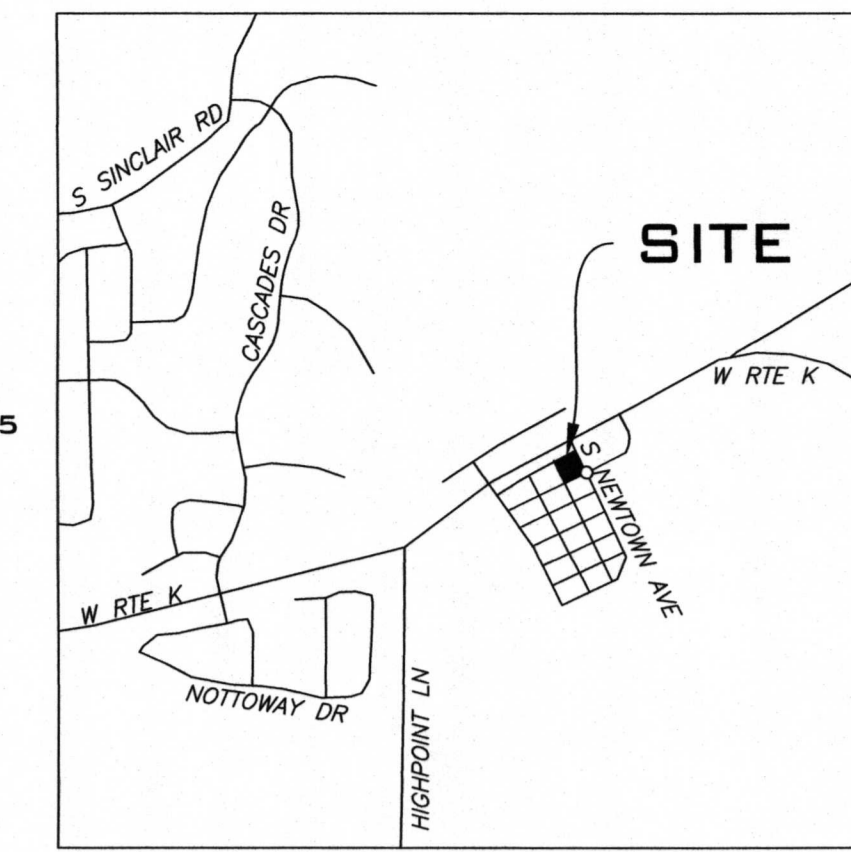


NEWTOWN AVENUE TRI-PLEX REVIEW PLAN

PART OF THE NORTHEAST 1/4 OF SECTION 10, T47N, R13W,
BOONE COUNTY, MISSOURI
SEPTEMBER 9, 2024

A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115



LOCATION MAP
NOT TO SCALE

OWNER

REFAAAT & LISA MEFRAKIS
7361 E NEW HAVEN RD
COLUMBIA, MO 65201

SITE DATA

ACREAGE: 0.22 ACRES
CURRENT ZONING: C-GP
REQUESTED ZONING: R-SP

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 47N, RANGE 13W, LOT C-2 OF NEWTOWN SUBDIVISION - FINAL PLAT, BLOCK 1 AS RECORDED IN PLAT BOOK 34, PAGE 42, OF THE BOONE COUNTY, MISSOURI RECORDS.

PARKING NOTE

A MINIMUM OF 2 PARKING SPACES PER UNIT SHALL BE PROVIDED, INCLUDING GARAGE. NO ADA SPACES ARE REQUIRED.

STORM WATER CONTROL

THESE TRACTS ARE SUBJECT TO THE BOONE COUNTY STORM WATER ORDINANCE.

ALLOWED USE LIST

THREE SINGLE FAMILY ATTACHED DWELLINGS

LANDSCAPE & BUFFERING PLAN

THESE LOTS SHALL HAVE LANDSCAPING PROVIDED. THIS LANDSCAPING SHALL COMPLY WITH THAT OF THE RECORDED COVENANTS AND RESTRICTIONS.

FLOOD PLAIN NOTE

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED IN BOONE COUNTY ORDINANCE 22-1A, PER THE FEMA FIRM PANEL 29019C0355D DATED MARCH 17, 2011.

STREAM BUFFER NOTE

NO PART OF THESE LOTS ARE LOCATED WITHIN A STREAM BUFFER AS DEFINED IN THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY, MISSOURI RECORDS.

EROSION AND SEDIMENTATION PLAN

EROSION AND SEDIMENT CONTROL WILL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOONE COUNTY STORMWATER ORDINANCE.

FLOOD PLAIN NOTE

THIS TRACT IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOOD HAZARD AREA AS DEFINED IN BOONE COUNTY ORDINANCE 22-1A, PER THE FEMA FIRM PANEL 29019C0355E DATED APRIL 19, 2017.

PHASING PLAN

NO PHASING IS PROPOSED.

UTILITY NOTES

- WATER TO BE SERVED BY CPWSD#1.
- ELECTRIC TO BE SERVED BY BOONE ELECTRIC.
- TELECOMMUNICATIONS TO BE SERVED BY SOCKET.

LEGEND

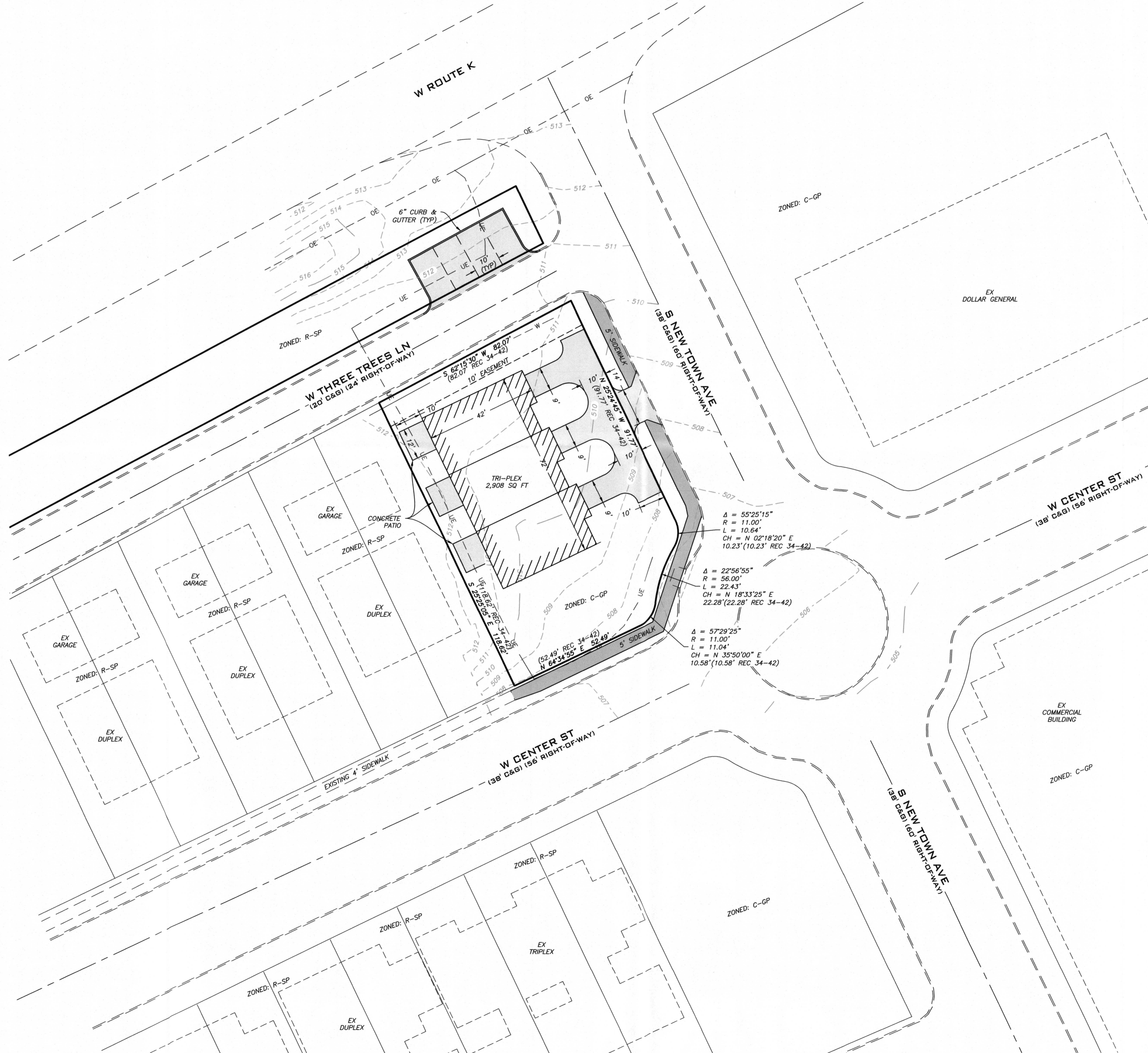
E	EXISTING
S	SET
(REC)	RECORDED
M	MEASURED
XX-XX	PLAT BOOK-PAGE NUMBER
DH	DRILL HOLE
PK	PK NAIL
IP	IRON PIPE 1/2" UNLESS OTHERWISE NOTED
RB	REBAR
⊙	MONUMENT
□	STONE
⊕	RIGHT-OF-WAY MARKER
⊖	CENTERLINE
PB	PLAT BOOK
BK	BOOK
PG	PAGE
---	EXISTING LOT LINE
-X-	EX FENCE
-S-	EXISTING SANITARY
-S-	PROPOSED SANITARY
-SS-	EXISTING STORM SEWER
-SS-	PROPOSED STORM SEWER
-OO-	EXISTING FLOWLINE (E)
-OO-	EXISTING BRUSH/TREELINE
(REC 39-57)	RECORD FROM PB 39 PG 57
0.000	SQUARE FEET
00.00 AC	ACRES
MH	MANHOLE
FH	FIRE HYDRANT
E	EXISTING ELECTRIC TRANSFORMER
ES	EXISTING STREET SIGN
FO	EXISTING FIBER OPTIC CABLE
G	EXISTING GAS LINE
FM	EXISTING FORCE MAIN
W	EXISTING WATER LINE
UE	EXISTING UNDERGROUND ELECTRIC
UE	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
(R)	RADIAL LINE
X	EXISTING WATER VALVE

GENERAL NOTES:

- ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY AND MAY BE REFINED ON FINAL CONSTRUCTION DOCUMENTS.
- DEPENDING ON THE PLACEMENT OF THE PROPOSED BUILDINGS ON THE LOT, ADDITIONAL UTILITY EASEMENTS WILL BE PROVIDED TO BOONE ELECTRIC SO THAT TRANSFORMER MAY BE PLACED AT AN ACCEPTABLE DISTANCE FROM THE PROPOSED BUILDINGS.
- FUTURE CONSTRUCTION AREAS ARE UNKNOWN.
- TRACT IS CURRENTLY UNDEVELOPED.
- NO ACCESSORY FREE STANDING STRUCTURE CAN BE CONSTRUCTED CLOSER TO THE ROAD THAN THE PRIMARY STRUCTURE.

IMPERVIOUS AREAS

SYMBOL	ACRES	SQ. FT.
TOTAL SITE AREA	0.22	9,516
EXISTING IMPERVIOUS AREA	0.00	0
PROPOSED IMPERVIOUS AREA	0.11	4,770
TOTAL SITE IMPERVIOUS AREA	0.11	4,770



APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION
THIS ____ DAY OF _____, 2024.

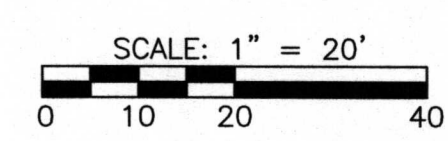
BOYD HARRIS, CHAIRPERSON

APPROVED BY THE BOONE COUNTY COMMISSION
THIS ____ DAY OF _____, 2024.

KIP KENDRICK, PRESIDING COMMISSIONER

BRIANNA L. LENNON, COUNTY CLERK

Received
SEP 24 2024
Boone County
Resource Management



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS USING MODOT VRS NETWORK

CALL OR CLICK 3 DAYS BEFORE YOU DIG!
1-800-DIG-RITE or 811
MISSOURI
www.motcsl.com

OWNER:
REFAAAT MEFRAKIS
7361 E NEW HAVEN RD
COLUMBIA, MO 65201
PH: 678-686-9686

09/23/24	ORIGINAL	KBD
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REVISIONS

NEW TOWN AVE TRIPLEX
PROJECT ADDRESS
REVIEW PLAN

A CIVIL GROUP
-CIVIL ENGINEERING-
-PLANNING-
-SURVEYING-

3401 BROADWAY
BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750
FAX: (573) 817-1677

MISSOURI CERTIFICATE OF AUTHORITY: 2001006116

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



PROJECT #	MEFR24-01
DRAWING #	REVIEW PLAN
DRAWN BY:	KBD
SHEET 001	
SHEET	1 OF 1