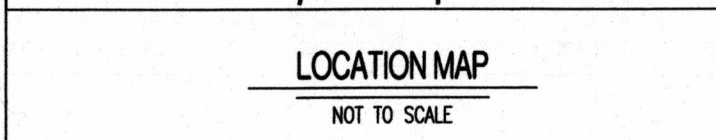
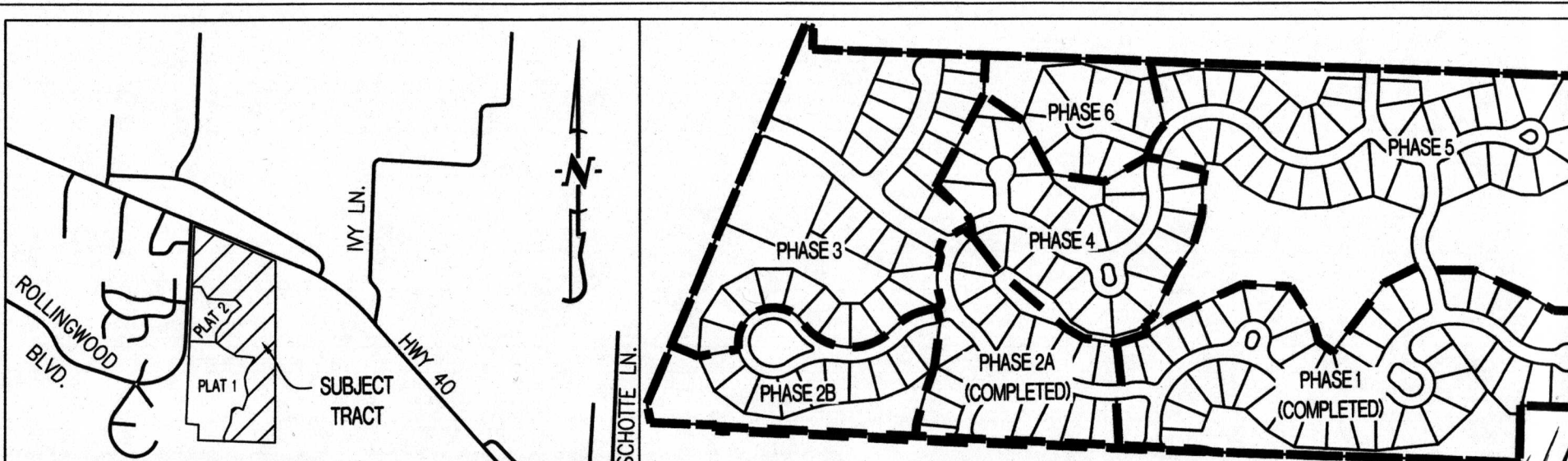


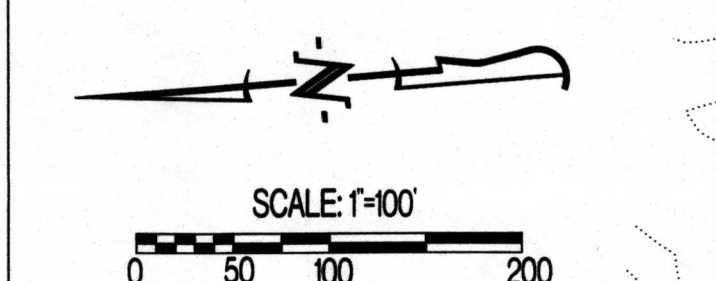
# RAVENWOOD

LOCATED IN SECTION 1, TOWNSHIP 48 NORTH, RANGE 14 WEST  
BOONE COUNTY, MISSOURI  
SUBMITTAL DEADLINE DATE: 2/24/2025

OWNER:  
FRED OVERTON DEVELOPMENT INC.  
2712 CHAPEL WOOD VIEW  
COLUMBIA, MISSOURI 65203



- LEGEND:**
- 805 - EXISTING 20' CONTOUR
  - 800 - EXISTING 10' CONTOUR
  - CLRB - CURB
  - S - EXISTING SANITARY SEWER
  - SS - PROPOSED SANITARY SEWER
  - W/C - WAREHOUSE/CLEANOUT
  - WL - PROPOSED WATERLINE
  - LP - PROPOSED LIGHT POLE
  - FR - PROPOSED FIRE HYDRANT
  - SS - EXISTING STORM SEWER
  - SS - PROPOSED STORM SEWER
  - BL - BUILDING LINE
  - ES - EASEMENT
  - XX - LOT NUMBER
  - XX - PROPOSED PAVEMENT
  - XX - PROPOSED DETENTION/BIORETENTION



- NOTES:**
1. WATER DISTRIBUTION TO BE PROVIDED BY CONSOLIDATED WATER DISTRICT #1.
  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 STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
  4. THERE SHALL BE A 20 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO THE STREET.
  5. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
  6. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY. FINAL NUMBERS WILL BE DETERMINED DURING FINAL PLATING.
  7. THE EXISTING ZONING OF THIS DEVELOPMENT IS R-SP & C-GP.
  8. THIS DEVELOPMENT CONTAINS 55.03 ACRES.
  9. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL INTERNAL STREETS.
  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 PLATING 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 PLATING 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.
  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 HUMMINGS DRIVE. THESE TURN LANES SHALL BE CONSTRUCTED AT THE TIME OF THE DEVELOPMENT OF PHASE 3 OF THE FINAL 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.
  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.

**LANDSCAPE AND BUFFERING PLAN:**  
LOTS 1 - 108 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. LOTS 109 & 110 ARE INTENDED FOR COMMERCIAL USES. SCREENING ON THESE LOTS SHALL BE CONSIDERED AND CAN BE RELOCATED ONLY WITH THE APPROVAL OF THE BOONE COUNTY PLANNING AND BUILDING DEPARTMENT.

**PHASING PLAN:**  
PHASING SHALL BE IN SUBSTANTIAL ACCORDANCE WITH THE PHASING DIAGRAM. 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 THE BOONE COUNTY RESOURCE MANAGEMENT.

**CONDITIONS:**  
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.

**REQUESTED ALLOWED USES:**  
PERMITTED USES (LOTS 1 - 108):  
SINGLE FAMILY RESIDENTIAL  
AGRICULTURAL ACTIVITY WHICH SHALL INCLUDE GREENHOUSES AND NURSERIES  
HOME OCCUPATION  
PUBLIC PARK  
PLACE OF WORSHIP  
CLAY 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.

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. THESE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE DESIGNATED STREAM BUFFER EXCEPT AS APPROVED BY THE DIRECTOR.

TYPE II INNER STREAM BUFFER - 25' EACH SIDE OF CHANNEL (TYP)  
TYPE II OUTER STREAM BUFFER - MINIMUM 50' EACH SIDE OF CHANNEL (TYP) PLUS ADDITIONAL AREA FOR STEEP SLOPES

**STORMWATER CONTROL PLAN:**  
THIS DEVELOPMENT IS SUBJECT TO THE STORMWATER MANAGEMENT REQUIREMENTS OF THE BOONE COUNTY STORMWATER ORDINANCE. EACH LOT (OR PHASE) OF THIS DEVELOPMENT SHALL HAVE ITS OWN STORMWATER CONTROL PLAN. IT IS THE INTENT OF THIS DEVELOPMENT TO FULLY COMPLY WITH THE BOONE COUNTY STORMWATER REGULATIONS AND MANUAL. TO COMPLY THIS DEVELOPMENT WILL UTILIZE BIORETENTION CELLS, RAIN GARDENS, DRY DETENTION PONDS, WET DETENTION PONDS, AND/OR OTHER APPROVED BMP'S TO MEET SAID REGULATIONS. THE CONCEPTUAL STORMWATER MANAGEMENT AREAS SHOWN ARE SIZED BASED ON PRELIMINARY STORMWATER CALCULATIONS. IF ADDITIONAL STORMWATER MANAGEMENT AREA IS REQUIRED BASED ON FINAL DESIGN, ADDITIONAL BMP'S MAY BE ADDED IN THE COMMON LOTS.

TREE PRESERVATION MAY BE USED AS A STORMWATER TREATMENT BMP. EXACT PLACEMENT SHALL BE DETERMINED AT THE TIME OF DESIGN OF EACH PHASE. ANY CLEARING, GRADING, CONSTRUCTION, EXCAVATION OR TREE REMOVAL WITHIN THE PRESERVATION AREA WILL REQUIRE APPROVAL FROM BOONE COUNTY RESOURCE MANAGEMENT.

**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:  
BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 40, STATION 3474+35.00, 144.00 FEET RIGHT OF CENTERLINE, THENCE WITH SAID SOUTH RIGHT OF WAY LINE, SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT OF LAND, IN 78°43'00", 66.29 FEET, STATION 3474.00, 107.00 FEET RIGHT OF SAID CENTERLINE, THENCE CONTINUING WITH SAID SOUTH RIGHT OF WAY AND NORTH LINE, S 87°21'10", 140.00 FEET, STATION 3474.00, 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 OF LAND, IN 88°39'10", 70.00 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, THENCE LEAVING SAID NORTH LINE AND WITH SAID EAST LINE, S 23°01'00", 283.53 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID SECTION 1, IN 88°55'50", 801.78 FEET TO THE SOUTHWEST 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, IN 1°42'00", 98.88 FEET, THENCE IN 2°20'00", 109.50 FEET, THENCE IN 2°12'15", 201.64 FEET, THENCE IN 1°54'45", 127.24 FEET, THENCE IN 2°14'15", 107.52 FEET, THENCE IN 1°42'00", 98.88 FEET, THENCE IN 3°30'15", 107.80 FEET, THENCE IN 4°52'45", 150.18 FEET, THENCE IN 5°24'45", 50.00 FEET, THENCE IN 3°34'45", 127.24 FEET, THENCE IN 1°52'00", 18.16 FEET, THENCE IN 2°24'45", 50.00 FEET, THENCE IN 1°42'00", 98.88 FEET, THENCE IN 2°14'15", 107.52 FEET, THENCE IN 1°42'00", 98.88 FEET, THENCE IN 3°30'15", 107.80 FEET, THENCE IN 4°52'45", 150.18 FEET, THENCE IN 5°24'45", 50.00 FEET, THENCE IN 3°34'45", 127.24 FEET, THENCE IN 1°52'00", 18.16 FEET, THENCE IN 2°24'45", 50.00 FEET, THENCE IN 1°42'00", 98.88 FEET, THENCE IN 2°14'15", 107.52 FEET, THENCE IN 1°42'00", 98.88 FEET, THENCE IN 3°30'15", 107.80 FEET, THENCE IN 4°52'45", 150.18 FEET, THENCE IN 5°24'45", 50.00 FEET, 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