

**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;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 174.98 ACRES AND IS THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 5668, PAGE 51 AND BOOK 5574, PAGE 5 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 CHINAHERBY 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 ST. 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  
PINYON DR. NEW PUBLIC ROADWAY  
RADIATA DR. NEW PUBLIC ROADWAY  
SCOTCH CT. NEW PUBLIC ROADWAY  
PONDPIPE DR. NEW PUBLIC ROADWAY  
MUGO AVE. NEW PUBLIC ROADWAY  
CINCO ST. NEW PUBLIC ROADWAY

**OFFSITE TRAFFIC IMPROVEMENTS**

PLEASE SEE C103 FOR TRAFFIC MITIGATION IMPROVEMENTS FOR THIS PROJECT

**FIVE PINES SUBDIVISION PRD**  
**A REVIEW PLAN & PRELIMINARY PLAT**

**SUBMISSION DATE: NOVEMBER 21, 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

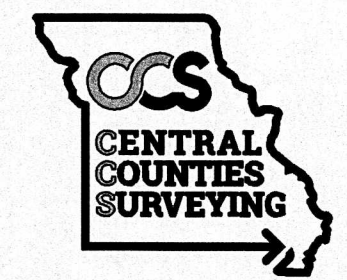


210 PARK AVENUE  
COLUMBIA, MO 65203  
P 573-459-1644

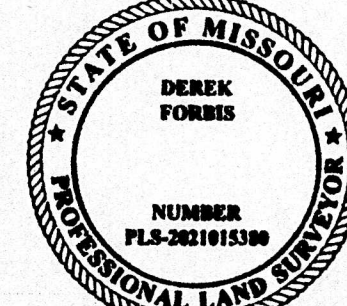
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015098  
EXPIRES: DECEMBER 31, 2023

**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.

**COPYRIGHT:**  
COPYRIGHT AND PROPERTY RIGHTS IN THESE DOCUMENTS ARE EXPRESSLY RESERVED BY SSE. NO REPRODUCTIONS, CHANGES, OR COPIES IN ANY MANNER SHALL BE MADE WITHOUT OBTAINING PRIOR WRITTEN CONSENT FROM SSE.



401 S. Cleveland St.  
Fayette, MO 65248  
Phone (660) 728-5028  
Missouri Certificate of Authority #2014035993



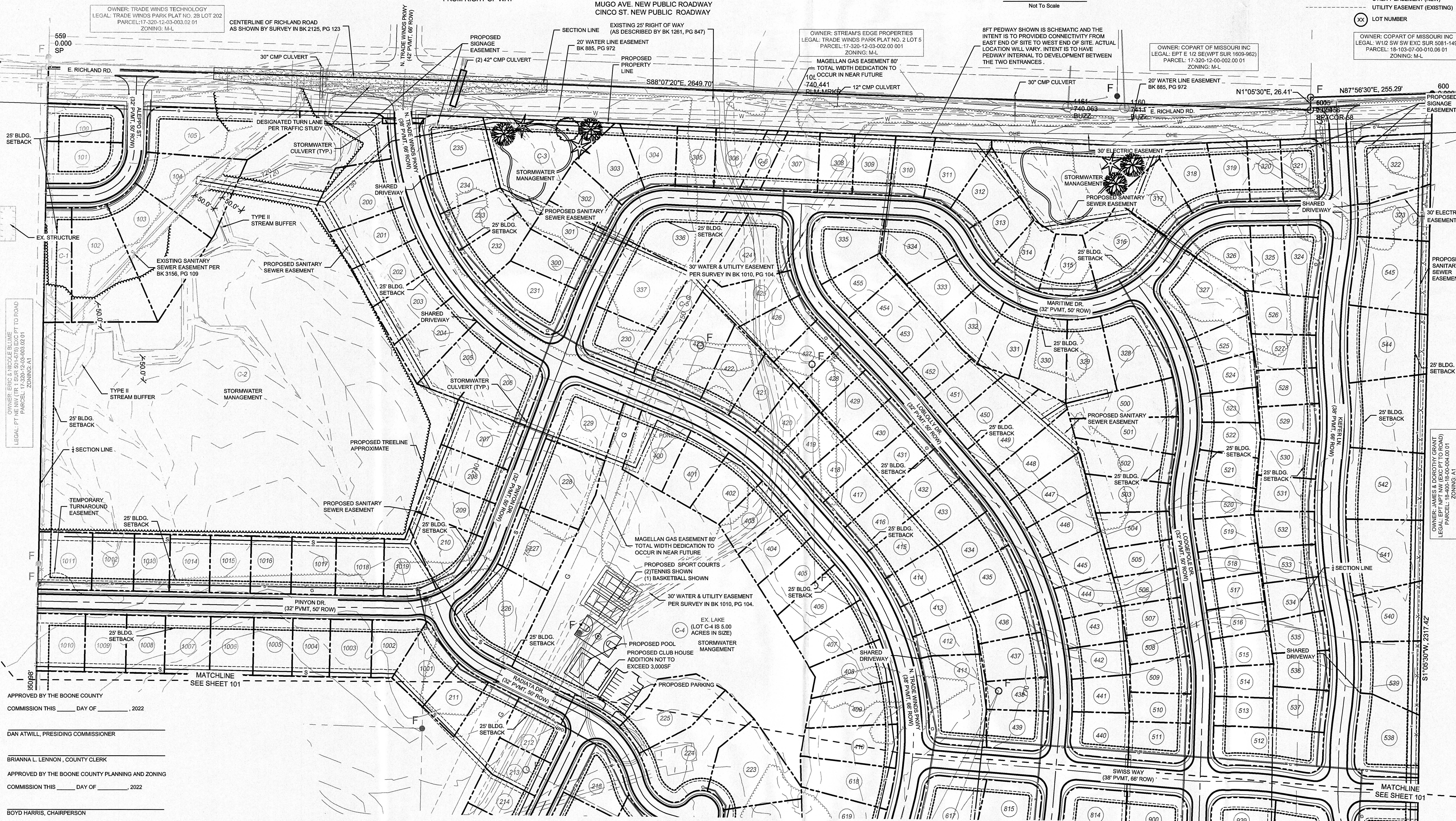
Derek Forbis, PLS #2021015380

11/21/2022

**REVISIONS**

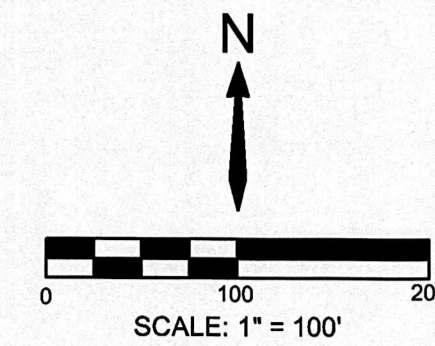

**FIVE PINES SUBDIVISION RPD**  
**A REVIEW PLAN & PRELIMINARY PLAT**  
RICHLAND ROAD, BOONE COUNTY, MO

ENGINEER: KKS DRAWN BY: TRA  
CHECKED BY: KKS SSE PROJECT #: 21028  
**REVIEW PLAN NORTH**  
DRAWING NO. SHEET NO.  
**C100 01 OF 04**



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

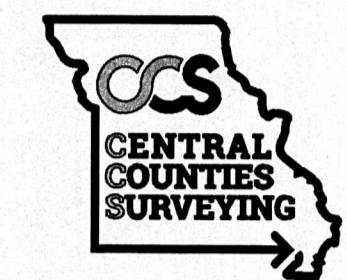
**FIVE PINES SUBDIVISION PRD**  
**A REVIEW PLAN & PRELIMINARY PLAT**  
 SUBMISSION DATE: NOVEMBER 21, 2022  
 A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13,  
 TOWNSHIP 48 NORTH, RANGE 12 WEST AND A PORTION OF THE  
 NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIPS 48 NORTH,  
 RANGE 11 WEST,  
 BOONE COUNTY, MISSOURI



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

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 ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

COPYRIGHT: COPYRIGHT AND PROPERTY RIGHTS IN THESE DOCUMENTS ARE EXPRESSLY RESERVED BY SSE. NO REPRODUCTIONS, CHANGES, OR COPIES IN ANY MANNER SHALL BE MADE WITHOUT OBTAINING PRIOR WRITTEN CONSENT FROM SSE.



401 S. Cleveland St.  
 Fayette, MO 65248  
 Phone (660) 728-5028  
 Missouri Certificate of Authority #2014035993

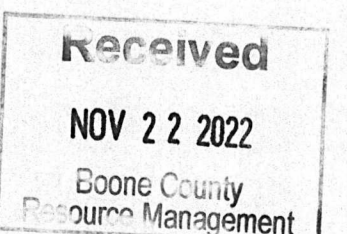


Derek Forbis  
 DEREK FORBIS, PLS #2021015380

11/21/2022

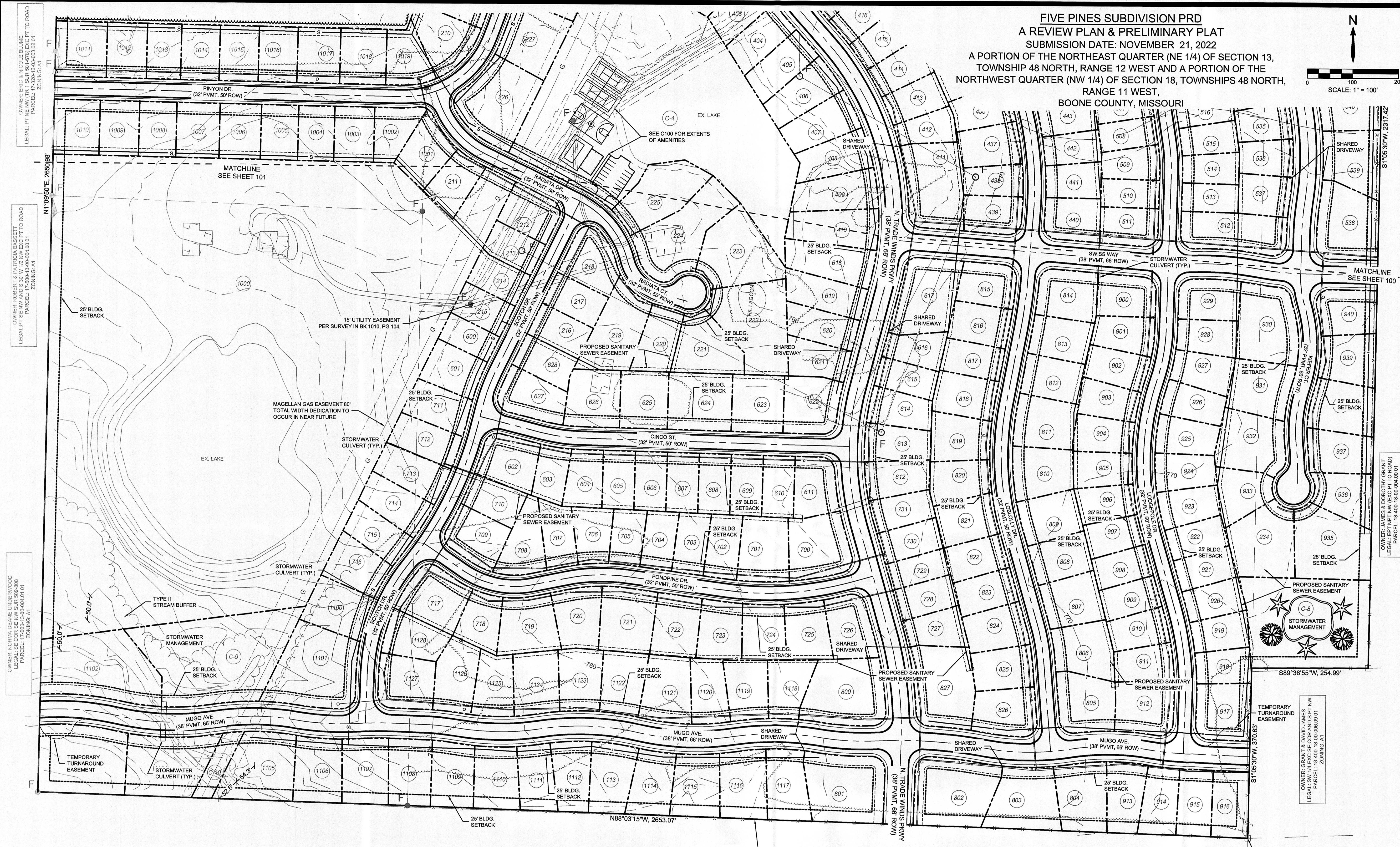
NO.	REVISIONS

**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 04



**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 C-102. 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 A 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 THROUGH OUT THE DEVELOPMENT.

6.4.5 THE DEVELOPMENT WILL BE PHASED INTO ELEVEN PHASES. PHASING PLAN DOES NOT HAVE TO BE COMPLETED IN SEQUENTIAL ORDER BUT WILL BE SUBJECT TO TIMELINE RESTRICTIONS IDENTIFIED ON 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 20,600 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.
- 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 BUT IS SUBJECT TO TIMELINE REQUIREMENTS SHOWN ON C102.
- GAS MAIN EASEMENT LOCATED AT NORTHWEST CORNER OF PROPERTY IS A BLANKET EASEMENT WITH UNDEFINED WIDTH. EASEMENT IS UNDER NEGOTIATIONS. PROPOSED EASEMENT IS 80' WIDE.
- SUBMITTED TO BOONE COUNTY PLANNING AND ZONING FOR REVIEW OCTOBER 24, 2022.
- ADDITIONAL COMMON LOTS CAN BE CREATED AS NECESSARY FOR THE USE OF STORMWATER MANAGEMENT TO MEET BOONE COUNTY STORMWATER REQUIREMENTS.
- WHERE APPLICABLE, A TEMPORARY TURNAROUND WILL BE PROVIDED AT THE END OF STUB STREETS. TEMPORARY TURNAROUND EASEMENTS AND TEMPORARY TURNAROUNDS WILL BE NEEDED AT ALL STUB STREETS THAT EXCEED 100' IN LENGTH OR EXCEED 1 LOT IN DEPTH.

OWNER: ERIC A. WOODRUFF  
 LEGAL: SE COR. SE NW SW 508-808  
 PARCEL: 17-600-13-00-009.00 01  
 ZONING: A1

OWNER: ROBERT & PATRICIA BASSETT  
 LEGAL: SW 1/4 EXC. SE COR. AND S PT NW 1/4  
 PARCEL: 18-400-18-00-006.09 01  
 ZONING: A1

OWNER: NORMA DEAN UNDERWOOD  
 LEGAL: SE COR. SE NW SW 508-808  
 PARCEL: 17-600-13-00-009.00 01  
 ZONING: A1

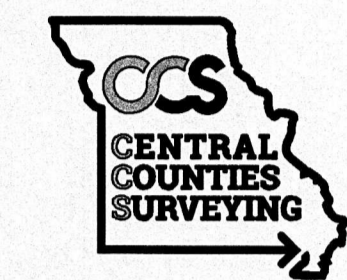
OWNER: GRANT & DAVID JAMES  
 LEGAL: SW 1/4 EXC. SE COR. AND S PT NW 1/4  
 PARCEL: 18-400-18-00-006.09 01  
 ZONING: A1

OWNER: DON WEMHOFF  
 LEGAL: SE  
 PARCEL: 17-600-13-00-009.00 01  
 ZONING: A1

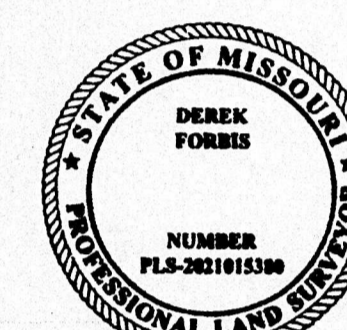
OWNER: JAMES & DOROTHY GRANT  
 LEGAL: SW 1/4 EXC. SE COR. AND S PT NW 1/4  
 PARCEL: 18-400-18-00-006.09 01  
 ZONING: A1

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.

COPYRIGHT: COPYRIGHT AND PROPERTY RIGHTS IN THESE DOCUMENTS ARE EXPRESSLY RESERVED BY SSE. NO REPRODUCTIONS, CHANGES, OR COPIES IN ANY MANNER SHALL BE MADE WITHOUT OBTAINING PRIOR WRITTEN CONSENT FROM SSE.



401 S. Cleveland St.  
 Fayette, MO 65248  
 Phone 660.728.6228  
 Missouri Certificate of Authority #2014035993



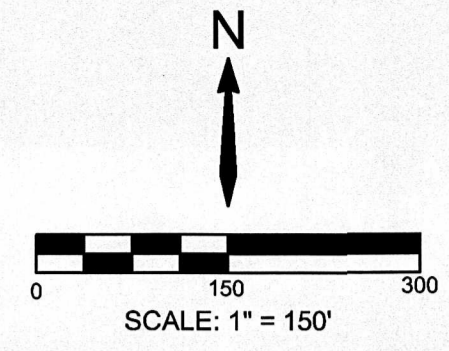
DEREK FORBIS, PLS #2021015386  
 11/21/2022

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. SHEET NO.  
**C102 03 OF 04**

**FIVE PINES SUBDIVISION PRD  
 A REVIEW PLAN & PRELIMINARY PLAT  
 SUBMISSION DATE: NOVEMBER 21, 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**



**PHASING KEY AND TIMELINES:**

PLAT 1: LOTS 100 - 105, C-1 (6 SINGLE FAMILY LOTS)

PLAT 2: LOTS 200 - 235, C-2, C-3, C-4 (3 MULTI FAMILY LOTS 12 DWELLING UNITS) (33 SINGLE FAMILY LOTS)

PLAT 3: LOTS 300 - 337, C-5, C-6, C-7, (36 SINGLE FAMILY LOTS)

**PHASE A INCLUDES PLAT 1, 2, AND 3 CAN BE FINAL PLATTED AT ANY TIME WITHOUT TIME RESTRICTIONS. EARLIEST ANTICIPATED PLATTING OF PHASE 3 WOULD BE 1/1/2025.**

**TOTAL LOTS 77 SINGLE FAMILY LOTS  
 3 MULTI FAMILY LOTS 12 DWELLING UNITS**

PLAT 4: LOTS 400 - 455, (56 SINGLE FAMILY LOTS)

PLAT 5: LOTS 500 - 545 (46 SINGLE FAMILY LOTS)

PLAT 6: LOTS 600 - 628, C-9 (29 SINGLE FAMILY LOTS)

**PHASE B INCLUDES PLATS 4, 5, AND 6 CAN BE PLATTED AFTER 1/1/2025. EARLIEST ANTICIPATED PLATTING OF PHASE 6 WOULD BE 1/1/2027.**

**TOTAL LOTS 131 SINGLE FAMILY LOTS**

PLAT 7: LOTS 700 - 731 (32 SINGLE FAMILY LOTS)

PLAT 8: LOTS 800 - 827 (28 SINGLE FAMILY LOTS)

PLAT 9: LOTS 900-940, C-8 (41 SINGLE FAMILY LOTS)

PLAT 10: LOTS 1000-1019 (20 SINGLE FAMILY LOTS)

PLAT 11: LOTS 1100-1128, C10 (29 SINGLE FAMILY LOTS)

**PHASE C INCLUDE PLATS 7 - 11 CAN BE PLATTED AFTER 1/1/2027. EARLIEST ANTICIPATED PLATTING OF PHASE 11 WOULD BE 1/1/2029 WITH A FINAL BUILD OUT 1/1/2030**

**TOTAL LOTS 150 SINGLE FAMILY LOTS**

SEE C103 FOR ADDITIONAL PHASING AND TRAFFIC REMEDIATION INFORMATION

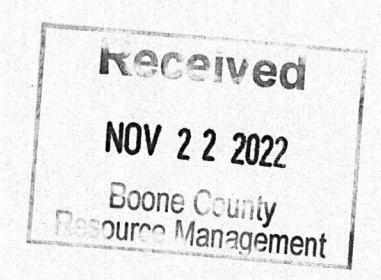
NOTE: THE DEVELOPMENT WILL BE PHASED INTO ELEVEN PHASES. PHASING PLAN DOES NOT HAVE TO BE COMPLETED IN SEQUENTIAL ORDER BUT WILL BE SUBJECT TO TIME LINES IDENTIFIED ABOVE. THE NUMBER OF LOTS IN A PHASE CAN BE INCREASED BY A MAXIMUM OF 2 LOTS TO ACCOUNT OF DESIGN ADJUSTMENTS FOR FINAL PLATTING, AS LONG 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.

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

**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 (DUPLX) 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**

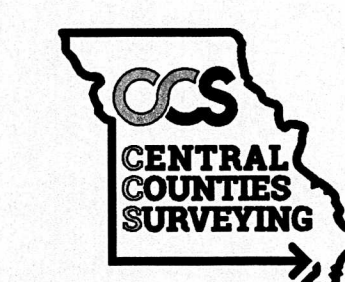


FIVE PINES SUBDIVISION PRD  
 A REVIEW PLAN & PRELIMINARY PLAT  
 SUBMISSION DATE: NOVEMBER 21, 2022  
 A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13,  
 TOWNSHIP 48 NORTH, RANGE 12 WEST AND A PORTION OF THE  
 NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIPS 48 NORTH,  
 RANGE 11 WEST,  
 BOONE COUNTY, MISSOURI

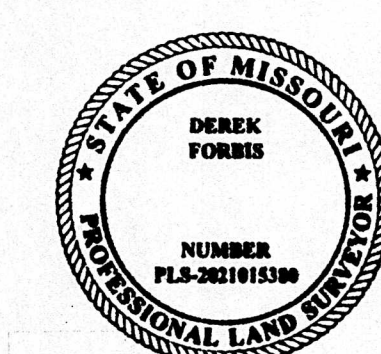
**SSE**  
 SIMON & STRUENPFF ENGINEERING  
 CREATING CLIENTS FOR LIFE  
 210 PARK AVENUE  
 COLUMBIA, MO 65203  
 P 573.499.1944  
 MISSOURI CERTIFICATE OF AUTHORITY NO.  
 E-2017015086  
 EXPIRES: DECEMBER 31, 2023

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.

COPYRIGHT:  
 COPYRIGHT AND PROPERTY RIGHTS IN THESE  
 DOCUMENTS ARE EXPRESSLY RESERVED BY  
 SSE. NO REPRODUCTIONS, CHANGES, OR  
 COPIES IN ANY MANNER SHALL BE MADE  
 WITHOUT OBTAINING PRIOR WRITTEN  
 CONSENT FROM SSE.



401 S. Cleveland St.  
 Fayette, MO 65248  
 Phone (660) 728-5028  
 Missouri Certificate of Authority #2014035993



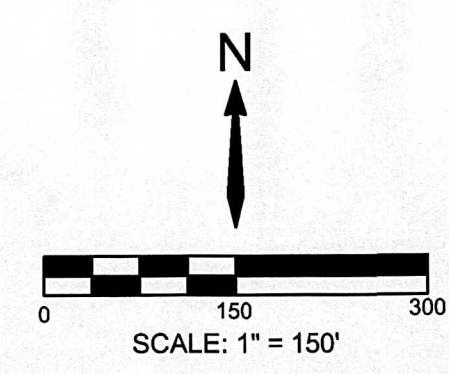
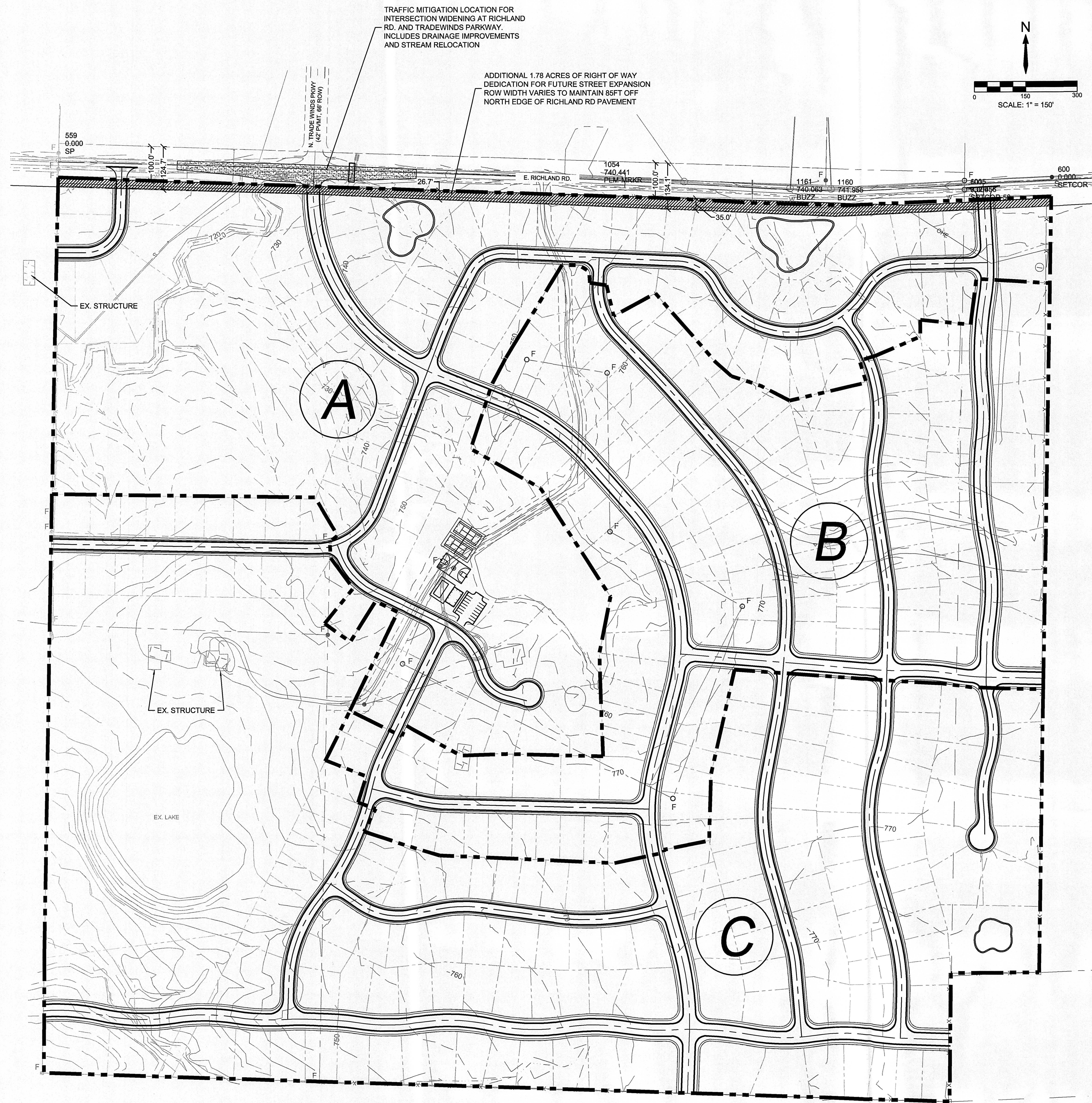
DEREK FORBIS, PLS #2021015380

11/21/2022

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/TRAFFIC PLAN  
 DRAWING NO. C103 SHEET NO. 04 OF 04



PHASING KEY AND TIMELINES:  
 PHASE A - CAN BE FINAL PLATTED AT ANY TIME.  
 (EARLIEST ANTICIPATED PLATTING OF PLAT 3  
 WOULD BE 1/1/2025.) INCLUDE PLAT 1-3.  
 TOTAL LOTS 77 SINGLE FAMILY LOTS  
 3 MULTI FAMILY LOTS 12 DWELLING UNITS  
 PHASE B - CAN BE PLATTED AFTER 1/1/2025.  
 (EARLIEST ANTICIPATED PLATTING OF PLAT 6  
 WOULD BE 1/1/2027)  
 TOTAL LOTS 131 SINGLE FAMILY LOTS  
 PHASE C - CAN BE PLATTED AFTER 1/1/2027.  
 (EARLIEST ANTICIPATED PLATTING OF PLAT 11  
 WOULD BE 1/1/2029 WITH A FINAL BUILD OUT  
 1/1/2030)  
 TOTAL LOTS 150 SINGLE FAMILY LOTS

BELOW OPINION OF COSTS REPRESENT ADDITIONAL IMPROVEMENTS THAT AREA REQUIRED ABOVE  
 THE REQUIRED DESIGNATED TURN LANE IDENTIFIED IN THE TRAFFIC STUDY.

RICHLAND RD AND TRADEWINDS INT. RECONSTRUCTION				
ITEM	QTY.	UNIT	\$/UNIT	TOTAL
TRAFFIC CONTROL	1	EA.	\$ 4,500.00	\$ 4,500.00
CONSTRUCTION STAKING	1	EA.	\$ 3,000.00	\$ 3,000.00
EROSION CONTROL	1	EA.	\$ 5,000.00	\$ 5,000.00
ROAD PATCH (12" THICK)	124	SY	\$ 25.00	\$ 3,100.00
ASPHALT ROAD (4" ON 12" AGG)	800	SY	\$ 65.00	\$ 52,000.00
BOX CULVERT (ONLY RICHLAND RD)	58	LF.	\$ 1,700.00	\$ 98,600.00
BOX CULVERT TAPER ENDS (ONLY RICHLAND RD)	2	EA.	\$ 1,600.00	\$ 3,200.00
STREAM FLOW DEWATER	1	EA.	\$ 6,000.00	\$ 6,000.00
ROCK DITCH LINER	40	CY	\$ 70.00	\$ 2,800.00
GRADING	1	EA.	\$ 8,500.00	\$ 8,500.00
CORPS COST TO RELOCATE STREAM (assumes additional relocate)	96	LF.	\$ 550.00	\$ 52,800.00
Mobility (10%)	1		\$ 23,950.00	\$ 23,950.00
Professional Design fee (7%)	1		\$ 18,441.50	\$ 18,441.50
			<b>TOTAL</b>	<b>\$281,891.50</b>

TRAFFIC MITIGATION FOR PROPOSED PROPERTY  
 a. CONTRIBUTION OF \$188,097.20 FOR RECONSTRUCTION OF RICHLAND RD AND GRACE  
 LANE INTERSECTION FOR FUTURE ROUNDABOUT.  
 b. RECONSTRUCTION OF RICHLAND RD AND TRADEWINDS PARKWAY TO FUTURE ARTERIAL  
 STANDARD. ESTIMATED PROJECT COSTS \$281,891.50. IMPROVEMENT INCLUDES  
 UPGRADES TO STORM DRAINAGE FACILITIES, WIDENING OF STREET AND RELOCATION OF  
 A PORTION OF A STREAM.  
 c. PROVIDING 1.78 ACRES IN ADDITIONAL RIGHT OF WAY. ESTIMATED VALUE OF ADDITIONAL  
 RIGHT OF WAY REQUIRED BEYOND REQUIRED AMOUNT IS \$35,600. THIS ALLOWS THE  
 RECONSTRUCTION OF RICHLAND RD TO SHIFT SOUTH ONTO OUR DEVELOPMENT SO THAT  
 RICHLAND RD CAN BE WIDENED TO SOUTH WITHOUT RELOCATING THE STREAM LOCATED  
 ON NORTH DITCH LINE. THESE 850 LINEAR FEET OF STREAM WOULD COST  
 APPROXIMATELY \$467,500 TO REMEDIATE (OR RELOCATE) PER AVERAGE COST OF STREAM  
 REMEDIATION CREDITS BY THE CORPS OF ENGINEERS.

received  
 NOV 22 2022  
 Boone County  
 Resource Management