

NOTES

6.4.1 ALLOWED USES: A PLANNED RS-P DEVELOPMENT APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6 OF BOONE COUNTY ZONING ORDINANCES.

PROPOSED 350 SINGLE FAMILY LOTS AND 20 MULTI-FAMILY, 2 FAMILY, SINGLE FAMILY ATTACHED DWELLING UNITS. MULTI-FAMILY DWELLING UNITS ARE SHOWN AS LOTS 217, 218, 219, 220, AND 221. SEE DETAILS ON PAGE C103.

LOTS 217, 218, 219, 220, AND 221 ARE RESERVED AS MULTI FAMILY, 2 FAMILY OR SINGLE FAMILY ATTACHED STRUCTURES. THESE LOTS HAVE THE OPTION TO BE SUBDIVIDED IN THE FUTURE GIVEN THEY MEET THE BOONE COUNTY SUBDIVISION STANDARDS. THE SUBDIVIDING OF THESE LOTS CANNOT EXCEED A TOTAL OF 20 LOTS WHEN SUBDIVIDED.

LOT C-4 HAS AN EXISTING HOUSE TO BE CONVERTED INTO A COMMUNITY CLUB HOUSE. MAXIMUM FUTURE ADDITION TO STRUCTURE NOT TO EXCEED 5,000SF. OUTDOOR AMENITIES THAT SUPPORT PHYSICAL ACTIVITY SUCH AS A POOL, SPORTS COURTS, WALKING TRAILS, AND/OR PLAYGROUNDS ARE ALLOWED ON THIS LOT SUBJECT TO THE APPROVAL OF A CONDITIONAL USE PERMIT. A PARKING LOT NOT TO EXCEED 20 PARKING STALLS IS ALLOWED ON THIS LOT.

6.4.2 EROSION AND SEDIMENT CONTROL PLAN WILL BE COMPLIANT WITH BOONE COUNTY STANDARDS AND WILL BE SUBMITTED AS PART OF CONSTRUCTION PLANS.

6.4.3 A LANDSCAPE PLAN FOR DEVELOPMENT IS REQUIRED TO THE CITY OF COLUMBIA PRIOR TO ANY APPROVAL OF LAND DISTURBANCE ON THE PROPERTY. THE EXTENT OF THE LANDSCAPE PLANS WILL INCORPORATE THE FOLLOWING:

LANDSCAPE PLAN TO BE COMPLIANT WITH CITY OF COLUMBIA ANNEXATION AND DEVELOPMENT AGREEMENT. STREET TREE LANDSCAPING SHALL BE INSTALLED ON BOTH SIDES OF ANY STREET WITH A RIGHT OF WAY GREATER THAN 50' IN WIDTH. ONE STREET TREE SHALL BE INSTALLED FOR EVERY 60' OF STREET FRONTAGE.

PROPOSED STREETS TO HAVE STREET TREES INCLUDE:
 TRADEWINDS PARKWAY (66' ROW)
 SWISS WAY (66' ROW)
 KIEFFER LANE (66' ROW)
 MUGO AVENUE (66' ROW)

TREE PRESERVATION WILL BE PROVIDED AND A MINIMUM OF 25% OF THE EXISTING CLIMAX FOREST WILL BE PLATTED ON A COMMON LOT, NOT ALLOWED TO BE DISTURBED. THESE STANDARDS ARE TO BE PER CITY OF COLUMBIA REQUIREMENTS WILL BE MET ON COMMON LOT C-2.

6.4.4 A STORMWATER CONTROL PLAN WILL BE COMPLIANT WITH BOONE COUNTY STANDARDS AND WILL BE SUBMITTED AS PART OF CONSTRUCTION PLANS. STORMWATER DETENTION AND RUNOFF REDUCTION WILL BE LOCATED ON THE COMMON LOTS THROUGHOUT THE DEVELOPMENT.

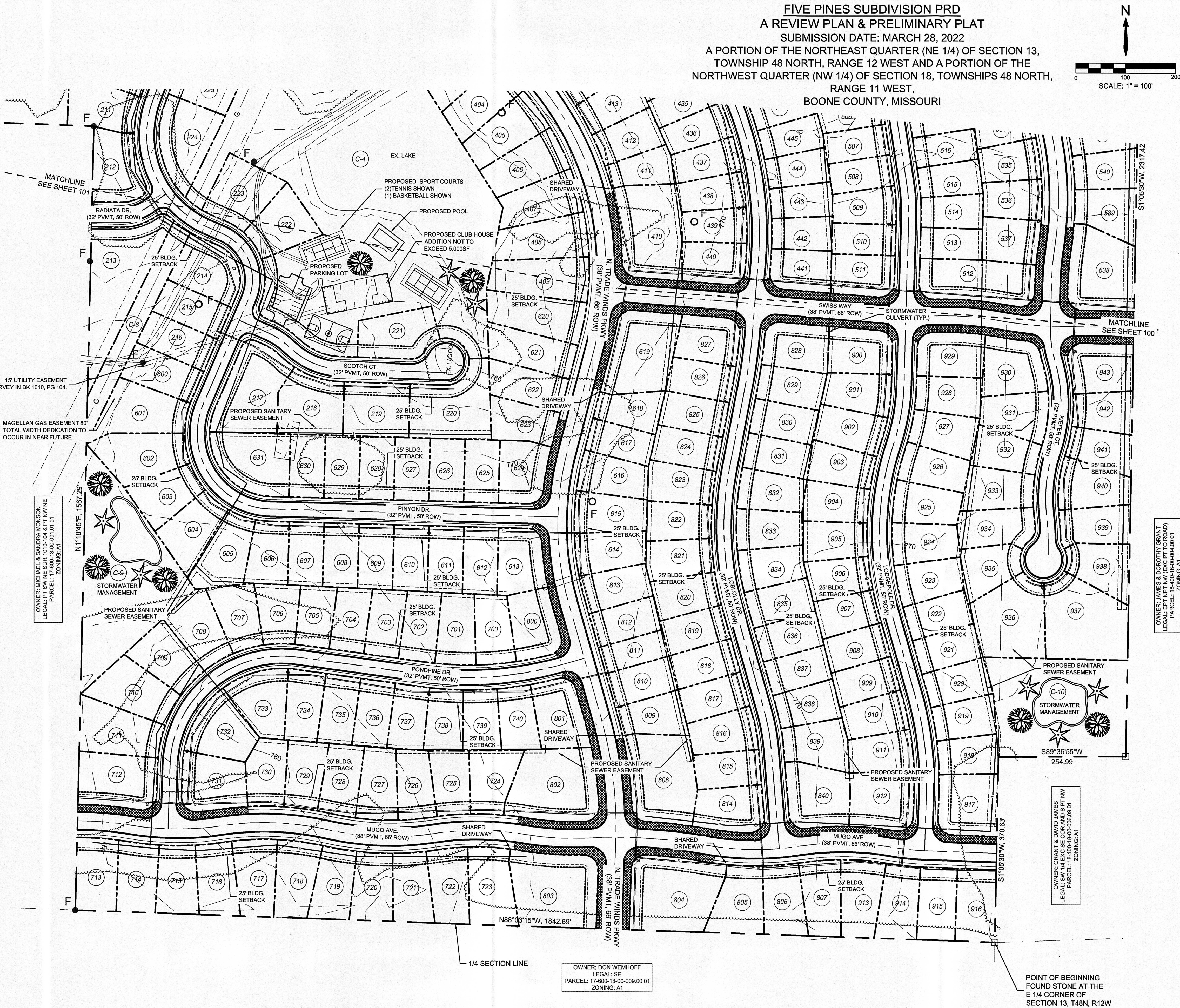
6.4.5 THE DEVELOPMENT WILL BE PHASED INTO NINE PHASES. PHASING PLAN DOES NOT HAVE TO BE COMPLETED IN SEQUENTIAL ORDER. SEE C102.

6.6.4 SEE C100

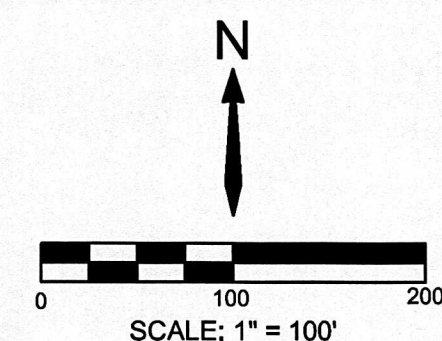
6.6.5 PARENT ZONING R-S = 7,000 SF PER NET DEVELOPMENT AREA PER RESIDENCE 6,347,563.20 SF / 7,000 SF = 906 DWELLINGS PERMITTED.
 1 LOT PER 18,135.90 SF REQUESTED.

GENERAL NOTES:

1. THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION REFERENCED TO THE CENTRAL ZONE.
2. THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY SEPTEMBER, 2020.
3. ROADWAY(S) AND/OR DRIVEWAY(S) SHOWN HEREON ARE SHOWN AS LOCATED AT THE TIME OF THE SURVEY. THE SURVEYOR DOES NOT REPRESENT THAT THIS IS PUBLICLY MAINTAINED ROAD NOR THAT KNOWLEDGE OF AN EASEMENT FOR USE OF ACCESS EXISTS UNLESS PUBLISHED HEREON.
4. ANY FENCE LINES DEPICTED HEREON REPRESENT THE APPROXIMATE LOCATION OF AN EXISTING FENCE. THE FENCE MAY REPRESENT A POSSESSION LINE AND SHOULD NOT BE MOVED OR RECONSTRUCTED WITHOUT PRIOR CONSULTATION WITH THE ADJOINING LAND OWNERS.
5. NO DRIVEWAY ACCESS ALLOWED ONTO RICHLAND RD.
6. WHERE APPLICABLE, A TEMPORARY TURNAROUND WILL BE PROVIDED AT THE END OF STUB STREETS.
7. STREET TREE LANDSCAPING SHALL BE INSTALLED ON BOTH SIDES OF ANY ROW GREATER THAN 50' IN WIDTH. ONE STREET TREE SHALL BE REQUIRED FOR EVERY 60' OF STREET FRONTAGE
8. PHASING PLAN DOES NOT HAVE TO BE COMPLETED IN SEQUENTIAL ORDER.
9. GAS MAIN EASEMENT LOCATED AT NORTHWEST CORNER OF PROPERTY IS A BLANKET EASEMENT WITH UNDEFINED WIDTH. EASEMENT IS UNDER NEGOTIATIONS. PROPOSED EASEMENT IS 80.0' WIDE.
10. SUBMITTED TO BOONE COUNTY PLANNING AND ZONING FOR REVIEW APRIL 25, 2022.
11. ADDITIONAL COMMON LOTS CAN BE CREATED AS NECESSARY FOR THE USE OF STORMWATER MANAGEMENT TO MEET BOONE COUNTY STORMWATER REQUIREMENTS.
12. TEMPORARY TURNAROUND EASEMENTS AND TEMPORARY TURNAROUNDS WILL BE NEEDED AT ALL STUB STREETS THAT EXCEED 100' IN LENGTH OF EXCEED 1 LOT IN DEPTH.



FIVE PINES SUBDIVISION PRD
 A REVIEW PLAN & PRELIMINARY PLAT
 SUBMISSION DATE: MARCH 28, 2022
 A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13,
 TOWNSHIP 48 NORTH, RANGE 12 WEST AND A PORTION OF THE
 NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIPS 48 NORTH,
 RANGE 11 WEST,
 BOONE COUNTY, MISSOURI

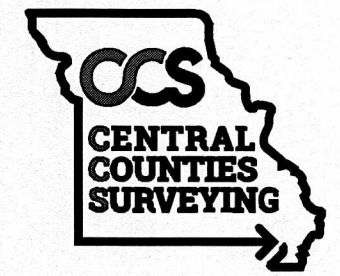


CREATING CLIENTS FOR LIFE
 210 PARK AVENUE
 COLUMBIA, MO 65203
 P 573.498.1944

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015086
 EXPIRES: DECEMBER 31, 2023

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Derek Forbis, PLS #2021015380
 5/11/2022

REVISIONS

FIVE PINES SUBDIVISION RPD
 A REVIEW PLAN & PRELIMINARY PLAT
 RICHLAND ROAD, BOONE COUNTY, MO

Received
 MAY 12 2022
 Boone County
 Resource Management

ENGINEER: KKS
 DRAWN BY: TRA
 CHECKED BY: KKS
 SSE PROJECT #: 21028
 REVIEW PLAN SOUTH
 DRAWING NO. C101
 SHEET NO. 02 OF 03