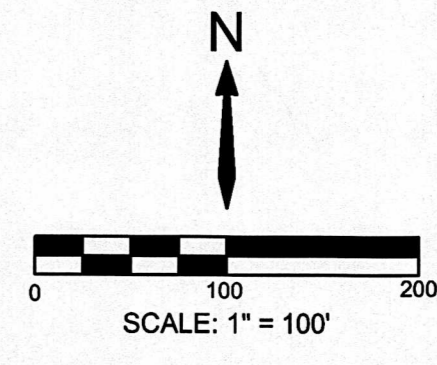


**FIVE PINES SUBDIVISION PRD**  
**A REVIEW PLAN & PRELIMINARY PLAT**  
 SUBMISSION DATE: OCTOBER 24, 2022  
 A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13,  
 TOWNSHIP 48 NORTH, RANGE 12 WEST AND A PORTION OF THE  
 NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIPS 48 NORTH,  
 RANGE 11 WEST,  
 BOONE COUNTY, MISSOURI

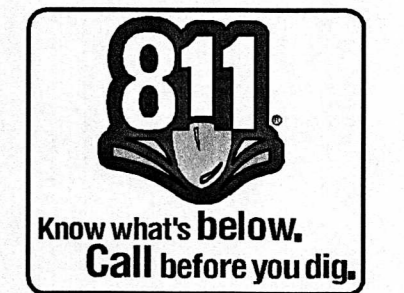


**SSE**  
**SIMON & STRUENGER ENGINEERING**  
 CREATING CLIENTS FOR LIFE  
 210 PARK AVENUE  
 COLUMBIA, MO 65203  
 P 573.498.1944

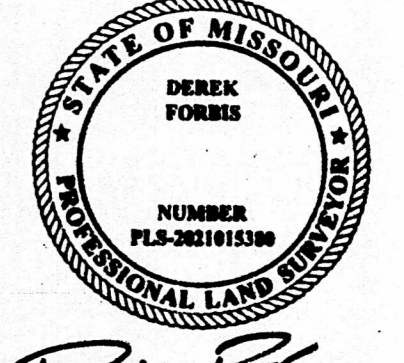
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015086  
 EXPIRES: DECEMBER 31, 2023

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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Received  
 OCT 25 2022  
 Boone County  
 Resource Management



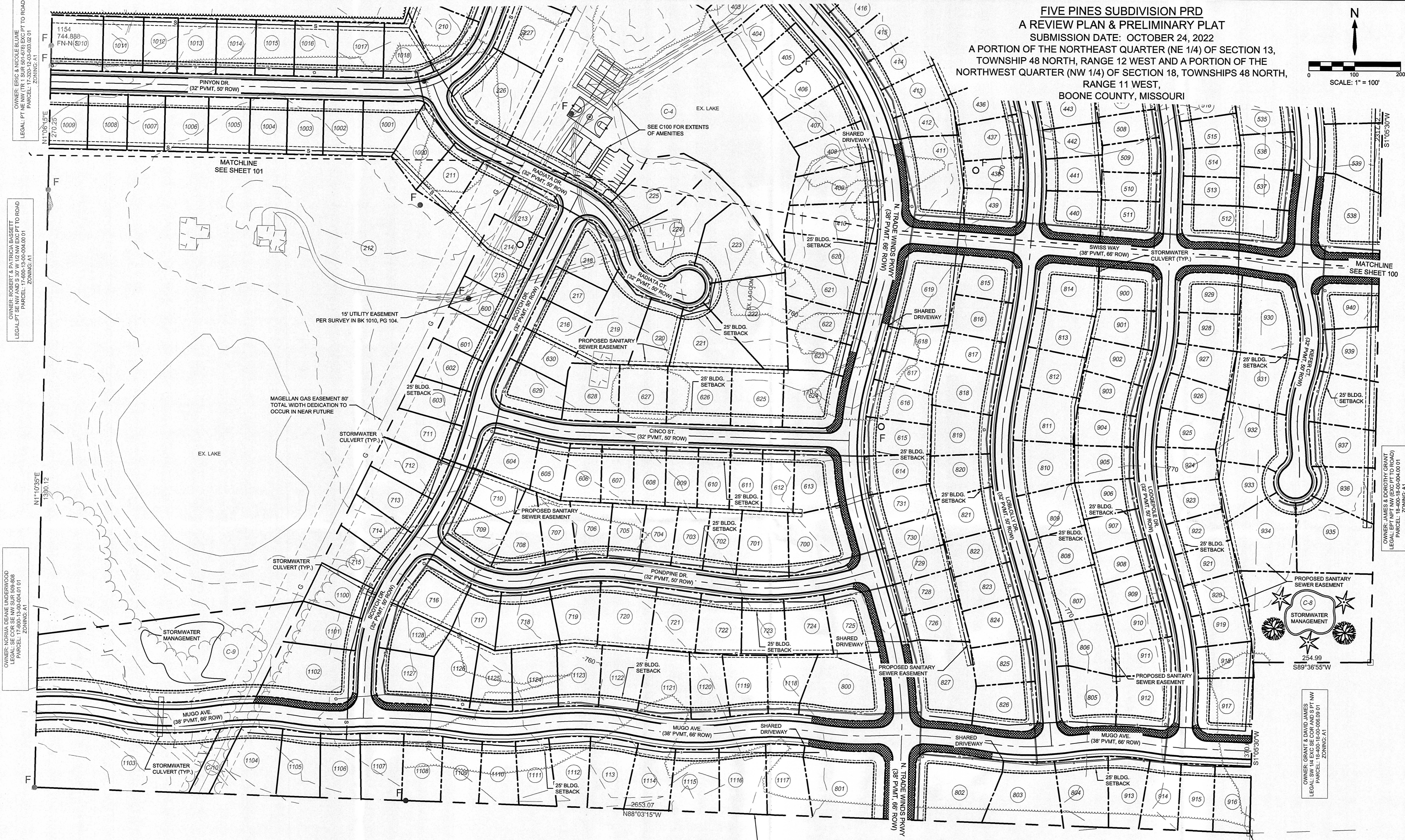
Derek Forbis, PLS #2021015380  
 10/24/2022

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 SOUTH  
 DRAWING NO. C101  
 SHEET NO. 02 OF 03



**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 358 SINGLE FAMILY LOTS AND 12 MULTI-FAMILY, 2 FAMILY, SINGLE FAMILY ATTACHED DWELLING UNITS. MULTI-FAMILY DWELLING UNITS ARE SHOWN AS LOTS 226, 227, AND 228. SEE DETAILS ON PAGE C103. LOTS 226, 227, AND 228 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 12 LOTS WHEN SUBDIVIDED.

LOT C-4 HAS PROPOSED COMMUNITY CLUB HOUSE. MAXIMUM SIZE NOT TO EXCEED 3,000SF. 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) KIEFER 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 7,622,128.8 SF / 7,000 SF = 1,088.87 DWELLINGS PERMITTED. 1 LOT PER 21,77.51 SF REQUESTED.

**GENERAL NOTES:**

- THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION REFERENCED TO THE CENTRAL ZONE.
- THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR AN URBAN CLASS PROPERTY SEPTEMBER, 2020.
- 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.
- 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.

- NO DRIVEWAY ACCESS ALLOWED ONTO RICHLAND RD.
- WHERE APPLICABLE, A TEMPORARY TURNAROUND WILL BE PROVIDED AT THE END OF STUB STREETS.
- 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
- PHASING PLAN DOES NOT HAVE TO BE COMPLETED IN SEQUENTIAL ORDER.
- 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.
- SUBMITTED TO BOONE COUNTY PLANNING AND ZONING FOR REVIEW APRIL 25, 2022.
- ADDITIONAL COMMON LOTS CAN BE CREATED AS NECESSARY FOR THE USE OF STORMWATER MANAGEMENT TO MEET BOONE COUNTY STORMWATER REQUIREMENTS.
- TEMPORARY TURNAROUND EASEMENTS AND TEMPORARY TURNAROUNDS WILL BE NEEDED AT ALL STUB STREETS THAT EXCEED 100' IN LENGTH OF EXCEED 1 LOT IN DEPTH.

OWNER: ERIC & NICOLE BLUMIE  
 LEGAL: PT NE NW (TR 1 SW/6-50-478) EXC PT TO ROAD  
 PARCEL: 17-200-12-00-000-02 01  
 ZONING: A1

OWNER: ROBERT & KATY BASSSETT  
 LEGAL: PT SE NW AND S SW 1/2 NW EXC PT TO ROAD  
 PARCEL: 17-600-13-00-000-00 01  
 ZONING: A1

OWNER: NORMA DEANE UNDERWOOD  
 LEGAL: SE COR SE NW SUR 500-808  
 PARCEL: 17-600-01-00-000-01 01  
 ZONING: A1

OWNER: JAMES & DOROTHY GRANT  
 LEGAL: EPT NPT NW (EXC PT TO ROAD)  
 PARCEL: E-400-16-00-000-00 01  
 ZONING: A1

OWNER: GRANT & DAVID JAMES  
 LEGAL: EPT NPT NW (EXC PT TO ROAD)  
 PARCEL: E-400-16-00-000-00 01  
 ZONING: A1

OWNER: DON WEMHOFF  
 LEGAL: SE  
 PARCEL: 17-600-13-00-009-00 01  
 ZONING: A1

POINT OF BEGINNING FOUND STONE AT THE E 1/4 CORNER OF SECTION 13, T48N, R12W