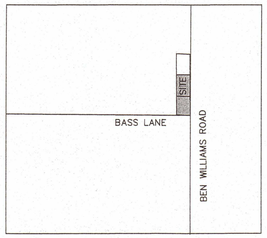
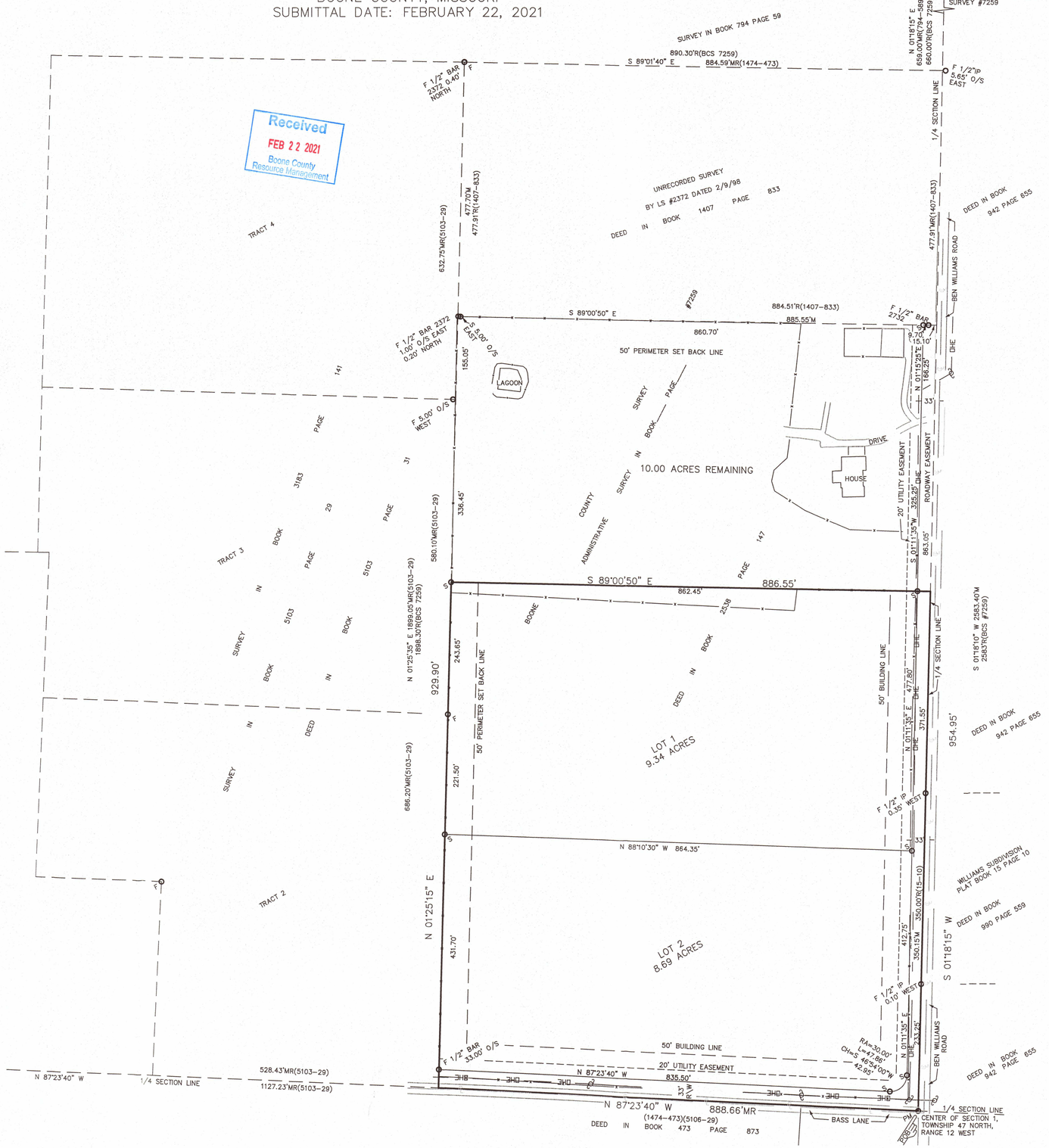
POUNDS A2P REVIEW PLAN

A TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI

SUBMITTAL DATE: FEBRUARY 22, 2021

SITE LOCATION MAP NO SCALE





Received
FEB 22 2021
Boone County Resource Management

SCALE 1"= 100'

0 50' 100' 200'

LEGEND

	LEGEND
F	FOUND
S	SET 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321
PM	PERMANENT MONUMENT 5/8" BAR WITH CAP BRUSH AND ASSOC. LC 321
R/W	RIGHT-OF-WAY
R	RECORD
M	MEASURED
(5103-29)	BOOK AND PAGE OF PREVIOUSLY RECORDED SURVEY
	UTILITY POLE
—X—	FENCE
POB	POINT OF BEGINNING
IP	IRON PIPE
BCS	BOONE COUNTY SURVEY
℄	CENTER LINE

FLOOD NOTE:

THIS TRACT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS PER FIRM MAP NUMBER 29001C0315E DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT:
THERE ARE NO TYPE I, II OR III STREAMS AS DEFINED BY DEFINED BY BOONE COUNTY ZONING ORDINANCE 26.3 LOCATED ON THIS TRACT.
STORM WATER NOTE:

THESE TRACTS ARE SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.

ALLOWED USES:

LOTS 1,2
-AGRICULTURAL ACTIVITY WHICH SHALL INCLUDE GREENHOUSES AND NURSERIES
-FARM DWELLING
-HOME OCCUPATION
-PLACE OF WORSHIP
-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.
-SINGLE FAMILY DWELLING

EROSION/SEDIMENTATION CONTROL NARRATIVE

EROSION CONTROL FOR THE CONSTRUCTION OF SINGLE FAMILY DWELLING AND ACCESSORY BUILDINGS WILL CONSIST OF PREVENTING ANY SEDIMENTATION TO ERODE OFF THE AFFECTED TRACT OR INTO ANY OF THE ON SITE BODIES OF WATER OR STREAMS.

LANDSCAPE/BUFFERING NARRATIVE

DUE TO THE SAME USES AS SURROUNDING TRACTS, NO LANDSCAPE BUFFERING IS PROPOSED.

STORM WATER CONTROL NARRATIVE
THE ONLY CONCENTRATION OF STORMWATER CHANGED BY THIS DEVELOPMENT WILL BE FROM THE DRIVEWAY AND ROOF OF THE PROPOSED HOME. THIS STORMWATER WILL BE DISPERSED AT VARIOUS LOCATIONS AND NO SPECIAL MEASURES TO DEAL WITH STORMWATER ARE DEEMED NECESSARY. BEST MANAGEMENT PRACTICES WILL BE UTILIZED IF AND WHEN ANY SPECIAL CONCERNS ARISE.

WASTE WATER MANAGEMENT NARRATIVE

ALL WASTE WATER IS TO BE TREATED BY AN ON SITE TREATMENT SYSTEM PERMITTED BY THE BOONE COUNTY HEALTH DEPARTMENT.

DESCRIPTION

A TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 2538 PAGE 147 AND BEING PART OF THE TRACT SHOWN BY BOONE COUNTY SURVEY #7259 BOTH OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 1; THENCE WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 N 87°23'40" W, 888.66 FEET TO THE SOUTHEAST CORNER OF THE TRACT SHOWN BY THE SURVEY IN BOOK 5103 PAGE 29 OF THE BOONE COUNTY RECORDS; THENCE LEAVING THE SOUTH LINE OF THE NORTHWEST QUARTER AND WITH THE EAST LINE OF THE TRACT SHOWN BY SAID SURVEY IN BOOK 5103 PAGE 29 N 01°25'15" E, 929.90 FEET; THENCE LEAVING SAID EAST LINE S 89°00'50"E 886.55 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 S 01°18'15" W, 954.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.20 ACRES.

DENSITY TABLE

LOTS 1	1 SINGLE FAMILY DWELLING 9.34 ACRES	
LOT 2	1 SINGLE FAMILY DWELLING 8.69 ACRES	
TOTAL DEVELOPMENT	2 BUILDABLE LOTS	18.03 ACRES
AVERAGE	1 SINGLE FAMILY DWELLING PER 9.02 ACRES	
A-2 ZONING MINIMUM LOT SIZE = 2.50 ACRES		

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 2021.

BOYD HARRIS CHAIRPERSON

RECEIVED AND ACCEPTED BY THE BOONE COUNTY COMMISSION THIS _____ DAY OF _____, 2021.

DANIEL K. ATWILL
PRESIDING COMMISSIONER

BRUSH AND ASSOCIATES, INC.

LAND SURVEYORS
506 NICHOLS STREET, SUITE A
COLUMBIA , MISSOURI 65201
PHONE : (573) 442-3110 FAX: (573) 442-4851
www.brushengsurv.com
LSC 321

REFERENCE BEARING:
GRID NORTH AS PER GPS OBSERVATION USING THE MODOT NETWORK.

OWNER: JAMES B. POUNDS AND MARTINA POUNDS

PREPARED BY:
BRUSH AND ASSOCIATES INC.
506 EAST NICHOLS STREET SUITE A
COLUMBIA, MO 65201
573-442-3110
LC 321

KEVIN M. SCHWEIKERT PLS 2013020068
DATE: ~~FEBRUARY~~ 11, 2021

POUNDS
A2P REVIEW PLAN

Drawn:	JOB NUMBER 9014
Checked:	CAD File Name (Number):

Drawing Title:
REVIEW PLAN

No.	Revisions:	Date:

Submission Date:	Drawing Number:
Plot Date: 02/10/2021	100