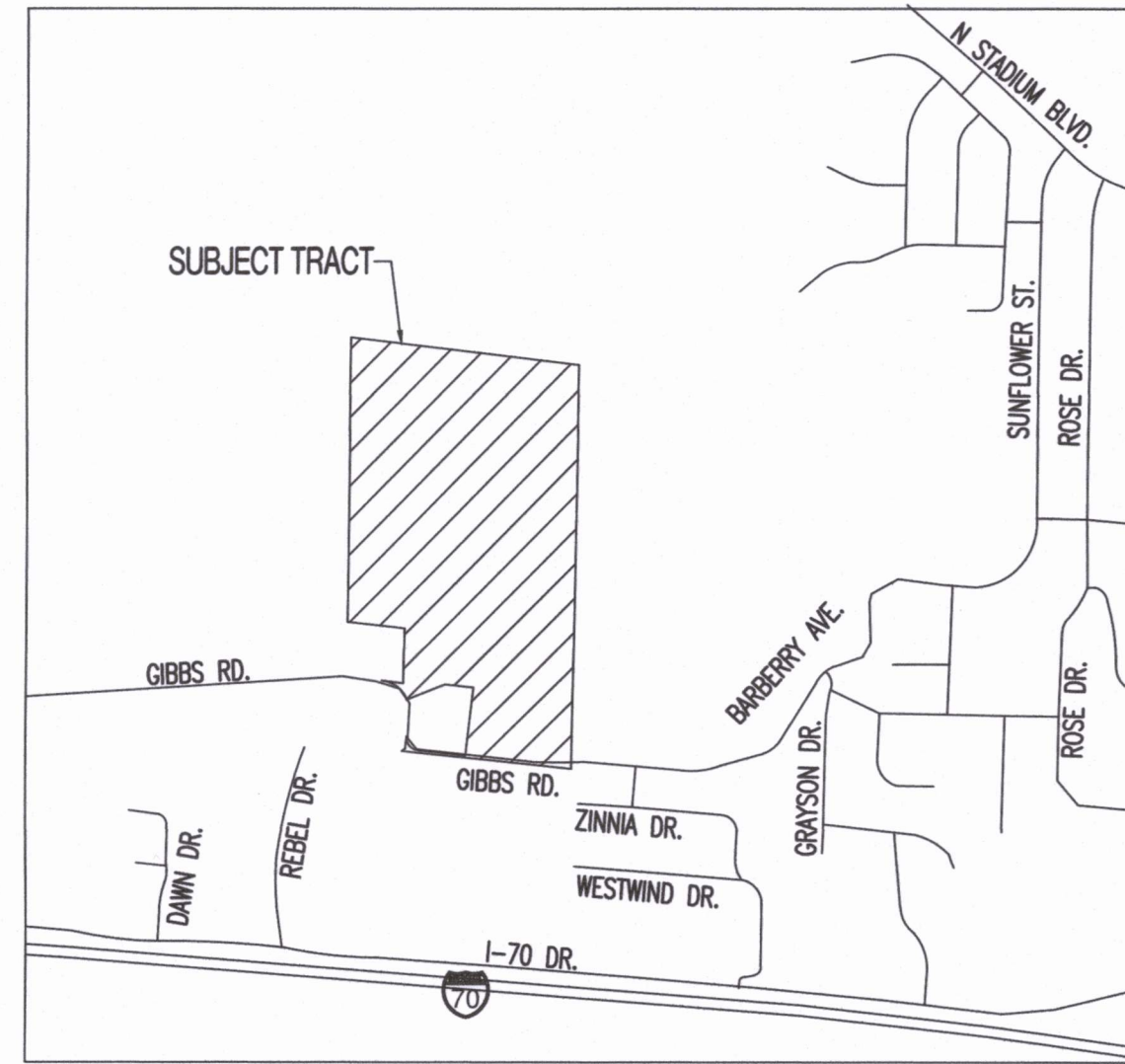


PRELIMINARY PLAT  
AMBERTON PLACE

LOCATED IN THE WEST 1/2 SECTION 4, TOWNSHIP 48  
NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI  
NOVEMBER 13, 2023

OWNER:  
ROXIE GRANT REVOCABLE TRUST  
1805 LABRADOR DR.  
COLUMBIA, MO 65203

DEVELOPER:  
HEMME CONSTRUCTION, LLC.  
2301 CHAPEL PLAZA CT. STE. 1  
COLUMBIA, MO 65203



LOCATION MAP  
NOT TO SCALE



SCALE: 1"=150'  
0 75 150 300

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION
- EXISTING TREELINE
- WATERWAY

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE WEST HALF OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN BOONE COUNTY SURVEY NUMBER 2714 AND THE SURVEY RECORDED IN BOOK 5797, PAGE 105 AND DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 1769, PAGE 895 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, S 1°04'40"W, 1281.78 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE THEREOF, N 84°36'00"W, 970.75 FEET TO THE SOUTHEAST CORNER OF OAK CORNERS SUBDIVISION RECORDED IN PLAT BOOK 13, PAGE 86; THENCE LEAVING SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND WITH THE LINES OF SAID OAK CORNERS SUBDIVISION, N 51°14'55"E, 23.81 FEET; THENCE N 54°34'40"E, 70.99 FEET TO THE WESTERLY LINE OF VERA RIDGE SUBDIVISION, PLAT 1, RECORDED IN PLAT BOOK 38, PAGE 20; THENCE LEAVING THE LINES OF SAID OAK CORNERS SUBDIVISION AND WITH THE LINES OF SAID VERA RIDGE SUBDIVISION, 116.90 FEET ALONG A 75.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 38°55'35"E, 105.42 FEET; THENCE S 83°34'45"E, 273.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 6°25'15"E, 395.29 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 83°34'45"W, 163.51 FEET; THENCE S 68°02'45"W, 235.69 FEET TO THE EASTERLY LINE OF SAID OAK CORNERS SUBDIVISION; THENCE LEAVING THE LINES OF SAID VERA RIDGE SUBDIVISION AND WITH THE EASTERLY LINE OF SAID OAK CORNERS SUBDIVISION, 188.63 FEET ALONG A 173.91-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 52°57'25"W, 179.52 FEET TO THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 437, PAGE 828; THENCE LEAVING SAID EASTERLY LINE AND WITH THE LINES OF SAID SURVEY, S 84°01'45"E, 124.58 FEET; THENCE N 0°48'45"E, 310.89 FEET TO THE NORTHEAST CORNER OF SAID SURVEY; THENCE N 83°52'10"W, 326.60 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH THE WEST LINE THEREOF, N 0°50'30"E, 609.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, N 1°07'45"E, 1005.08 FEET; THENCE LEAVING SAID WEST LINE, S 83°06'25"E, 1309.82 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE WITH THE EAST LINE THEREOF, S 1°27'55"W, 1004.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.26 ACRES.

- 1. OAK CORNERS SUBDIVISION RECORDED IN PLAT BOOK 13, PAGE 86
- 2. WARRANTY DEED RECORDED IN BOOK 3926, PAGE 57
- 3. VERA RIDGE SUBDIVISION 1 RECORDED IN PLAT BOOK 38, PAGE 28
- 4. WARRANTY DEED RECORDED IN BOOK 5636, PAGE 28



- 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. A PORTION OF THIS TRACT IS LOCATED IN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. #29019C0260D, DATED: MARCH 17, 2011.
- 3. THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- 4. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ADJACENT TO ALL STREET RIGHTS-OF-WAY.
- 5. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
- 6. WATER DISTRIBUTION TO BE SUPPLIED BY 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 THIS TRACT IS R-S (PENDING ZONING TO R-1, R-2, AND R-MF).
- 10. THIS PLAT CONTAINS 60.26 ACRES.
- 11. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS, AS WELL AS ALONG THE NORTH SIDE OF BARBERRY AVE ACROSS LOTS 1,115 AND C2.
- 12. 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. THIS TRACT CONTAINS A TYPE II STREAM BUFFER.
- 13. LOTS C1-C7 ARE COMMON LOTS AND ARE TO BE TRANSFERRED BY DEED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, SIGNAGE, AMENITIES AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S.
- 14. THERE IS CLIMAX FOREST LOCATED ON THIS TRACT AS IDENTIFIED BY THE TREE PRESERVATION PLAN FOR AMBERTON PLACE.
- 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. EXISTING STRUCTURES ARE TO BE REMOVED FROM THE SITE.
- 18. NO LOTS SHALL HAVE DIRECT DRIVEWAY ACCESS TO GIBBS ROAD OR BARBERRY AVENUE.
- 19. IT IS THE INTENT FOR LOTS 1-28, 38-43, 64-73 AND 106-115 TO BE DEVELOPED UNDER COTTAGE STANDARDS. LOTS 74-105 SHALL BE ZERO LOT LINE, SINGLE FAMILY ATTACHED UNITS DEVELOPED UNDER R-MF ZONING (MAX OF 6 ATTACHED UNITS PER BUILDING); LOTS 29-37 AND 44-63 ARE TO BE DEVELOPED UNDER R-1 STANDARDS.
- 20. DEVELOPER SHALL OBTAIN OFF SITE STREET EASEMENT AS SHOWN FOR THE CONNECTION/EXTENSION OF GIBBS ROAD FROM THE NEIGHBORING PROPERTY OWNER OF THE TRACT AT FINAL PLAT.
- 21. AN APPROVED INGRESS/EGRESS EASEMENT SHALL BE GRANTED TO PROVIDE ADEQUATE ACCESS TO THE PROPOSED DETENTION AREAS AS SHOWN. EXACT LOCATION SHALL BE DETERMINED AT THE TIME OF FINAL DESIGN AND SHALL BE APPROVED BY THE CITY.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 21<sup>ST</sup> DAY OF DECEMBER, 2023.

SHAWN GUEVA JONES, CHAIRPERSON



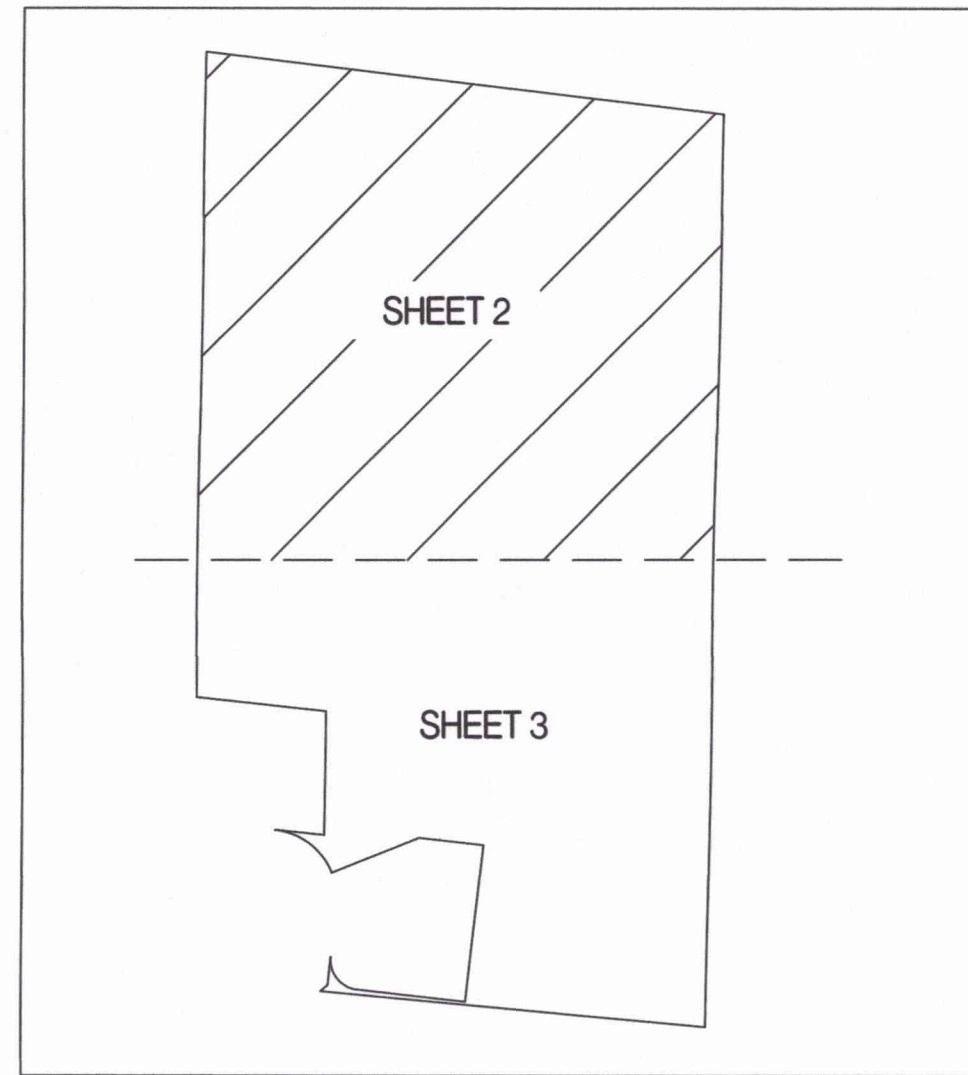
1/17/2024  
TIMOTHY D. CROCKETT - PE-200400775

PREPARED BY:  
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(573) 441-0292  
www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#2000151001



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LOCATED IN THE WEST 1/2 SECTION 4, TOWNSHIP 48  
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SHEET INDEX  
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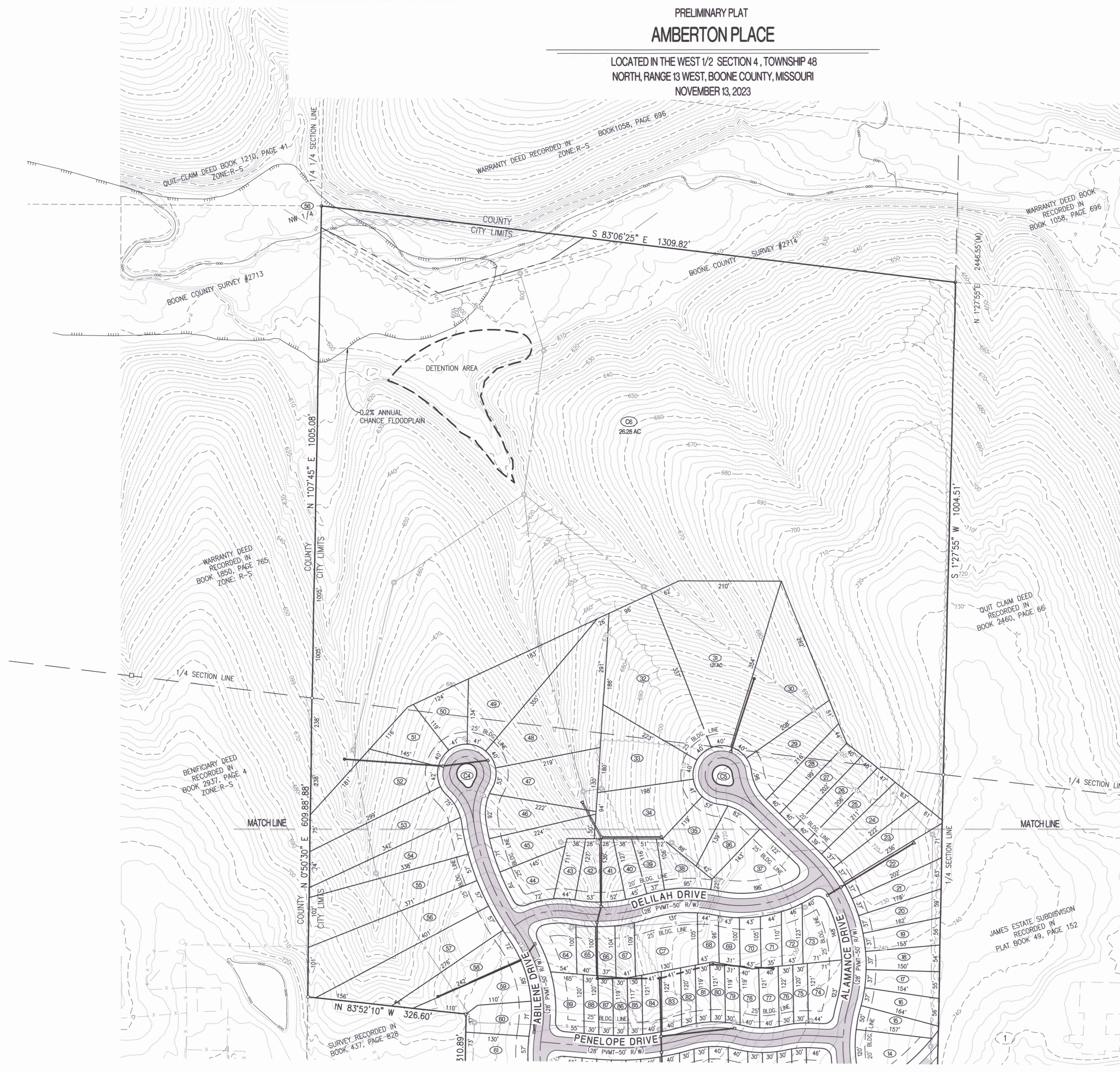


SCALE: 1"=100'  
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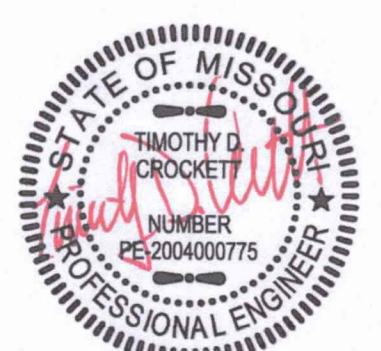
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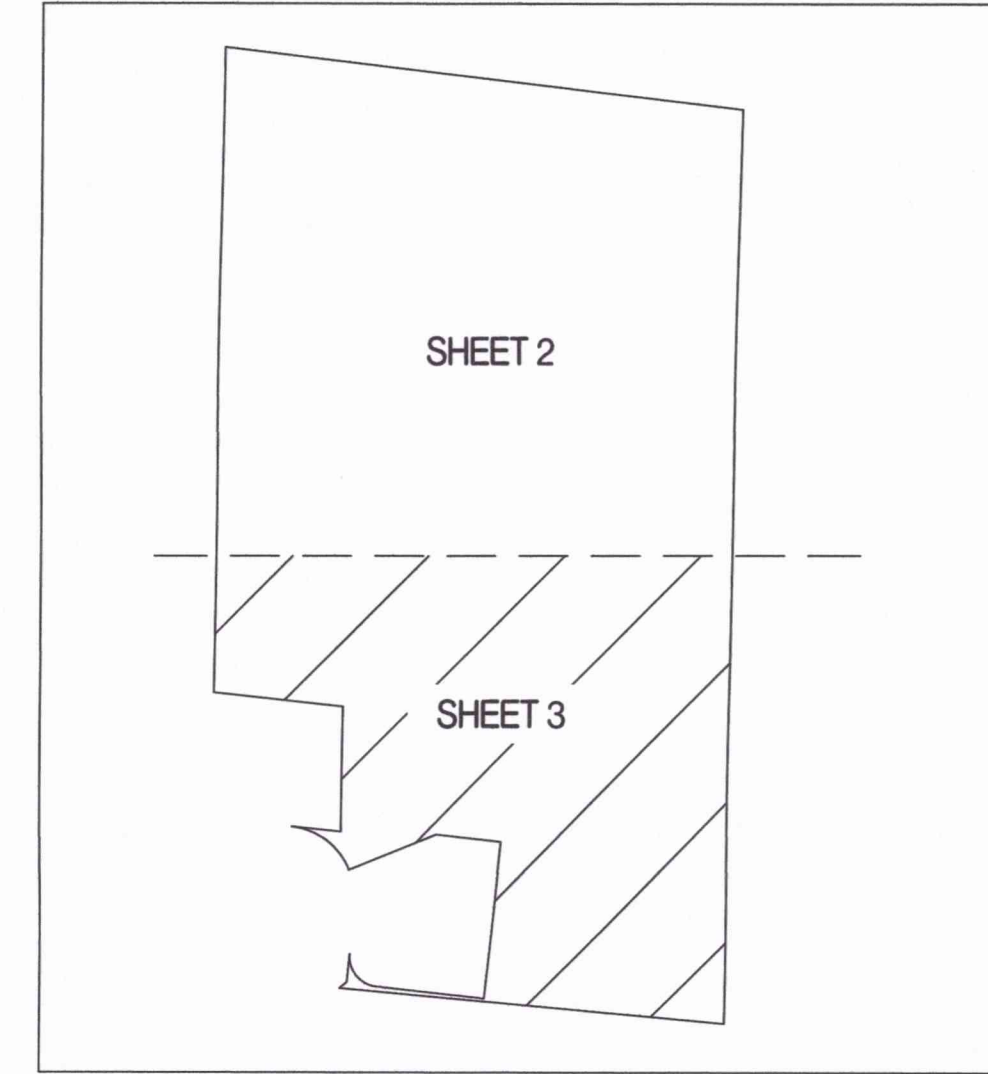
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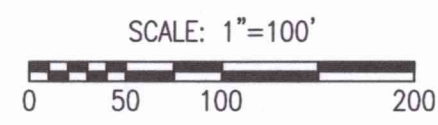


PRELIMINARY PLAT  
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