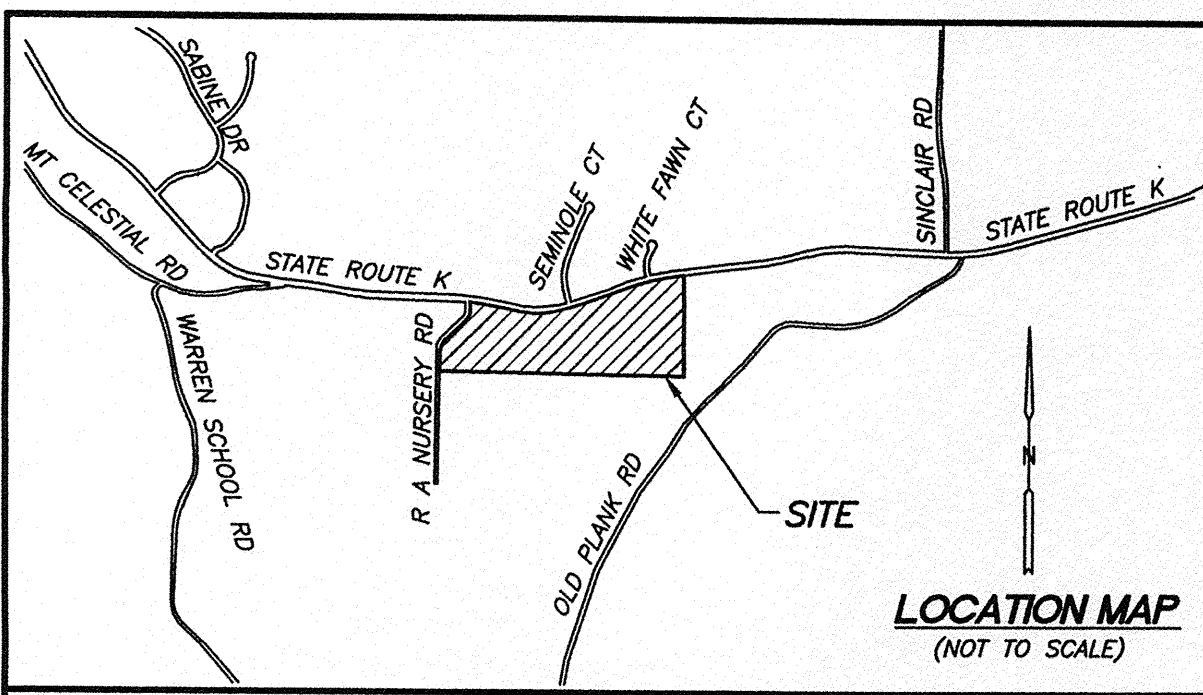


PRELIMINARY PLAT  
**BOONE'S POINTE**  
 FEBRUARY 3, 2005



**LEGEND**

- PROPOSED STREET GRADE
- PROPOSED STORM DRAINAGE STRUCTURE/PIPE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING TREES
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEAN OUT
- EXISTING CONTOUR
- BUILDING SETBACK LINE

- NOTES**
- THERE WILL BE A MINIMUM 15' UTILITY EASEMENT ALONG THE STREET OF ALL LOTS.
  - THERE WILL BE A MINIMUM 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY AND GAS SEWER LINES.
  - ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
  - ALL CUL-DE-SACS WILL HAVE A 47' RADIUS RIGHT-OF-WAY AND 38' RADIUS PAVEMENT.
  - DRIVEWAY ACCESS ALONG STATE ROUTE K FOR LOTS 13 THRU 29 AND LOT 72 SHALL BE PROHIBITED FOR SINGLE-FAMILY OR TWO-FAMILY RESIDENTIAL DEVELOPMENT.
  - WATER DISTRIBUTION WILL BE DESIGNED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO. 1.
  - CONTOUR INTERVAL IS TWO (2) FEET.

**EXISTING UTILITIES**

SEWER: CITY SEWER EXTENSION TO EAST PROPERTY LINE  
 WATER: 8" MAIN ON SOUTH SIDE OF STATE ROUTE K  
 GAS: ALONG SOUTH SIDE OF STATE ROUTE K  
 ELEC: 3-PHASE OVERHEAD ON SOUTH SIDE OF STATE ROUTE K

**FLOOD PLAIN STATEMENT**

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE BOONE COUNTY, MISSOURI F.L.R.M. PANEL NUMBER 290034 0119 B DATED JUNE 15, 1983.

**SITE DATA**

ZONING: R-1  
 ACREAGE: 41.88 ACRES  
 LOCATION: S 1/2 OF SECTION 9-47-13  
 WARRANTY DEED RECORDED IN BOOK 2609, PAGE 86

**OWNER**

ROBERT J. MCCOSH JR.  
 1 BUSINESS LOOP 70 EAST  
 COLUMBIA, MISSOURI 65203

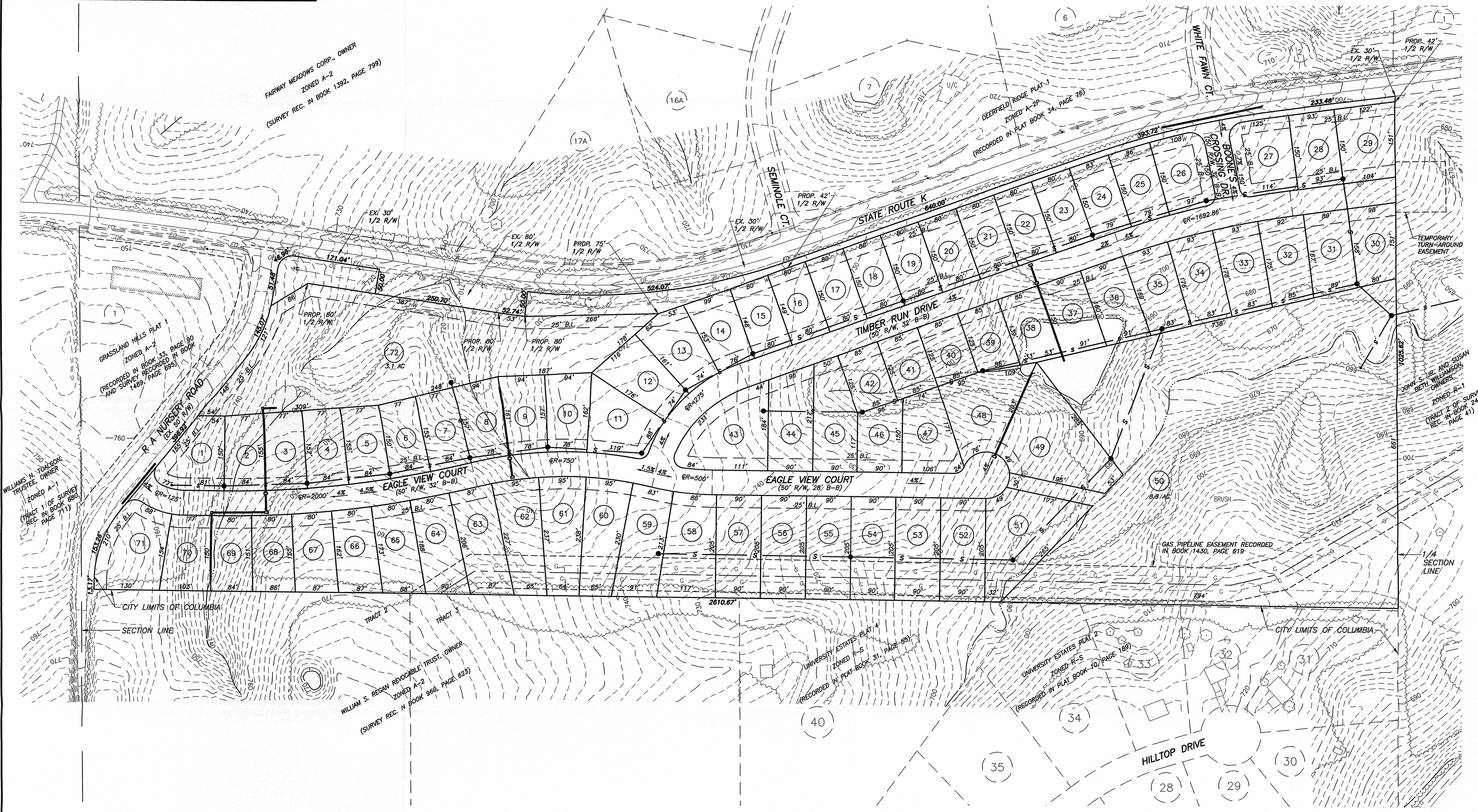
**DEVELOPER**

FAIRWAY MEADOWS CORP.  
 5714 S. SHORT LINE DR.  
 COLUMBIA, MISSOURI 65203

RECEIVED  
 FEB 23 2005  
 PLANNING DEPT.

**PREPARED BY**  
 ALLSTATE CONSULTANTS, P.C.  
 3312 LEMONE INDUSTRIAL BLVD.  
 COLUMBIA, MISSOURI 65201  
 (573) 875-8799

STATE OF MISSOURI  
 MICHAEL J. MCCANN  
 NUMBER E-30332  
 DATE 2/23/05  
 PROFESSIONAL ENGINEER



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.  
 JERRY WADE, CHAIRPERSON

