REQUEST FOR REVISION TO THE ZONING MAP ONE FORM PER TRACT/LOT OF LAND PLEASE REVIEW INSTRUCTIONS PRIOR TO SUBMITTING AN APPLICATON

PLEASE PRINT ALL	
1. Fred Overton Development Inc	N/A
Name – Property Owner	Potential Buyer/Lessee
2712 Chapel Wood View	
Address	Address
Columbia MO/65203 864-105	
City State/Zip Phone	City State/Zip Phone
fwoverton@gmail.com Owner Email Address	
	Buyer Email Address
 Legal description of land for which revision to zoning m Trust, or survey. 	nap application is made. Please attach copy of Warranty Deed, Deed of
Section <u>1</u> Township <u>48</u> Range <u>14</u> Pa (MAIN 52.6 ACRE parcel)	urcel #: <u>15</u> - <u>302</u> - <u>01</u> - <u>00</u> - <u>007</u> . <u>0001</u>
3. Present zoning and actual land use: R-SP AND C-C	GP Vacant portion of Ravenwood
3. Present zoning and actual land use:	
52.6	
4. Lot/tract size: <u>52.0</u> Acres / Sq. Ft. 5. Reque	ested zoning district: R-SP & C-GP 6. Adjacent zoning R-SP, C-GP, A-R
7. Proposed use should the request to rezone be approved:	(Please be as detailed as possible in describing the proposed use)
	Phasing Limits Adjustment to add Phase "2B",
and commercial front lots.	
	Now sower connection option evolution to NW
 Reason and justification for the request being submitted: part of the property. 	New sewer connection option available to NW
9. Approximate size, use and location of any structure(s): In	nclude sketch.
Existing: none	
10. Type of wastewater system: Public Gravity	110p03cd
	1/13/25
11. Date of Concept Review (If no concept review was held	
 12. REQUIRED WITH INITIAL SUBMITTAL: (ADDITIC DATE) Application FEE of \$395.00 (or current fee) Review Plan FEE (if applicable) of \$305.00 (or current f 	ONAL DOCUMENTATION MAY BE REQUIRED AT A LATER
Final Plan FEE (if applicable) of \$100.00 (or current fee))
 Copy of recorded Warranty Deed, Deed of Trust, or surv List of property owners within 1000 feet of property (yo) 	/ey showing proof of ownership
If requesting Planned Zoning, all documentation required	d in Zoning Regulations Section 6.4
Additional Fees will be billed later including: Certified M must be paid by Friday the week prior to the scheduled meet Failure to pay these additional fees by the due date may resu	Aailings of \$8.50 per notice (or current cost) and Newspaper fees which ting unless otherwise noted. Indicate below who will pay additional fees ult in the item being removed from the agenda
Additional fees to be paid by Representative	the more term being removed from the agenda.
Additional fees to be paid by Owner Additional fees to be paid by Potential Buyer/Lessee	
13. The above information is true and correct to the best of r	ny knowledge.
øwner's Signature (REQUIRED) Date	Potential Buyer's/Lessee's Signature Date
Owner's Signature (REQUIRED) Date	Potential Buyer's/Lessee's Signature Date
14. Representative: (Surveyor, Engineer, Attorney, Etc.)	
Andy Greene	Crockett Engineering
Name	Business/Company Name
1000 W. Nifong Blvd. Building 1	573-447-0292
Address	Office Phone Number
Columbia, MO, 65203	agreene@crockettengineering.com
	Email Address
Failure to provide any of the required material will result in t	es, permits, names, and addresses as required as minimum information. the invalidation of the application. If you plan to show a power point or de staff a copy at lease 24 hours in advance of the meeting date.
Received by: Boone County Planning and Building Inspe	ections Date 27/25 Time:

REQUEST FOR REVISION TO THE ZONING MAP ONE FORM PER TRACT/LOT OF LAND PLEASE REVIEW INSTRUCTIONS PRIOR TO SUBMITTING AN APPLICATON

PLEASE PRINT ALL		
Fred Overton Development Inc	N/A	
Name – Property Owner 2712 Chapel Wood View	Potential Buyer/Lessee	
Address	Address	
Columbia MO/65203 864-1056	Address	
City State/Zip Phone	City State/Zip Phone	
fwoverton@gmail.com	ony onderzip indic	
Owner Email Address	Buyer Email Address	
Trust, or survey.	p application is made. Please attach copy of Warranty Deed, Deed of $\frac{15}{100} = \frac{302}{100} = \frac{01}{100} = \frac{000}{100} = \frac{007}{100} = \frac{0101}{100}$	
(NW 4.7 acre parcel)		
3. Present zoning and actual land use: R-SP, Vacant portion of Ravenwood		
7. Proposed use should the request to rezone be approved: (P	ed zoning district: <u>R-SP</u> 6. Adjacent zoning <u>R-SP, R-M, R-S, C-N</u> lease be as detailed as possible in describing the proposed use) Phasing Limits Adjustment to add Phase "2B".	
 Reason and justification for the request being submitted: _ part of the property. 	New sewer connection option available to NW	
9. Approximate size, use and location of any structure(s): Inc		
	Proposed: future single family homes	
10. Type of wastewater system: Public Gravity		
11. Date of Concept Review (If no concept review was held, s	tate "None"): 1/13/25	
 12. REQUIRED WITH INITIAL SUBMITTAL: (ADDITION DATE) Application FEE of \$395.00 (or current fee) Review Plan FEE (if applicable) of \$305.00 (or current fee) Final Plan FEE (if applicable) of \$100.00 (or current fee) Copy of recorded Warranty Deed, Deed of Trust, or survey List of property owners within 1000 feet of property (you firequesting Planned Zoning, all documentation required in Additional Fees will be billed later including: Certified Ma 	AL DOCUMENTATION MAY BE REQUIRED AT A LATER by y showing proof of ownership may obtain from Assessor's Office) in Zoning Regulations Section 6.4 illings of \$8.50 per notice (or current cost) and Newspaper fees which ig unless otherwise noted. Indicate below who will pay additional fees in the item being removed from the agenda.	
14. Representative: (Surveyor, Engineer, Attorney, Etc.)		
Andy Greene	Crockett Engineering	
Name	Business/Company Name	
1000 W. Nifong Blvd. Building 1	573-447-0292	
Address	Office Phone Number	
Columbia, MO, 65203	agreene@crockettengineering.com	
City, State, Zip	Email Address	
NOTE: Please attach any additional documentation, sketches, Failure to provide any of the required material will result in the other digital presentation during the meeting(s) please provide Received by:	Date 1 27 2 Pme:	



(573) 447-0292

January 27, 2025

Bill Florea, Director Boone County Resource Management 801 E. Walnut Columbia, MO 65201

RE: Revised Preliminary Plat and Review Plan Submittal Ravenwood Update Phasing, Add Phase "2B" Highway 40 and Rollingwood Blvd.

Mr. Florea:

On behalf of my client, I would like to take this opportunity to submit a revised Preliminary Plat and Review Plan for Ravenwood. This revision adjusts the phasing to add a phase "2B" in the northwest portion of the site.

Ravenwood is an R-SP and C-GP subdivision partially constructed near Highway 40 and Rollingwood Blvd. Phase 1 and 2 have been completed which total 62 lots. These lots access the subdivision from Rollingwood Blvd.

The original phasing line between 2 and 3 was generally the limits of the project that could be sewered via gravity.

Phase "2B" will contain 10 lots; these 10 lots have been taken from Phase 3. The reason these 10 lots are able to be added to a new Phase 2B is the new availability of sewer. BCRSD removed the Rollingwood treatment plant and replaced it with a pump station and force main to existing gravity sewer. Gravity sewer can be extended from Ravenwood's NW corner to that existing sewer to serve these Phase 2B lots. We have already worked with BCRSD and making the connection is possible without concern to the existing sewer.

Phase 3 will still contain the turn lane improvements to Highway 40. Although there are improvements to be made at the time of Phase 3, the development still has phase 4, 5 & 6 with around 70 lots, so there is no realistic risk of not proceeding with phase 3

because that is the gateway to 4, 5 & 6. The developer and his banker are the ones with this responsibility. Also, with the new city sewer extension to Midway, the sewer pump station needed for phase 3 may not be needed after all.

Boone County Fire supports this request to add Phase 2B. There are 2 entries into what is already built (Phase 1 and 2) at Ravenwood as well as Rollingwood Blvd. and Trails W Ave. which has 2 connections to Highway 40.

Items included are:

- 2 rezoning applications for the 2 parcels
- One fee for rezoning (395), review plan (305), prelim plat (190)
 o Total = \$890
- 17 full size versions of the review plan / preliminary plat (1 original)
- List of property owners within 1000'
- Current deed

Should you have any questions, please feel free to contact me.

Sincerely,

Crockett Engineering Consultants, LLC

Andy Greene, PE agreene@crockettengineering.com



February 3, 2025

Uriah Mach Planner Boone County Resource Management 801 E. Walnut St., Rm 315 Columbia, MO 65201

RE: Ravenwood Review Plan and Preliminary Plat Request to Withdrawal and Resubmit

Mr. Mach:

Upon an initial incorrect submittal, please accept this letter as a withdrawal from the January 27 submittal deadline for this case.

We intend to submit again on February 24 with an application that removes Plat 1 and 2 that have already been completed.

We also intend to utilize the prior submitted fees, so please keep record of that.

Sincerely, Crockett Engineering Consultants, LLC

2

Andy Greene, PE

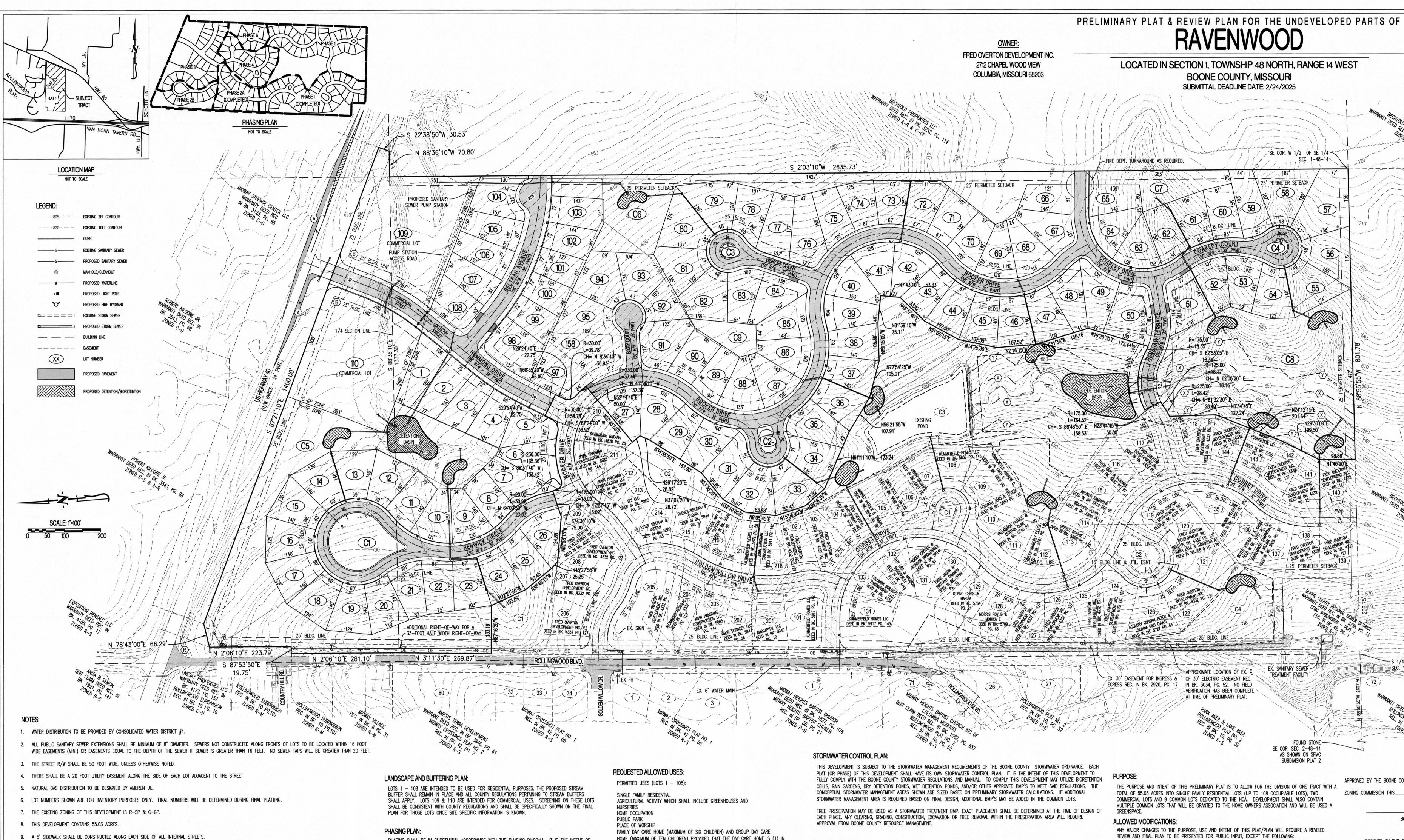


NOTICE OF PUBLIC HEARING BOONE COUNTY, MISSOURI

Notice is hereby given of a public hearing to be held before the Boone County Planning and Zoning Commission at 7:00 P.M. on Thursday, March 20, 2025 in Commission Chambers, Roger B. Wilson Boone County Government Center, 801 E. Walnut St., Columbia, MO, and before the Boone County Commission at 7:00 P.M. on Tuesday, April 1, 2025, in Room 301 at the Roger B. Wilson Boone County Government Center, 801 E. Walnut St., Columbia, MO. The hearings will give all interested parties an opportunity to be heard in relation to the following:

Request by Fred Overton Development Inc to rezone to Planned Single-Family Residential (R-SP) and Planned General Commercial (C-GP) and to approve a Revised Review Plan and Preliminary Plat for Ravenwood on 57.3 acres located at 1948 N Booker Dr, Columbia.

Boone County Planning & Zoning Commission Boyd Harris, Chairperson



- 10. ELECTRIC DISTRIBUTION TO BE DESIGNED BY BOONE ELECTRIC.
- 11. LOTS C1 C9 ARE TO BE DEDICATED TO THE HOME OWNER'S ASSOCIATION AND ARE TO BE USED FOR GREENSPACE AND STORM WATER MANAGEMENT PURPOSES. THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S. FURTHERMORE APPROPRIATE EASEMENTS SHALL BE DEDICATED AT TIME OF FINAL PLATTING TO ENSURE PROPER ACCESSES ARE IN PLACE TO AND OVER SAID BMP'S.
- 12. NO PRIVATE DRIVEWAY ACCESS WILL BE ALLOWED DIRECTLY ONTO HIGHWAY 40 AND ROLLINGWOOD BLVD.
- 13. THIS DEVELOPMENT SHALL BE DEVELOPED UTILIZING THE BOONE COUNTY STREET STANDARDS.
- 14. LOT DIMENSIONS SHOWN ARE TO THE NEAREST FOOT FOR PRELIMINARY PLATTING PURPOSES.
- 15. ALL LOTS WITHIN THIS DEVELOPMENT SHALL CONTAIN A MAXIMUM OF ONE DWELLING UNIT. THE TOTAL NUMBER OF RESIDENTIAL LOTS SHALL NOT EXCEED 170.
- 16. ALL LOTS SHALL HAVE A MINIMUM 25-FOOT FRONT AND REAR YARD SETBACK ALONG WITH A MINIMUM 6-FOOT SIDE YARD SETBACK UNLESS OTHERWISE NOTED ON THE PLAN VIEW.
- (A) 17. PER THE APPROVED TRAFFIC IMPACT STUDY (TIS), CONSTRUCTION OF A LEFT TURN LANE AND RIGHT TURN LANE ALONG HIGHWAY 40 ARE WARRANTED AT THE INTERSECTION OF HIGHWAY 40 AND HUMMONS DRIVE. THESE TURN LANES SHALL BE CONSTRUCTED AT THE TIME OF THE DEVELOPMENT OF PHASE 3 OF THE RESIDENTIAL PORTION OF THE SUBDIVISION, OR AS WARRANTED BY DEVELOPMENT OF LOTS 109 OR 110.
- 18. A REVISED REVIEW PLAN SPECIFICALLY FOR LOTS 109 & 110 WILL BE REQUIRED ONCE DEVELOPMENT DETAILS FOR THOSE LOTS ARE KNOWN.
- 19. A VARIANCE ALLOWING 28' WIDE PAVEMENT IN THE STREET EYEBROWS AND TEAR DROPS WAS APPROVED BY THE ROAD AND BRIDGE ADVISORY BOARD ON JANUARY 8, 2015.
- 20. A VARIANCE ALLOWING THE MINIMUM K VALUE FOR SAG VERTICAL CURVES TO BE 19 (15 FOR A RENSHAW TERRACE) WAS APPROVED BY THE ROAD AND BRIDGE ADVISORY BOARD ON JANUARY 8, 2015 WHICH REQUIRES STREET LIGHTING TO BE INSTALLED PRIOR TO FINAL PLAT RECORDING AND STREET ACCEPTANCE.
- (R) 21. PRIOR TO APPROVAL OF PHASE 1, DEVELOPER HAS INSTALLED A RIGHT TURN LANE AT THE INTERSECTION OF ROLLINGWOOD BLVD. AND HIGHWAY 40. SAID IMPROVEMENTS INCLUDED STACKING FOR TWO CARS AND APPROPRIATE TAPER BACK TO EXISTING ROLLINGWOOD BLVD.

RESOURCE MANAGEMENT.

CONDITIONS:

PHASING SHALL BE IN SUBSTANTIAL ACCORDANCE WITH THE PHASING DIAGRAM. IT IS THE INTENT O THE PHASING OF THIS DEVELOPMENT TO COMPLY WITH ALL SUBDIVISION AND FIRE CODE REGULATIONS. ANY CHANGES TO THE PHASING PLAN SHALL BE APPROVED BY THE DIRECTOR OF THE BOONE COUNTY

ALL SUBDIVISION IDENTIFICATION SIGNS SHALL COMPLY WITH THE BOONE COUNTY ZONING REGULATIONS. DRIVEWAY LOCATIONS:

ALL DRIVEWAYS SHALL BE PLACED ON THE HIGH SIDE OF THE LOT UNLESS INDIVIDUALLY APPROVED BY THE BOONE COUNTY RESOURCE MANAGEMENT DEPARTMENT. IN INSTANCES WHERE THE LOT IS IN OR ADJACENT TO A HIGH OR LOW POINT, THE DRIVEWAY SHALL BE PLACED FAR ENOUGH FROM THE PROPERTY LINE SO AS TO ALLOW THE LOT AND ADJACENT LOTS TO BE IN CONFORMANCE WITH DETAIL 410.01A OF APPENDIX B-1 OF THE BOONE COUNTY REGULATIONS.

> PROPOSED DRIVEWAY LOCATION FOR CORNER LOT. WHERE TWO LOCATIONS ARE SHOWN, EITHER ARE ACCEPTABLE. THESE LOCATIONS SHALL COMPLY WITH ALL BOONE COUNTY REGULATIONS AND CAN BE RELOCATED ONLY WITH THE APPROVAL OF THE BOONE COUNTY PLANNING AND BUILDING DEPARTMENT.

BUILDING ENVELOPE FOR CORNER LOTS.

EROSION CONTROL PLAN:

EROSION CONTROL FOR THIS DEVELOPMENT SHALL BE ADDRESSED BY PROPER PERMITTING AT THE TIME OF THE APPROPRIATE FINAL PLAT. ALL STATE AND LOCAL LAND DISTURBANCE AND EROSION CONTROL REGULATIONS SHALL BE ADHERED TO.

HOME (MAXIMUM OF TEN CHILDREN) PROVIDED THAT THE DAY CARE HOME IS (1) IN COMPLIANCE WITH ALL STATE REGULATIONS AND (2) MEETS ALL THE CRITERIA FOR A HOME OCCUPATION.

PERMITTED USES (LOTS 109 & 110)

AGRICULTURAL ACTIVITY ANY PERMITTED USE OF THE C-N DISTRICT AUTOMOBILE SERVICE STATION FARM STORE OR FEED STORE

PARKING:

A MINIMUM OF TWO OFF-STREET PARKING SPACES SHALL BE PROVIDED ON EACH LOT (LOTS 1 - 108). SAID SPACES AND DRIVEWAY SHALL BE OF A PAVED SURFACE. PARKING FOR LOTS 109 & 110 SHALL COMPLY WITH BOONE COUNTY REGULATIONS.

STREAM BUFFER STATEMENT:

THE STREAM BUFFER LIMIT 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 WITHIN THE DESIGNATED STREAM BUFFER EXCEPT AS APPROVED BY THE DIRECTOR.

- $\langle X \rangle$ type II inner stream buffer 25' each side of channel (typ.)
- $\langle Y \rangle$ type II outer stream buffer minimum 50' each side of channel (typ.) plus ADDITIONAL AREA FOR STEEP SLOPES

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 1, TOWNSHIP 48 NORTH, RANGE 14 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF A TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 4375, PAGE 101 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4332, PAGE 127 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST CORNER OF SAID TRACT OF LAND, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 40, STATION 347+35.00, 144.00 FEET NGHT OF CENTERLINE, THENCE WITH SAID SOUTH RIGHT OF WAY LINE, SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT OF LAND, N 78'43'00"E, 66.29 FEET, STATION 347+90, 107.00 FEET RIGHT OF SAID CENTERLINE; THENCE CONTINUING WITH SAID SOUTH RIGHT OF WAY AND NORTH LINE, S 67'21'10"E, 1400.00 FEET, STATION 361+90, 107.00 FEET RIGHT OF SAID CENTERLINE; THENCE LEAVING SAID SOUTH RIGHT OF WAY AND NORTH LINE AND WITH THE EAST LINE OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES, S 22'38'50'W, 30.53 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE WITH SAID NORTH LINE, N 88'36'10'W, 70.80 FEET TO HE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE LEAVING SAID NORTH LINE AND WITH SAID EAST LINE, S 2'03'10'W, 2635.73 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID SECTION 1, N 88'55'55'W, 801.78 FEET TO THE SOUTHEAST CORNER OF LOT 140, RAVENWOOD, PLAT NO. 1 RECORDED IN PLAT BOOK 56, PAGE 10; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SAID PLAT. N 1'40'20"E, 98.86 FEET; THENCE N 29'30'00"E, 109.50 FEET; THENCE N 24'12'15"E, 201.64 FEET; THENCE N 0'34'45"E 127.24 FEET; THENCE 28.42 FEET ALONG A 225.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 61'32'30"E, 28.40 FEET; THENCE 18.17 FEET ALONG A 125.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 62'05'20"E, 18.16 FEET; THENCE N 23'44'45"W, 50.00 FEET; THENCE 164.52 FEET ALONG A 175.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 86'48'50"E, 158.53 FEET; THENCE 18.35 FEET ALONG A 175.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 62'53'05"E, 18.34 FEET; THENCE N 19'20'30"E, 172.44 FEET; THENCE N 14'31'35"W, 150.16 FEET; THENCE N 2'16'15"W, 107.52 FEET; THENCE N 14'25'30"E, 107.35 FEET; THENCE N 31'06'15"E, 107.30 FEET; THENCE N 46'37'40"E, 93.42 FEET; THENCE N 7'43'10"E, 53.33 FEET; THENCE N 81°39'10"W, 75.11 FEET; THENCE N 89°15'05"W, 105.36 FEET; THENCE N 72°54'25"W, 105.01 FEET; THENCE N 56°21'55"W, 107.91 FEET; THENCE N 64°11'10"W, 173.24 FEET; THENCE N 38°56'35"W, 71.82 FEET; THENCE N 15°58'40"W, 83.43 FEET EXTENDING ALONG THE EAST LINE OF RAVENWOOD PLAT NO. 2 RECORDED IN PLAT BOOK 57, PAGE 52; THENCE WITH THE EAST LINE THE FOLLOWING COURSES AND DISTANCES, N 9'05'45"E, 85.88 FEET; THENCE N 32'10'05"E, 70.07 FEET; THENCE N 53'36'20"E, 95.65 FEET; THENCE N 34'55'50"E, 167.90 FEET; THENCE N 26'17'25"E, 28.82 FEET; THENCE N 37'07'20"W, 26.72 FEET; THENCE N 52'45'50"E, 150.18 FEET; THENCE N 52'44'40"E, 50.00 FEET; THENCE 37.44 FEET ALONG A 230.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 41'54'10"W, 37.39 FEET; THENCE 39.78 FEET ALONG A 30.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 8'34'40'W, 36.93 FEET; THENCE N 29'24'40''E, 22.75 FEET; THENCE N 60'35'20"W, 66.00 FEET; THENCE S 29'24'40"W, 22.75 FEET; THENCE 39.78 FEET ALONG A 30.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 67'24'00"W, 36.93 FEET; THENCE 135.36 FEET ALONG A 230.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 88'31'40"W, 133.42 FEET; THENCE 30.92 FEET ALONG A 20.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 64*02'50"W, 27.93 FEET; THENCE 13.03 FEET ALONG A 175.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 17'37'45"W, 13.02 FEET; THENCE S 74'30'10"W, 75.00 FEET; THENCE N 82'58'15"W, 124.88 FEET; THENCE N 45'27'55"W, 25.25 FEET; THENCE N 36'48'15"W, 92.45 FEET; THENCE N 22'21'50"W, 103.59 FEET; THENCE N 87'16'25"W, 133.19 FEET; THENCE N 3'11'30"E, 269.87 FEET; THENCE N 2'06'10"E, 281.10 FEET; THENCE S 87'53'50"E, 19.75 FEET; THENCE N 2'06'10"E, 223.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 55.03 ACRES.

REVIEW AND FINAL PLAN TO BE PRESENTED FOR PUBLIC INPUT, EXCEPT THE FOLLOWING:

- 1. LOTS MAY BE COMBINED TO MAKE LARGER LOTS IN COMPLIANCE WITH BOONE COUNTY **RE-PLATTING REGULATIONS.**
- 2. UTILITY EASEMENTS CAN BE ADDED AND VACATED AS NEEDED. 3. LOT CONFIGURATIONS CAN BE MODIFIED WITHOUT A REVISED PRELIMINARY PLAT / REVIEW PLAN
- SHOULD SAID MODIFICATIONS BE DEEMED MINOR BY THE DIRECTOR OF PLANNING.

ARCHITECTURAL CONTROLS:

- LOTS 1 108 SHALL HAVE A HOME WITH A MINIMUM OF 1,500 SQUARE FEET ON THE MAIN FLOOR.
- 2. NO DETACHED ACCESSORY BUILDINGS SHALL BE ALLOWED ON ANY LOT.
- 40% OF THE FRONT FACE OF EACH BUILDING SHALL BE OF A HARD
- SURFACE SUCH AS BRICK, HARDY PLANK, STONE, STUCCO, ECT.

PROPOSED POSSIBLE SIGN LOCATIONS ARE SHOWN. ALL SIGNAGE SHALL MEET THE CURRENT BOONE COUNTY REGULATIONS FOR SUBDIVISION SIGNAGE. ALL SIGNS WILL BE PLACED IN APPROPRIATE EASEMENTS WITH MAINTENANCE AGREEMENTS IN PLACE FOR THE HOME OWNER'S ASSOCIATION TO TAKE ON PERPETUAL MAINTENANCE.

FLOOD PLAIN STATEMENT:

THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN BY FIRM PANEL PANEL 29019C0255D DATED MARCH 17, 2011.

Received FEB 2 5 2025 Boone County Resource Management

PREPARED BY: CROCKE ENGINEERING CONSULTANTS

> 1000 West Nifong Boulevard, Building #1 Columbia, Missouri 65203 (573) 447-0292

www.crockettengineering.com

SHEET 1 OF 1 S 1/4 COR. ----SEC. 1-48-14 APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ BOYD HARRIS - CHAIRPERSON APPROVED BY THE BOONE COUNTY COMMISSION (HIS_____DAY OF_____, 20_____ KIP KENDRICK - PRESIDING COMMISSIONER BRIANNA L. LENNON - COUNTY CLERK → 02/20/2025 DAVID W. BORDEN, PLS - 2002000244 CROCKETT JOB #140234