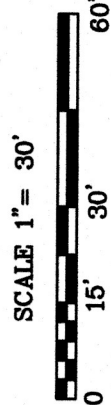


PRELIMINARY SITE PLAN

512 INVESTMENT SUBDIVISION
A TRACT LOCATED IN THE
CITY OF BOONEVILLE, COOPER COUNTY, MISSOURI
NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 49 NORTH,
RANGE 17 WEST

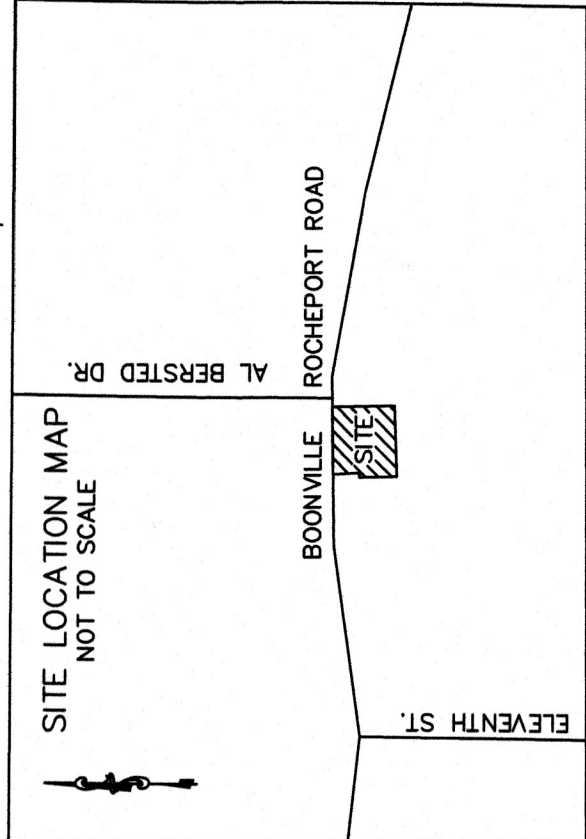
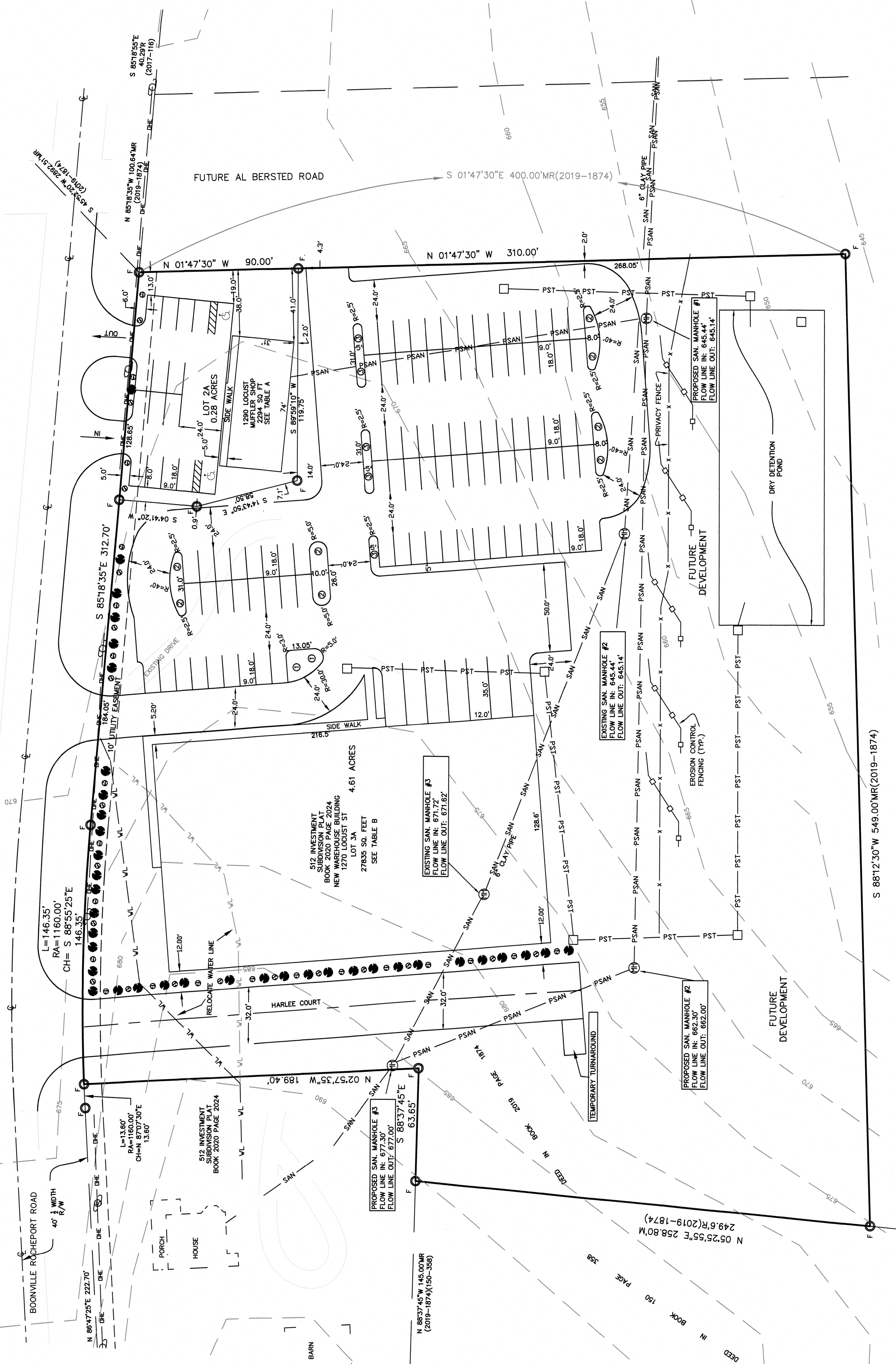
- LEGEND
- FOUND
 - SET 5/8" ROD WITH CAP
 - BRUSH AND ASSOC. LC 321
 - RECORD
 - MEASURED
 - RECORDED SURVEY
 - (2019-1874)
 - POINT OF BEGINNING
 - OVERHEAD ELECTRIC
 - ELECTRIC CABLE
 - CENTER LINE
 - SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED EROSION CONTROL FENCE
 - PROPOSED STORM SEWER



DATE: MAY 5, 2022

NOTES:

- 1.) LANDSCAPED AREAS AS SHOWN ARE FOR DISPLAY PURPOSES ONLY FINAL LANDSCAPING SHALL BE DONE ACCORDING TO THE CITY OF BOONEVILLE REGULATIONS.
- 2.) THIS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADE) DEFINED AS AREAS OF MINOR FLOOD DAMAGE POTENTIAL WITH AN ANNUAL CHANCE FLOOD PLAIN.
- 3.) THIS PLAN IS FOR PLANNING PURPOSES AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 4.) SEWERS SHALL BE CONSTRUCTED ALONG THE PUBLIC STREETS OF THE CITY OF BOONEVILLE SUBDIVISION REGULATIONS APPENDIX A SECTION 3 (6).



LAND USE TABLE A

TOTAL FLOOR AREA	2294.0' SQ. FT.
LAND AREA	12397.0' SQ. FT.
PARKING SPACES	16 SPACES
OPEN SPACE	4327.0' SQ. FT.
LAND USE	7872.0' SQ. FT.
INTENSITY	0.65

LAND USE TABLE B

TOTAL FLOOR AREA	27835.0' SQ. FT.
LAND AREA	12397.0' SQ. FT.
PARKING SPACES	94 SPACES
OPEN SPACE	35022.0' SQ. FT.
LAND USE	88954.0' SQ. FT.
INTENSITY	0.65

PARKING AREA = 1.32 ACRES
30% PARKING AREA = 0.40 ACRES

SYMBOL	TREE TYPE	SPREAD SIZE	QUANTITY	TOTAL SPREAD
①	SWAMP WHITE OAK	0.09 ACRES	2	0.18 ACRES
②	PIN OAK	0.03 ACRES	8	0.24 ACRES
③	EASTERN REDBUD	0.01 ACRES	5	0.05 ACRES
TOTAL:				0.47 ACRES

ADDRESS: 1250 LOCUST ST BOONEVILLE, MO
OWNER: 512 INVESTMENT
PLOT DATE: MAY 5, 2022

PRELIMINARY SITE PLAN
512 INVESTMENT SUBDIVISION
NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 49 NORTH,
RANGE 17 WEST
CITY OF BOONEVILLE, COOPER COUNTY, MISSOURI

BRUSH AND ASSOCIATES, INC.
LAND SURVEYORS
505 N. MAIN STREET, SUITE A
COLUMBIA, MISSOURI 65201
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P.E. 321

