

PRELIMINARY PLAT
WOODSTRAIL RIDGE SUBDIVISION
 ALL OF LOT 19 AND THE EAST 100 FEET OF LOT 16 OF NORTHLAND ACRES
 LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31,
 TOWNSHIP 49 NORTH, RANGE 12 WEST
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



Creating Clients for Life

210 Park Avenue
 Columbia, MO 65203
 P 573, 499, 1944

MISSOURI CERTIFICATE OF AUTHORITY
 NO. E. 2017015086
 EXPIRES: DECEMBER 31, 2019

NOTICE:
 SSE waives any and all responsibility and liability for problems which arise from failure to follow these Plans. Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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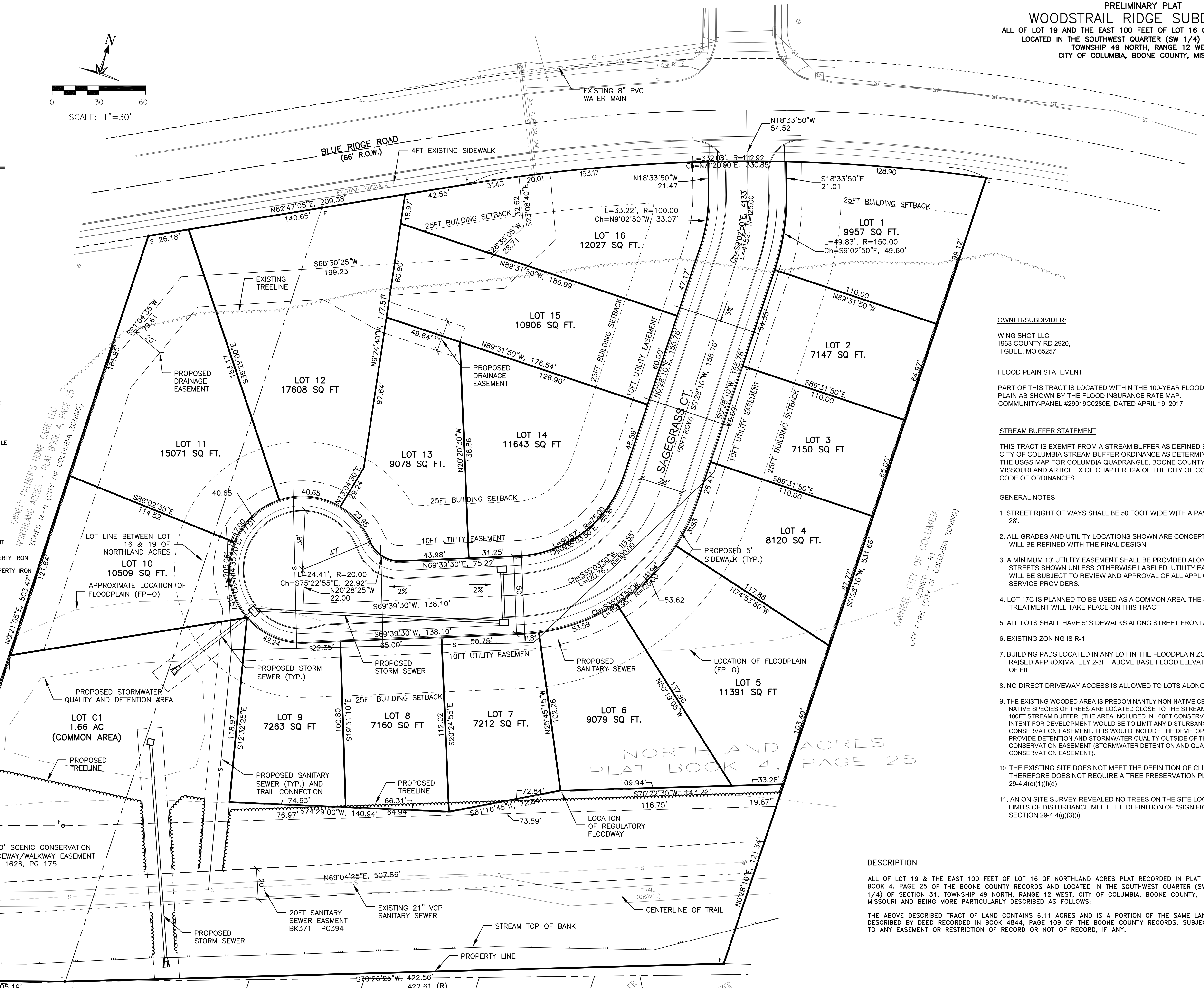
05/30/2018

Keenan K. Simon
 MO-PE 2016017682
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

WOODSTRAIL RIDGE
 SUBDIVISION
 PRELIM PLAT
 1360 BLUE RIDGE RD
 COLUMBIA, MO

PRELIMINARY PLAT LEGEND

---	CENTERLINE
---	FLOWLINE
---	PROPERTY LINE
---	ELECTRIC LINE BURIED
---	OVERHEAD ELECTRIC
---	TELEPHONE LINE
---	GAS LINE
---	SANITARY SEWER
---	STORM SEWER
---	WATER LINE
---	EXISTING TREE LINE
---	TOP OF BANK
⊗	GAS METER
⊕	GAS VALVE
⊙	TELEPHONE MANHOLE
⊙	TELEPHONE PEDESTAL
⊙	BURIED TELEPHONE BOX
⊙	SIGN
⊙	STORM SEWER MANHOLE
⊙	SANITARY SEWER MANHOLE
⊙	UTILITY POLE
⊙	TRANSFORMER
⊙	ELECTRIC MANHOLE
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	GPS/CONTROL MONUMENT
⊙	5/8" OR LARGER PROPERTY IRON
⊙	1/2" OR SMALLER PROPERTY IRON



OWNER/SUBDIVIDER:

WING SHOT LLC
 1963 COUNTY RD 2920,
 HIGBEE, MO 65257

FLOOD PLAIN STATEMENT

PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #29019C0280E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM A STREAM BUFFER AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

GENERAL NOTES

- STREET RIGHT OF WAYS SHALL BE 50 FOOT WIDE WITH A PAVEMENT WIDTH OF 28'.
- ALL GRADES AND UTILITY LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
- A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED ALONG ALL PROPOSED STREETS SHOWN UNLESS OTHERWISE LABELED. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS.
- LOT 17C IS PLANNED TO BE USED AS A COMMON AREA. THE STORM WATER TREATMENT WILL TAKE PLACE ON THIS TRACT.
- ALL LOTS SHALL HAVE 5' SIDEWALKS ALONG STREET FRONTAGE.
- EXISTING ZONING IS R-1
- BUILDING PADS LOCATED IN ANY LOT IN THE FLOODPLAIN ZONE (FP-O) WILL BE RAISED APPROXIMATELY 2-3FT ABOVE BASE FLOOD ELEVATION BY PLACEMENT OF FILL.
- NO DIRECT DRIVEWAY ACCESS IS ALLOWED TO LOTS ALONG BLUE RIDGE ROAD.
- THE EXISTING WOODED AREA IS PREDOMINANTLY NON-NATIVE CEDAR TREES. LARGER NATIVE SPECIES OF TREES ARE LOCATED CLOSE TO THE STREAM AND FALL WITHIN THE 100FT STREAM BUFFER. (THE AREA INCLUDED IN 100FT CONSERVATION EASEMENT. INTENT FOR DEVELOPMENT WOULD BE TO LIMIT ANY DISTURBANCE WITHIN THIS 100FT CONSERVATION EASEMENT. THIS WOULD INCLUDE THE DEVELOPER LOSING A LOT TO PROVIDE DETENTION AND STORMWATER QUALITY OUTSIDE OF THE 100FT CONSERVATION EASEMENT (STORMWATER DETENTION AND QUALITY IS PERMITTED IN CONSERVATION EASEMENT).
- THE EXISTING SITE DOES NOT MEET THE DEFINITION OF CLIMAX FOREST AND THEREFORE DOES NOT REQUIRE A TREE PRESERVATION PLAN PER SECTION 29-4.4(c)(1)(i)(d)
- AN ON-SITE SURVEY REVEALED NO TREES ON THE SITE LOCATED WITHIN THE LIMITS OF DISTURBANCE MEET THE DEFINITION OF "SIGNIFICANT TREE" PER SECTION 29-4.4(g)(3)(i)

DESCRIPTION

ALL OF LOT 19 & THE EAST 100 FEET OF LOT 16 OF NORTHLAND ACRES PLAT RECORDED IN PLAT BOOK 4, PAGE 25 OF THE BOONE COUNTY RECORDS AND LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6.11 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 4844, PAGE 109 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

OWNER: CITY OF COLUMBIA
 PLAT RECORDED IN BOOK 10, PAGE 84
 ZONED R-1 (CITY OF COLUMBIA ZONING)

OWNER: KEVIN & CAREY NAHLER

HADEN PARK PLAT NO. 3 RECORDED IN PLAT BOOK 10, PAGE 84

OWNER: FIRST ASSEMBLY OF GOD, INC

OWNER: LARRY & MICHELLE WYATT

ZONED R-1 (CITY OF COLUMBIA ZONING)

OWNER: MATTHEW TILER

OWNER: NANCY JO BAKER

APPROVED BY THE PLANNING & ZONING COMMISSION,
 COLUMBIA, MO THIS ___ DAY OF ___, 2018

RUSTY STRODTMAN, CHAIRPERSON

3/19/2018
 REVISIONS

ENGINEER: KKS
 DRAWN BY: KKS

CHECKED BY: SSE PROJECT # 18020

PRELIM PLAT

DRAWING NO. C101 SHEET NO. 1 OF 01