

A PRELIMINARY PLAT FOR  
**FIVE PINES SUBDIVISION**  
 A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13,  
 TOWNSHIP 48 NORTH, RANGE 12 WEST AND A PORTION OF THE  
 NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIPS 48 NORTH,  
 RANGE 11 WEST,  
 BOONE COUNTY, MISSOURI

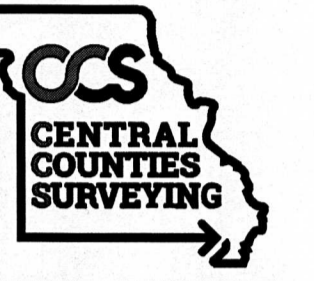


CREATING CLIENTS FOR LIFE  
 210 PARK AVENUE  
 COLUMBIA, MO 65203  
 P 573.499.1944

MISSOURI CERTIFICATE OF AUTHORITY NO.  
 E-2017015086  
 EXPIRES: DECEMBER 31, 2023

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 INTENT THEY CONVEY, OR FOR PROBLEMS  
 WHICH ARISE FROM FAILURE TO OBTAIN  
 AND/OR FOLLOW THE ENGINEER'S GUIDANCE  
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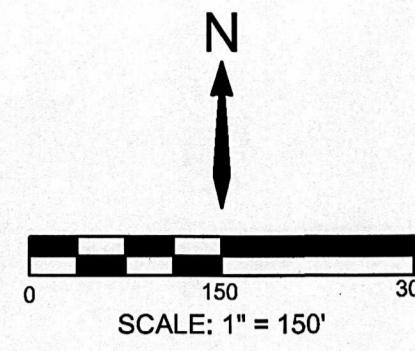


Derek Forbis, PLS #2021015380  
 5/11/2022

REVISIONS	

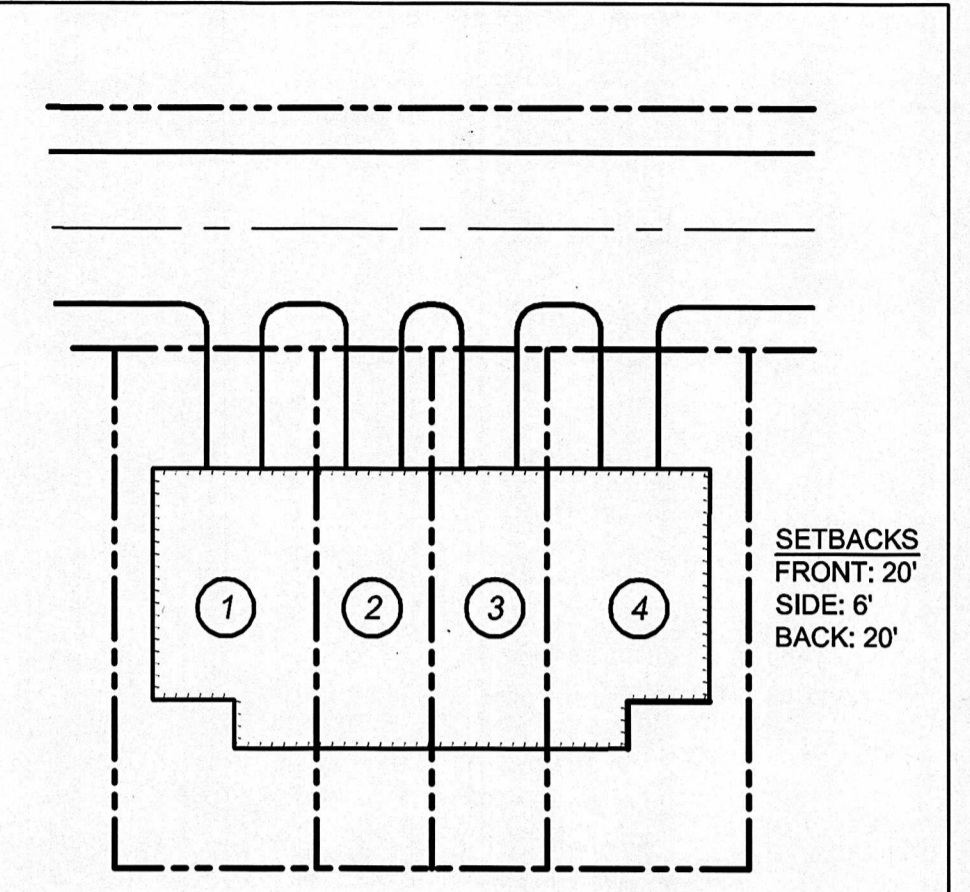
**FIVE PINES SUBDIVISION RPD  
 A REVIEW PLAN & PRELIMINARY PLAT**  
 RICHLAND ROAD, BOONE COUNTY, MO

ENGINEER: KKS DRAWN BY: TRA  
 CHECKED BY: KKS SSE PROJECT #: 21028  
**PHASING PLAN**  
 DRAWING NO. SHEET NO.  
**C102 03 OF 03**

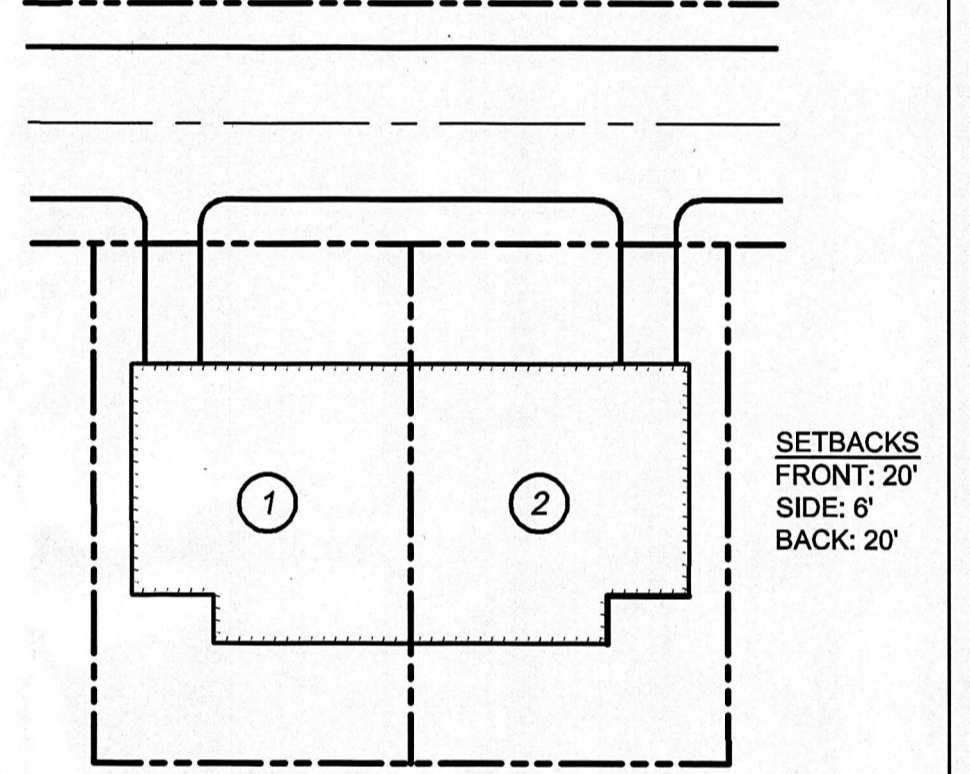


- PHASING KEY:**
- PHASE 1: LOTS 100 - 105, C-1
  - PHASE 2: LOTS 200 - 233, C-2, C-8
  - PHASE 3: LOTS 300 - 343, C-3, C-7, C-5, C-6
  - PHASE 4: LOTS 400 - 459, C-4
  - PHASE 5: LOTS 500 - 551
  - PHASE 6: LOTS 600 - 631, C-9
  - PHASE 7: LOTS 700 - 740
  - PHASE 8: LOTS 800 - 840
  - PHASE 9: LOTS 900-943, C-10

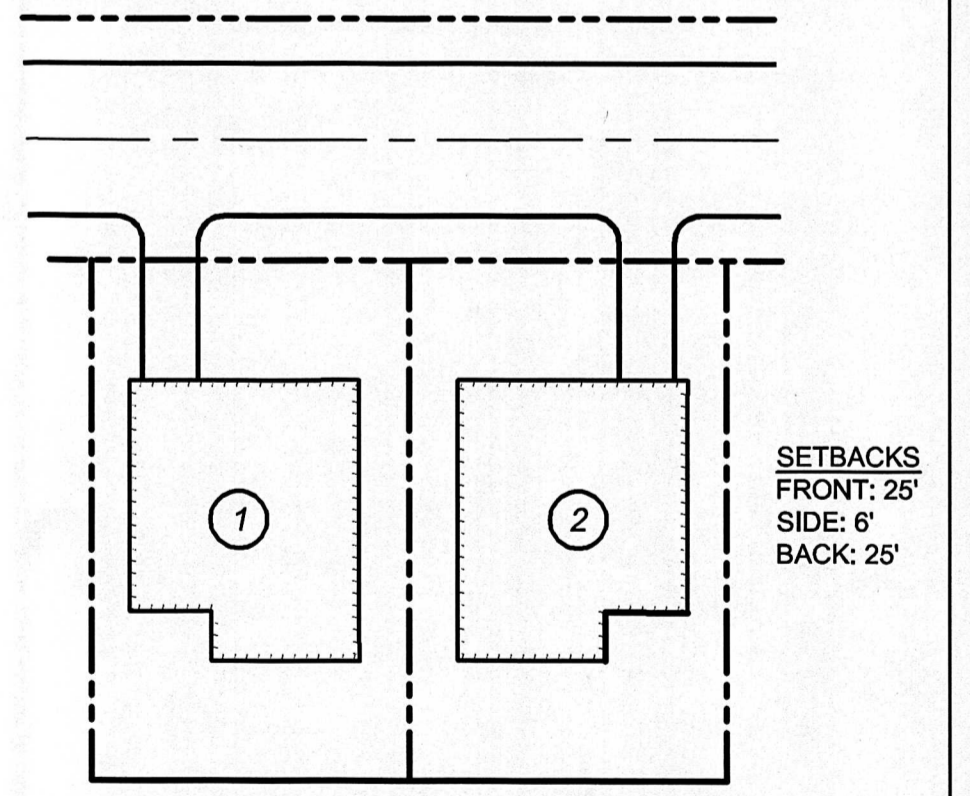
NOTE: THE DEVELOPMENT WILL BE PHASED  
 INTO NINE PHASES. PHASING PLAN DOES  
 NOT HAVE TO BE COMPLETED IN  
 SEQUENTIAL ORDER. NUMBER OF LOTS IN A  
 PHASE CAN BE INCREASED / DECREASED  
 AS LONG AS THE PHASE IS COMPLIANT WITH  
 BOONE COUNTY FIRE CODE EGRESS  
 REQUIREMENTS AND IS SPECIFICALLY  
 APPROVED BY THE DIRECTOR OF  
 RESOURCE MANAGEMENT. THE OVERALL  
 NUMBER OF DWELLING UNITS FOR THIS  
 DEVELOPMENT MAY NOT EXCEED 370.



OPTION #1: TYPICAL LOT DEVELOPMENT  
 4 DWELLING UNIT ATTACHED SINGLE  
 FAMILY. LOT HAS OPTION TO BE  
 SUBDIVIDED OR REMAIN AS ONE SINGLE  
 LOT. SUBJECT TO BOONE COUNTY  
 STANDARDS AND REQUIREMENTS



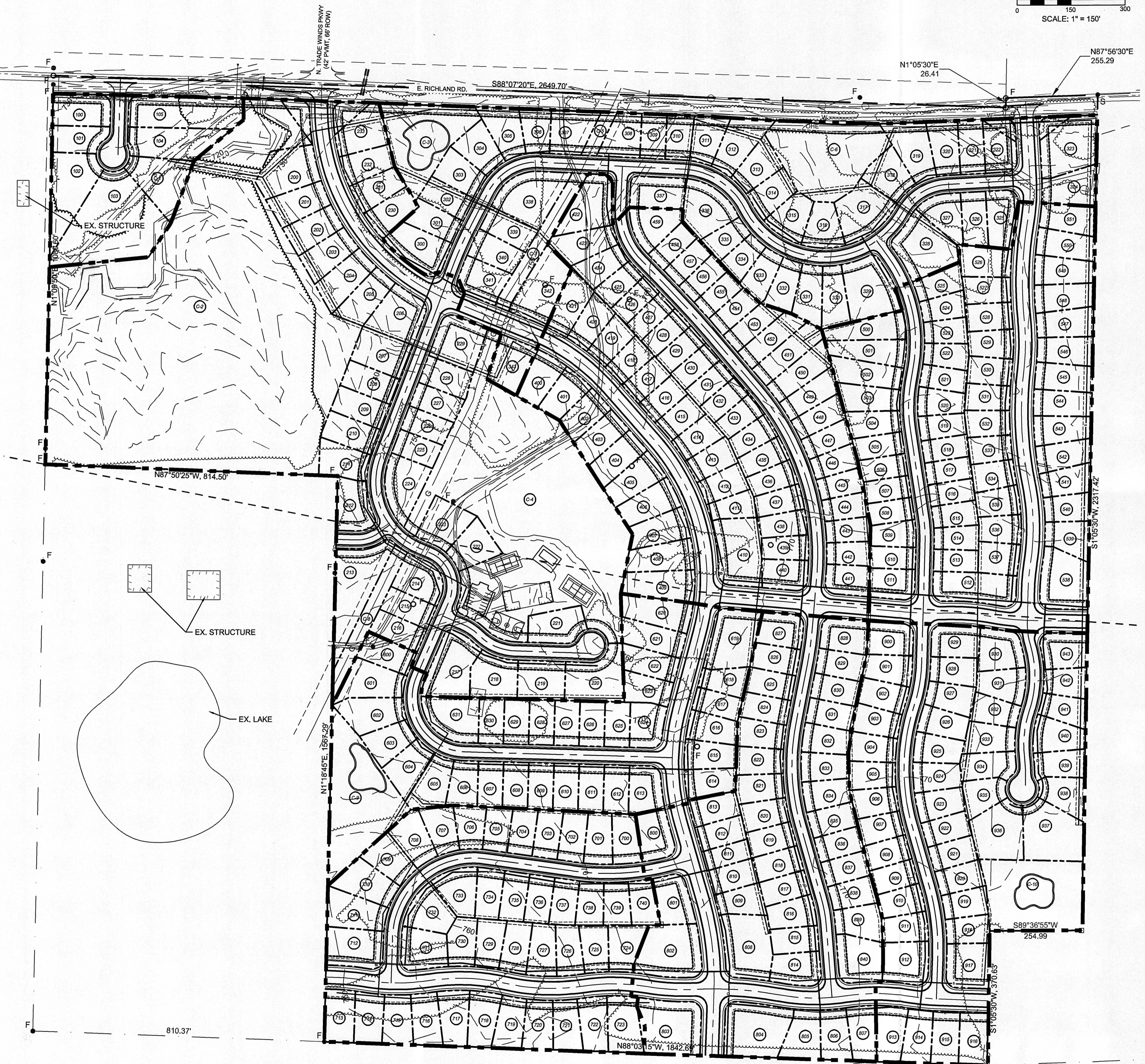
OPTION #2: TYPICAL LOT DEVELOPMENT  
 2 DWELLING UNIT (DUPLEX) ATTACHED  
 SINGLE FAMILY. LOT HAS OPTION TO BE  
 SUBDIVIDED OR REMAIN AS ONE SINGLE  
 LOT. SUBJECT TO BOONE COUNTY  
 STANDARDS AND REQUIREMENTS



OPTION #3: TYPICAL LOT DEVELOPMENT  
 SINGLE FAMILY LOT. LOT HAS OPTION TO  
 BE SUBDIVIDED INTO A SINGLE FAMILY  
 LOT. SUBJECT TO BOONE COUNTY  
 STANDARDS AND REQUIREMENTS

**DEVELOPMENT OPTIONS FOR  
 MULTI-FAMILY LOTS  
 LOTS 217, 218, 219, 220, 221**

Received  
 MAY 12 2022  
 Boone County  
 Resource Management



810.37

N88°03'15\"/>