

DESCRIPTION: FIVE PINES SUBDIVISION

A TRACT OF LAND BEING 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, TOWNSHIP 48 NORTH, RANGE 11 WEST OF BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOUND AT THE QUARTER CORNER BETWEEN SAID SECTION 13, TOWNSHIP 48 NORTH, RANGE 12 WEST AND SECTION 18, TOWNSHIP 48 NORTH, RANGE 11 WEST;

THENCE N88°03'15"W ALONG THE EAST-WEST QUARTER SECTION LINE, A DISTANCE OF 2653.07 FEET TO THE SOUTHWEST CORNER OF A SURVEY IN BOOK 1010, PAGE 104 AND THE CENTER OF SAID SECTION 13(A 1/2" IRON ROD FOUND);
 THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE N1°09'50"E, A DISTANCE OF 2650.98 FEET TO A 5/8" IRON ROD FOUND AT THE NORTH QUARTER OF SAID SECTION 13;
 THENCE ALONG NORTH LINE OF SAID SECTION 13 S88°07'20"E, A DISTANCE OF 2649.70 FEET TO A COTTON GIN SPINDLE SET AT THE NORTHEAST CORNER OF SAID SECTION 13;
 THENCE ALONG THE WEST LINE OF SAID SECTION 18 N1°05'30"E, A DISTANCE OF 26.41 FEET TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID SECTION 18;
 THENCE ALONG THE NORTH LINE OF SAID SECTION 18 N87°56'30"E, A DISTANCE OF 255.29 FEET TO A 1/2" IRON ROD SET;
 THENCE S1°05'30"W PARALLEL WITH THE SECTION LINE BETWEEN SAID SECTIONS 13 AND 18, A DISTANCE OF 2317.42 FEET TO A 1/2" IRON ROD SET;
 THENCE S89°36'55"W, A DISTANCE OF 254.99 FEET TO A 1/2" IRON ROD SET AT THE INTERSECTION WITH THE SECTION LINE BETWEEN SAID SECTIONS 13 AND 18;
 THENCE ALONG SAID SECTION LINE S1°05'30"W, A DISTANCE OF 370.63 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM 15 ACRES SHOWN AS TRACT 1 OF THE ADMINISTRATIVE SURVEY RECORDED IN BOOK 4672, PAGE 50 AND REVISED BY AFFIDAVIT RECORDED IN BOOK 4874, PAGE 132 OF THE BOONE COUNTY RECORDS.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 174.98 ACRES AND IS THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 5668, PAGE 1 AND BOOK 5574, PAGE 4 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

OWNER:
 D WHO LAND LLC
 7611 PLEASANT RD
 WATERFORD, WI 53185

SUBDIVIDER:
 JR2 DEVELOPMENT
 2900 CHINABERRY DR
 COLUMBIA, MO 65201

CURRENT ZONING: A-1

CURRENT DEED:
 WARRANTY DEED BK 5574, PG 0005
 WARRANTY DEED BK 5668, PG 0051

ACREAGE
 THE ENTIRE SUBDIVISION: 174.98 ACRES

COMMUNITY ASSETS
 THERE ARE NO COMMUNITY ASSETS KNOWN ON THE PROPERTY.

PROPOSED ZONING:
 R-SP

FRONT BUILDING SETBACK = 25FT
REAR BUILDING SETBACK = 25FT
SIDE YARD SETBACK = 6FT*

*SIDE YARDS ABUTTING STREET FRONTAGE WILL HAVE A 25FT SETBACK FROM RIGHT OF WAY

FLOOD PLAIN STATEMENT
 NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM FLOOD PLAIN MAPS; COMMUNITY-PANEL #29019C0305E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT
 THE TYPE II STREAM BUFFER AS SHOWN ON THIS TRACT IS INTENDED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 26 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.

STORMWATER STATEMENT
 THESE TRACTS ARE SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.

STORMWATER MANAGEMENT
 THE STORMWATER WILL BE CALCULATED PER BOONE COUNTY ENGINEERING AND A BMP FACILITY WILL NEED TO BE CONSTRUCTED PER BOONE COUNTY SPECIFICATIONS. SIZE AND LOCATION MAY HAVE TO BE REVISED. LOT C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, AND C-10 ARE INTENDED FOR STORMWATER TREATMENT PURPOSES. THE BMPs WITHIN THE DEVELOPMENT WILL SATISFY THE WATER QUALITY AND DETENTION REQUIREMENTS SET FORTH IN THE BOONE COUNTY STORMWATER ORDINANCE.

PROPOSED ROAD NAMES
 EXTENSION OF TRADEWINDS PKWY
 ALEPPO CT. NEW PUBLIC ROADWAY
 MARITIME WAY NEW PUBLIC ROADWAY
 KIEFER LN. NEW PUBLIC ROADWAY
 KIEFER CT. NEW PUBLIC ROADWAY
 LODGEPOLE DR. NEW PUBLIC ROADWAY
 LOBLOLLY DR. NEW PUBLIC ROADWAY
 SWISS WAY NEW PUBLIC ROADWAY
 PHYNON DR. NEW PUBLIC ROADWAY
 RADIATA DR. NEW PUBLIC ROADWAY
 SCOTCH CT. NEW PUBLIC ROADWAY
 PONDPIKE DR. NEW PUBLIC ROADWAY
 MUGO AVE. NEW PUBLIC ROADWAY
 CINCO ST. NEW PUBLIC ROADWAY

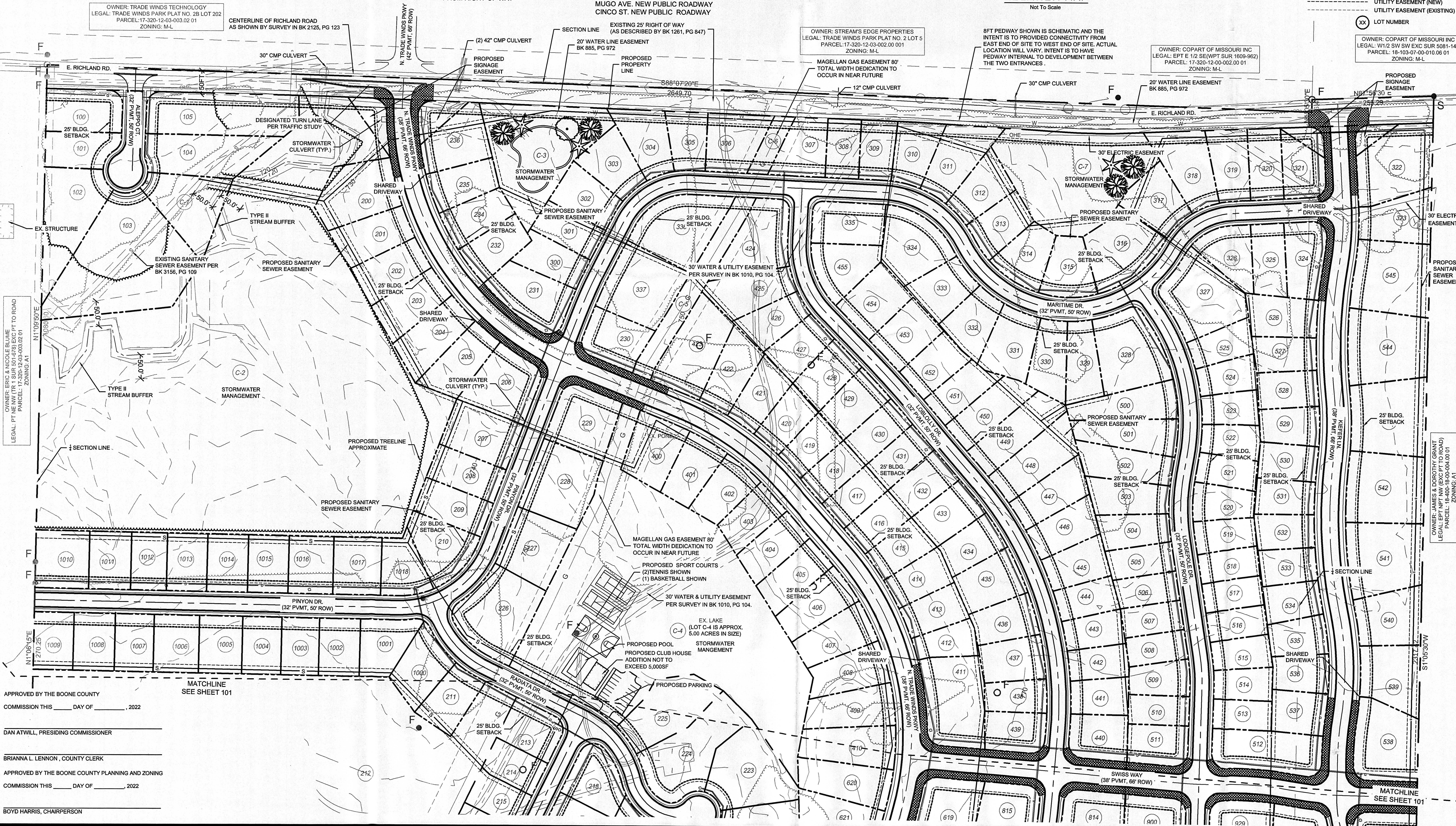
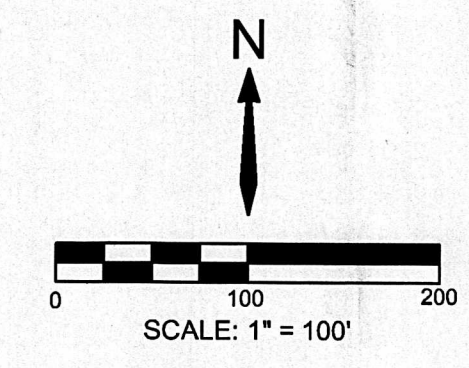
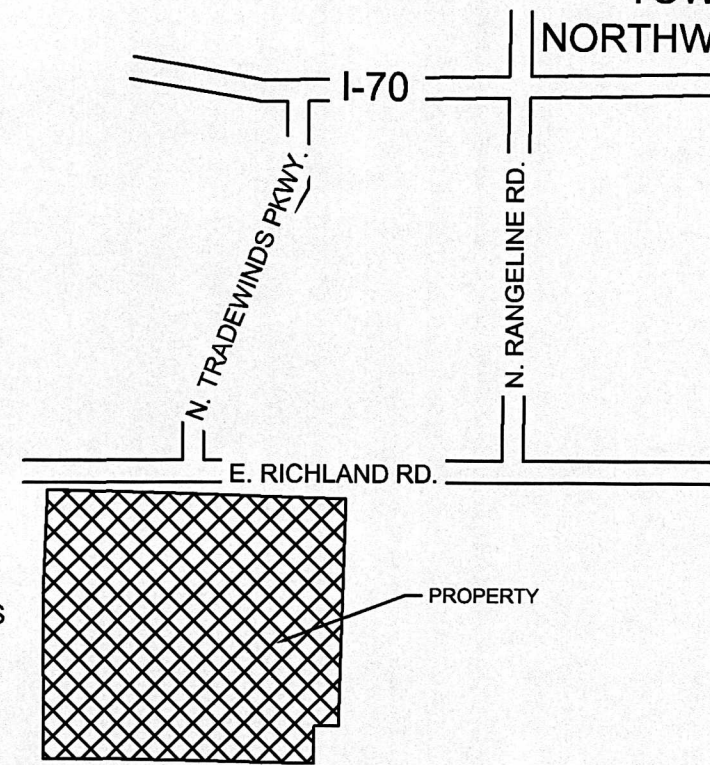
OFFSITE TRAFFIC IMPROVEMENTS
 ROUNDABOUT COST SHARING TO BE PER ANNEXATION AGREEMENT.

INTERSECTION AND DRAINAGE IMPROVEMENTS AT RICHLAND RD AND TRADEWINDS PARKWAY. EXTENTS OF IMPROVEMENTS TO INCLUDE ADEQUATELY SIZED CULVERTS UNDER RICHLAND RD, RELOCATION OF STREAM TO THE SOUTH, WIDENING OF STREET OF ADDITIONAL TURN LANES.

FIVE PINES SUBDIVISION RPD
A REVIEW PLAN & PRELIMINARY PLAT
 SUBMISSION DATE: OCTOBER 24, 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, TOWNSHIP 48 NORTH, RANGE 11 WEST, BOONE COUNTY, MISSOURI

LEGEND

- S SET
- F FOUND
- DH DRILL HOLE
- PM PERMANENT MONUMENT
- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- DRILL HOLE OR CHISEL +
- RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- X FENCE LINE
- (91387) BKPG OF RECORD PLAT/SURVEY
- M MEASURED DISTANCE
- R RECORD DISTANCE
- NO PROPOSED HYDRANT
- NO DRIVEWAY ACCESS
- CENTERLINE
- LOT LINE
- BUILDING LINE
- PROPOSED TREE LINE
- EXISTING TREE LINE
- UTILITY EASEMENT (NEW)
- UTILITY EASEMENT (EXISTING)
- XX LOT NUMBER



OWNER: TRADE WINDS TECHNOLOGY
LEGAL: TRADE WINDS PARK PLAT NO. 28 LOT 202
PARCEL: 17-320-12-03-003.02.01
ZONING: M-L
CENTERLINE OF RICHLAND ROAD
 AS SHOWN BY SURVEY IN BK 2125, PG 123

OWNER: STREAM'S EDGE PROPERTIES
LEGAL: TRADE WINDS PARK PLAT NO. 2 LOT 5
PARCEL: 17-320-12-03-002.00.01
ZONING: M-L

OWNER: COPART OF MISSOURI INC
LEGAL: EPT E 1/2 SE(WPT SUR 1609-962)
PARCEL: 17-320-12-00-002.00.01
ZONING: M-L

OWNER: COPART OF MISSOURI INC
LEGAL: W1/2 SW SW EXC SUR 5081-149
PARCEL: 18-103-07-00-010.06.01
ZONING: M-L

OWNER: ERIC & NICOLE BLAKE
LEGAL: PFT NE 1/4 (TR) 1 SUR 1504-6781 EXC PFT TO ROAD
PARCEL: 17-320-12-03-003.02.01
ZONING: A-1

OWNER: JAMES & DOROTHY GRANT
LEGAL: EPT NPT NW (EXC PFT TO ROAD)
PARCEL: 18-406-18-00-004.00.01
ZONING: A-1

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ZONING: A-1

OWNER: JAMES & DOROTHY GRANT
LEGAL: EPT NPT NW (EXC PFT TO ROAD)
PARCEL: 18-406-18-00-004.00.01
ZONING: A-1

SSE
SIMON & STRUENPACH ENGINEERING
 CREATING CLIENTS FOR LIFE
 210 PARK AVENUE
 COLUMBIA, MO 65203
 P 573.499.1944

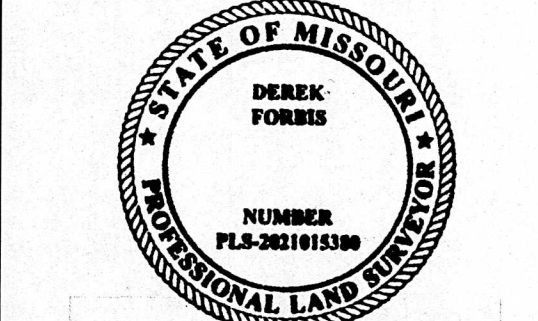
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015086
 EXPIRES: DECEMBER 31, 2023

NOTICE:
 SSE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE ENGINEERING INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEERS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

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 Know what's below.
 Call before you dig.

Received
 OCT 25 2022
 Boone County
 Resource Management



Derek Forbis, PLS #2021015380
 10/24/2022

REVISIONS	

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

ENGINEER: KKS
 DRAWN BY: TRA
 CHECKED BY: KKS
 SSE PROJECT #: 21028
REVIEW PLAN NORTH
 DRAWING NO. C100
 SHEET NO. 01 OF 03

APPROVED BY THE BOONE COUNTY COMMISSION THIS ___ DAY OF ___, 2022
 DAN ATWILL, PRESIDING COMMISSIONER
 BRIANNA L LENNON, COUNTY CLERK
 APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS ___ DAY OF ___, 2022
 BOYD HARRIS, CHAIRPERSON