

TERM OF COMMISSION: January Session of the January Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Chambers

PRESENT WERE: Presiding Commissioner Dan Atwill
District I Commissioner Fred Parry
District II Commissioner Janet Thompson
Chief Engineer Jeff McCann
Director Resource Management Stan Shawver
Planner Uriah Mach
Deputy County Clerk Michelle Thompson

The meeting was called to order at 9:31 a.m.

Resource Management

- 1. Public Hearing for request by DNT Group LLC & Joanna M. Wilson Trust for variance request for The Estates Planned Development to the minimum width standard for paving, section 110.01 of the Boone County Roadway Regulations, Chapter 2**

Jeff McCann handed out a packet that included the recommendation memo. The packet is included at the end of these minutes.

Jeff McCann asked that the current edition of the Boone County Chapter I and II Roadway Regulations be entered into the record of this meeting. The applicants have waived their right to appear in front of the Road & Bridge Advisory Committee and come straight before the County Commission instead. He then proceeded to read the following memo:

Mr. Jay Gebhardt with A Civil Group is requesting one (1) variance to the Boone County Chapter II Roadway Regulations for the proposed residential

development known as The Estates A-2P on behalf of co-applicants DNT Group, LLC and Joanna M. Wilson Trust. Mr. Gebhardt's request letter and the executed Consent to Proceed Before County Commission for a Road Regulations Variance Request are attached for reference.

Variance Criteria: As set forth in Paragraph 2.16 of the Boone County Chapter II Roadway Regulations; "No variance from any requirement within Appendices of these regulations shall be granted unless the Committee finds: (a) the applicant will incur unreasonable and unnecessary hardship if a variance is not granted and the variance is not sought primarily to avoid financial expense in complying with the requirements of these regulations; (b) grant of a variance will not endanger the health, safety, or welfare of the public; and (c) grant of a variance will not hinder, thwart or circumvent the general intent of any specific purpose of these regulations".

Background: The planned residential development is located south of State Route K and east of High Point Lane as shown on the attached Exhibit A – Location Map. Eleven (11) lots are proposed as shown on the attached Exhibit B – Review Plan/Preliminary Plat. Eight (8) lots, ranging between 2.10 and 6.85 acres, will take access from the proposed public street extension of the existing Cresskill Drive in Heatherhill Estates Plat 1 as shown on the attached Exhibit C – Detailed Area. The existing Cresskill Drive pavement is 32' wide from back of curb to back of curb and connects to High Point Lane. The proposed street extension is approximately 900 feet, ending in a standard residential cul-de-sac.

Request: Allow a 26' wide pavement without curb and gutter for the public street extension of Cresskill Drive. Standard Construction Drawing 110.01 for Local Road with Shoulders in Appendix "B-1" requires a 30' wide pavement as shown on the attached Exhibit D.

Narrower streets raise public safety concerns. Comments on the proposed narrower pavement variance were requested from the Boone County Fire Protection District, Boone County Road & Bridge Department, and the Boone County Sheriff's Department. BCFPD requests no parking on both sides of the street if the narrower pavement variance is approved. Public Works was concerned about snow removal with their 10' wide snow plows unless no parking was required on at least one side. The Sheriff's Department does not have any large vehicles but requested no parking on both sides of the street due to multi-agency emergency response calls. Enforcing no parking signs could be done but would be another item on their list of duties.

Narrower street standards for low density, longer frontage, and larger lot developments in A-1 and A-2 zoning districts are currently being discussed as part of the Subdivision Regulations update but have not yet been adopted. The proposed eight lots and street extension appear to meet the general criteria for Agriculture District Roads that have been discussed work sessions. A reduction in street width variance request was previously approved for the cul-de-sac streets in the adjacent Heatherhills Estates Plat 1 subdivision. The variance allowed a 28' street with curb and gutter instead of the standard 32' with curb and gutter.

Staff does not support or oppose this variance request but would recommend no parking signs be required on both sides of the street if the variance request is approved.

Commissioner Thompson asked if the request was to also have no curb and gutter.

Jay Gebhardt said yes.

Commissioner Thompson wanted clarification on if Heatherhill Estates had curb and gutter.

McCann said yes, that street is 28' with curb and gutter. Cresskill Drive, the one that will be extended, is 32' with curb and gutter.

Commissioner Atwill asked how many houses there will be once it is fully built.

McCann said there will be five on this street with three served on the private drive, so a total of eight.

Commissioner Thompson asked if the typography is suited best for curb and gutter or not.

McCann said, for this project he believed the intention was to not have curb and gutter to allow the street pavement runoff to sheet flow. This is going to be constructed on top of the ridge that is there, so by not concentrating that flow off the street into curb and gutter, it can be allowed to sheet flow, which will be an advantage in the stormwater design for this parcel.

Commissioner Thompson asked if it would be an efficient use of the design process to aid the stormwater issues.

McCann said yes, in this case.

Commissioner Parry wanted clarification on the current street standard, not considering the proposed change, for a street similar to this.

McCann said for a local, no curb and gutter street, 30' wide. The request is for 26'.

There were no more comments or questions from the Commission.

Commissioner Atwill opened the public hearing.

Jay Gebhardt was present to speak on this item.

Mr. Gebhardt handed packets out to the Commission. The packet is included at the end of these minutes.

Mr. Gebhardt read a prepared statement to the Commission to address the following regulations set forth in the Boone County Chapter II Roadway Regulations:

- a) The applicant will incur unreasonable and unnecessary hardship if a variance is not granted and the variance is not sought to avoid financial expense in complying with the requirements of these regulations
- b) Grant of the variance will not hinder, thwart, or circumvent the general intent or any specific purpose of these regulations.

The prepared statement Mr. Gebhardt read is as follows:

Regarding a) and b):

- The first 100' serves 8 lots and the remaining length of street serves only 5 lots.
- There will be a 50' setback required by the Covenants and Restrictions, with the goal of providing a circle type driveway in the front of the lots for visitor parking.
- The lots are large, and the density is very low
- It is not desired to have street parking nor is it a goal to encourage parking on the street and the narrower pavement aids in deterring parking on the street.
- The difference from the standard of 30' to 26' we are requesting adds 4 feet of unnecessary impervious area and if required would create an impact to

the amount of stormwater best management practices that would be required. In respect to stormwater, less is more.

- Heatherhill subdivision was granted a variance to build 28' curb and gutter streets within the Heatherhill Subdivision. This proposal is for 26' without curbs and gutters, or two feet narrower than the streets in the adjoining Heatherhill which is consistent with the County standard of 32' for curb and gutter streets and 30' for non-curb and gutter streets.
- Language in the 2016 proposed regulations is attached. This is creating a new standard for low density and larger lot developments of 26' streets. This proposal meets the requirements of this proposed standard in the new 2016 regulations and no variance would need to be requested if these regulations are adopted as written.

The Hardships are:

- The standard is meant to address the needs of higher density development, not the unique development proposed.
- The standard encourages parking on the street which runs counter to the desire to have cars in the proposed driveways to keep the road clear during normal situations.
- The standard has a larger impact foot print to the stormwater runoff from the site.
- The variance provides relief for this unique subdivision from the one-size-fits-all standard for the width of streets.

The proposed variance, if granted, will not hinder, thwart or circumvent the intent of the regulations. The variance fits the unique nature of the proposed development. County staff has recognized the need for a new narrower standard for streets in rural, low density, large lot developments.

Commissioner Atwill asked if Leopard Lane would service only lots 107 and 108.

Mr. Gebhardt said that is correct, but 106 could use it as well. It is not drawn that way though. The way it is drawn, 106 will need to access off the public road.

Commissioner Atwill wanted confirmation that there would be only five houses that would be served off the narrower road.

Mr. Gebhardt said that is correct. That is about 1,300', so to put that into perspective, if there were 100' lots, that would be 26 to 28 homes instead of the five or eight being proposed.

Commissioner Thompson said that narrower roads do not prevent people from parking on the road. People will park where they can.

Mr. Gebhardt said an engineer would explain that when there is curb and gutter, people do not drive as close to the edge of the road. So, with a curb and gutter road, the effective feet of the road is 4' less. If you had a 32' curb and gutter street, the effective width is 28'.

Commissioner Atwill asked where the drainage would go if this were to be done with curb and gutter.

Mr. Gebhardt said they would have to pipe it and it would end up in the lake eventually.

Commissioner Parry asked if there had been any conversations with Staff looking at a compromise for 28' without curb and gutter.

Mr. Gebhardt said Jeff McCann did suggest that as a good compromise. Mr. Gebhardt's clients prefer the 26-foot street. They do not see the need for the extra two feet of road that services such a small group of people.

Commissioner Parry explained that one of the things the Commission struggles with is setting a precedent. There have been a lot of discussions over the years of street width and whether or not more is necessary. One of the things the Commission tries to do is to avoid getting in the position where another developer comes down the line and wants something special because it was done before.

Commissioner Thompson said especially if they have the same professional representative.

Mr. Gebhardt explained that he understood not wanting to set a precedent but that this situation was unique as it is low density with larger lots. It is being contemplated by Staff to have a 26' road, and this does comply with the fire code. The staff report shows that the only concern they had was parking. Yes, people may park on the streets even if it is narrower. To clarify, the people that live in these houses, will not have members of family parking on the streets. Street parking would be in the event of a party or a similar situation.

Commissioner Thompson said which then creates the mess for emergency responder vehicles. That is what needs to be prepared for, the unusual circumstances, not the every day.

Mr. Gebhardt said having the 50' setback and making a longer driveway would give people the extra room to park. Also, having the circle drive designated as an area for parking would help prevent people from parking on the rest of the street.

Commissioner Parry said that the unique attributes of this proposal do call for some type of variance, but not one that is as extreme as what is being proposed. Every single developer that comes before the Commission, especially looking for a variance, has a unique circumstance as to why they need it.

Mr. Gebhardt said if 28' would be supported, then that could be arranged.

Commissioner Parry said he could support 28'. That would be consistent with what is in Heatherhills.

Commissioner Thompson said yes. As Commissioner Parry said, it would be more consistent with the neighborhood, and quite honestly, the only real articulated reason for the variance request is a financial one.

There were no more comments or questions from the Commission.

Stan Shawver said Staff would work to get a Commission Order put together approving this for 28' without curb and gutter.

2. Annual Report for Planning & Building Inspection Divisions

Stan Shawver gave each of the Commissioners a handout for the Annual Report for 2018. The handout is included at the end of these minutes.

Stan Shawver explained there was no change from the way last year's annual report looked other than a cover sheet being added.

Commissioner Thompson asked if this was posted on the website.

Shawver said it has not been posted on the website yet. It will be posted on the website after being presented to the Commission.

Commissioner Parry asked if there were any highlights that he would like to share.

Shawver explained that since the Commission is kept in the loop so much from month to month on what is going on, there really is never much in the annual report to point out.

However, the biggest thing would be the big drop off between 2017 and 2018 in the construction of residential units. That is a little concerning. However, Resource Management has already issued more residential permits in January that has been done in the last ten years or so. With one or two months, it is a bit difficult to identify a trend. On the national level, the new housing construction market is dropping down and interest rates continue to be a concern.

Commissioner Atwill asked what was the biggest property that has been rezoned in the last two years.

Shawver said that would probably be the Nursery Heights property. It is about 65 acres that went from A-2 to R-S.

There were no more comments or questions from the Commission.

3. First Reading; Annual Consultant Agreements for Architects, Engineers, & Surveyors: A Civil Group, Allstate Consultants, CFS Engineers, CM Engineering, Inc., Crockett Engineering Consultants, Engineering Surveys & Services, LLC, Klingner & Associates, P.C., Malicoat-Winslow Engineers, P.C., McClure Engineering Co

Stan Shawver explained every year firms are pre-qualified that can provide services for the County. That way, if there is a project, there is already a group of firms to choose from to solicit proposals. It is not just Resource Management that uses these firms. Many of the firms are used by different departments within the County and are available for any department to utilize.

Commissioner Atwill asked what the budget was for consulting services.

Shawver said he didn't know off the top of his head. Statutes and policy limit how much his position can authorize without coming to the County Commission.

There were no more comments or questions from the Commission.

Commissioner Atwill stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available commission meeting with appropriate order for approval.

**4. Second Reading; Stormwater Erosion & Sediment Control Security Agreement:
Endovac Animal Health (1st read 1-10-19)**

Commissioner Parry moved now on this day, the County Commission of the County of Boone does hereby approve the attached Erosion and Sediment Control Security Agreement between the County of Boone and AEM Diversified Investments, LLC.

The terms of the agreement are stipulated in the attached Security Agreement. It is further ordered the Presiding Commissioner is hereby authorized to sign said Security Agreement.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #14-2019**

Purchasing

**5. Second Reading; Bid Award: 34-27SEP18 – Job Order Contracting Qualified
Vendors List – Term and Supply (1st read 1-10-19)**

Commissioner Thompson moved now on this day, the County Commission of the County of

Boone does hereby award bid 34-27SEP18 – Job Order Contracting Qualified Vendors List
– Term and Supply to the following:

- Janik Group of Concordia, Missouri
- Weathercraft, Inc. of Jefferson City, Missouri
- Blue Bear Inc. of Shawnee, Kansas
- Watkins Roofing, Inc. of Columbia, Missouri
- Dysart Painting, LLC of Mexico, Missouri

Terms of the award are stipulated in the attached Purchase Agreements. It is further ordered the Presiding Commissioner is hereby authorized to sign said Purchase Agreements.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #15-2019**

Sheriff's Department

6. Second Reading; K-9 Basic Training Contracts: Jefferson City (1st read 1-10-19)

Commissioner Parry moved now on this day, the County Commission of the County of Boone does hereby approve the attached K-9 Basic Training Contracts One & Two between the Boone County Sheriff's Department and the Jefferson City MO Police Department.

Terms of the agreement are stipulated in the attached Contracts. It is further ordered the Presiding Commissioner is hereby authorized to sign said K-9 Basic Training Contracts.

Commissioner Thompson seconded the motion.

The motion carried 3 to 0. **Order #16-2019**

7. Second Reading; Acceptance of Missouri State Highway Patrol (MSHP) FY16 Adam Walsh Act Document Scanners for Sex Offender Registration (1st read 1-10-19)

Commissioner Thompson moved now on this day, the County Commission of the County of Boone does hereby approve the acceptance of two (2) Xerox DocuMate 3125 document scanners which are included in the FY-16 Adam Walsh Act Grant.

Commissioner Parry seconded the motion.

The motion carried 3 to 0. **Order #17-2019**

Commission

8. Public Comment

None

9. Commission Reports

None

The meeting adjourned at 10:13 a.m.

Attest:



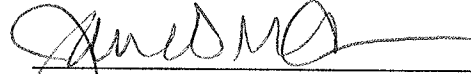
Brianna L. Lennon
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Fred J. Parry
District I Commissioner



Janet M. Thompson
District II Commissioner



Boone County Resource Management

ROGER B. WILSON BOONE COUNTY GOVERNMENT CENTER
801 E. WALNUT ROOM 315
COLUMBIA, MISSOURI 65201-7730
PLANNING (573) 886-4330 ★ INSPECTION (573) 886-4339 ★ ENGINEERING (573) 886-4480
FAX (573) 886-4340

STAN SHAWVER, DIRECTOR

JEFF MCCANN, CHIEF ENGINEER

MEMO

DATE: December 7, 2018
TO: Boone County Commission
FROM: Jeff McCann, P.E., Chief Engineer, Boone County Resource Management
RE: Recommendation for Variance Request to the Chapter II Roadway Regulations
The Estates A-2P Planned Development

Mr. Jay Gebhardt with A Civil Group is requesting one (1) variance to the Boone County Chapter II Roadway Regulations for the proposed residential development known as The Estates A-2P on behalf of co-applicants DNT Group, LLC and Joanna M. Wilson Trust. Mr. Gebhardt's request letter and the executed Consent To Proceed Before County Commission For A Road Regulations Variance Request are attached for reference.

Variance Criteria:

As set forth in Paragraph 2.16 of the Boone County Chapter II Roadway Regulations;

"No variance from any requirement contained within Appendices of these regulations shall be granted unless the Committee finds: (a) the applicant will incur unreasonable and unnecessary hardship if a variance is not granted and the variance is not sought primarily to avoid financial expense in complying with the requirements of these regulations (b) grant of a variance will not endanger the health, safety or welfare of the public, and (c) grant of a variance will not hinder, thwart or circumvent the general intent or any specific purpose of these regulations."

Background:

The planned residential development is located south of State Route K and east of High Point Lane as shown on the attached Exhibit A – Location Map. Eleven (11) lots are proposed as shown on the attached Exhibit B – Review Plan/Preliminary Plat. Eight (8) lots, ranging between 2.10 and 6.85 acres, will take access from the proposed public street extension of the existing Cresskill Drive in Heatherhill Estates Plat 1 as shown on the attached Exhibit C – Detailed Area. The existing Cresskill Drive pavement is 32' wide from back of curb to back of curb and connects to High Point Lane. The proposed street extension is approximately 900 feet ending in a standard residential cul-de-sac.

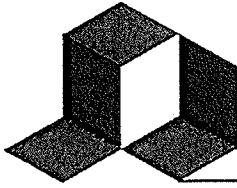
Request:

Allow a 26' wide pavement without curb and gutter for the public street extension of Cresskill Drive. Standard Construction Drawing 110.01 for Local Roads With Shoulders in Appendix 'B-1' requires a 30' wide pavement as shown on the attached Exhibit D.

Narrower streets raise public safety concerns. Comments on the proposed narrower pavement variance were requested from the Boone County Fire Protection District, Boone County Road and Bridge Department, and Boone County Sheriff's Department. BCFPD requests no parking on both sides of the street if the narrower pavement variance is approved. Public Works was concerned about snow removal with their 10' wide plows unless no parking was required on at least one side. The Sheriff's Department does not have any large vehicles but requested no parking on both sides of the street due to multi-agency emergency response calls. Enforcing no parking signs could be done but would be another item on their list of duties.

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Staff does not support or oppose this variance request but would recommend no parking signs be required on both sides of the street if the variance request is approved.



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

November 8, 2018

Stan Shawver
Resource Management – Planning Division
Boone County, Missouri
801 E. Walnut Street
Columbia, MO 65201

RE: The Estates A-2P Review Plan – Street Width Variance

Dear Mr. Shawver,

On behalf of the owners of the proposed The Estates A-2P property we would like to request a variance to the Boone County Road regulations, Section 110.01.

Local Road with Shoulders. The standard street width is shown as a 30-foot pavement section.

We would like a variance to allow the public street width of pavement to be constructed as 26-foot pavement. In accordance to the Proposed Rural Standard under consideration with the new subdivision regulations. We are not proposing a change in the width of right-of-way.

Feel free to contact me with any questions or concerns regarding this variance application.

Thank You,

Jay Gebhardt, PE, PLS



BEFORE THE BOONE COUNTY COMMISSION
BOONE COUNTY, MISSOURI

In Re The Matter of:)
)
DNT Group, LLC)
And Joanna M. Wilson Trust)
The Estates)

CONSENT TO PROCEED BEFORE COUNTY COMMISSION
FOR A ROAD REGULATIONS VARIANCE REQUEST

Both of the undersigned, a person with knowledge and authority to act on behalf of DNT Group, LLC and a person with knowledge and authority to act on behalf of Joanna M. Wilson Trust, hereby make the following representations:

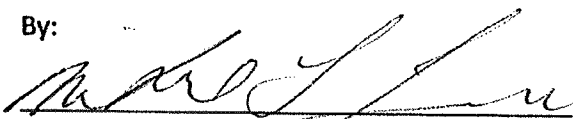
1. The real parties in interest in connection with a variance request involving The Estates, a proposed Boone County subdivision, are DNT Group, LLC and Joanna M. Wilson Trust, the applicants herein.
2. The undersigned acknowledge that the Boone County Road Regulations contemplate that variance requests would be first heard by the Road and Bridge Advisory Committee and appeals from that Committee's decisions would be heard by the County Commission.
3. The undersigned acknowledge that the Road and Bridge Advisory Committee lacks any current members and therefore has no quorum to act on applicant's variance request.
4. In order to proceed with the variance request made by A Civil Group on behalf of the applicants, the applicants hereby waive any and all rights applicants have to present their request first to the Road and Bridge Advisory Committee, and hereby consent to proceeding directly to the County Commission for the County Commission's consideration of applicant's variance request.
5. On behalf of applicant, the real party in interest, I consent to this matter proceeding directly before the County Commission and I waive any rights I have to proceed before the Road and Bridge Advisory Committee.

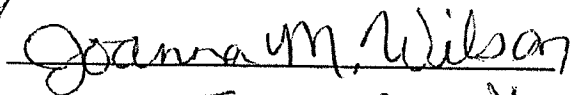
DNT Group, LLC

Joanna M. Wilson Trust

By:

By:





Printed Name: Michael L. Wilson

Printed Name: Joanna M. Wilson

Title: Member

Title: Trustee

Date: Nov 29 2018

Date: Nov. 29, 2018

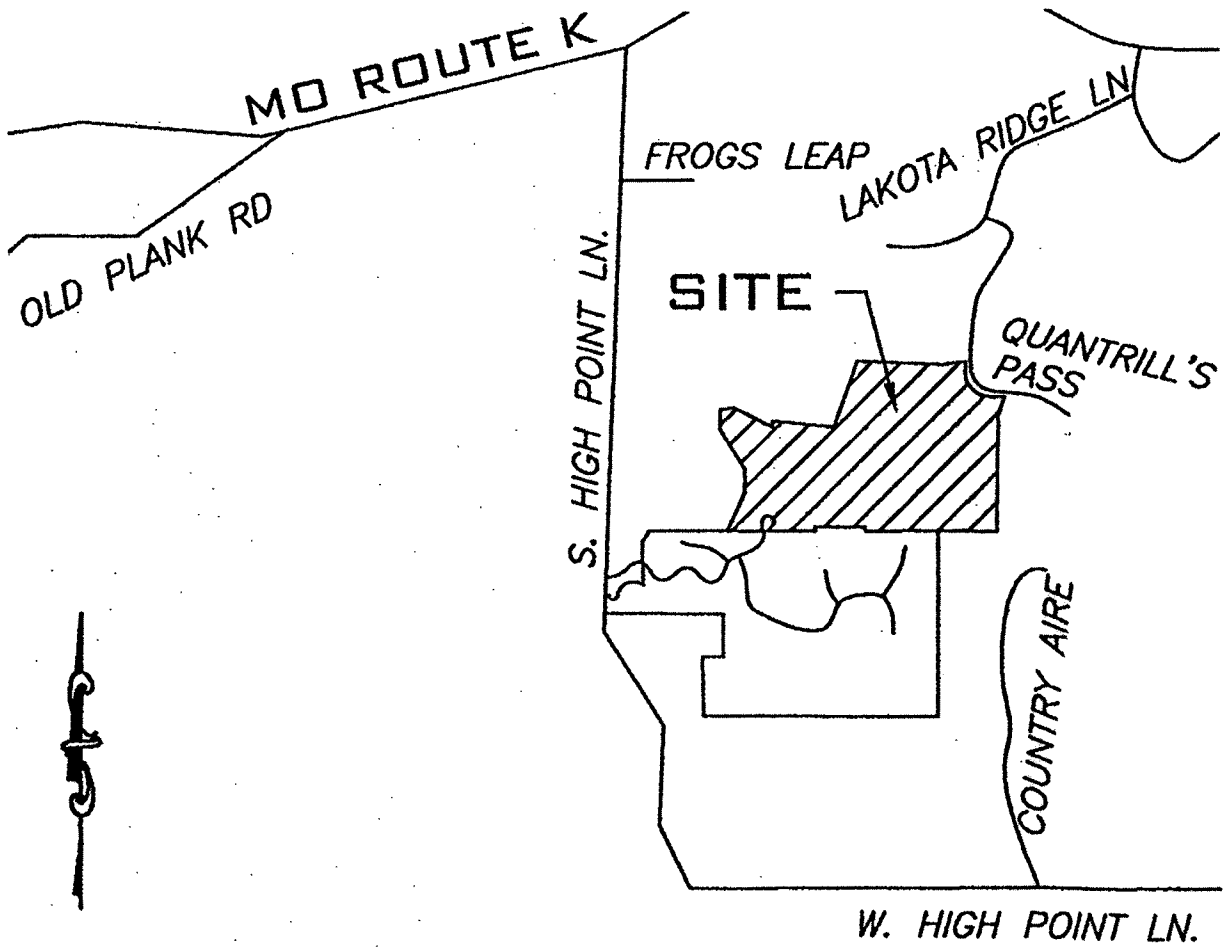
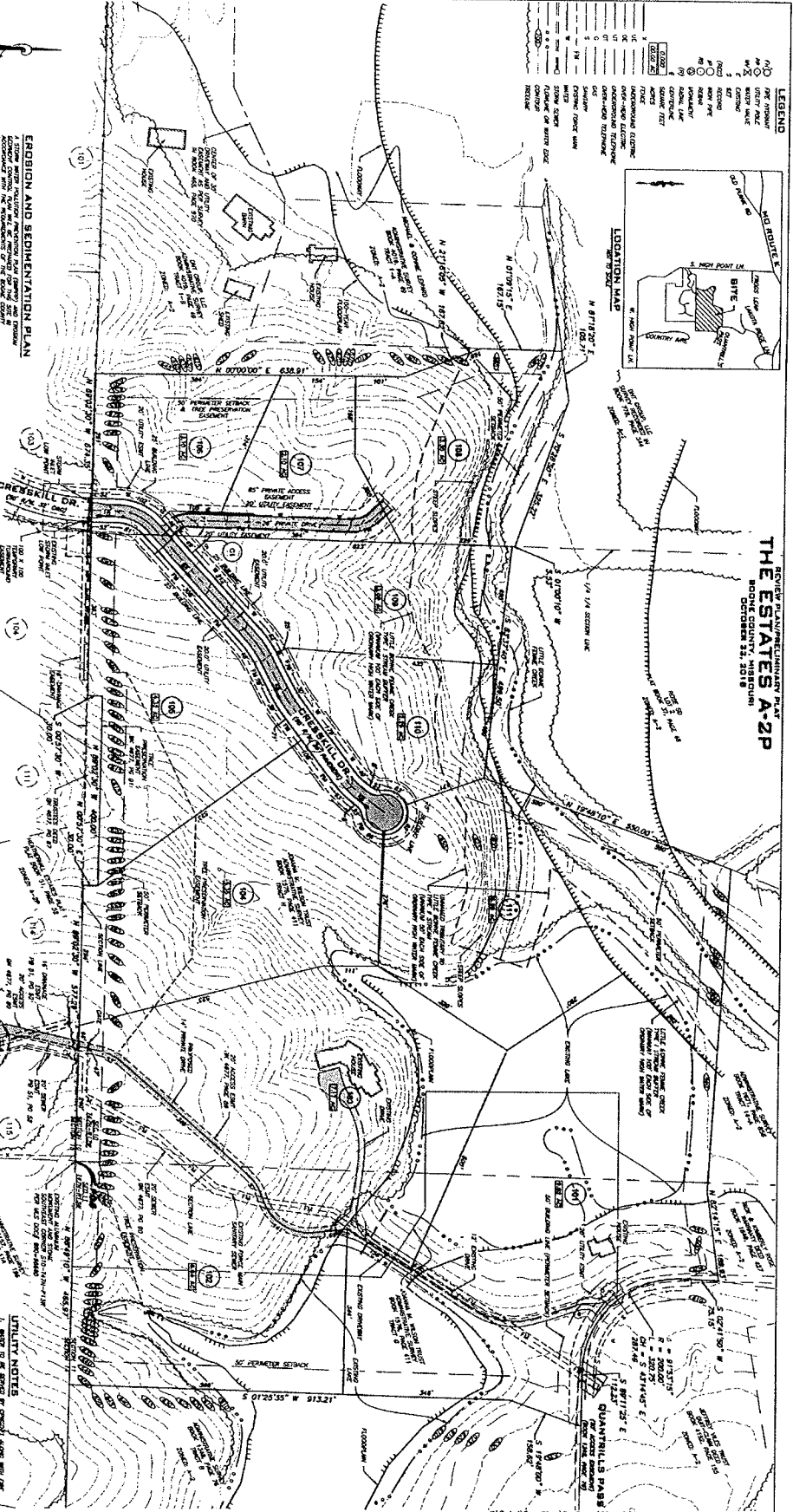
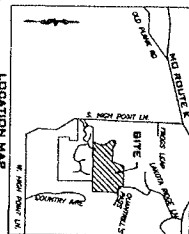


Exhibit A – Location Map

THE ESTATES A-2P
 REVIEW PLAN/PRELIMINARY PLAN
 BOONE COUNTY, MISSOURI
 OCTOBER 21, 2018

LEGEND

- M/10 100' PAVEMENT
- M/40 40' PAVEMENT
- M/50 50' PAVEMENT
- M/60 60' PAVEMENT
- M/75 75' PAVEMENT
- M/100 100' PAVEMENT
- M/125 125' PAVEMENT
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- M/800 800' PAVEMENT
- M/850 850' PAVEMENT
- M/900 900' PAVEMENT
- M/950 950' PAVEMENT
- M/1000 1000' PAVEMENT



EROSION AND SEDIMENTATION PLAN

GENERAL NOTES:

1. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED TO PREVENT EROSION AND SEDIMENTATION FROM THE CONSTRUCTION OF THIS PROJECT AND TO PROTECT ADJACENT AREAS FROM EROSION AND SEDIMENTATION. SEE ATTACHED EROSION AND SEDIMENTATION CONTROL PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND SOIL CONSERVATION SERVICE.
3. ALL SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES AS SHOWN ON THE ATTACHED EROSION AND SEDIMENTATION CONTROL PLAN.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL NECESSARY EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED PRIOR TO THE START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PROCESS.
7. THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL MEASURES PRIOR TO THE COMPLETION OF THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL EROSION CONTROL MEASURES.
9. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PROCESS.
10. THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL MEASURES PRIOR TO THE COMPLETION OF THE PROJECT.

GENERAL NOTES

DRAINAGE DEVELOPER:

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REVIEW PLAN NOTES

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PHASING NOTES

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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL EROSION CONTROL MEASURES.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND SOIL CONSERVATION SERVICE.
2. ALL SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES AS SHOWN ON THE ATTACHED EROSION AND SEDIMENTATION CONTROL PLAN.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL NECESSARY EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PROCESS.
6. THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL MEASURES PRIOR TO THE COMPLETION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL EROSION CONTROL MEASURES.
8. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PROCESS.
9. THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL MEASURES PRIOR TO THE COMPLETION OF THE PROJECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL EROSION CONTROL MEASURES.

PROPERTY DESCRIPTION

UTILTY NOTES

TREE PRESERVATION

LEDDO PLAN STATEMENT

SANITARY SEWER NOTES

A-CIVIL GROUP
 CIVIL ENGINEERS
 10101 MARKET STREET, SUITE 100
 BOONE COUNTY, MISSOURI 64616
 PHONE: 660-658-8888
 FAX: 660-658-8889
 WWW.A-CIVILGROUP.COM

THE ESTATES

S 1/2 SECTION 10 AND SW 1/4 SECTION 11,
 TOWNSHIP 47 NORTH, RANGE 13 WEST

A-2P REVIEW PLAN

REVISIONS

NO.	DESCRIPTION

CALL OR CLICK & ORDER BEFORE YOU BUY!

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WWW.A-CIVILGROUP.COM

DATE OF THIS PLAN: 10/21/2018
 DRAWN BY: [NAME]
 CHECKED BY: [NAME]
 SCALE: 1" = 40'
 SHEET 1 OF 1

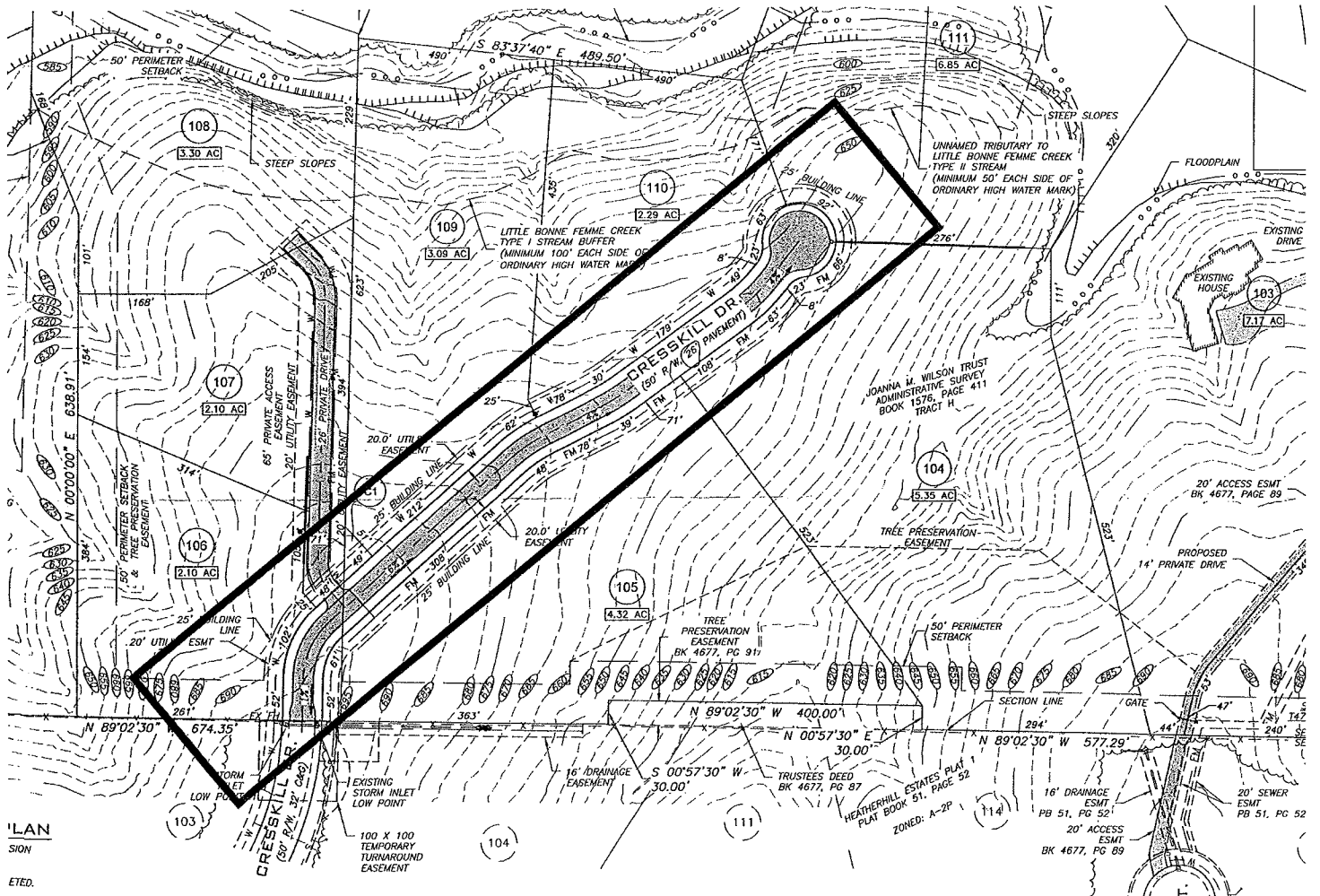
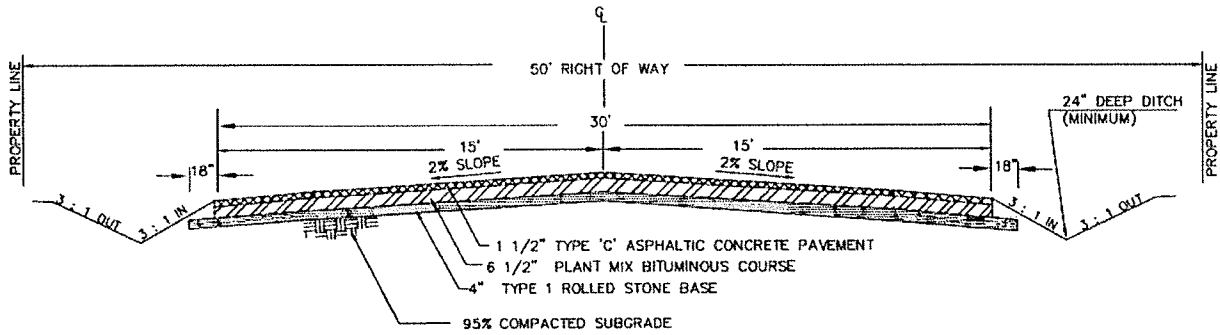
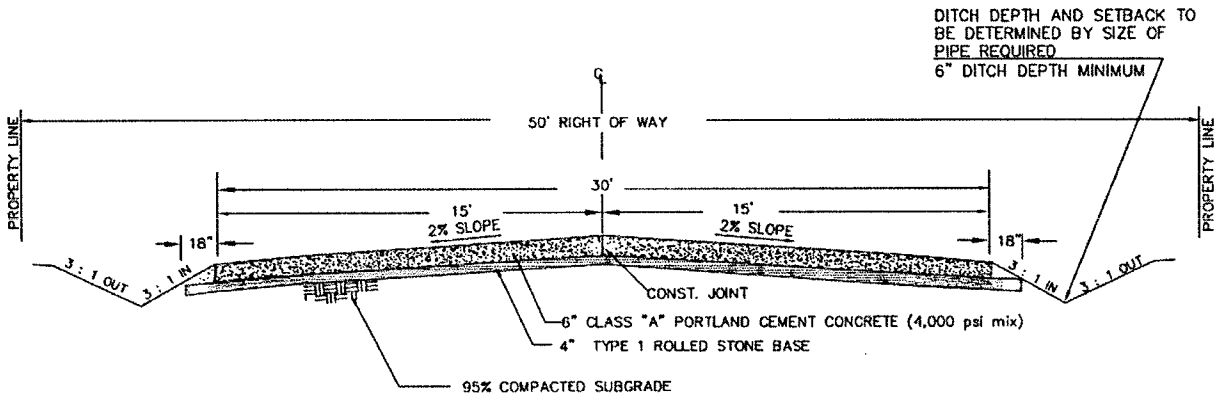


Exhibit C – Detailed Area



ASPHALT PAVEMENT WITH SHOULDERS

NTS



CONCRETE PAVEMENT WITH SHOULDERS

NTS

JPW-II 1/29/09
Approved Date

Revisions



LOCAL ROAD
WITH SHOULDERS
TYPICAL CROSS SECTIONS

110.01

remedial measures and charge the expense thereof to the permittee which expense shall be chargeable against any bond or cash deposit made by the permittee, or may be recoverable by action filed in the Circuit Court of Boone County, Missouri, for restitution for all such expenses so incurred as well as the cost of enforcement.

- 2.14 **Fees:** The County may uniformly impose right of way management fees and charges as authorized by section 67.1840 RSMo and as established and approved by County Commission order. Any person who is aggrieved by the imposition of any right of way management fee or charge and reasonably believes that any such fee or charge is not in conformity with section 67.1840 RSMo may have any such fee or charge reviewed by the County Commission upon application if such application is filed within five (5) business days of the imposition. In the event a timely application is filed with the County Commission, it shall review the matter as soon thereafter as is practicable and issue its decision and findings of fact and conclusions of law in support of its decision, and may further order any change in its fees and charges deemed appropriate. The filing of an application for review of fees and charges imposed under section 67.1840 shall not relieve a person of the obligation to pay fee or charge imposed, but upon review, the County Commission may order a refund of any fees or charges imposed, or portion thereof, if found not to be in conformity with section 67.1840. Any further review of the County Commission decision shall be as provided for in chapter 536 RSMo.
- 2.15 **Cost of Construction:** The cost of all construction activities within County right of way performed under county issued permit shall be incurred and paid by the permittee. In addition, whenever the Director deems it necessary for the public safety, health or welfare, and a part of necessary repair, maintenance or improvement work within County right of way, the Director may give all utility providers notice of the need to remove, change, or alter utilities within the right of way as specified in § 229.350 RSMo. and these regulations. All such notices shall be given as soon as practicable when the need for utility movement, relocation, or change is necessary but in no event shall notice be given in less than five (5) days prior to the date needed for such work.
- 2.16 **Road and Bridge Advisory Committee:** The Road and Bridge Advisory Committee is established and exists to accomplish the following five goals: (1) to establish short-term and long-term plans for the Public Works Department, (2) to address innovations in construction methods that apply to the Public Works Department; (3) to address inconsistencies in Public Works policy or policy interpretation; (4) to evaluate revisions to these regulations, and (5) to hear disputes and make recommendations on variance requests to any of the Appendices within these regulations. The officers of this committee shall consist of Chairperson, Vice-Chairperson, and Secretary, all of whom shall be elected annually from within the existing membership of the committee. The citizen members of the committee shall be appointed by the County Commission to serve terms of four years except that no term shall expire until a replacement member is appointed unless such member resigns or such member's membership is terminated by order of the County Commission. Four year terms of

membership for citizen members may be designated and staggered as directed by order of the County Commission to promote continuity of citizen membership. The

Committee shall meet as often as necessary to properly conduct necessary business with at least one meeting per quarter. Minutes of the meetings shall be kept and an abbreviated text of the minutes shall be forwarded to the County Commission after each meeting. All actions of the Committee shall require a quorum of at least a majority presence of the existing membership. Recommendations and other actions shall require a simple majority vote of the quorum present. The Committee is charged with the duty of hearing and deciding applications for variances from the strict application of any provision within any Appendices of these regulations. The Committee may grant a variance only if it finds after public hearing and upon competent and substantial evidence that the applicant meets the criteria for grant of a variance required by these regulations. No variance from any requirement contained within Appendices of these regulations shall be granted unless the Committee finds: (a) the applicant will incur unreasonable and unnecessary hardship if a variance is not granted and the variance is not sought primarily to avoid financial expense in complying with the requirements of these regulations (b) grant of a variance will not endanger the health, safety or welfare of the public, and (c) grant of a variance will not hinder, thwart or circumvent the general intent or any specific purpose of these regulations. All applications for variances shall be filed with the Director of Public Works and after review thereof the Director shall make a recommendation to the Committee to grant or deny the application and state the reasons for his recommendation. Either the applicant or the Director may appeal any decision of the Committee to the County Commission; any additional appeal or review shall be as provided by law.

2.17 Jurisdiction: These regulations apply to all road Right of Way to be accepted for maintenance by the County and County maintained right of way in all unincorporated areas of Boone County, Missouri except roads in areas within the jurisdiction of any special road district organized and operating under the provisions of chapter 233 RSMo.

2.18 Effective Date: These regulations shall become effective from and after the date Boone County Commission enters an order adopting these regulations.

- a) The applicant will incur unreasonable and unnecessary hardship if a variance is not granted and the variance is not sought to avoid financial expense in complying with the requirements of these regulations
- b) Grant of the variance will not hinder, thwart, or circumvent the general intent or any specific purpose of these regulations.

IN regards to a) and b):

- The first 100 feet serves 8 lots and the remaining length of street serves only 5 lots.
- There will be a fifty-foot setback required by the Covenants and Restrictions. With the goal of providing a circle type driveway in the front of the lots for visitor parking.
- The lots are large and the density is very low
- We do not need or want to encouraged parking on the street and the narrower pavement aids in deterring parking on the street.
- The difference from the standard of 30 foot to 26 foot we are requesting adds 4 feet of unnecessary impervious area and if required would create an impact to the amount of storm water best management practices that would be required. In respect to storm water, less is more.
- Heather Hill subdivision was granted a variance to build 28-foot curb and gutter streets within the Heatherhill Subdivision. Our proposal is for 26 foot without curbs and gutters, or two foot narrower than the streets in the adjoining Heatherhill which is consistent with the County standard of 32 foot for curb and gutter streets and 30 foot for non-curb and gutter streets.
- See attached language in the 2016 proposed regulations. This is creating a new standard for low density and larger lots developments of 26 foot streets. Our proposal meets the requirements of this proposed standard in the new 2016 regulations and we would not need to request a variance if these regulations are adopted as written.

The Hardship's are:

- The standard is meant to address the needs of higher density development not the unique development proposed.
- The standard encourages parking on the street which runs counter to our desire to have cars in the proposed driveways to keep the road clear during normal situations.
- The standard has a larger impact foot print to the storm water runoff from the site.
- The variance provide relief for this unique subdivision to the one size fits all standard for width of streets.

The proposed variance if granted will not hinder, thwart or circumvent the intent of the regulations. The variance fits the unique nature of the proposed development. County staff has recognized the need for a new narrower standard for streets in rural, low density, large lot developments.

or

- more than one hundred twenty-five (125) feet.

2.10 *Cul-de-sacs* - Permanent cul-de-sacs shall be no longer than 1000 feet. The Commission may approve a greater length due to topography or other unique features.

2.10.1 *Measurement of Cul-de-sac* – Cul de sac length shall be measured from the center of any cul-de-sac to the right-of-way line of the nearest through street⁹¹ from which it derives.

2.10.2 *Cul-de-sac Radius* - Cul-de-sacs shall have a right-of-way radius as specified in the Boone County roadway regulations as adopted by the County Commission.

2.11 *Agriculture District Roads* – Lower density and larger lots sizes that are characteristic of subdivisions in the A-1 and A-2 zoning districts generate different needs for transportation infrastructure than higher densities and smaller lots found in urban types of development. In recognition of this, a set of road standards is adopted for roads serving subdivisions in Agriculture A-1 and Agriculture A-2 Districts and that are designed to serve a maximum of 750 ADT. Where applicable, these standards supersede similar standards found elsewhere in these regulations.

2.11.1 *Applicability* - The following criteria must be met in order to qualify for Agriculture District Roads:

- The property being subdivided must be zoned A-1 or A-2
- Roads shall have an ADT of 750 or less
- ADT of roads stubbed to adjacent properties must take into account the potential for traffic generated offsite

2.11.2 *Standards* – Agriculture District Roads qualify for the following standards:

⁹¹ See *Through Street* in Definitions Section 1.4
November 15, 2016

- Maximum block length is 2,640 feet
- There is no maximum cul-de-sac length
- Remote Access Standards of the XX International Fire Code will regulate the number of lots on cul-de-sac
- An approved turnaround, meeting the requirements of the XX International Fire Code are required at every residential driveway or at a minimum spacing of 500 feet
- Approved turnarounds may be incorporated into residential driveways
- An approved turnaround is required at the terminus of every non-through street
- Shall meet the standard for Agriculture District Roads as specified in the Boone County Roadway Regulations

3. **SEWERS**

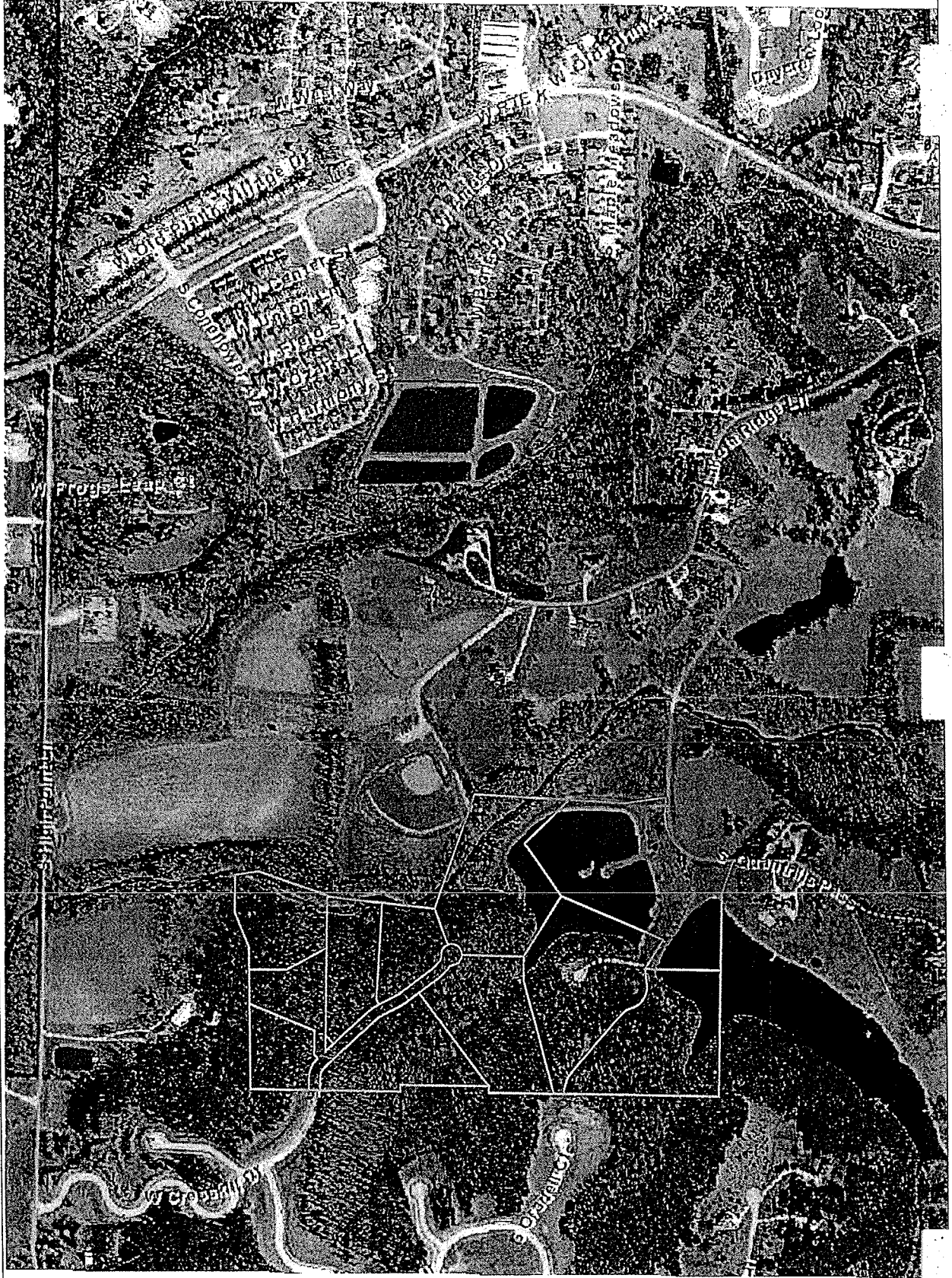
The method of and requirements for sanitary sewage waste disposal shall be in accordance with these regulations, the rules and regulations of the Missouri Clean Water Commission, the Boone County Code of Health Regulations, Boone County Regional Sewer District and any other public governmental agency having jurisdiction.

3.1 *Central Sewage Treatment* -

3.1.1 *Minimum Lot Size* - All subdivisions containing any lot less than two and one half (2.50) acres in size shall have an engineered centralized sewage collection and/or treatment system.

3.1.2 *Connection to Existing System* - Where an adequate governmentally owned and operated sanitary sewer system is reasonably accessible and available for use, the subdivider shall provide a collection type sewer system and connect such

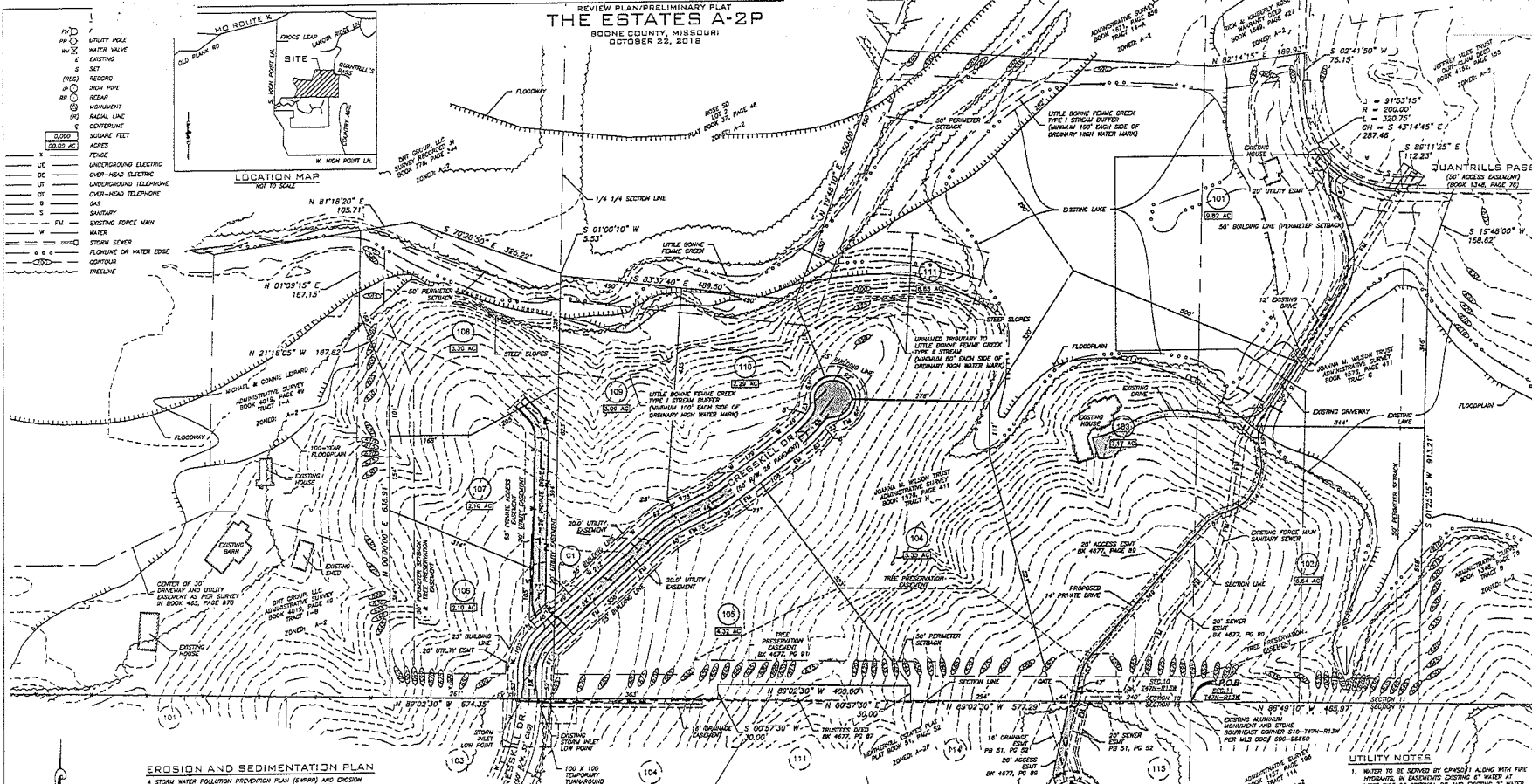
THE ESTATES
NOVEMBER 15, 2018



THE ESTATES
NOVEMBER 15, 2018



REVIEW PLAN/PRELIMINARY PLAT
THE ESTATES A-2P
BOONE COUNTY, MISSOURI
OCTOBER 23, 2018



CALL OR CLICK ON LINKS TO SEE RECORDS (PDF FILES)
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MISSOURI
www.missouri-plat.com

NO.	DATE	REVISIONS

THE ESTATES
S 1/2 SECTION 10 AND SW 1/4 SECTION 11,
TOWNSHIP 47 NORTH, RANGE 13 WEST
A-2P REVIEW PLAN

EROSION AND SEDIMENTATION PLAN
A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND CROSS SECTION CONTROL PLAN SHALL BE PREPARED FOR THIS SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOONE COUNTY STORMWATER ORDINANCE WHEN CONSTRUCTION FILLS ARE COMPLETED. ANTICIPATED SWPPP INCLUDES DIVERSION BARRIERS, Silt FENCE AND GRASS BUFFER STRIPS.

GENERAL NOTES:

1. ALL TRACTS ARE CURRENTLY ZONED A-2. PROPOSED ZONING IS A-2P.
2. ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED AS SHOWN AS GENERAL. SHOWN OPERATIONS ARE COMPLETE. IF REVISIONS TO THIS PLAN ARE REQUIRED, THE METHOD OF STABILIZATION SHALL BE USED UNLESS OTHERWISE NOTED ON REVISIONS.
3. ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY AND MAY BE REFINED ON FINAL CONSTRUCTION DOCUMENTS.
4. A 16-FOOT WIDE EASEMENT WILL BE DEDICATED FOR STORM SEWER STRUCTURES AND PIPES.
5. RECORD TITLE INFORMATION HAS NOT BEEN PROVIDED FOR THIS PLAN. OWNER DOCUMENTS OF RECORD OR NOT OF RECORD, MAY DIFFER.

SCALE: 1" = 100'

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS DAY OF 2018.

2018 MARKS CHAIRPERSON

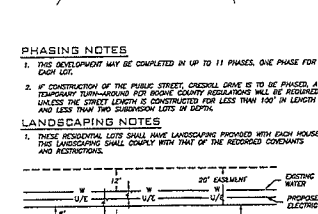
APPROVED BY THE BOONE COUNTY COMMISSION ONE DAY OF 2018.

OWNER/DEVELOPER
JANNA W. HILSON TRUST
C/O TERRY WILSON
7325 QUANTRILLS PASS
COLUMBIA, MO 65203
937-981-6016
TRUSTEES DEED RECORDED IN BOON 3816, PAGE 123
44.47 ACRES

DAT GROUP, LLC
C/O NILE ALEXANDER
1584 N. W. DOWNS DR.
COLUMBIA, MO 65203
573-419-2277
OUT-OF-STATE DEED RECORDED IN BOON 4409, PAGE 109
7.74 ACRES

REVIEW PLAN NOTES

1. ALL 1/4-OF-SIDES WILL CONFORM TO A 40-FOOT PERMITS RADIUS WITHIN A 47-FOOT PUBLIC RIGHT-OF-WAY AS PER BOONE COUNTY ORDINANCES.
2. UTILITY EASEMENTS SHALL BE DEDICATED ALONG PUBLIC RIGHT-OF-WAY AT A WIDTH OF 30 FEET.
3. ALL PUBLIC STREETS SHALL HAVE 30-FOOT TRUNCATIONS FOR PARALLEL AND PERPENDICULAR.
4. ALL PUBLIC TURN-AROUND AREAS SHALL HAVE A PAVED 38-FOOT RADIUS BUILD AS SHOWN.
5. THIS DEVELOPMENT WILL NOT BE SUBJECT TO THE ORDINANCES AS ALLIGNED IN THE BOONE COUNTY ORDINANCES FOR ALL DEVELOPING WITH LOTS 6.8 ACRES OR LARGER.
6. ALL PLUMBING GENERALS SHALL COMPLY WITH LOADINGS AND DIMENSIONS AS NOTED ON BOONE COUNTY PUBLIC WORKS DETAIL 416/2A.
7. PERMITS SETBACK FROM THE OUTER PERIMETRY PLAT BOUNDARY WILL BE 50 FEET AS MINUS SETBACK FROM STREET RIGHT-OF-WAY WILL BE 25 FEET. ROAD 30'00" SETBACK WILL BE 25 FEET, AND SIDE YARD SETBACKS WILL BE 8 FEET.
8. THE ALLOWABLE DENSITY FOR THIS DEVELOPMENT IS 4.82 UNITS PER 2.11 ACRES.
9. THE REVISIONS OF TRACT 1-18 OF THE SURVEY RECORDED IN BOON 4619, PAGE 49 SHALL BE PART OF AN ADMINISTRATIVE PLAN FILED AT THE SAME TIME OF PLATING OF LOTS 106-109.
10. COMMON LOT C1 SHALL BE USED FOR PLACEMENT OF WALKWAYS IF NECESSARY.



PROPERTY DESCRIPTION

THAT TRACTS OF LAND LOCATED IN THE SOUTH HALF OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE TRACT OF LAND SHOWN BY THE SURVEY RECORDED IN BOON 778, PAGE 154; PART OF TRACT 1-18 OF THE SURVEY RECORDED IN BOON 4018, PAGE 49; ALL OF TRACT D AND ALL OF TRACT H OF THE SURVEY RECORDED IN BOON 1574, PAGE 411; ALL OF THE BOONE COUNTY RECORDS AND MORE PARTICULARLY RECORDED AS FOLLOWS:

BEING PART OF THE TRACT OF LAND SHOWN ON THE SURVEY RECORDED IN BOON 1574, PAGE 411, AND BEING PART OF THE TRACT OF LAND SHOWN BY THE SURVEY RECORDED IN BOON 778, PAGE 154; PART OF TRACT 1-18 OF THE SURVEY RECORDED IN BOON 4018, PAGE 49; ALL OF TRACT D AND ALL OF TRACT H OF THE SURVEY RECORDED IN BOON 1574, PAGE 411; ALL OF THE BOONE COUNTY RECORDS AND MORE PARTICULARLY RECORDED AS FOLLOWS:

BEING PART OF THE TRACT OF LAND SHOWN ON THE SURVEY RECORDED IN BOON 4619, PAGE 49, AND BEING PART OF THE TRACT OF LAND SHOWN BY THE SURVEY RECORDED IN BOON 1574, PAGE 411, AND BEING PART OF THE TRACT OF LAND SHOWN BY THE SURVEY RECORDED IN BOON 778, PAGE 154; PART OF TRACT 1-18 OF THE SURVEY RECORDED IN BOON 4018, PAGE 49; ALL OF TRACT D AND ALL OF TRACT H OF THE SURVEY RECORDED IN BOON 1574, PAGE 411; ALL OF THE BOONE COUNTY RECORDS AND MORE PARTICULARLY RECORDED AS FOLLOWS:

BEING PART OF THE TRACT OF LAND SHOWN ON THE SURVEY RECORDED IN BOON 4619, PAGE 49, AND BEING PART OF THE TRACT OF LAND SHOWN BY THE SURVEY RECORDED IN BOON 1574, PAGE 411, AND BEING PART OF THE TRACT OF LAND SHOWN BY THE SURVEY RECORDED IN BOON 778, PAGE 154; PART OF TRACT 1-18 OF THE SURVEY RECORDED IN BOON 4018, PAGE 49; ALL OF TRACT D AND ALL OF TRACT H OF THE SURVEY RECORDED IN BOON 1574, PAGE 411; ALL OF THE BOONE COUNTY RECORDS AND MORE PARTICULARLY RECORDED AS FOLLOWS:

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAN ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 74 OF THE MISSOURI CONSTITUTION AND THE BOONE COUNTY ORDINANCES REGARDING REGULATIONS. BOONE COUNTY ORDINANCES REQUIRE SMALL STREAM BUFFER LIMITS. CONSTRUCTION OF DISTURBANCES OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.

ALLOWED USES

PERMITTED A-2 USES: AGRICULTURAL ACTIVITY INCLUDING GREENHOUSES AND NURSERIES; HOME OCCUPANCY; FAMILY DAY CARE; HOME WITH MAXIMUM OF 4 CHILDREN; SINGLE FAMILY DWELLINGS; OCCASIONAL A-2 USES: PRIVATELY OPERATED OUTDOOR RECREATIONAL FACILITY INCLUDING WINDSURFING, WINDSURFING AND ACCESSORY USES INCLUDING BATHHOUSES/TENNIS COURTS.

DARRELL W. BURNS, COUNTY CLERK

UTILITY NOTES

1. WATER TO BE SERVED BY OVERHEAD ALONG WITH FIRE HYDRANTS IN EXISTING EXISTING 6" WATER AT WEST END OF OVERSILL DR AND EXISTING 2" WATER AT OVERSILL DRIVE 02-10-50-50.
2. GAS TO BE SERVED BY OVERHEAD AND CONSTRUCTED ALONG STREET FRONTAGE.
3. ELECTRIC TO BE SERVED BY OVERHEAD ELECTRIC OR UNDERGROUND AT NORTH END OF OVERSILL DR AND 6" UNDERGROUND IN PHASES QUARTY 02-10-50-50.
4. COMMUNICATIONS DETERMINED AT THE TIME OF CONSTRUCTION DOCUMENT PREPARATION.

SANITARY SEWER NOTES

1. BOONE COUNTY REGIONAL SEWER DISTRICT (BCRS) HAS GRANTED CHARTER FOR 11 LOTS WITH THE PRELIMINARY PLAN FOR THE AGREEMENT RECORDED IN BOON 4619, PAGE 49.
2. AN EXISTING AND PROPOSED PRESSURE SANITARY SEWER SYSTEM HAS BEEN SHOWN TO SERVE ALL LOTS WITH THE PRELIMINARY PLAN.

FLOOD PLAIN STATEMENT

THIS TRACT OF LAND IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN BY THE BOONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) 1918023350 DATED MARCH 17, 2011. LOTS OF THE 100-YEAR FLOODPLAIN HAVE BEEN SHOWN SEPARATELY.

TREE PRESERVATION/ STORMWATER MANAGEMENT

THIS TRACT OF LAND IS SUBJECT TO THE BOONE COUNTY STORM WATER ORDINANCE AND ALL LAND DISTURBANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH THAT ORDINANCE. THE TREE PRESERVATION EASEMENTS AND APPROVED TREE PRESERVATION AREAS SHOWN ON THIS PLAN ARE FOR INFORMATION PURPOSES ONLY AND DO NOT CONSTITUTE A GUARANTEE OF THE PRESERVATION AREAS ARE SUBJECT TO CHANGE IN THE DISCRETION OF THE BOONE COUNTY CLERK AND THE BOONE COUNTY PLANNING AND ZONING COMMISSION. THE DEVELOPER, HOME BUILDERS AND HOME OWNERS SHALL ADVISORILY CLEARING OF REMAINING TREES DURING CONSTRUCTION OF LOT GRADING AND INFRASTRUCTURE INSTALLATION.

A CIVIL GROUP
CIVIL ENGINEERING-PLANNING-SURVEYING

3431 BROADWAY
BUSINESS PARK COURT
SUITE 105
DALLAS, TX 75243
PH: (972) 917-5750
FAX: (972) 917-5757
MISSOURI CERTIFICATE OF AUTHORITY: 2801026116

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

STATE OF MISSOURI
BOONE COUNTY
PLANNING AND ZONING COMMISSION

JAY DEHARDO
MO-PE-001 001 909
NOVEMBER 08, 2018

PROJECT # TW1181101LE16.0
DRAWINGS # TW1181101 PLAN
DRAWN BY: BAB
SHEET C101
SHEET 1 OF 1

HEATHER HILL ESTATES A-2P

FINAL PLAN
NOVEMBER 17, 2016
11 CORNER

CALL AN ELECTRICIAN TO VERIFY THE BISH
1-800-888-8888
RESIDENTIAL ELECTRICAL

REVISIONS

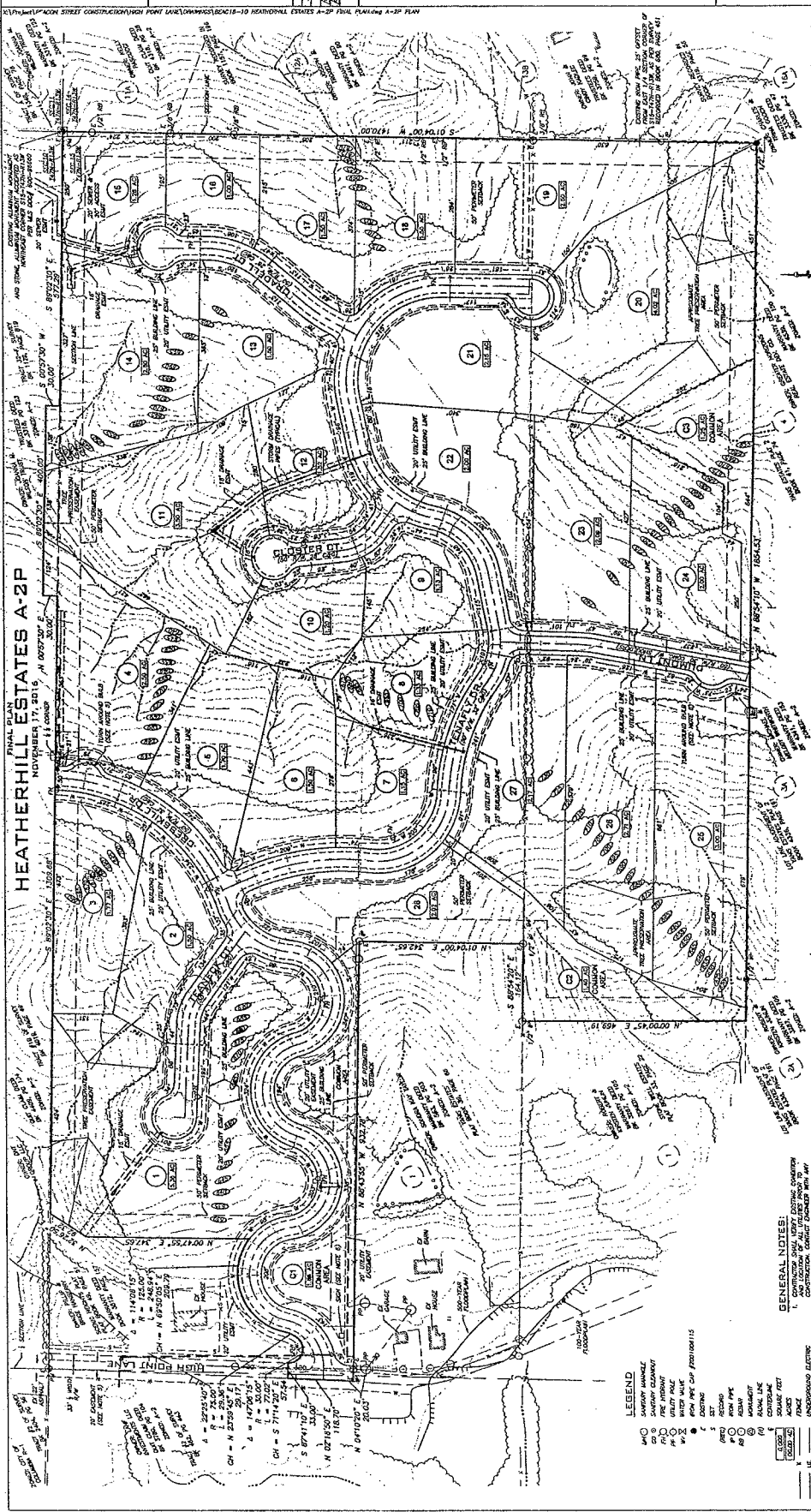
Table with columns: NO., DATE, DESCRIPTION, ORIGINAL PLAN NO.

A-2P FINAL PLAN
HEATHERHILL ESTATES
NE QUARTER SECTION 15, T47N, R13W
BOONE COUNTY, MISSOURI

A CIVIL GROUP
CIVIL ENGINEERING
SURVEYING
3601 BROADWAY
BUSINESS MARK CENTER
COLUMBIA, MO 65202
PHONE: 636-938-1234
FAX: 636-938-1234
E-MAIL: CIVIL@ACIVILGROUP.COM
MISSOURI BOARD OF PROFESSIONAL ENGINEERS
LICENSE NO. 14281



PROJECT # BMS16-10
DRAWN BY: GWH
CHECKED BY: BMS
SHEET: 01 OF 1
DATE: 11/17/16



STREAM BUFFER STATEMENT
AS PART OF THIS PROJECT THE PROPERTY OWNER HAS BEEN ADVISED OF THE REQUIREMENTS OF THE MISSOURI STREAM BUFFER ACT (M.S.B.A.) AND THE NECESSARY PERMITS TO BE OBTAINED FROM THE MISSOURI DEPARTMENT OF CONSERVATION (MDC) FOR ANY DEVELOPMENT WITHIN THE BUFFER ZONE.

SANITARY SEWER NOTES
1. ALL SANITARY SEWER LINES SHALL BE 12" DIA. 15' DEEP PER 2015 MDC REGULATIONS.
2. ALL SANITARY SEWER LINES SHALL BE 30' FROM THE STREAM BUFFER ZONE.
3. ALL SANITARY SEWER LINES SHALL BE 10' FROM THE PROPERTY LINE.

ALLOWED USES
RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AGRICULTURAL, PASTURE, AND OTHER USES THAT ARE COMPATIBLE WITH THE CHARACTER OF THE AREA AND DO NOT REQUIRE A SPECIAL USE PERMIT FROM THE BOARD OF SUPERVISORS.

PROPERTY DESCRIPTION
A PORTION OF THE SECTION 15, T47N, R13W, BOONE COUNTY, MISSOURI. THE PROPERTY IS BOUNDED BY THE EAST LINE OF SECTION 15, T47N, R13W, BOONE COUNTY, MISSOURI.

FLOOD PLAIN STATEMENT
THIS PROPERTY IS NOT IN A FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR BOONE COUNTY, MISSOURI.

STREAMWATER CONTROL NOTE
THE DEVELOPER SHALL INSTALL STREAMWATER CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION OF THE STREAM CHANNEL. THE MEASURES SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES.

OWNER/DEVELOPER
SHANE K. STOKES, BOONE COUNTY, MISSOURI

BENCHMARK DATA
THE BENCHMARK DATA FOR THIS PROJECT IS AS FOLLOWS:

FINAL PLAN NOTES
1. THIS PLAN IS A FINAL PLAN FOR THE PROJECT.

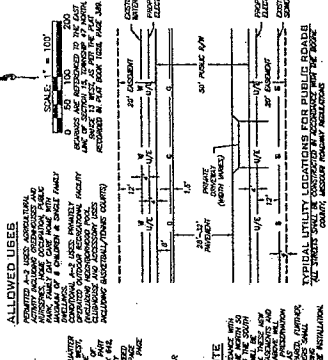
GENERAL NOTES
1. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE MISSOURI DEPARTMENT OF CONSERVATION (MDC) AND THE MISSOURI DEPARTMENT OF REVENUE (MDR).

LEGEND

Legend table with symbols and descriptions: 1. 12" DIA. 15' DEEP PER 2015 MDC REGULATIONS, 2. 30' FROM THE STREAM BUFFER ZONE, 3. 10' FROM THE PROPERTY LINE, etc.

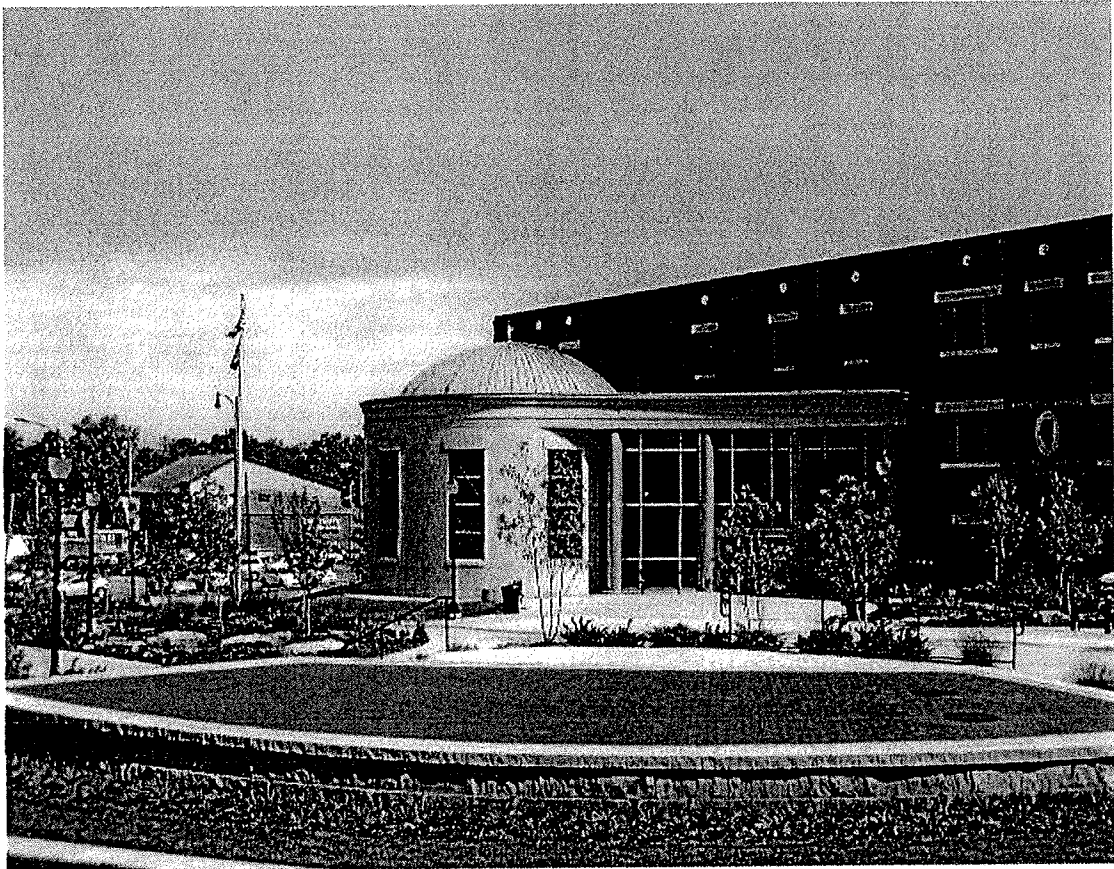
APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS 17TH DAY OF NOVEMBER 2016.

SHANE K. STOKES, BOONE COUNTY CLERK



APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS 17TH DAY OF NOVEMBER 2016.

SHANE K. STOKES, BOONE COUNTY CLERK



**RESOURCE MANAGEMENT
PLANNING & INSPECTIONS
ANNUAL REPORT
2018**

**Stan Shawver
Director**

Resource Management is a department under the oversight of the Boone County Commission. It is comprised of three service areas: Planning, Inspections and Engineering.

PLANNING -The Planning Division oversees land use in the unincorporated parts of Boone County. This includes zoning administration and stormwater regulation.

INSPECTIONS - The Inspection Division is responsible for a myriad of inspections ranging from building construction to road construction.

ENGINEERING -The Engineering Division implements infrastructure improvements to the roads and drainage structures throughout Boone County.

Operational funding for Resource Management derives from the General Fund, Road and Bridge Fund and generated fees.

*This annual report reviews the activities of the Planning and Inspection (building inspection) Divisions of the Resource Management Department. There is a separate annual report for the Engineering Division which includes stormwater activities and road construction inspections).



Boone County Resource Management

ROGER B. WILSON GOVERNMENT CENTER
801 E. WALNUT ROOM 315 COLUMBIA, MO 65201-7730
(573) 886-4330 FAX (573) 886-4340

DIRECTOR
STAN SHAWVER

PLANNING - INSPECTIONS - ENGINEERING

CHIEF ENGINEER
JEFF MCCANN

TO: Boone County Commission

FROM: Stan Shawver
Director of Resource Management

DATE: January 15, 2019

RE: Report of Activity - 2018

During the past year, the Resource Management Department processed 20 requests to rezone land. Fifteen of the requests were considered by the County Commission and were approved.

The requests that received approval totaled **180.98** acres of land. The largest tract that was approved involved rezoning land zoned A-2 (Agriculture) to A-2P (Planned Agriculture). That request was for 54.02 acres of land.

The Commission also received 5 requests for conditional use permits, 3 were approved.

During 2018, the Planning and Zoning Commission approved 42 final plats comprising 650.32 acres, divided into 118 lots. There were 5 preliminary plats that comprised 35 lots on 92.04 acres. In addition, the Planning Division processed 55 Administrative Surveys, 78 surveys (larger than 20 acres), 33 Family Transfer requests, 31 land disturbance permits, 19 stormwater discharge permits and 21 floodplain development permits.

The Zoning Board of Adjustment considered 12 variance requests. Three requests were for variances from the Subdivision Regulations; two of which were approved. The other requests were for variances from the Zoning Regulations. Six of those variances were granted by the Board of Adjustment.

FIVE YEAR COMPARISON

2018 – 180.98 acres rezoned

20 Rezoning Requests 5 Conditional Use Permits
15 approved 3 Approved

2017- 300.61 acres rezoned

22 Rezoning Requests 6 Conditional Use Permits
17 Approved 5 Approved

2016 – 313.05 acres rezoned

14 Rezoning Requests 3 Conditional Use Permits
10 Approved 3 Approved

2015 – 93.30 acres rezoned

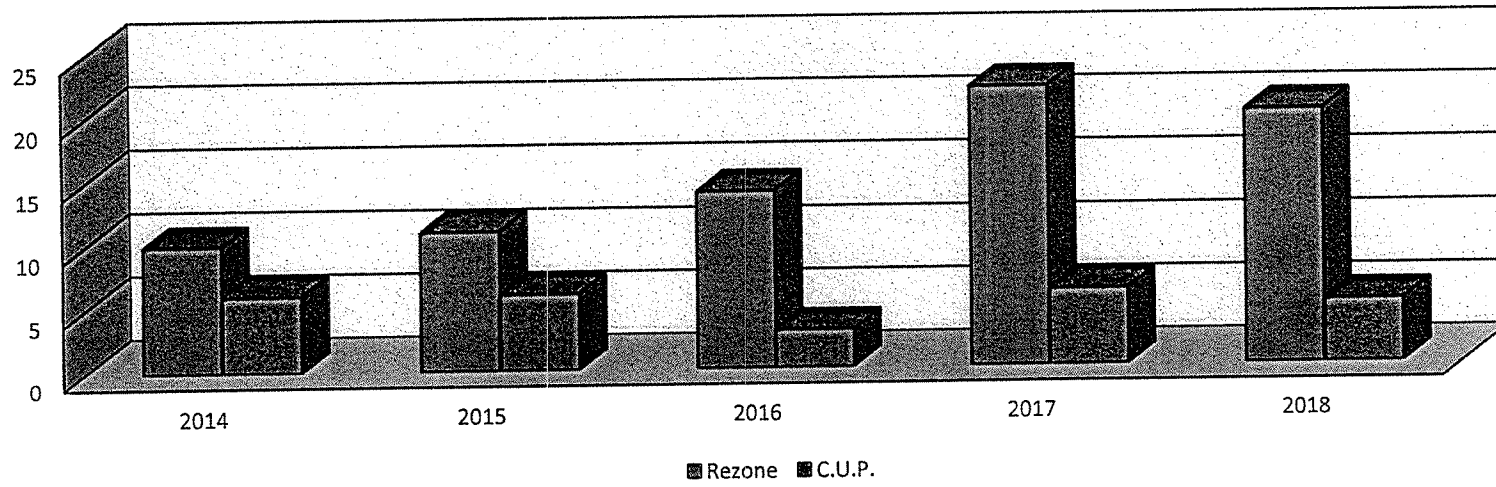
11 Rezoning Requests 6 Conditional Use Permits
6 Approved 5 Approved

2014 – 153.23 acres rezoned

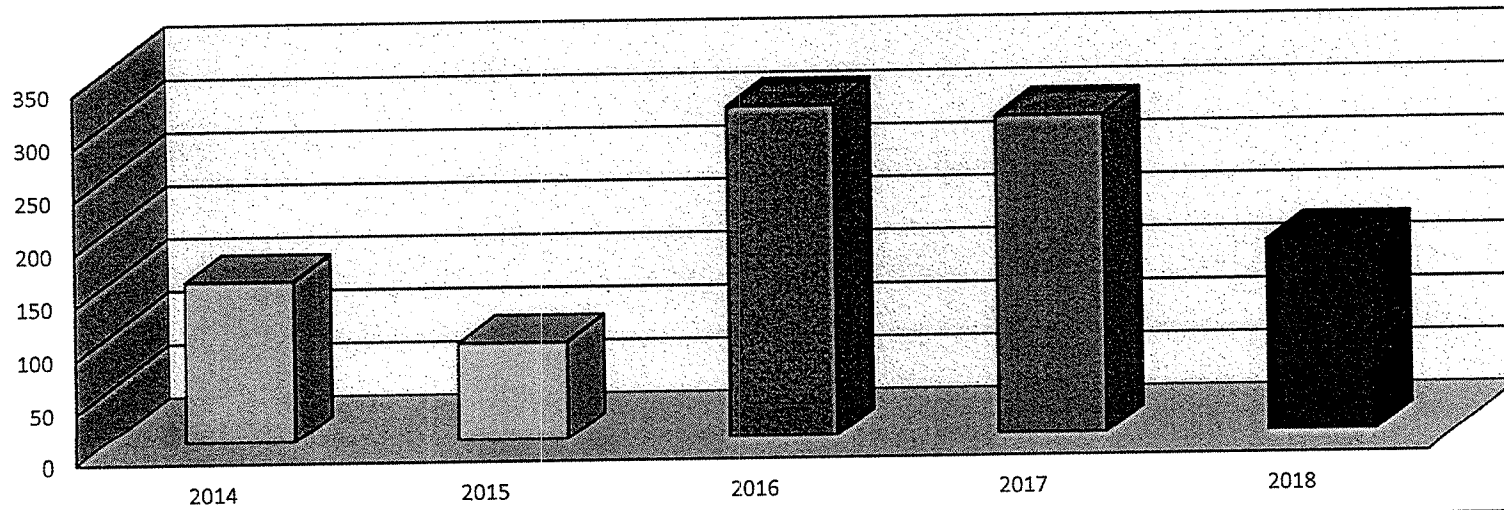
9 Rezoning Requests 6 Conditional Use Permits
8 Approved 6 Approved

5 Year Total – 1,041.17 Acres Rezoned

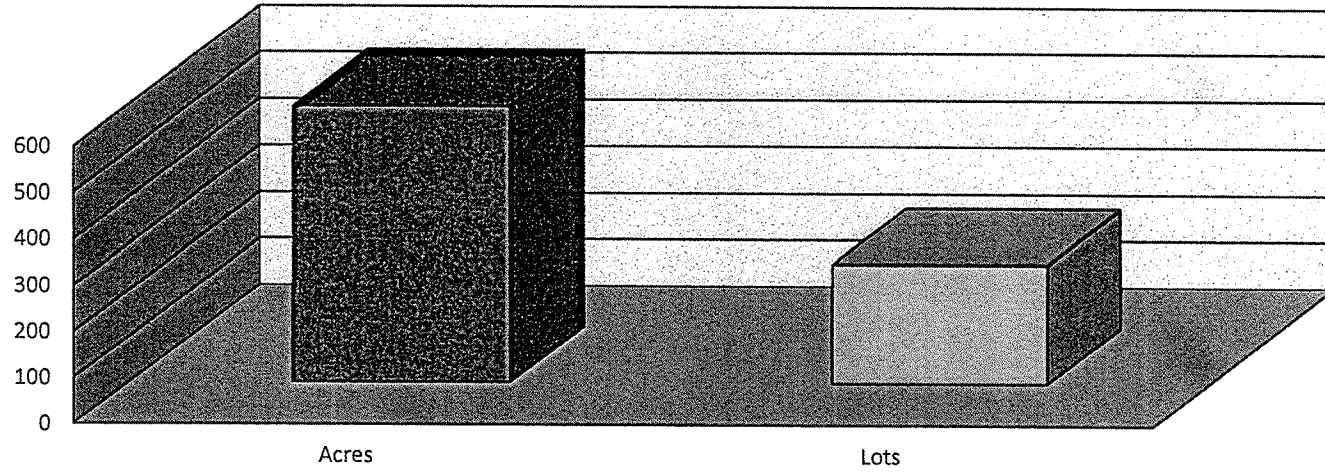
ZONING ACTIVITY



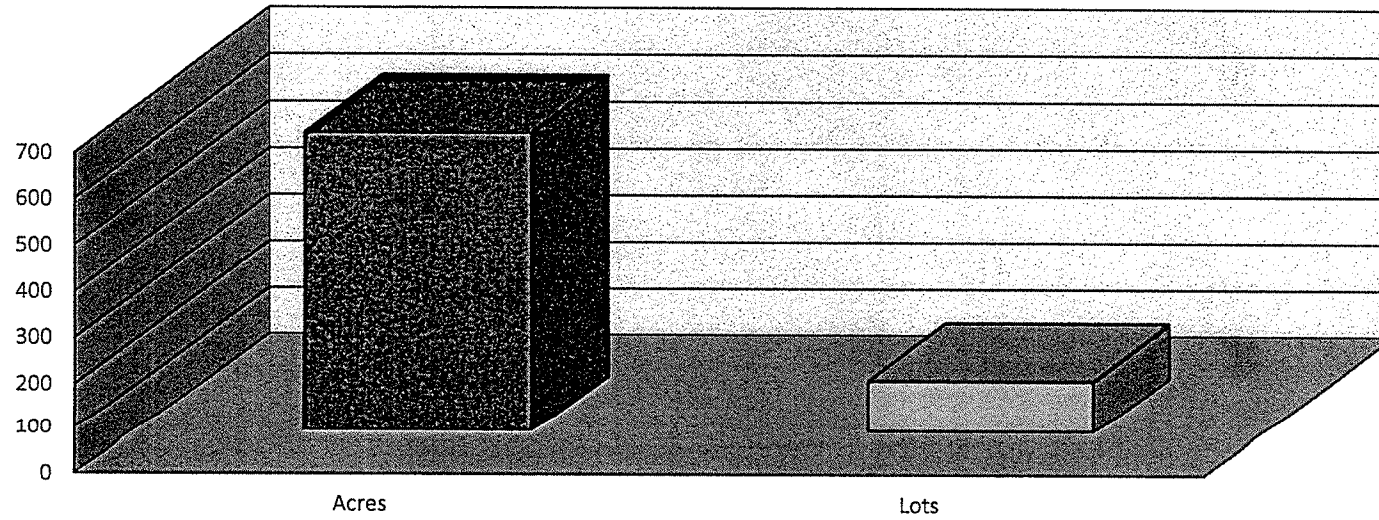
Acres Rezoned



2017 Plats



2018 Plats





Boone County Resource Management

ROGER B. WILSON GOVERNMENT CENTER
801 E. WALNUT ROOM 315 COLUMBIA, MO 65201-7730
(573) 886-4330 FAX (573) 886-4340

DIRECTOR
STAN SHAWVER

PLANNING - INSPECTIONS - ENGINEERING

CHIEF ENGINEER
JEFF MCCANN

TO: Boone County Commission

FROM: Stan Shawver
Director of Resource Management

DATE: January 15, 2019

RE: Building Activity for 2018

I have attached a copy of the annual building permit report for 2018. You will also find the same information for 2017, which may be used for comparison.

Additionally, I have compiled statistical data that you may find interesting.

- TOTAL MILES DRIVEN: **77,683 MILES**
- AVERAGE MILES DRIVEN PER DAY: **82 MILES**
- INSPECTIONS PERFORMED: **7,851**
- AVERAGE STRUCTURE VALUE: **\$130,762.56**
- AVERAGE SINGLE-FAMILY VALUE: **\$238,031.31**
- NEW HOMES \$250,000.00 or more: **90 (33 %)**



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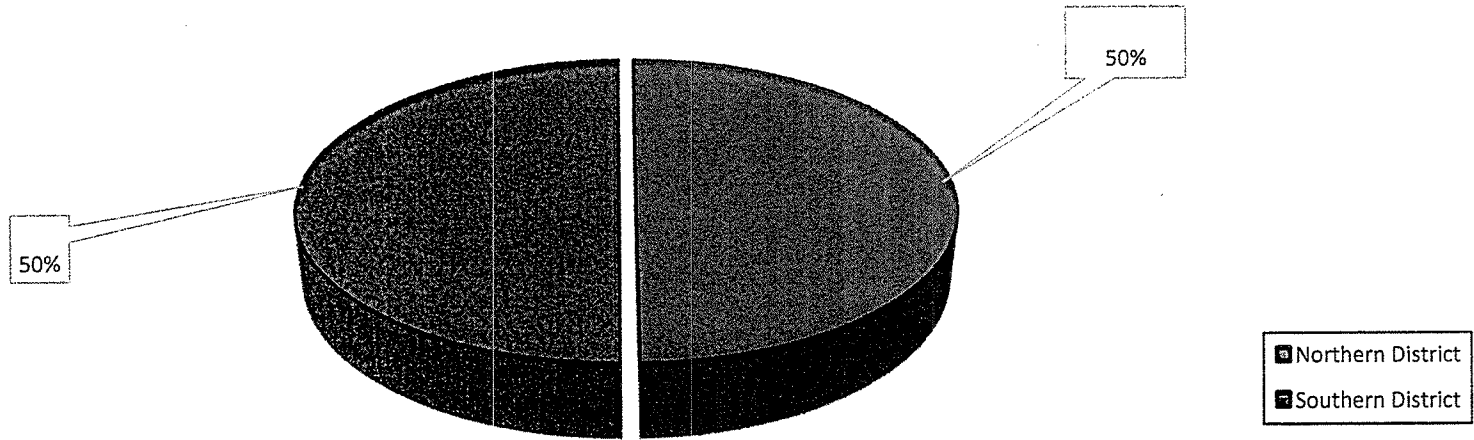
DIRECTOR
STAN SHAWVER

PLANNING - INSPECTIONS - ENGINEERING

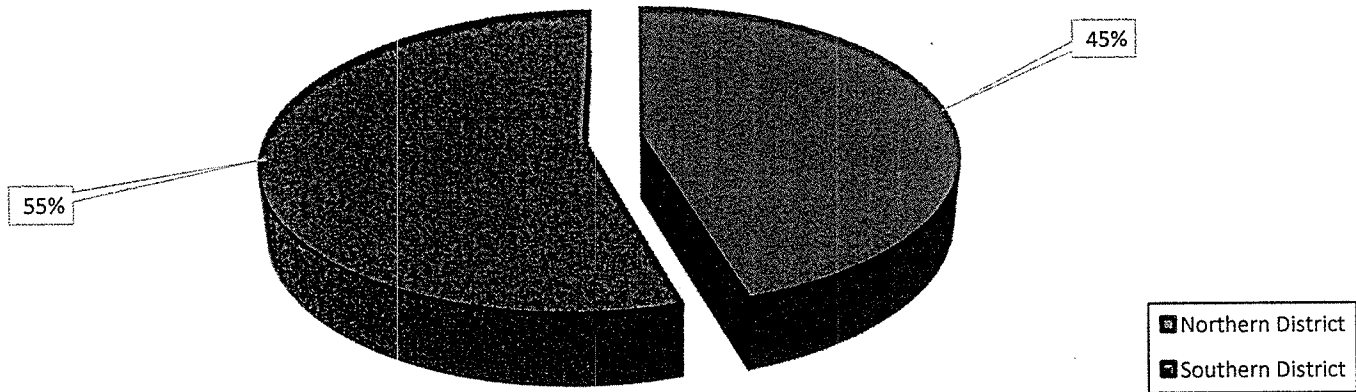
CHIEF ENGINEER
JEFF MCCANN

2018		BUILDING CONSTRUCTION PERMITS		2018	
STATUS CODE	CONSTRUCTION TYPE	NUMBER	VALUATION		
RESIDENTIAL					
101	SINGLE FAMILY RESIDENTIAL	269	\$ 64,030,422.00		
102	SINGLE FAMILY ATTACHED	7	\$ 2,600,000.00		
103	TWO FAMILY BUILDINGS	0	\$ -		
104	THREE AND FOUR FAMILY	0	\$ -		
105	FIVE OR MORE FAMILY	0	\$ -		
112	MOBILE HOMES	9	\$ 154,700.00		
114	MODULAR/DOUBLE WIDE	10	\$ 818,700.00		
RES. NONHOUSEKEEPING					
213	HOTELS, MOTELS	0	\$ -		
214	OTHER NON HOUSEKEEPING	0	\$ -		
NONRESIDENTIAL					
318	AMUSEMENT/RECREATIONAL	0	\$ -		
319	CHURCHES/RELIGIOUS BLDG.	0	\$ -		
320	INDUSTRIAL BLDG.	0	\$ -		
321	PUBLIC GARAGES	1	\$ 1,200,000.00		
322	SERVICE STATIONS	0	\$ -		
323	HOSPITALS/INSTITUTES	0	\$ -		
324	OFFICE/PROFESSIONAL BLDG	1	\$ 1,500,000.00		
325	PUBLIC WORKS/UTILITY BLDG	1	\$ 22,550.00		
326	SCHOOL/EDUCATIONAL BLDG	2	\$ 2,650,000.00		
327	STORES/MERCANTILE BLDG	8	\$ 3,159,134.00		
328	OTHER NONRESIDENTIAL	88	\$ 2,163,231.00		
329	OTHER STRUCTURES	102	\$ 5,039,787.00		
ADDITIONS/ALTERATIONS					
434	RESIDENTIAL	116	\$ 5,183,594.00		
437	NONRESIDENTIAL	36	\$ 2,265,400.00		
438	RESIDENTIAL GARAGES	65	\$ 1,801,309.00		
MISCELLANEOUS					
		252	\$ 516,370.00		
TOTALS		967	\$ 93,105,197.00		

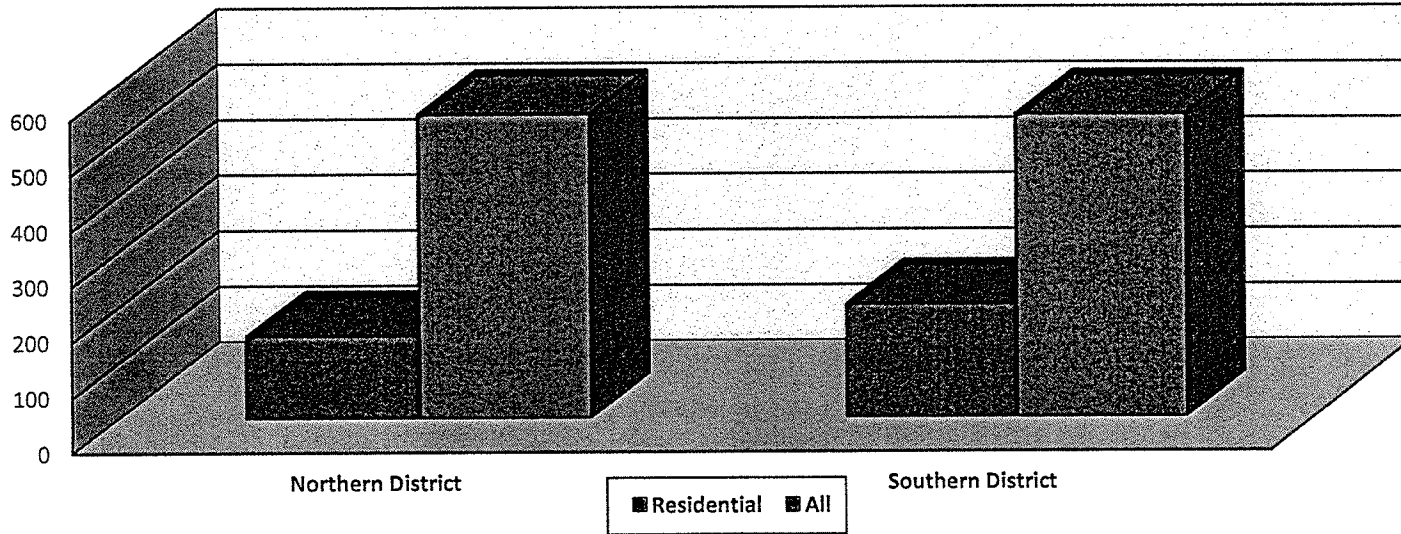
2018 CONSTRUCTION



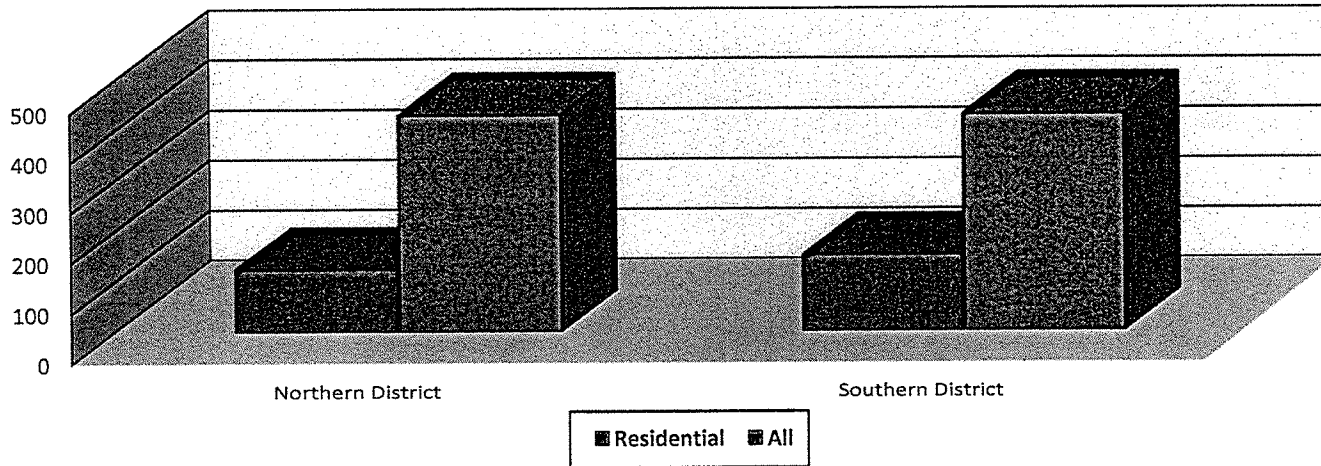
2018 RESIDENTIAL



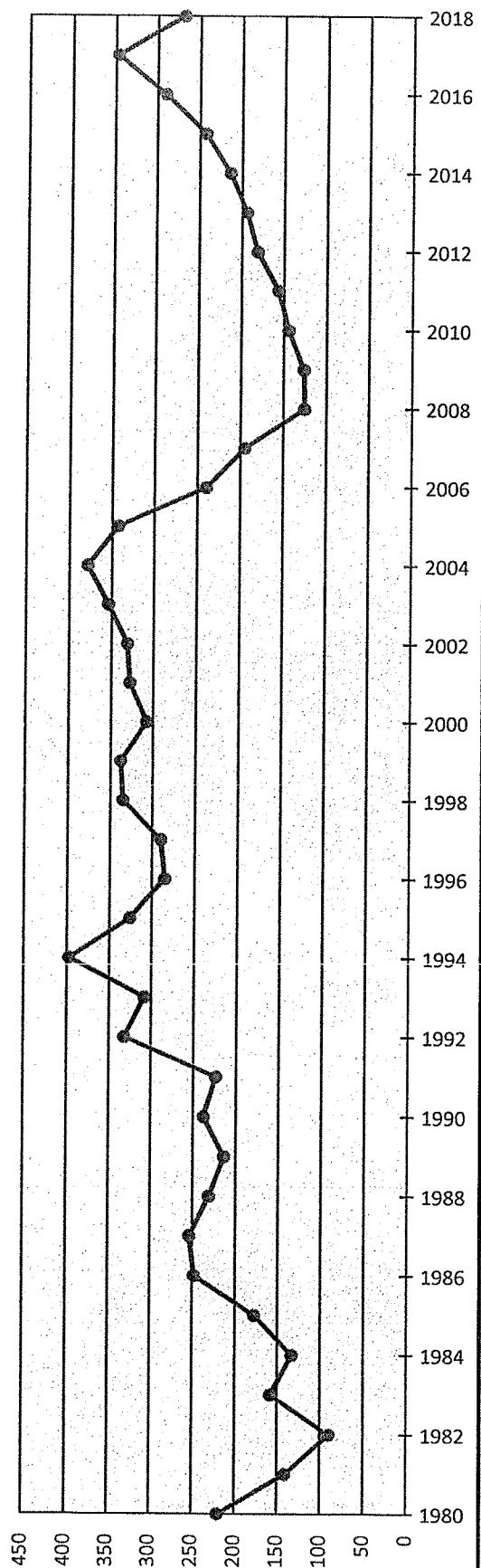
2017 CONSTRUCTION



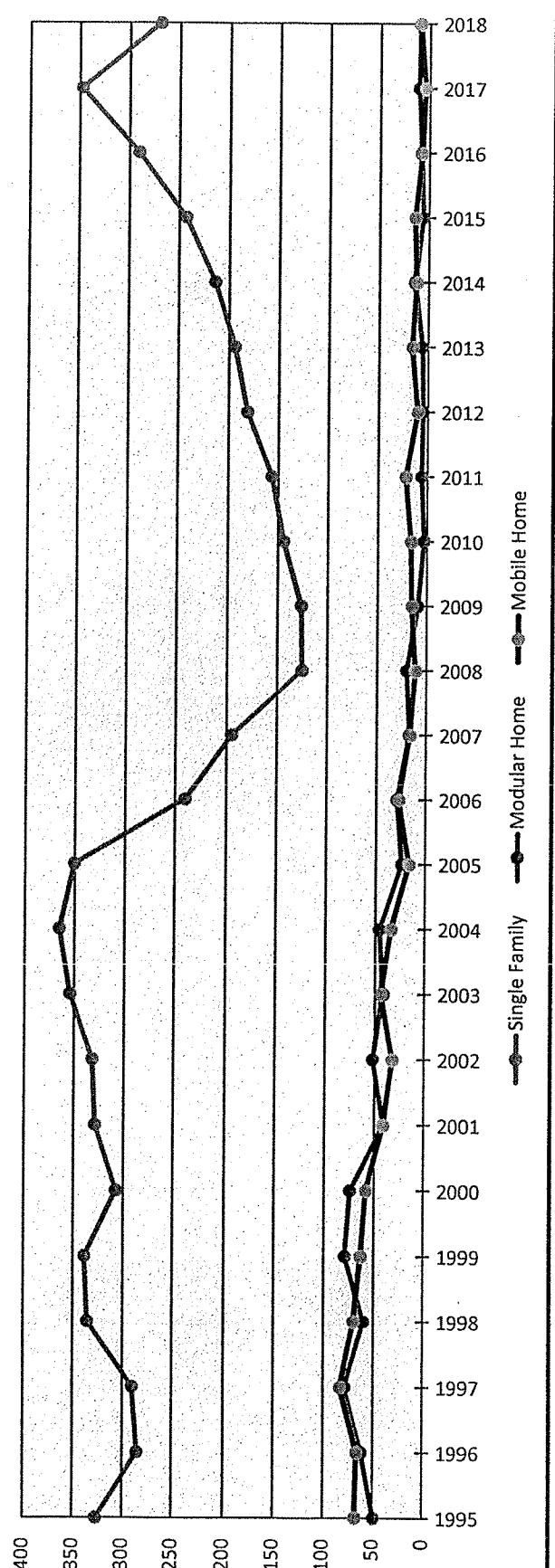
2018 CONSTRUCTION



SINGLE FAMILY RESIDENTIAL



RESIDENTIAL COMPARISON

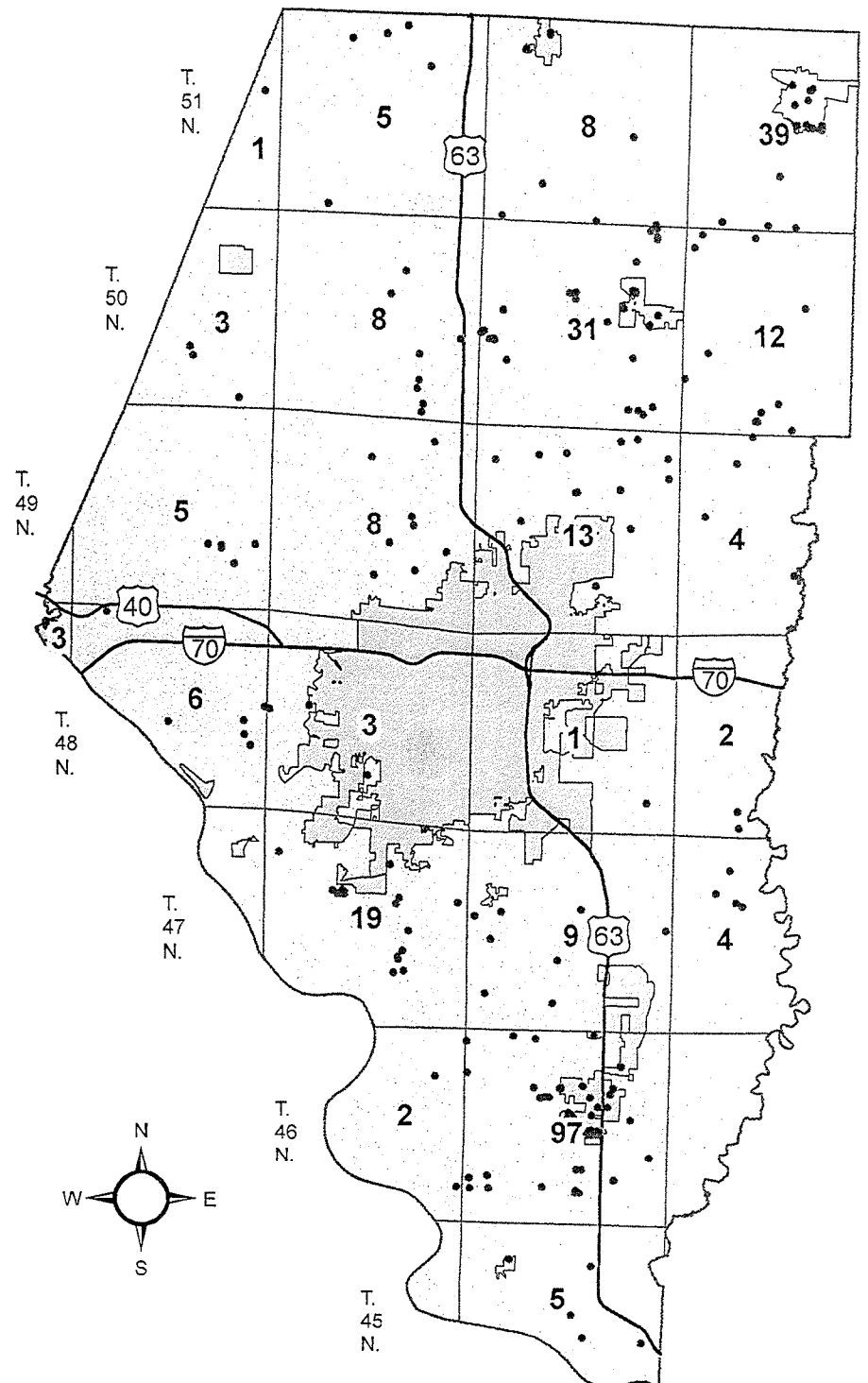
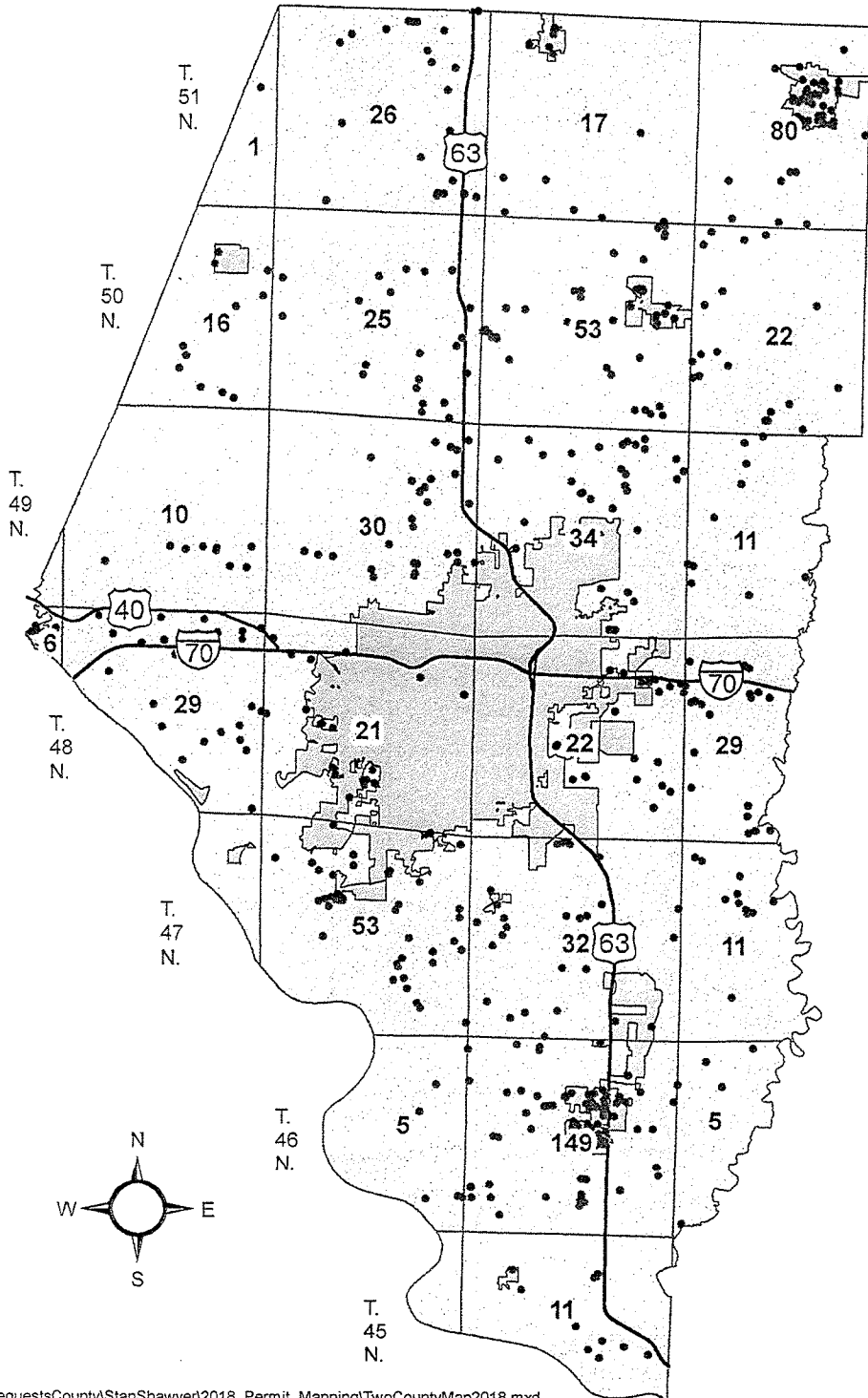


ALL CONSTRUCTION

RESIDENTIAL CONSTRUCTIO

R. 15W. R. 14W. R. 13W. R. 12W. R. 11W.

R. 15W. R. 14W. R. 13W. R. 12W. R. 11W.





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DIRECTOR
STAN SHAWVER

PLANNING - INSPECTIONS - ENGINEERING

CHIEF ENGINEER
JEFF MCCANN

TO: Boone County Commission

FROM: Stan Shawver
Director of Resource Management

DATE: January 9, 2018

RE: Building Activity for 2017

I have attached a copy of the annual building permit report for 2017. You will also find the same information for 2016, which may be used for comparison.

Additionally, I have compiled statistical data that you may find interesting.

- TOTAL MILES DRIVEN: **81,438 MILES**
- AVERAGE MILES DRIVEN PER DAY: **90 MILES**
- INSPECTIONS PERFORMED: **8,962**
- AVERAGE STRUCTURE VALUE: **\$120,909.37**
- AVERAGE SINGLE FAMILY VALUE: **\$213,070.08**
- NEW HOMES \$250,000.00 or more: **94 (26 %)**



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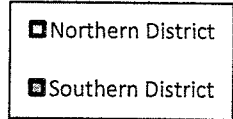
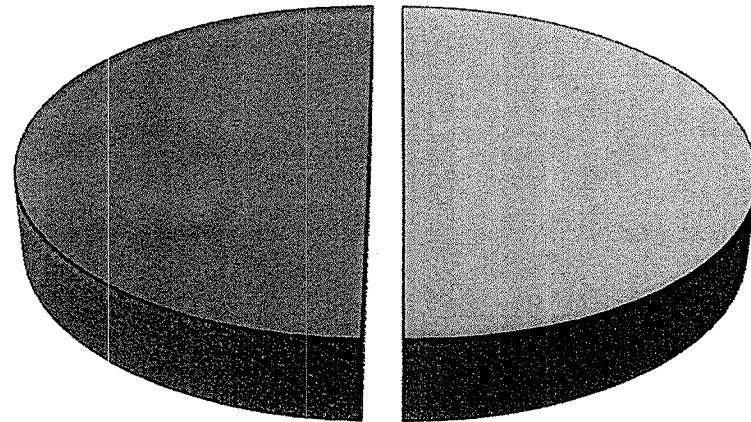
DIRECTOR
STAN SHAWVER

PLANNING - INSPECTIONS - ENGINEERING

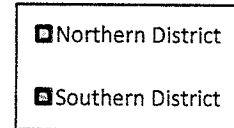
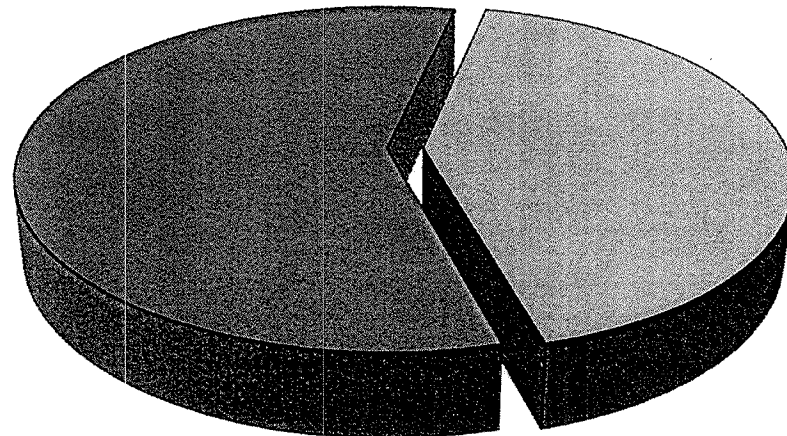
CHIEF ENGINEER
JEFF MCCANN

2017		BUILDING CONSTRUCTION PERMITS		2017	
STATUS CODE	CONSTRUCTION TYPE	NUMBER	VALUATION		
RESIDENTIAL					
101	SINGLE FAMILY RESIDENTIAL	356	\$ 75,971,227.00		
102	SINGLE FAMILY ATTACHED	3	\$ 350,000.00		
103	TWO FAMILY BUILDINGS	1	\$ 150,000.00		
104	THREE AND FOUR FAMILY	0	\$ -		
105	FIVE OR MORE FAMILY	0	\$ -		
112	MOBILE HOMES	5	\$ 94,800.00		
114	MODULAR/DOUBLE WIDE	12	\$ 1,060,000.00		
RES. NONHOUSEKEEPING					
213	HOTELS, MOTELS	0	\$ -		
214	OTHER NON HOUSEKEEPING	0	\$ -		
NONRESIDENTIAL					
318	AMUSEMENT/RECREATIONAL	0	\$ -		
319	CHURCHES/RELIGIOUS BLDG.	1	\$ 720,000.00		
320	INDUSTRIAL BLDG.	0	\$ -		
321	PUBLIC GARAGES	0	\$ -		
322	SERVICE STATIONS	0	\$ -		
323	HOSPITALS/INSTITUTES	0	\$ -		
324	OFFICE/PROFESSIONAL BLDG	2	\$ 4,646,580.00		
325	PUBLIC WORKS/UTILITY BLDG	0	\$ -		
326	SCHOOL/EDUCATIONAL BLDG	0	\$ -		
327	STORES/MERCANTILE BLDG	1	\$ 33,000,000.00		
328	OTHER NONRESIDENTIAL	123	\$ 3,228,442.00		
329	OTHER STRUCTURES	63	\$ 2,861,447.00		
ADDITIONS/ALTERATIONS					
434	RESIDENTIAL	144	\$ 5,348,049.00		
437	NONRESIDENTIAL	50	\$ 5,149,933.00		
438	RESIDENTIAL GARAGES	87	\$ 2,509,450.00		
MISCELLANEOUS					
		312	\$ 1,080,650.00		
TOTALS		1160	\$ 136,170,578.00		

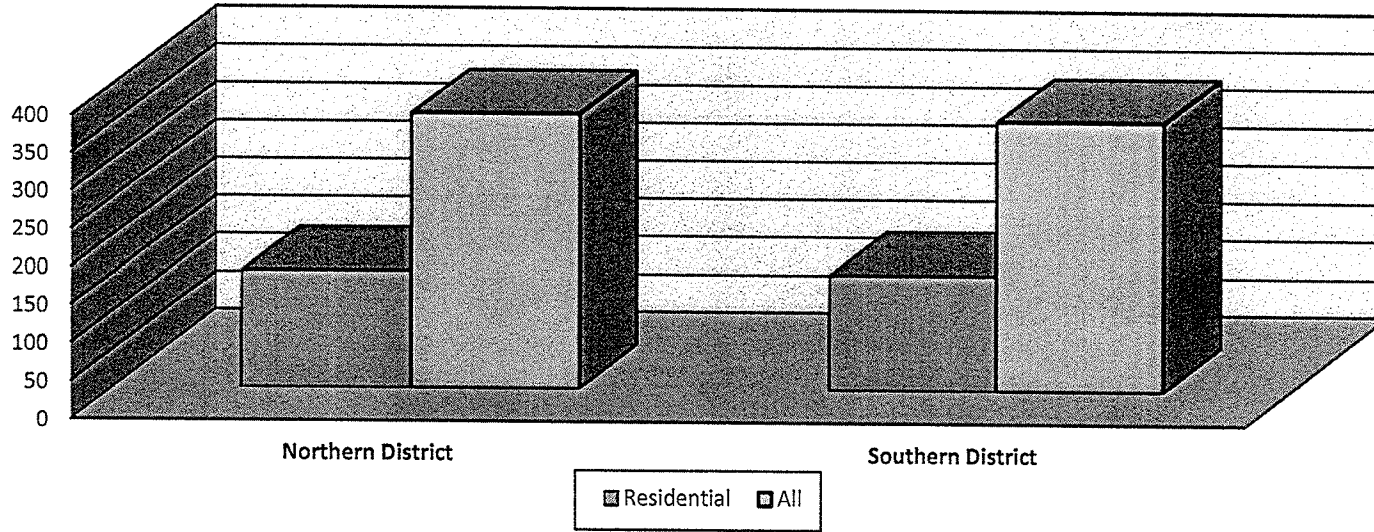
2017 CONSTRUCTION



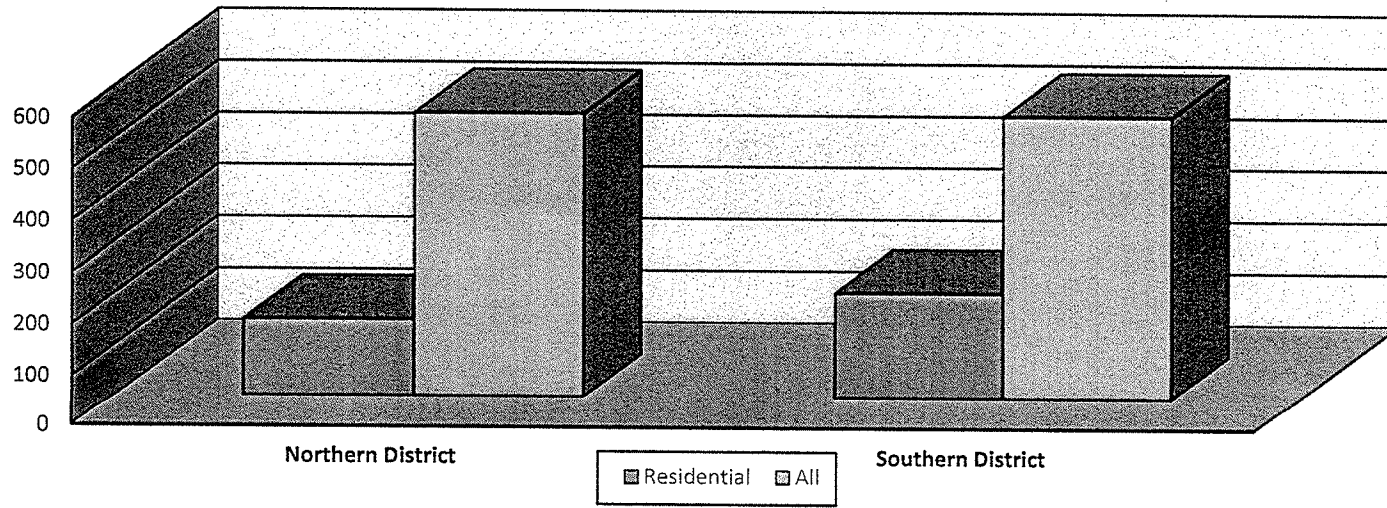
2017 RESIDENTIAL



2016 CONSTRUCTION



2017 CONSTRUCTION

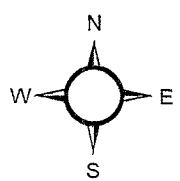
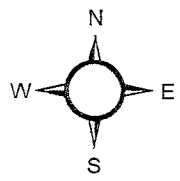
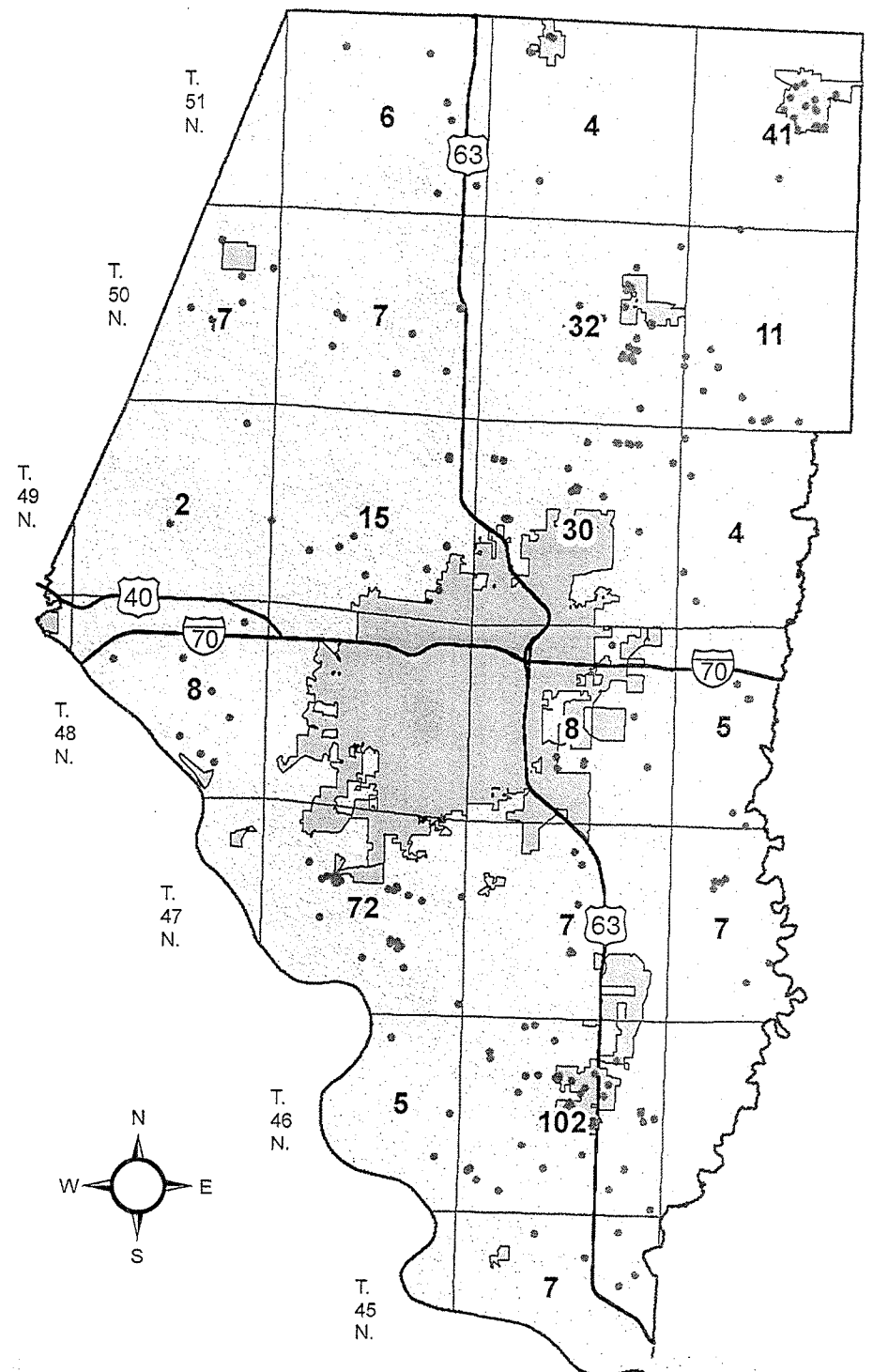
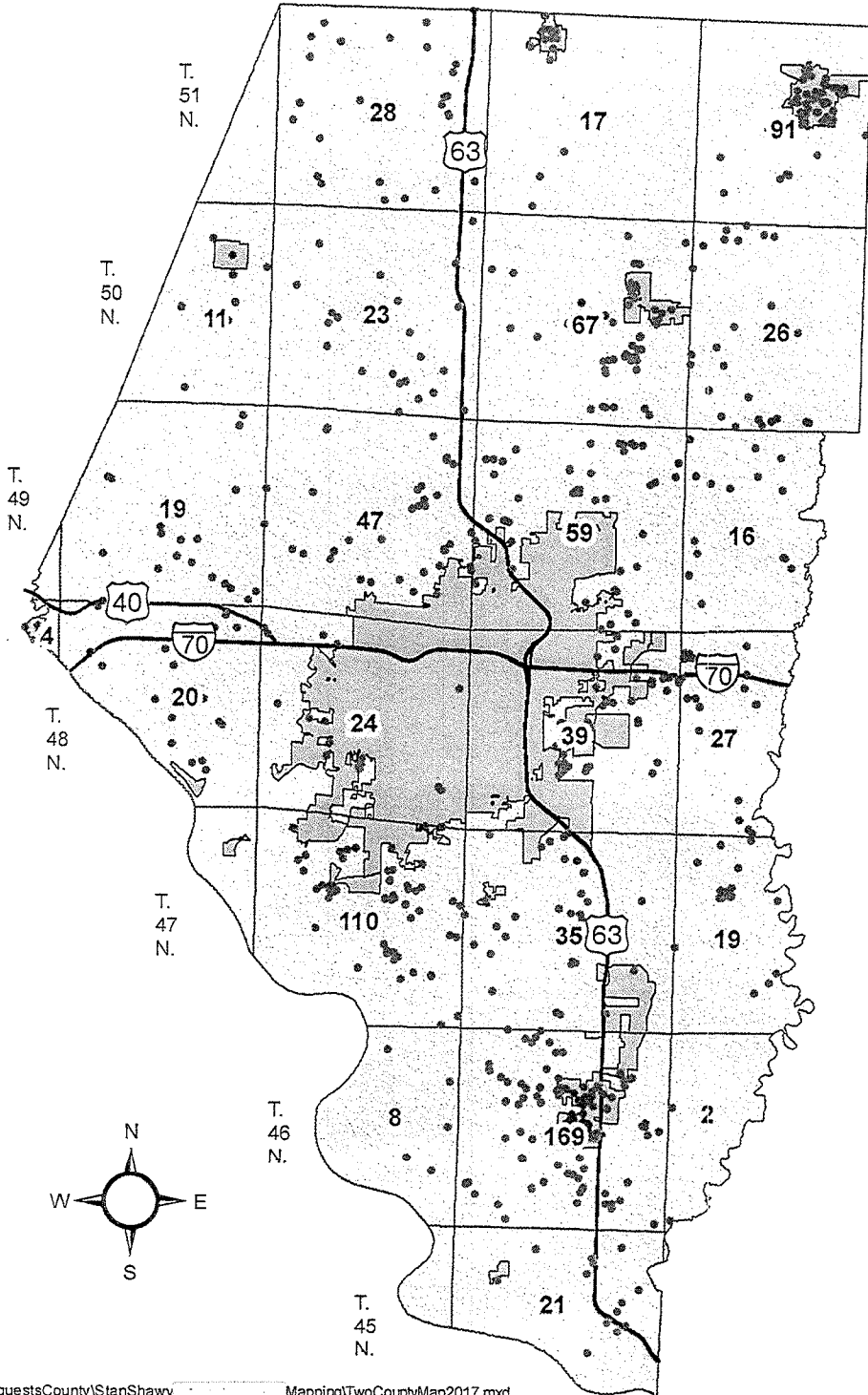


ALL CONSTRUCTION

RESIDENTIAL CONSTRUCTION

R. 15W. R. 14W. R. 13W. R. 12W. R. 11W.

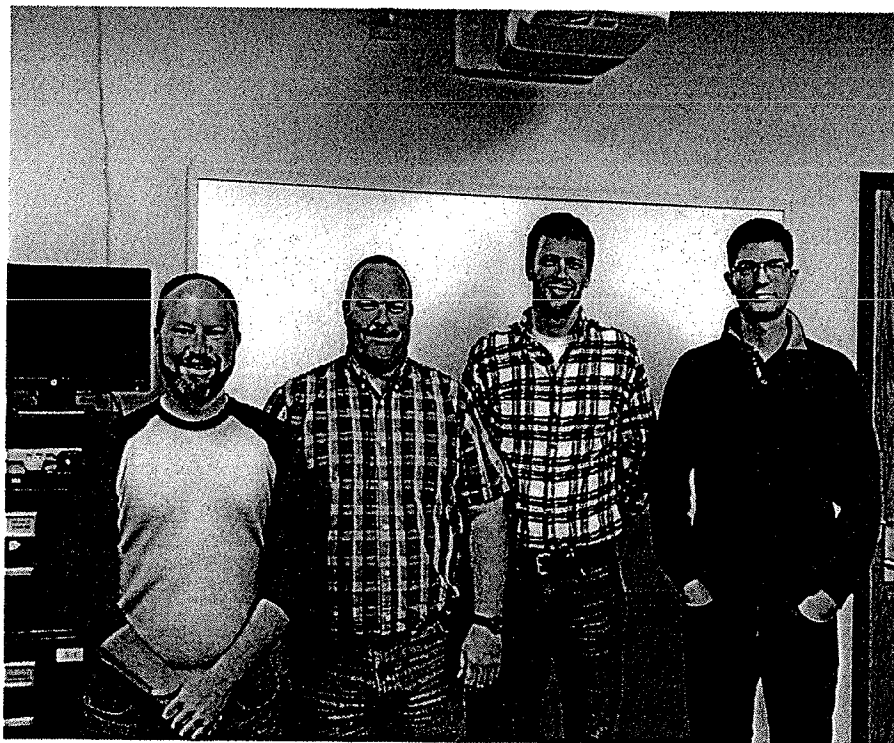
R. 15W. R. 14W. R. 13W. R. 12W. R. 11W.



RESOURCE MANAGEMENT
STAFF



PLANNING: Uriah Mach, Planner; Ryland Rodes, Code Enforcement Officer; Thad Yonke, Senior Planner; Bill Florea, Senior Planner; Paula Evans, Administrative Coordinator.



ENGINEERING: Pat Devaney, Professional Civil Engineer, Jeff McCann, Chief Engineer; Dan Haid, Professional Civil Engineer; Micah Taylor, Professional Civil Engineer.



CONSTRUCTION INSPECTION: Justin Skouby, Road Construction Inspector; Chris Crane, Administrative Coordinator; Darin Sapp, Road Construction Inspector; Mark Donoho, Road Construction Inspector; Keith Austin, Chief Road Construction Inspector.



DESIGN & CONSTRUCTION: Kelle Westcott, Budget Administrator; Matt Thomas, County Surveyor; Natalie Meighan, Right of Way Agent; Aaron Garringer, Asset Management Technician.



STORMWATER: Lynne Hooper, Urban Hydrologist; Nicki Fuemmeler, Stormwater Coordinator, Paula Evans, Administrative Coordinator; Michele Woolbright, Stormwater Educator.



BUILDING INSPECTION: (standing) ; David Forward, Chief Building Inspector, Gary Crapenhof, Building Inspector; Taylor Acton, Building Inspector; Daryl Scott Gordon, Building Inspector; Darin Ratermann, Building Inspector; (seated) Chris Crane, Administrative Coordinator.