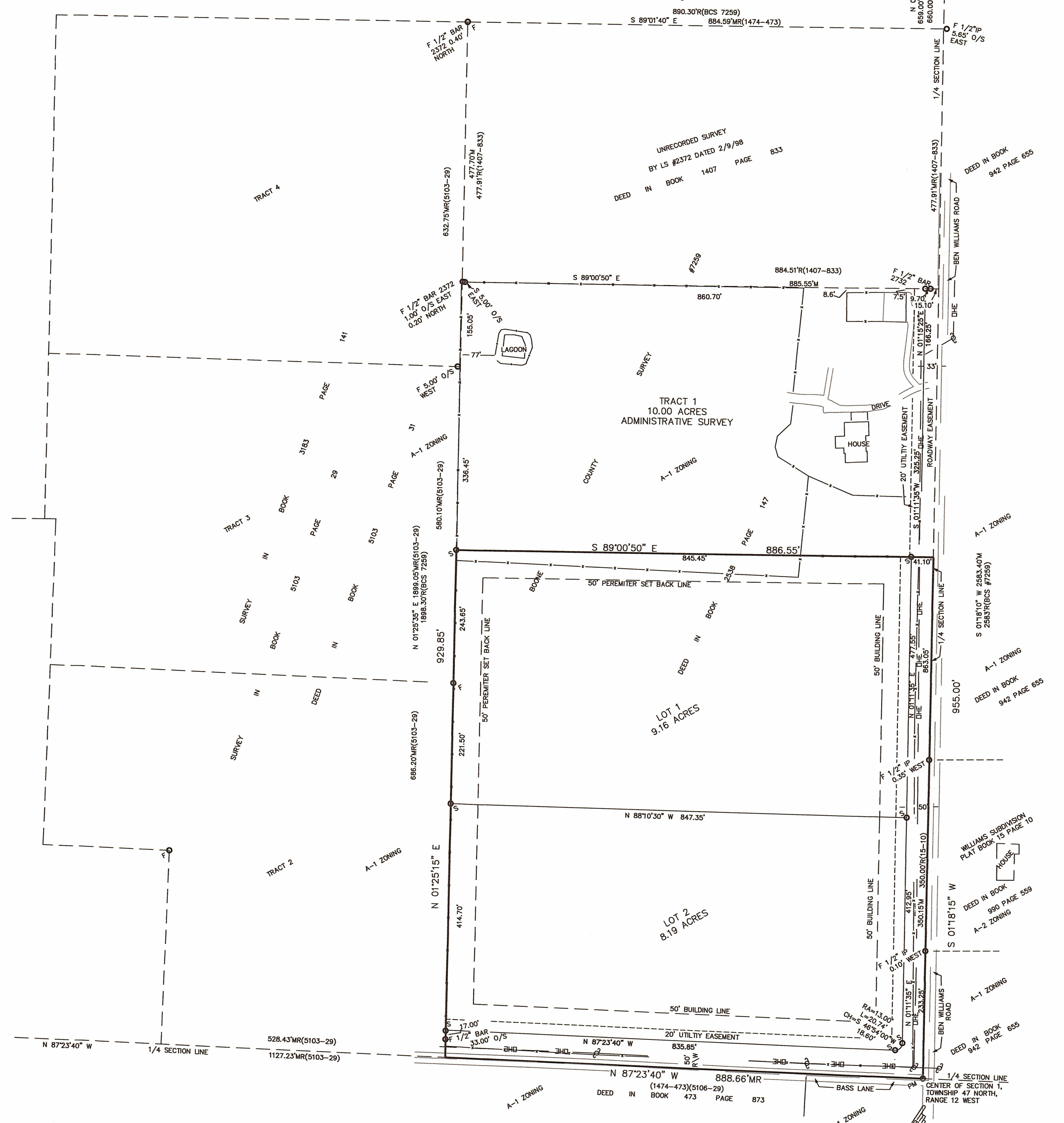
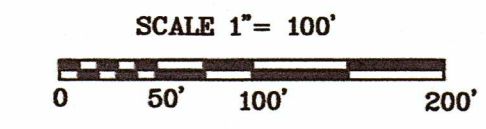
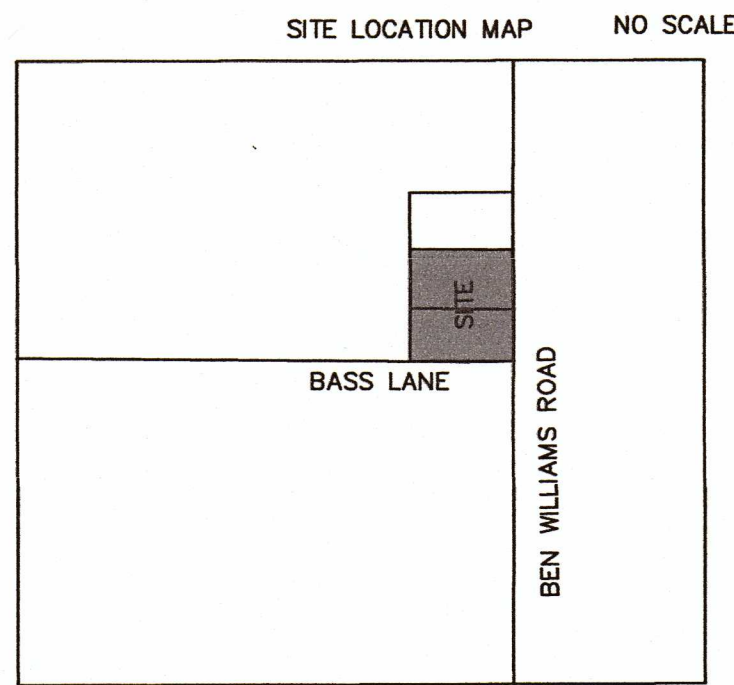


POUNDS A2P REVIEW PLAN

A TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI
 SUBMITTAL DATE: FEBRUARY 22, 2021



FLOOD NOTE:

THIS TRACT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS PER FIRM MAP NUMBER 290019C0315E DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT:
 THERE ARE NO TYPE I, II OR III STREAMS AS DEFINED BY BOONE COUNTY ZONING ORDINANCE 26.3 LOCATED ON THIS TRACT.
STORM WATER NOTE:

THESE TRACTS ARE SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.

ALLOWED USES:

- LOTS 1 AND 2
- AGRICULTURAL ACTIVITY WHICH SHALL INCLUDE GREENHOUSES AND NURSERIES
- HOME OCCUPATION
- FAMILY DAY CARE HOME (MAXIMUM OF SIX CHILDREN) AND GROUP DAY CARE HOME (MAXIMUM OF TEN CHILDREN) PROVIDED THAT THE DAY CARE HOME IS (1) IN COMPLIANCE WITH ALL STATE REGULATIONS AND (2) MEETS ALL THE CRITERIA FOR A HOME OCCUPATION.
- SINGLE FAMILY DWELLING

EROSION/SEDIMENTATION CONTROL NARRATIVE

EROSION CONTROL FOR THE CONSTRUCTION OF SINGLE FAMILY DWELLING AND ACCESSORY BUILDINGS WILL CONSIST OF PREVENTING ANY SEDIMENTATION TO ERODE OFF THE AFFECTED TRACT OR INTO ANY OF THE ON SITE BODIES OF WATER OR STREAMS.

LANDSCAPE/BUFFERING NARRATIVE

DUE TO THE SAME USES AS SURROUNDING TRACTS, NO LANDSCAPE BUFFERING IS PROPOSED.

STORM WATER CONTROL NARRATIVE

THESE TRACTS ARE SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.

WASTE WATER MANAGEMENT NARRATIVE

ALL WASTE WATER IS TO BE TREATED BY AN ONSITE TREATMENT SYSTEM PERMITTED BY THE BOONE COUNTY HEALTH DEPARTMENT.

PHASING PLAN STATEMENT:

LOT 1 OR LOT 2 MAY BE DEVELOPED IN DIFFERENT PHASES.

DESCRIPTION

A TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING THE TRACT DESCRIBED BY THE DEED IN BOOK 2538 PAGE 147 AND BEING PART OF THE TRACT SHOWN BY BOONE COUNTY SURVEY #7259 BOTH OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 1; THENCE WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 N 87°23'40" W, 888.66 FEET TO THE SOUTHEAST CORNER OF TRACT 2 AS SHOWN BY THE SURVEY IN BOOK 5103 PAGE 29 OF THE BOONE COUNTY RECORDS; THENCE LEAVING SAID SOUTH LINE OF THE NORTHWEST QUARTER AND WITH THE EAST LINE OF SAID TRACT 2 N 01°25'15" E, 929.85 FEET TO A POINT ON THE EAST LINE OF TRACT 3 AS SHOWN BY SAID SURVEY IN BOOK 5103 PAGE 29; THENCE LEAVING THE EAST LINE OF SAID TRACT 3 S 89°00'50" E, 886.55 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE WITH SAID EAST LINE S 01°18'15" W, 955.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.20 ACRES.

DENSITY TABLE

LOTS 1	1 SINGLE FAMILY DWELLING	9.34 ACRES
LOT 2	1 SINGLE FAMILY DWELLING	8.89 ACRES
TOTAL DEVELOPMENT	2 BUILDABLE LOTS	18.03 ACRES

AVERAGE 1 SINGLE FAMILY DWELLING PER 9.02 ACRES

A-2 ZONING MINIMUM LOT SIZE = 2.50 ACRES

LEGEND

F	FOUND SET 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321
PM	PERMANENT MONUMENT 5/8" BAR WITH CAP BRUSH AND ASSOC. LC 321
R/W	RIGHT-OF-WAY RECORD
M	MEASURED BOOK AND PAGE OF PREVIOUSLY RECORDED SURVEY (5103-29)
CP	UTILITY POLE
X	FENCE
POB	POINT OF BEGINNING
IP	IRON PIPE
BCS	BOONE COUNTY SURVEY
CL	CENTER LINE

BRUSH AND ASSOCIATES, INC.

LAND SURVEYORS
 506 NICHOLS STREET, SUITE A
 COLUMBIA, MISSOURI 65201
 PHONE : (573) 442-3110 FAX: (573) 442-4851
 www.brushandsurv.com
 LSC 321

REFERENCE BEARING:
 GRID NORTH AS PER GPS OBSERVATION USING THE MODOT NETWORK.

OWNER: JAMES B. POUNDS AND MARTINA POUNDS

PREPARED BY:
 BRUSH AND ASSOCIATES INC.
 506 EAST NICHOLS STREET SUITE A
 COLUMBIA, MO 65201
 573-442-3110
 LC 321



Kevin M. Schweikert
 KEVIN M. SCHWEIKERT PLS 2013020068
 DATE: 2-1-2021

POUNDS A2P REVIEW PLAN



APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2021.

BOYD HARRIS CHAIRPERSON

RECEIVED AND ACCEPTED BY THE BOONE COUNTY COMMISSION THIS _____ DAY OF _____, 2021.

DANIEL K. ATWILL
 PRESIDING COMMISSIONER

Drawn: _____ JOB NUMBER 9014

Checked: _____ CAD File Name (Number): _____

Drawing Title: **REVIEW PLAN**

No.	Revisions:	Date:

Submission Date: _____ Drawing Number: 100

Plot Date: 03/09/2021