

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



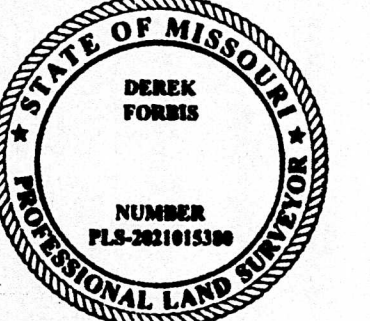
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015086
 EXPIRES: DECEMBER 31, 2023

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Received
 OCT 25 2022
 Boone County
 Resource Management

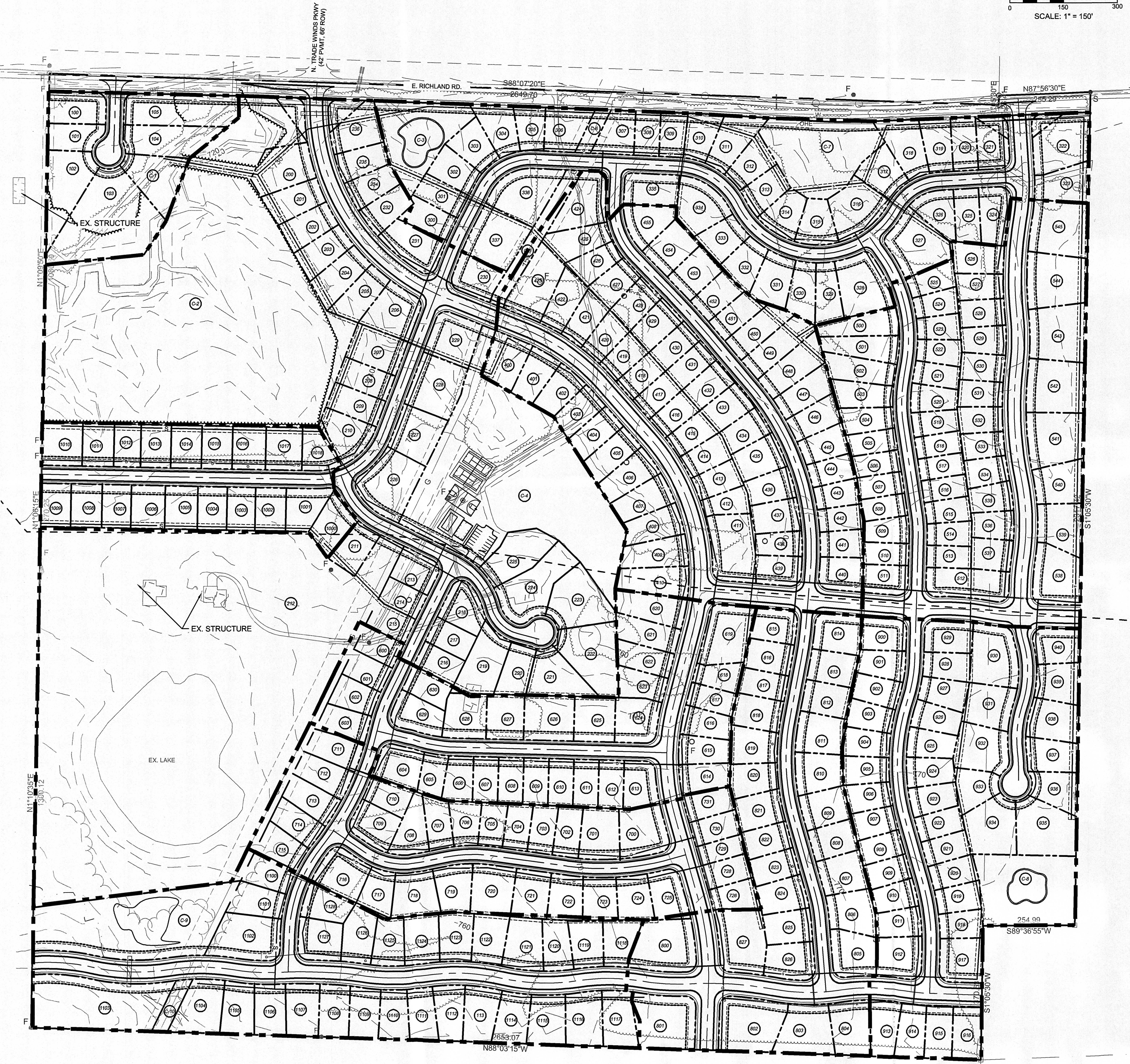
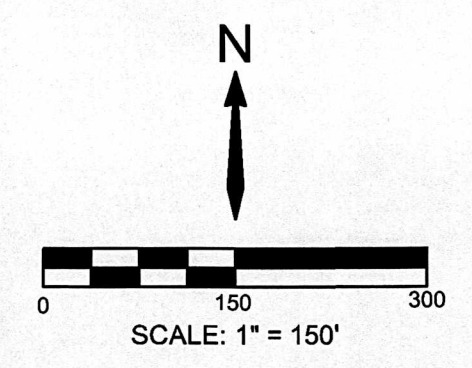


Derek Forbis, PLS #2021015380
 10/24/2022

REVISIONS

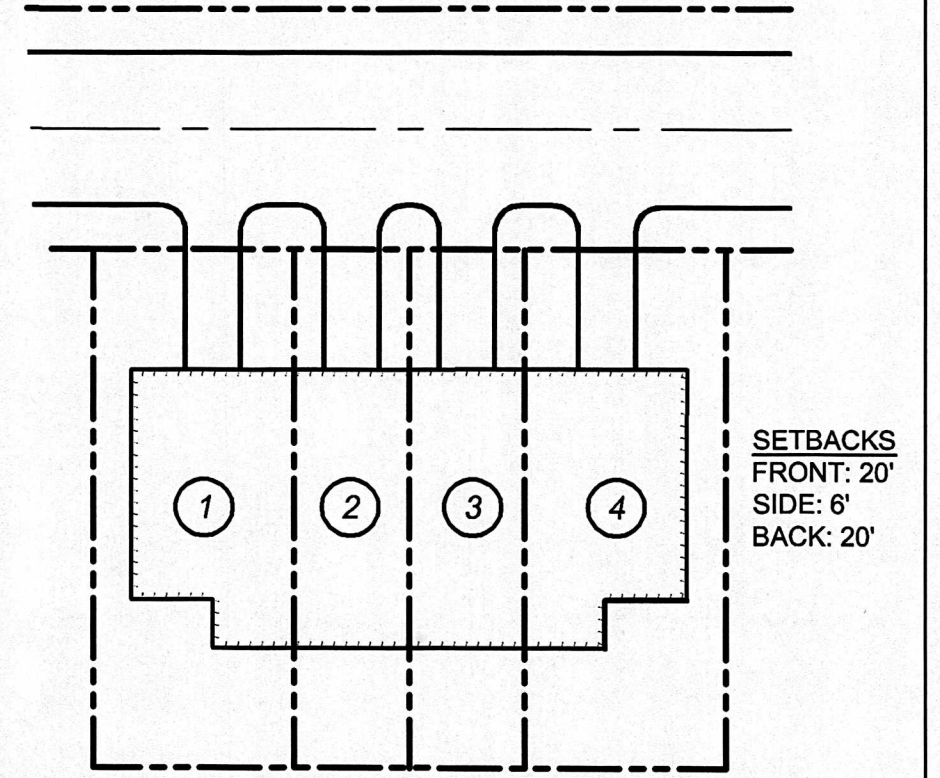
FIVE PINES SUBDIVISION RPD
A REVIEW PLAN & PRELIMINARY PLAT
 RICHLAND ROAD, BOONE COUNTY, MO

ENGINEER: KKS DRAWN BY: TRA
 CHECKED BY: KKS SSE PROJECT #: 21028
PHASING PLAN
 DRAWING NO. C102 SHEET NO. 03 OF 03

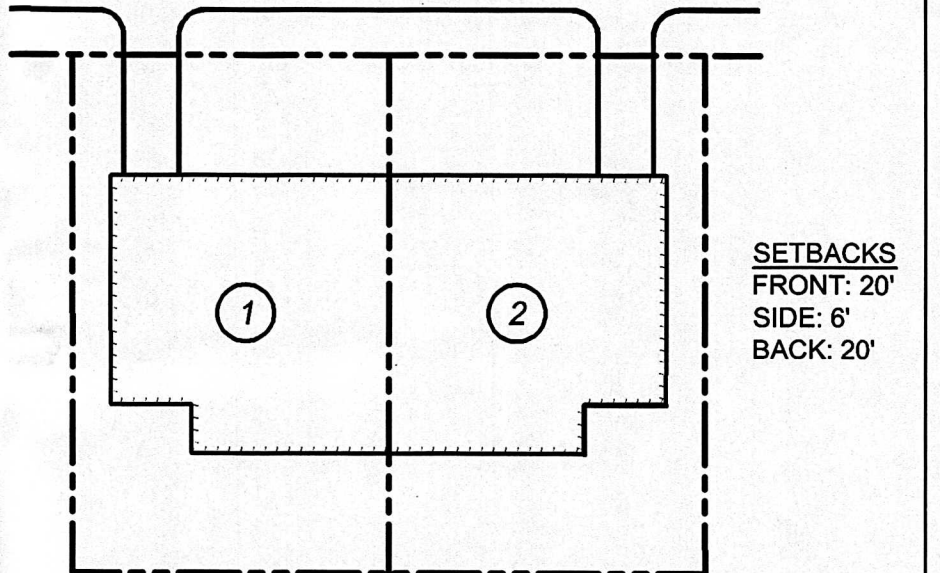


- PHASING KEY:**
- PHASE 1 : LOTS 100 - 105, C-1
 - PHASE 2: LOTS 200 - 236, C-2, C-3, C-4
 - PHASE 3: LOTS 300 - 337, C-5, C-6, C-7,
 - PHASE 4: LOTS 400 - 455,
 - PHASE 5: LOTS 500 - 545
 - PHASE 6: LOTS 600 - 630, C-9
 - PHASE 7: LOTS 700 - 731
 - PHASE 8: LOTS 800 - 827
 - PHASE 9: LOTS 900-940, C-8
 - PHASE 10: LOTS 1000-1018
 - PHASE 11: LOTS 1100-1128, C10

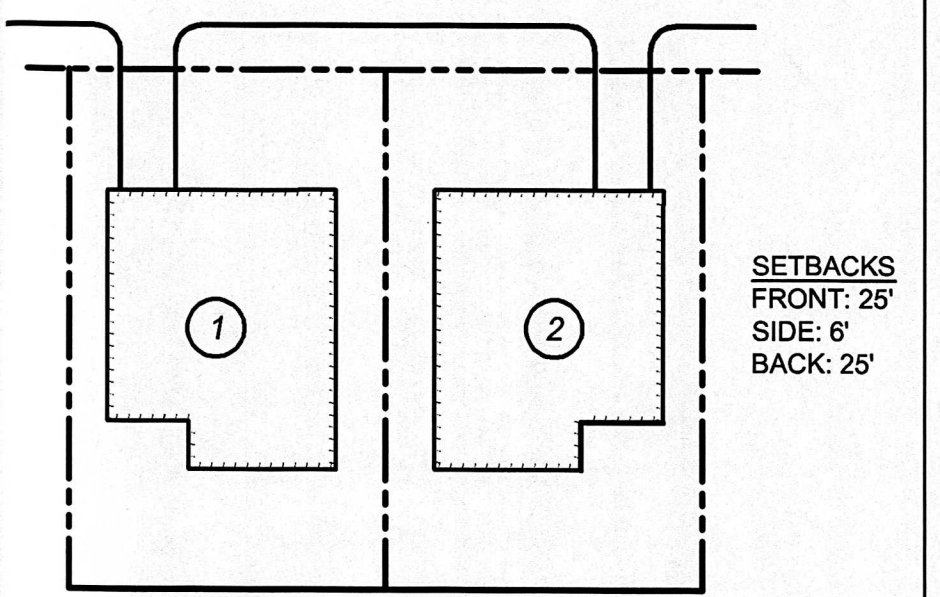
NOTE: THE DEVELOPMENT WILL BE PHASED INTO NINE PHASES. PHASING PLAN DOES NOT HAVE TO BE COMPLETED IN SEQUENTIAL ORDER. NUMBER OF LOTS IN A PHASE CAN BE INCREASED / DECREASED AS LONG AS THE PHASE IS COMPLIANT WITH BOONE COUNTY FIRE CODE EGRESS REQUIREMENTS AND IS SPECIFICALLY APPROVED BY THE DIRECTOR OF RESOURCE MANAGEMENT. THE OVERALL NUMBER OF DWELLING UNITS FOR THIS DEVELOPMENT MAY NOT EXCEED 370.



OPTION #1 : TYPICAL LOT DEVELOPMENT 4 DWELLING UNIT ATTACHED SINGLE FAMILY. LOT HAS OPTION TO BE SUBDIVIDED OR REMAIN AS ONE SINGLE LOT. SUBJECT TO BOONE COUNTY STANDARDS AND REQUIREMENTS



OPTION #2 : TYPICAL LOT DEVELOPMENT 2 DWELLING UNIT (DUPLICATE) ATTACHED SINGLE FAMILY. LOT HAS OPTION TO BE SUBDIVIDED OR REMAIN AS ONE SINGLE LOT. SUBJECT TO BOONE COUNTY STANDARDS AND REQUIREMENTS



OPTION #3 : TYPICAL LOT DEVELOPMENT SINGLE FAMILY LOT. LOT HAS OPTION TO BE SUBDIVIDED INTO A SINGLE FAMILY LOT. SUBJECT TO BOONE COUNTY STANDARDS AND REQUIREMENTS

DEVELOPMENT OPTIONS FOR MULTI-FAMILY LOTS LOTS 226, 227, 228