

# PRELIMINARY PLAT & REVIEW PLAN FOR SPENCER HILLS, PLAT No. 4 PRD

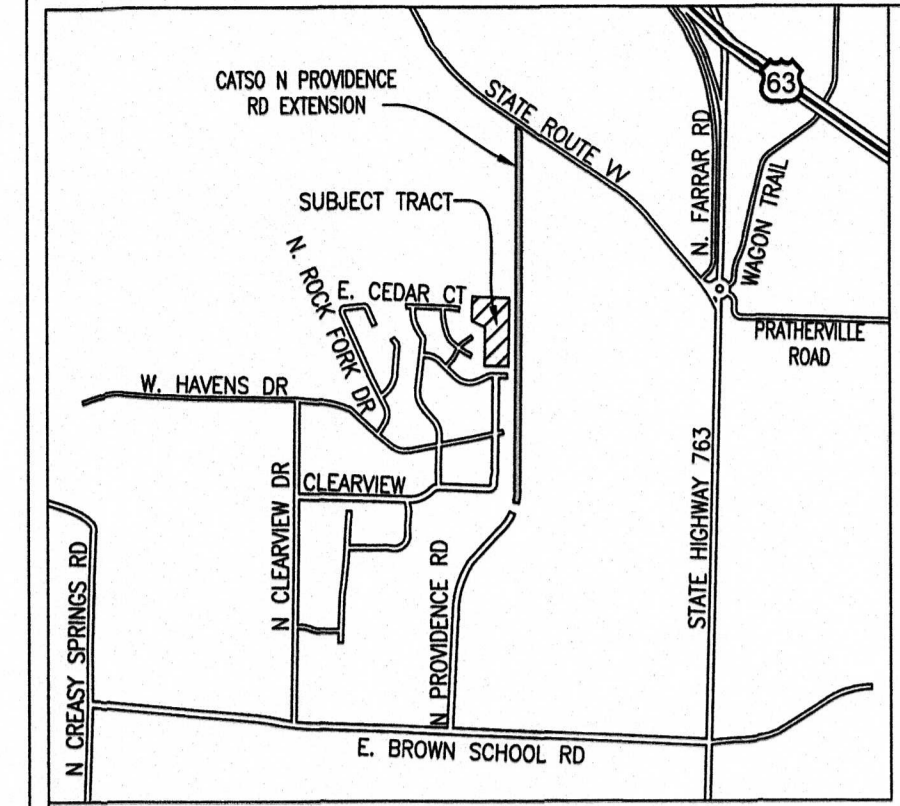
OWNER:  
ANDERSON HOMES FOUNDATION INC  
1620 S RUSTIC RD  
COLUMBIA, MO 65201

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST  
QUARTER OF SECTION 24 TOWNSHIP  
49 NORTH, RANGE 13 WEST  
BOONE COUNTY, MISSOURI  
NOVEMBER 24TH, 2025

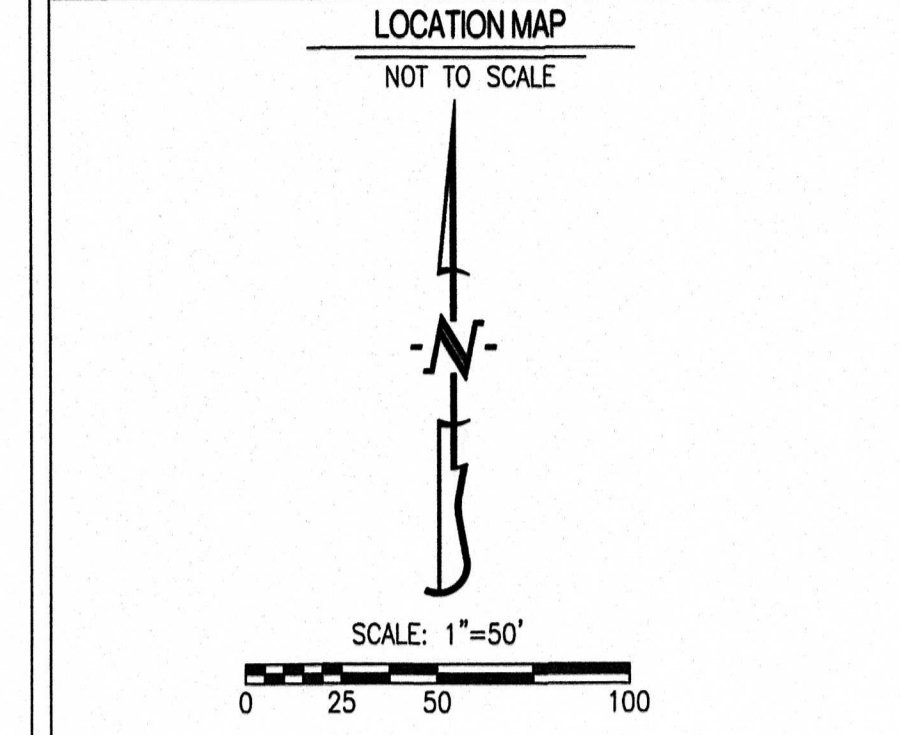
REQUESTED ALLOWED USES FOR R-SP ZONING:

- SINGLE FAMILY RESIDENTIAL
- ATTACHED SINGLE-FAMILY
- HOME OCCUPATION
- OPEN SPACE ON COMMON LOT.

FLOOD PLAIN STATEMENT:  
THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAN AS SHOWN BY FIRM PANEL 29019C0305E DATED APRIL 18, 2017.



Received  
NOV 25 2025  
Boone County  
Resource Management



- LEGEND:**
- E EXISTING
  - S SET
  - 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
  - STONE
  - (M) MEASURED DISTANCE
  - (REC) RECORDED DISTANCE
  - P.O.B. POINT OF BEGINNING
  - 816--- EXISTING 2FT CONTOUR
  - 820--- EXISTING 10FT CONTOUR
  - S--- EXISTING SANITARY SEWER
  - S--- PROPOSED SANITARY SEWER
  - MANHOLE
  - PROPOSED FIRE HYDRANT
  - BUILDING LINE
  - EASEMENT
  - 35 LOT NUMBER
  - 35 EXISTING LOT NUMBER
  - PROPOSED SANITARY LATERAL
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING STRUCTURE

**PHASING:**  
THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ONE PHASE.

**PARKING:**  
A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES SHALL BE PROVIDED ON EACH R-SP LOT (LOTS 1 - 28). FOR "COTTAGE" R-SP LOTS WITH A MINIMUM OF ONE (1) CAR GARAGE, THE TWO (2) REQUIRED PARKING SPACES CAN BE ONE IN THE GARAGE AND ONE OUTSIDE OF THE GARAGE ON A SINGLE LANE DRIVEWAY. ALL OF SAID SPACES AND DRIVEWAY SHALL BE OF A PAVED SURFACE.

**PURPOSE:**  
THE PURPOSE AND INTENT OF THIS PRELIMINARY PLAT AND PLAN IS TO ALLOW FOR THE SUBDIVISION OF THESE TRACTS INTO A RESIDENTIAL DEVELOPMENT.

**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.

**LANDSCAPE AND BUFFERING PLAN:**  
LOTS 1 - 28 ARE INTENDED TO BE USED FOR RESIDENTIAL PURPOSES. ALL RESIDENTIAL LOTS (LOTS 1 - 28) SHALL CONTAIN AT LEAST TWO (2) - 2" DIA. TREES AND 6 SHRUBS WITH MULCH BEDS IN THE FRONT YARD AREA.

**DENSITY:**  
NET DEVELOPMENT AREA IS 6.98 AC. OR 304048.8 SF.  
7,000 SF. IS THE NET DEVELOPMENT AREA PER RESIDENCE REQUIRED BY R-S ZONING.  
304048.8 / 7,000 = 43 MAXIMUM DWELLING UNITS PERMITTED.  
21 SINGLE FAMILY LOTS PROPOSED.  
14 ATTACHED SINGLE-FAMILY UNITS PROPOSED (7) 2 UNIT BLDGS.  
TOTAL OF 35 UNITS.

**ARCHITECTURAL CONTROLS:**

- NO DETACHED ACCESSORY BUILDINGS SHALL BE ALLOWED ON ANY R-SP LOT.
- ADDITIONAL ARCHITECTURAL CONTROLS MAY BE IMPOSED BY THE COVENANTS OF THE DEVELOPMENT.

**STREAM BUFFER:**  
NO PART OF THE TRACT IS LOCATED WITHIN A STREAM BUFFER AS DEFINED BY STREAM BUFFER REGULATIONS, CHAPTER 26 OF BOONE COUNTY ZONING REGULATIONS.

**STORMWATER CONTROL PLAN:**  
THIS DEVELOPMENT IS SUBJECT TO THE STORMWATER MANAGEMENT REQUIREMENTS OF THE BOONE COUNTY STORMWATER ORDINANCE. IT IS THE INTENT OF THIS DEVELOPMENT TO FULLY COMPLY WITH THE BOONE COUNTY STORMWATER REGULATIONS AND MANUAL TO COMPLY THIS DEVELOPMENT MAY 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 OR ESTABLISHMENT 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.

**DRIVEWAY LOCATIONS:**

- ALL DRIVEWAYS SHALL BE PLACED ON THE HIGH SIDE OF THE LOT UNLESS INDIVIDUALLY APPROVED BY THE BOONE COUNTY RESOURCE MANAGEMENT DIRECTOR. AN INSTANCE WHERE A DRIVEWAY MAY BE PLACED ON THE LOW SIDE OF THE LOT WOULD BE ON CORNER LOTS WHERE ADDITIONAL SEPARATION FROM THE CORNER TRUNCATION AS NEEDED OR ON ATTACHED SINGLE-FAMILY LOTS. 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.

**NOTES:**

- WATER DISTRIBUTION TO BE PROVIDED BY CITY OF COLUMBIA.
- 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.
- THE INTERNAL STREET R/W SHALL BE 50' WIDE.
- ALL INTERNAL STREET PAVEMENTS SHALL BE 3/4" WIDE.
- THERE SHALL BE A 20 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO THE RIGHT OF WAY.
- NATURAL GAS DISTRIBUTION TO BE PROVIDED AND DESIGNED BY AMEREN UE.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY. FINAL NUMBERS WILL BE DETERMINED DURING FINAL PLATTING.
- THE EXISTING ZONING OF THIS TRACT IS R-M PENDING REZONING TO R-SP.
- THIS PRELIMINARY PLAT CONTAINS 6.98 ACRES.
- THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
- ELECTRIC DISTRIBUTION TO BE PROVIDED AND DESIGNED BY BOONE ELECTRIC.
- LOTS LABELED AS "C" ARE DESIGNATED AS COMMON LOTS AND 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 PLATTING TO ENSURE PROPER ACCESS ARE IN PLACE TO AND OVER SAID BMP'S.
- ALL STREET PAVEMENT SHALL MEET COUNTY LOCAL ROAD CONSTRUCTION STANDARDS.
- LOT DIMENSIONS SHOWN ARE TO THE NEAREST FOOT FOR PRELIMINARY PLATTING PURPOSES.
- ALL R-SP ZONED LOTS WITHIN THIS DEVELOPMENT SHALL CONTAIN A MAXIMUM OF ONE DWELLING UNIT.
- ALL R-SP RESIDENTIAL LOTS SHALL HAVE A MINIMUM 25' FRONT AND REAR YARD SETBACK ALONG WITH A MINIMUM 5' SIDE YARD SETBACK.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL INTERNAL STREETS. SIDEWALKS ADJACENT TO RESIDENTIAL LOTS WILL BE BUILT AT THE TIME OF HOME OR BUILDING CONSTRUCTION. SIDEWALKS ALONG COMMON LOTS WILL BE BUILT AT THE TIME OF STREET CONSTRUCTION FOR THE PHASE IN WHICH THAT COMMON LOT IS IN.
- ALL LOTS SHALL CONTAIN A MINIMUM OF 2 OFF-STREET PARKING SPACES. SAID SPACES MAY BE CONTAINED IN A GARAGE, IN A DRIVEWAY (EITHER BEHIND THE GARAGE OR BESIDE), OR SOLELY IN A DRIVEWAY. HOMES MAY HAVE A 2-CAR, A 1-CAR, OR NO GARAGE AT ALL.

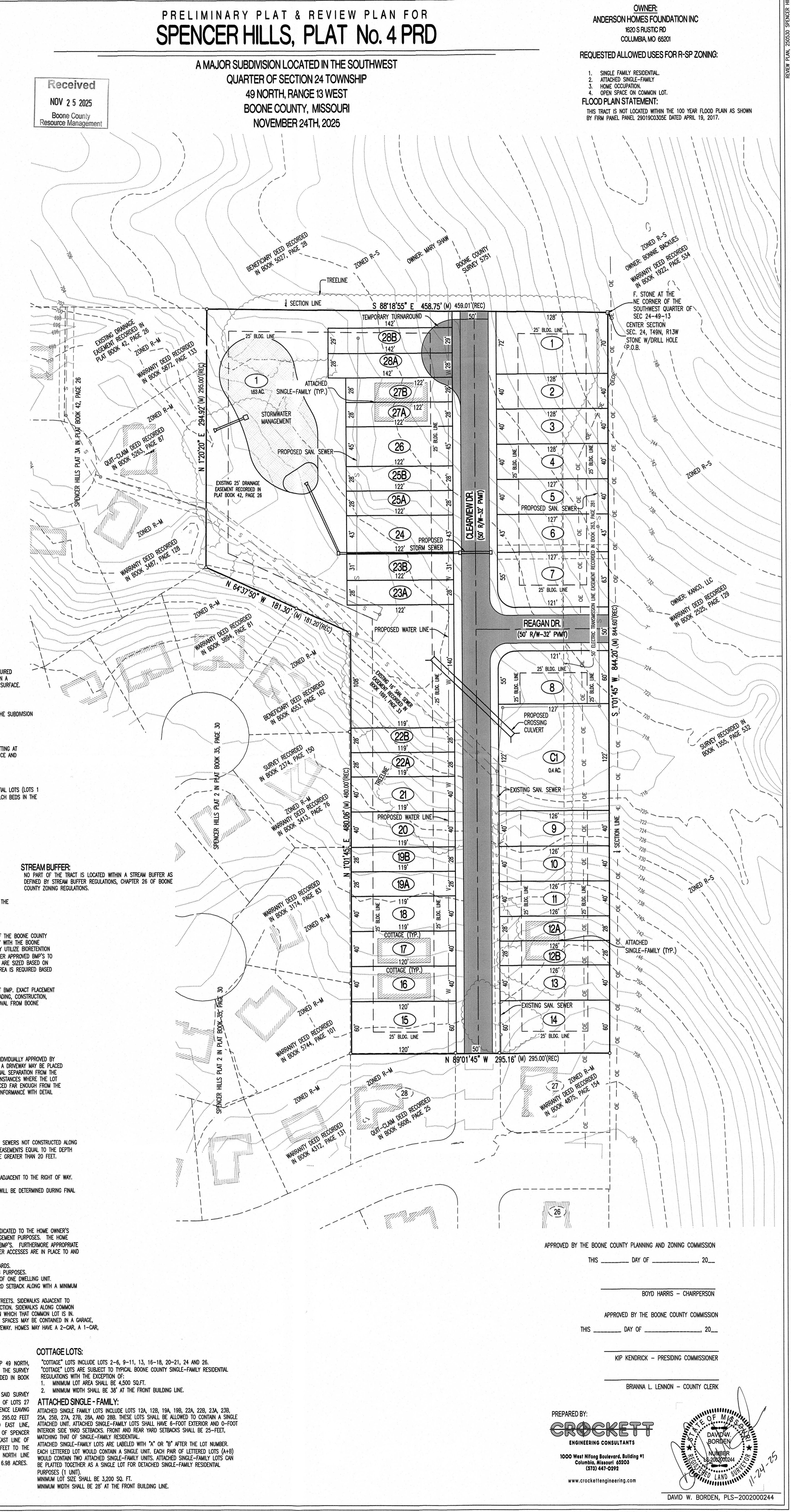
**DESCRIPTION:**  
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 49 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 976, PAGE 803 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 6049, PAGE 125 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CENTER OF SAID SECTION 24, THENCE WITH THE EAST LINE OF SAID SURVEY RECORDED IN BOOK 976, PAGE 803, S 05°15'15" W, 644.60 FEET TO THE NORTH LINE OF LOTS 27 AND 28 OF SPENCER HILLS PLAT NO. 2, RECORDED IN PLAT BOOK 35, PAGE 30; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE OF SAID LOTS 27 AND 28, N 89°04'30" W, 295.02 FEET TO THE EAST LINE OF SAID SPENCER HILLS PLAT NO. 2; THENCE WITH SAID EAST LINE, N 05°15'15", 480.00 FEET; THENCE N 64°32'25" W, 181.35 FEET TO THE EAST LINE OF SPENCER HILLS PLAT 3-A, RECORDED IN PLAT BOOK 42, PAGE 26; THENCE LEAVING SAID EAST LINE OF SAID PLAT 2 AND WITH THE EAST LINE OF SAID PLAT 3-A, N 1°16'20" E, 295.00 FEET TO THE NORTH LINE OF SAID SURVEY; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE THEREOF, S 88°21'45" E, 458.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.98 ACRES.

**COTTAGE LOTS:**  
"COTTAGE" LOTS INCLUDE LOTS 2-6, 9-11, 13, 16-18, 20-21, 24 AND 26.  
"COTTAGE" LOTS ARE SUBJECT TO TYPICAL BOONE COUNTY SINGLE-FAMILY RESIDENTIAL REGULATIONS WITH THE EXCEPTION OF:  
1. MINIMUM LOT AREA SHALL BE 4,500 SQ.FT.  
2. MINIMUM WIDTH SHALL BE 38' AT THE FRONT BUILDING LINE.  
**ATTACHED SINGLE-FAMILY:**  
ATTACHED SINGLE FAMILY LOTS INCLUDE LOTS 12A, 12B, 19A, 19B, 22A, 22B, 23A, 23B, 25A, 25B, 27A, 27B, 28A, AND 28B. THESE LOTS SHALL BE ALLOWED TO CONTAIN A SINGLE ATTACHED UNIT. ATTACHED SINGLE-FAMILY LOTS SHALL HAVE 6-FOOT EXTERIOR AND 0-FOOT INTERIOR SIDE YARD SETBACKS. FRONT AND REAR YARD SETBACKS SHALL BE 25-FEET, MATCHING THAT OF SINGLE-FAMILY RESIDENTIAL.  
ATTACHED SINGLE-FAMILY LOTS ARE LABELED WITH "A" OR "B" AFTER THE LOT NUMBER. EACH LETTERED LOT WOULD CONTAIN A SINGLE UNIT. EACH PAIR OF LETTERED LOTS (A+B) WOULD CONTAIN TWO ATTACHED SINGLE-FAMILY UNITS. ATTACHED SINGLE-FAMILY LOTS CAN BE PLATTED TOGETHER AS A SINGLE LOT FOR DETACHED SINGLE-FAMILY RESIDENTIAL PURPOSES (1 UNIT).  
MINIMUM LOT SIZE SHALL BE 3,200 SQ. FT.  
MINIMUM WIDTH SHALL BE 28' AT THE FRONT BUILDING LINE.

**APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION**  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BOYO HARRIS - CHAIRPERSON  
**APPROVED BY THE BOONE COUNTY COMMISSION**  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
KIP KENDRICK - PRESIDING COMMISSIONER  
BRIANNA L. LENNON - COUNTY CLERK

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 West Nifong Boulevard, Building #1  
Columbia, Missouri 65203  
(573) 447-0292  
www.crockettengineering.com

DAVID W. BORDEN, PLS-2002000244



REVIEW PLAN 250530 SPENCER HILLS