

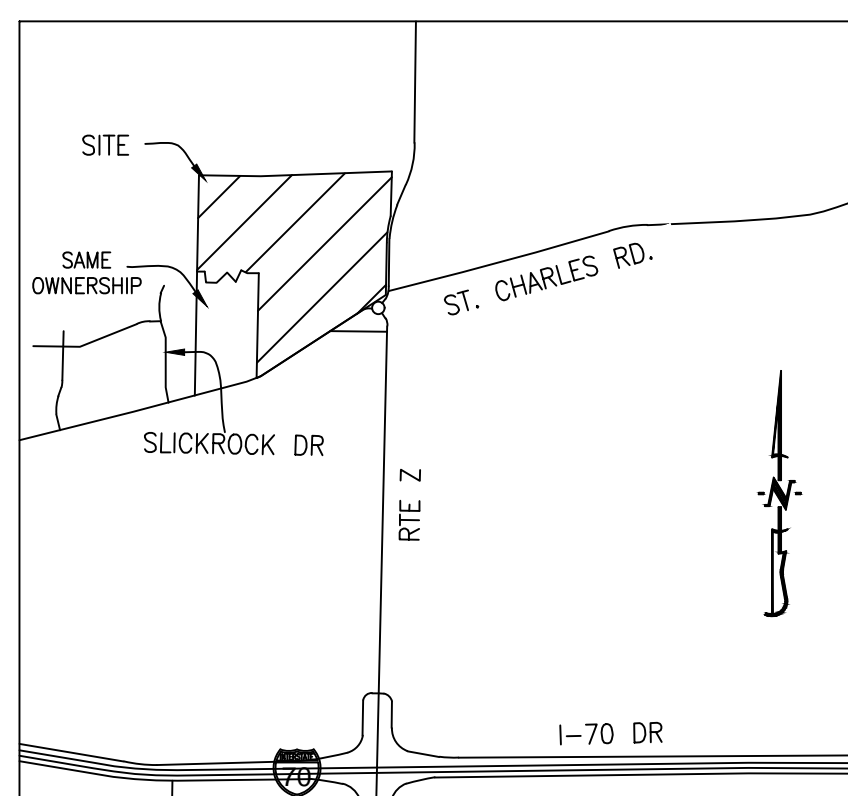
1. SINGLE FAMILY RESIDENTIAL
2. SINGLE FAMILY RESIDENTIAL ON SMALLER "COTTAGE" LOT AS NOTED.
3. SINGLE FAMILY-ATTACHED (2 UNITS PER LOT) AS NOTED.
4. HOME OCCUPATION
5. FAMILY DAY CARE HOME (MAXIMUM OF SIX CHILDREN) AND GROUP DAY CARE HOME (MAXIMUM OF TEN CHILDREN) PROVIDED THAT THE DAY CARE HOME IS (1) IN COMPLIANCE WITH ALL STATE REGULATIONS AND (2) MEETS ALL THE CRITERIA FOR A HOME OCCUPATION.
6. PARK OR OPEN SPACE ON COMMON LOT.

REQUESTED ALLOWED USES FOR C-GP ZONING

1. PLACE OF WORSHIP
2. BANK OR FINANCIAL INSTITUTION, DRIVE-IN OR OTHERWISE
3. OFFICE OR OFFICE BUILDING
4. MEDICAL, DENTAL AND PSYCHIATRIC OFFICES AND OUT-PATIENT CLINICS PROVIDED THAT RETAIL SALES SHALL BE LIMITED TO THOSE ITEMS WHICH ARE PROFESSIONALLY ADAPTED OR FITTED ON THE PREMISES.
5. PERSONAL SERVICE USES, EXCLUDING MESSAGE PARLORS, BUT INCLUDING BARBER SHOP, BEAUTY PARLOR, PHOTOGRAPHIC OR ART STUDIO, LAUNDRY OR DRY CLEANING RECEIVING STATION AND OTHER USES OF A SIMILAR CHARACTER
6. RETAIL STORE PROVIDED THAT IN CONNECTION WITH WHICH THERE SHALL BE NO SLAUGHTER OF OR THE SELLING OF MEAT, POULTRY, CATTLE, FISH CLEANING AND PROCESSING ON THE PREMISES.
7. RESTAURANTS AND CAFES, NOT INCLUDING DRIVE-IN ESTABLISHMENTS.
8. NURSERY, PRE-KINDERGARTEN, KINDERGARTEN, PLAY SPECIAL AND OTHER PRIVATE SCHOOL

OWNER:
D & D INVESTMENTS OF COLUMBIA, LLC
1200 I-70 DR. SW
COLUMBIA, MISSOURI 65203

A MAJOR SUBDIVISION LOCATED IN
SECTION 1, TOWNSHIP 48 NORTH, RANGE 12 WEST &
SECTION 6, TOWNSHIP 48 NORTH, RANGE 11 WEST
BOONE COUNTY, MISSOURI
ORIGINAL SUBMITTAL DEADLINE: -----



LOCATION MAP

NOT TO SCALE



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 11 WEST, AND NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5427, PAGE 112, THE TRUSTEES DEED RECORDED IN BOOK 5375, PAGE 100 AND THE TRUSTEES DEED RECORDED IN BOOK 5461, PAGE 8, AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5375, PAGE 26 AND BEING ALL OF TRACTS 1 & 2 OF THE SURVEY RECORDED IN BOOK 2704, PAGE 33 AND PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 639, PAGE 864 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 6 ALSO BEING THE NORTHWEST CORNER OF SAID TRACT 2 AND WITH THE NORTH LINE THEREIN 87°59'35", 149.43 FEET; THENCE LEAVING SAID NORTH LINE AND GOING SOUTHWEST TO THE WESTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE 2, 111°02'00", 10.507 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE 303.56 FEET ALONG A 1176.68-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 81°00'00", 302.72 FEET; THENCE S 07°54'35", 577.21 FEET; THENCE S 13°38'35", 14.84 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE 2, S 57°03'15", 189.31 FEET; THENCE S 64°03'55", 52.26 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE WITH THE WEST LINE THEREIN N 10°30'30", 110.07 FEET TO THE NORTHEAST CORNER OF LOTS 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 9

LANDSCAPING NOTES:

EXISTING SIGNIFICANT TREES:	5 TREES
EXISTING SIGNIFICANT TREES TO REMAIN:	1 TREE
TREES TO PLANTED FOR SIGNIFICANT TREE CONFORMANCE:	3 TREES

STREET TREES (MOSBY DR. & SOUTH PART OF ASCENT DR.)

FLOOD PLAIN STATEMENT:

THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN
BY FIRM PANEL PANEL 29019C0305E DATED APRIL 19, 2017.

ARCHITECTURAL CONTROLS

1. NO DETACHED ACCESSORY BUILDINGS SHALL BE ALLOWED ON ANY R-SP LOT.

PARKING

A MINIMUM OF TWO OFF-STREET PARKING SPACES SHALL BE PROVIDED ON EACH R-SF LOT (LOTS 1 - 202). SAID SPACES AND DRIVEWAY SHALL BE OF A PAVED SURFACE.

PURPOSE:

THE PURPOSE AND INTENT OF THIS PRELIMINARY PLAT AND PLAN IS TO ALLOW FOR THE SUBDIVISION OF THESE TRACTS INTO A RESIDENTIAL AND SMALL COMMERCIAL CORNER DEVELOPMENT AS SHOWN

EROSION CONTROL PLANS:

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.

LANDSCAPE AND BUFFERING PLAN:

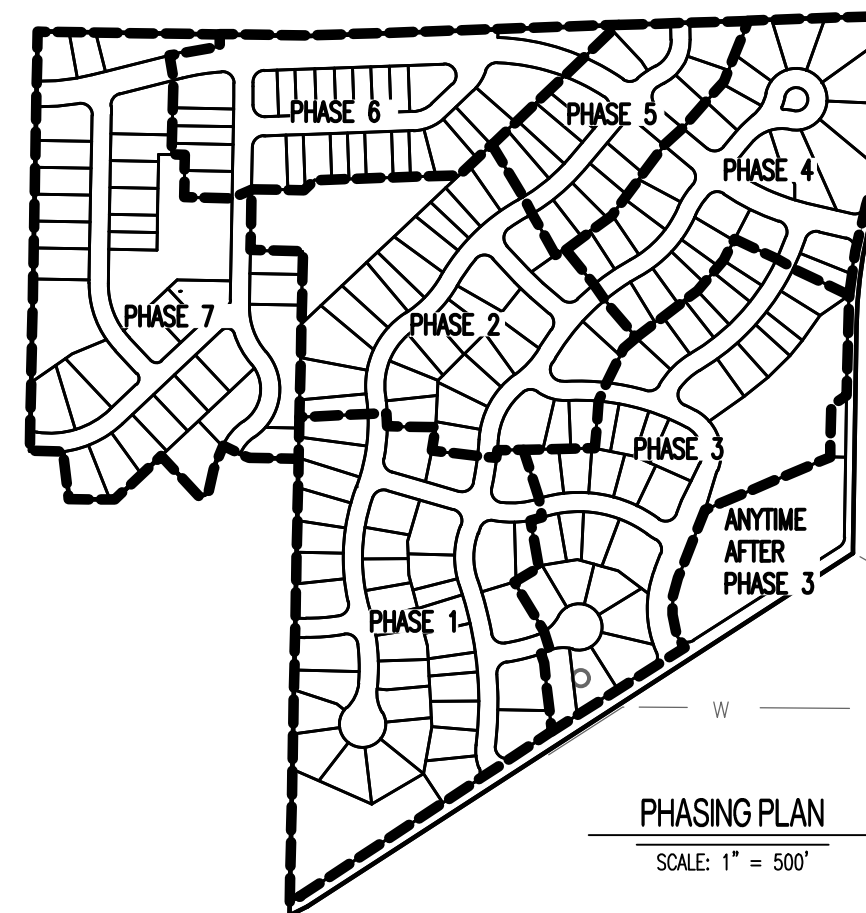
LOTS 1 - 202 ARE INTENDED TO BE USED FOR RESIDENTIAL PURPOSES. THE PROPOSED STREAM BUFFER SHALL REMAIN IN PLACE AND ALL COUNTY REGULATIONS PERTAINING TO STREAM BUFFERS SHALL APPLY.

NOTES:

1. WATER DISTRIBUTION TO BE PROVIDED BY PWS# 40.
2. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS (MIN.) OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
3. THE INTERIOR STREET R/W SHALL BE 50' WIDE, EXCEPT FOR MOSBY DRIVE AND THE SOUTH PORTION OF ASCENT DRIVE WHICH IS 66' WIDE.
4. ALL INTERNAL STREET PAVEMENT SHALL BE 32" WIDE, EXCEPT FOR MOSBY DRIVE WHICH SHALL BE 38" WIDE AND THE SOUTH PORTION OF ASCENT DRIVE WHICH IS 42" WIDE.
5. ALL LOT STREET FAULTS SHALL BE LOCATED ALONG THE SIDE OF EACH LOT ADJACENT TO THE RIGHT OF WAY.
6. NATURAL GAS DISTRIBUTION TO BE PROVIDED AND DESIGNED BY AMEREN.
7. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY. FINAL NUMBERS WILL BE DETERMINED DURING FINAL PLATTING.
8. THE EXISTING ZONING OF THESE TRACTS ARE R-SP AND A-1 PENDING REZONING TO R-SP & C-CP.
9. THIS PRELIMINARY PLAT CONTAINS 80.22 ACRES.
10. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
11. ELECTRIC DISTRIBUTION TO BE PROVIDED AND DESIGNED BY BOONE ELECTRIC.
12. LOTS LABELED AS "C_" ARE DESIGNATED AS COMMON LOTS AND 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 THE TIME OF FINAL PLATTING TO ENSURE PROPER ACCESSSES ARE IN PLACE TO AND OVER SAID BMP'S.
13. ALL LOT STREET PAVEMENT, MOSBY DRIVE AND THE SOUTH PORTION OF ASCENT DRIVE, SHALL MEET COUNTY LOCAL ROAD CONSTRUCTION STANDARDS.
14. LOT DIMENSIONS SHOWN ARE TO THE NEAREST FOOT FOR PRELIMINARY PLATTING PURPOSES.
15. ALL R-SP ZONED LOTS WITHIN THIS DEVELOPMENT SHALL CONTAIN A MAXIMUM OF ONE DWELLING UNIT, EXCEPT FOR THE LOTS LABELED "SINGLE-FAMILY ATTACHED" WHICH SHALL BE ALLOWED A TWO FAMILY DWELLING UNIT.
16. LOT 203 SHALL BE ZONED C-CP.
17. ALL NON-COTTAGE LABELED RESIDENTIAL LOTS SHALL HAVE A MINIMUM 25' FRONT AND REAR YARD SETBACK ALONG WITH A MINIMUM 6' SIDE YARD SETBACK UNLESS OTHERWISE NOTED ON THE PLAN VIEW. THE LOTS LABELED "COTTAGE" SHALL HAVE A 20' FRONT YARD, 6' INTERNAL SIDE YARD, AND 25' REAR YARD.
18. ALL EXISTING STRUCTURES AND POND WITHIN THE DEVELOPMENT AREA SHALL BE REMOVED
19. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL INTERNAL STREETS, ALONG THE NORTH SIDE OF ST. CHARLES ROAD, & ALONG THE WEST SIDE OF ROUTE Z.
20. NO RESIDENTIAL DRIVEWAY ACCESS TO ROUTE Z, ST. CHARLES ROAD OR MOSBY DRIVE.
21. ALL LOT STREET PAVEMENT SHALL BE DEVELOPED UTILIZING THE BOONE COUNTY STREET STANDARDS.
22. THIS DEVELOPMENT WILL BE RESTRICTED TO AN ANNEXATION AGREEMENT BETWEEN THE DEVELOPER AND THE CITY OF COLUMBIA AS RECORDED IN BOOK _____, PAGE _____.

PHASING PLAN

PHASING SHALL BE IN ACCORDANCE WITH THE PHASING PLAN ON THIS SHEET. IT IS THE INTENT OF 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 BOONE COUNTY RESOURCE MANAGEMENT, WITH THE EXCEPTION THAT STORMWATER AND UTILITY IMPROVEMENTS LOCATED OUTSIDE OF THE CURRENT PHASE MAY BE CONSTRUCTED TO SERVE THE CURRENT PHASE, AS NEEDED TO MEET REQUIREMENTS.



PRELIMINARY

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