

LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND BEING THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 12 WEST, EXCEPT THAT PART SHOWN IN THE SURVEY RECORDED IN BOOK 1443, PAGE 795, COLUMBIA, BOONE COUNTY, MISSOURI, AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 2265, PAGE 102 AND BOOK 5328, PAGE 178 AND CONTAINING 65.35 ACRES.

PRELIMINARY PLAT
FOR
CANTON ESTATES

A TRACT LOCATED IN SECTION 5, TOWNSHIP 47 NORTH, RANGE 12 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #89-2021

OWNER:
WILLIAM E. STRICKER
1119 CANTERBURY DR.
COLUMBIA, MO 65203

DEVELOPER:
CAAT, LLC
207 PEACH WAY SUITE 102
COLUMBIA, MO 65203

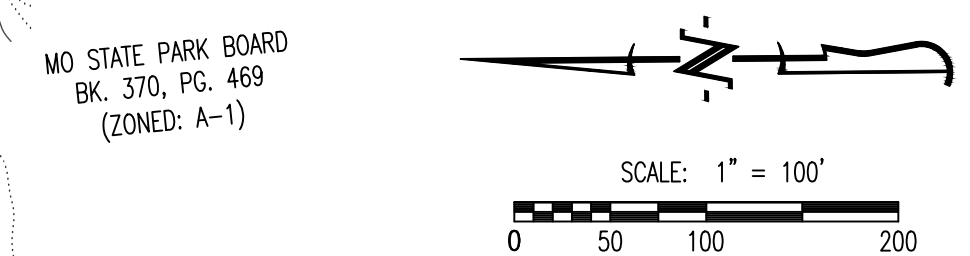
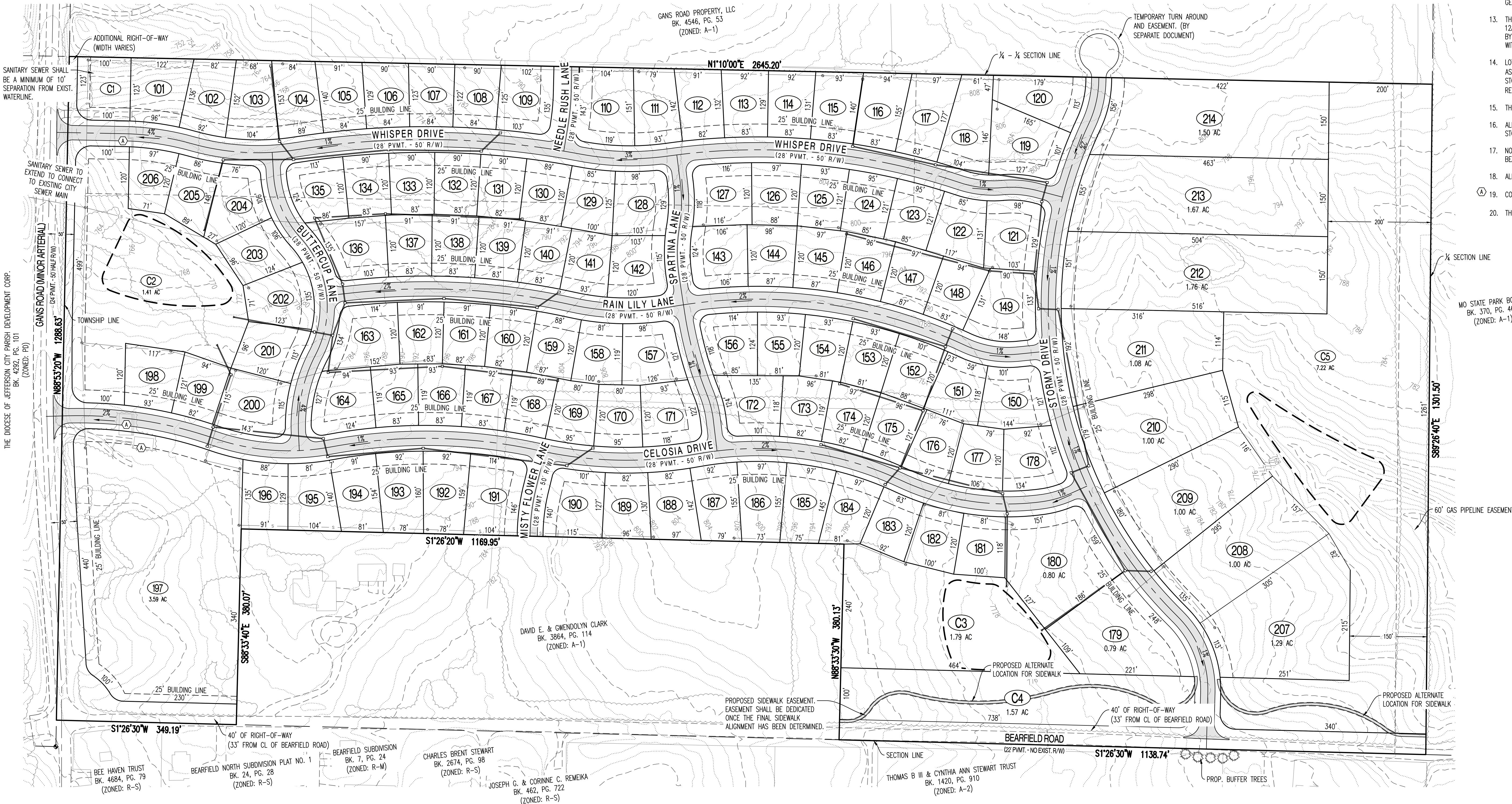
SUMMIT MEDICAL SUPPLIES, LLC
5796 S. ROUTE K
COLUMBIA, MO 65203

LEGEND:

- 805 EXISTING MINOR CONTOUR
- 820 EXISTING MAJOR CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BIORETENTION
- EXISTING TREELINE
- WATERWAY
- CENTERLINE OF RIGHT-OF-WAY

NOTES:

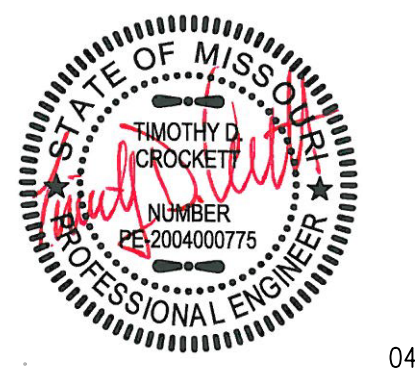
1. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
2. THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESCRIBED IN SECTION 29-2.3(d)(4)(i) OF THE CODE OF ORDINANCES AND SHOWN ON THE F.E.M.A. FIRM MAP PANEL #29019C0295E DATED APRIL 19, 2017.
3. THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
4. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY. EXCEPT FOR BEARFIELD ROAD AND GANS ROAD.
5. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
6. WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
7. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
8. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
9. THE EXISTING ZONING OF THESE TRACTS ARE A-1 (PENDING ANNEXATION/ZONING INTO THE CITY OF COLUMBIA TO R-1).
10. IT IS THE INTENT FOR LOT 197 TO BE REZONED TO PD AT A LATER TIME. THE SPECIFICS OF THIS ARE NOT KNOWN AT THIS TIME.
11. THIS PLAT CONTAINS 65.35 ACRES.
12. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL STREETS, AS WELL AS GANS ROAD, UNLESS OTHERWISE NOTED. DESIGN ADJUSTMENT NOTE: 29-5.1(d) TO PERMIT SIDEWALK CONSTRUCTION IN A NON STANDARD LOCATION AS GENERALLY SHOWN IS REQUESTED.
13. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP. NO REGULATED STREAM BUFFER EXISTS WITHIN THE LIMITS OF THIS PLAT.
14. LOTS C1-C5 ARE COMMON LOTS AND ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, AMENITIES, SIGNAGE AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S.
15. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
16. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
17. NO RESIDENTIAL DRIVEWAY ACCESS SHALL BE ALLOWED ON TO GANS ROAD OR BEARFIELD ROAD.
18. ALL EXISTING BUILDINGS ON THE PROPERTY ARE TO BE REMOVED.
19. CONNECTIVITY INDEX IS AS FOLLOWS: 25 LINKS / 14 NODES = 1.79.
20. THERE SHALL BE A 20' UTILITY EASEMENT ALONG GANS ROAD AND BEARFIELD ROAD.



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS _____ DAY OF _____ 2021.

SARA LOE, CHAIRPERSON



TIMOTHY D. CROCKETT - PE-200400775

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- 04/01/2021 REVISIONS
- 03/25/2021 REVISIONS
- 03/15/2021 REVISIONS
- 02/08/2021 ORIGINAL