

OWNER/DEVELOPER
T-VNE ENTERPRISES, INC.
P.O. BOX 1233
COLUMBIA, MISSOURI 65205

SITE DATA
ZONING: R-D & A-2, PROPOSED R-DP
NUMBER OF LOTS: 21
TRACT SIZE: 4.45 ACRES
LOCATION: SECTION 9-T49N-R12W
WARRANTY DEED RECORDED IN BOOK 1932, PAGE 243

FLOOD PLAN STATEMENT
THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY THE BOONE COUNTY FLOOD PLAN MAP, COMMUNITY PANEL NO. 29019C0170E DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT
THE STREAM LIMIT SHOWN ON THIS TRACT IS INTENDED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 28 OF THE ZONING REGULATIONS OF BOONE COUNTY MISSOURI. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.

STORM WATER STATEMENT
SETTLER'S RIDGE PLAT 5 WILL MEET CURRENT BOONE COUNTY STORMWATER REQUIREMENTS. STORMWATER WILL BE CONVEYED VIA SHEET FLOW, SWALES, INLETS, AND PIPES. IT IS OUR INTENT TO UTILIZE AN EXISTING DRY DETENTION POND ADJACENT TO SETTLER'S RIDGE PLAT 4 TO MEET CHANNEL PROTECTION AND FLOOD PROTECTION DETENTION REQUIREMENTS AND IN-LINE WATER QUALITY TREATMENT INFRASTRUCTURE TO MEET WATER QUALITY TREATMENT REQUIREMENTS SIMILAR TO PREVIOUSLY APPROVED SETTLER'S RIDGE PLATS. FINAL DETENTION AND WATER QUALITY INFRASTRUCTURE UTILIZED IS SUBJECT TO CHANGE BASED ON FINAL STORMWATER CALCULATIONS.

MINIMUM BUILDING SETBACKS
20' FRONT YARD
25' REAR YARD
SIDE YARD (SEE TYPICAL LOT LAYOUTS)

PARKING
REQUIRED NUMBER OF PARKING SPACES IS 2 SPACES PER UNIT = 42
NUMBER OF PARKING SPACES PROVIDED = 42

UTILITIES
• THE LOTS WILL BE SERVED BY CITY OF COLUMBIA SANITARY SEWER
• PUBLIC WATER SUPPLY DISTRICT NO. 4 WILL SERVE THE LOTS WITH WATER.
• BOONE ELECTRIC COOPERATIVE WILL SERVE THE LOTS WITH ELECTRICITY.
• AMEREN UE WILL SERVE THE LOTS WITH GAS.

R-DP PLANNED RESIDENTIAL DISTRICT
ALLOWED USES FOR LOTS 501 THROUGH 511B, SETTLERS RIDGE PLAT 5:
1. AGRICULTURAL ACTIVITY
2. SINGLE FAMILY DWELLINGS ON INDIVIDUAL LOTS.

PROPERTY DESCRIPTION
LOTS 501 THROUGH 511B, INCLUSIVE, OF SETTLERS RIDGE PLAT 5, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND CONTAINING 4.45 ACRES.

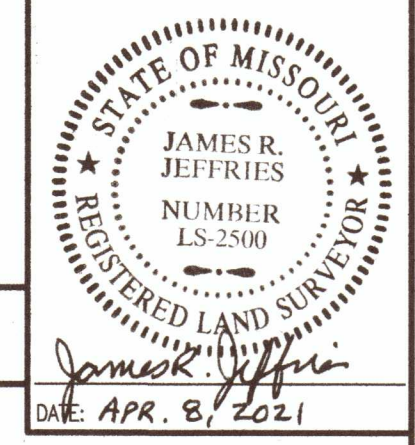
Received
APR 08 2021
Boone County
Resource Management

REVIEW PLAN & PRELIMINARY PLAT
SETTLERS RIDGE PLAT 5

LOCATED IN SECTION 9, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI

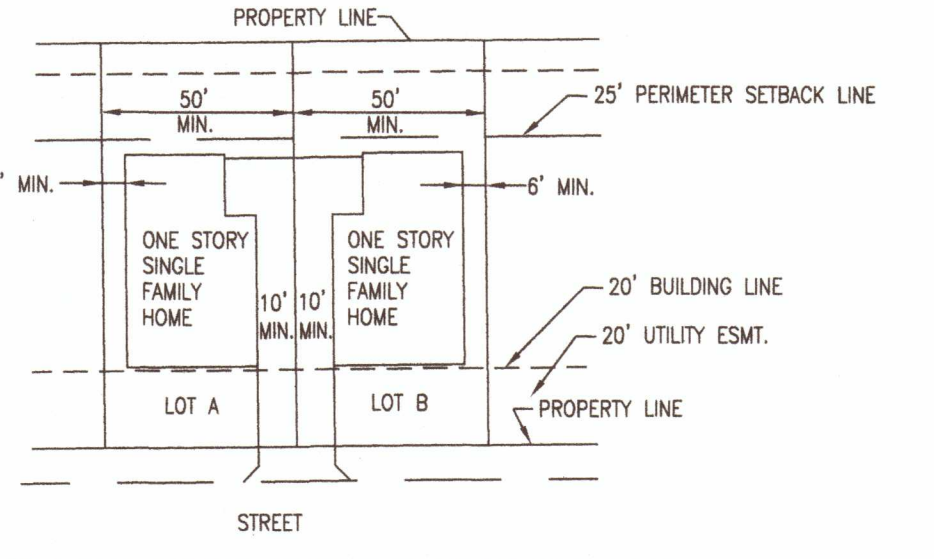
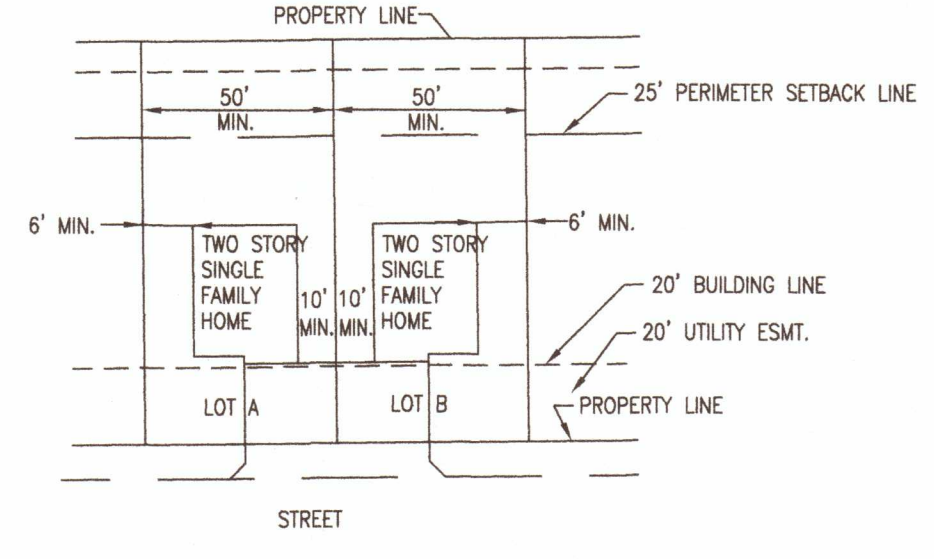
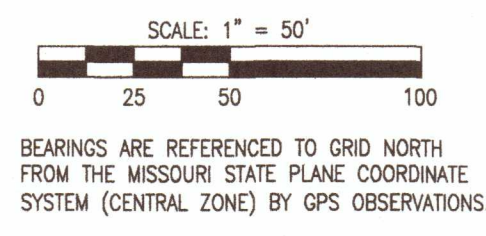
DATE	JOB NUMBER	JAMES R. JEFFRIES
MARCH 22, 2021	21020.01	PROFESSIONAL LAND SURVEYOR PLS-2500

ALLSTATE CONSULTANTS
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
(573) 875-8799
ALLSTATE CONSULTANTS LLC
MO PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY #2007000167



RESERVED FOR RECORDER'S STAMP

- LEGEND**
- IRON PIPE (UNLESS NOTED OTHERWISE)
 - E EXISTING
 - S SET
 - PM PERMANENT MONUMENT
 - (R) RADIAL LINE
 - REC RECORD
 - X DH DRILL HOLE WITH CHISELED "X"
 - ⊕ CENTERLINE
 - △ RIGHT-OF-WAY MARKER
 - △ RIGHT-OF-WAY
 - R/W
 - S PROPOSED SANITARY GRAVITY SEWER
 - W PROPOSED WATER MAIN
 - UE PROPOSED UNDERGROUND ELECTRIC
 - PT PROPOSED ELECTRIC TRANSFORMER
 - PROPOSED SANITARY SEWER MANHOLE/CLEANOUT
 - S EXISTING SANITARY SEWER
 - EXISTING SANITARY MANHOLE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING WATER VALVE
 - STREAM BUFFER
 - ZONING LINE
 - EXISTING TREE LINE
 - L1 SEE STREAM BUFFER LINE TABLE



TYPICAL LOT LAYOUT-SINGLE FAMILY DWELLING

- MINIMUM SETBACKS ARE AS SHOWN
- SINGLE FAMILY DWELLINGS WILL BE BETWEEN 900 AND 1400 SQUARE FEET, NOT INCLUDING GARAGES. BUILDING LOCATIONS AND SHAPE MAY VARY ON EACH LOT.
- EACH LOT SHALL HAVE A MINIMUM OF ONE (1) TREE PLANTED IN THE FRONT YARD

LINE TABLE FOR STREAM BUFFER

LINE	BEARING & DISTANCE
L1	N 32°54'40"E 67.66'
L2	N 66°22'10"E 60.05'
L3	N 33°15'15"W 39.38'
L4	N 18°36'10"W 45.95'
L5	N 18°36'10"W 49.80'
L6	N 3°41'15"W 48.71'
L7	N 3°41'15"W 23.00'
L8	N 32°29'40"E 27.81'
L9	N 32°29'40"E 49.90'
L10	N 0°32'25"W 52.72'
L11	N 0°32'25"E 23.80'
L12	N 26°10'40"E 33.16'
L13	N 26°10'40"E 12.00'
L14	N 79°56'10"E 20.00'
L15	N 51°58'20"E 34.00'
L16	N 23°46'45"E 21.71'
L17	N 23°44'45"E 23.00'
L18	N 6°59'55"W 63.21'

- NOTES**
1. THERE IS A MINIMUM 20' UTILITY EASEMENT AND A 20' BUILDING LINE ALONG THE STREET FRONTAGE OF ALL LOTS.
 2. THERE IS A MINIMUM 16" WIDE EASEMENT DEDICATED FOR ALL SANITARY SEWER AND STORM SEWER LINES.
 3. ELECTRIC, TELEPHONE AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
 4. GLEN MEADOW DRIVE WILL HAVE A 50' DEDICATED RIGHT-OF-WAY AND 32' PAVEMENT.
 5. THERE ARE NO BUILDINGS ON PROPOSED LOTS 501-511B.
 6. ALL DRIVES & PARKING AREAS SHALL BE DUST FREE.
 7. SIDEWALKS WILL BE REQUIRED ALONG ALL PUBLIC ROAD RIGHT-OF-WAY AND SHALL BE CONSTRUCTED AS PER BOONE COUNTY SPECIFICATIONS.
 8. THE EXISTING SANITARY SEWER LINES WERE CONSTRUCTED AS PART OF SETTLERS RIDGE PLAT 3. SANITARY SEWER LINES WILL NEED TO BE EXTENDED TO SERVE PROPOSED LOTS 501 THRU 511B.
 9. THE PURPOSE OF THIS PLAN IS TO REZONE LOTS 501-511B OF SETTLERS RIDGE PLAT 5 TO R-DP, PLANNED TWO-FAMILY RESIDENTIAL DISTRICT THAT ALLOWS FINAL PLATING OF EACH UNIT ON AN INDIVIDUAL LEGAL LOT WITH A ZERO LOT LINE.
 10. AN EROSION AND SEDIMENTATION CONTROL PLAN IS BEING SUBMITTED AS PART OF SETTLERS RIDGE PLAT 5. THE STREET, STORM PIPING & UTILITIES WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF SETTLERS RIDGE PLAT 5. THIS SITE IS CURRENTLY IN STABLE CONDITION. MEASURES WILL BE TAKEN TO PREVENT EROSION AS NEEDED.
 11. THERE IS ONLY ONE PHASE TO THIS REVIEW PLAN, SETTLERS RIDGE PLAT 5.
 12. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORM WATER ORDINANCE

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

BOYD HARRIS, CHAIRPERSON

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

DANIEL K. ATWILL, PRESIDING COMMISSIONER

BRIANNA L. LENNON, COUNTY CLERK