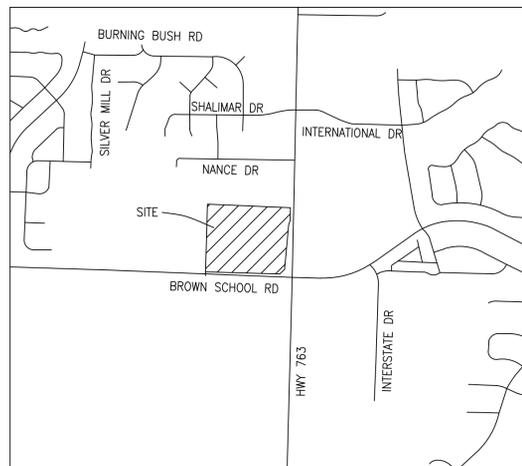


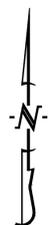
PRELIMINARY PLAT CENTRAL HUMANE SOCIETY

A MAJOR SUBDIVISION LOCATED IN SECTION 25,
TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 16, 2024

OWNER/DEVELOPER:
WALTER T & DOROTHY M SORRELS FAMILY TRUST
30506 ECHO VALLEY LN
ROCKY MOUNT, MO 65072



LOCATION MAP
NOT TO SCALE



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



LEGEND:

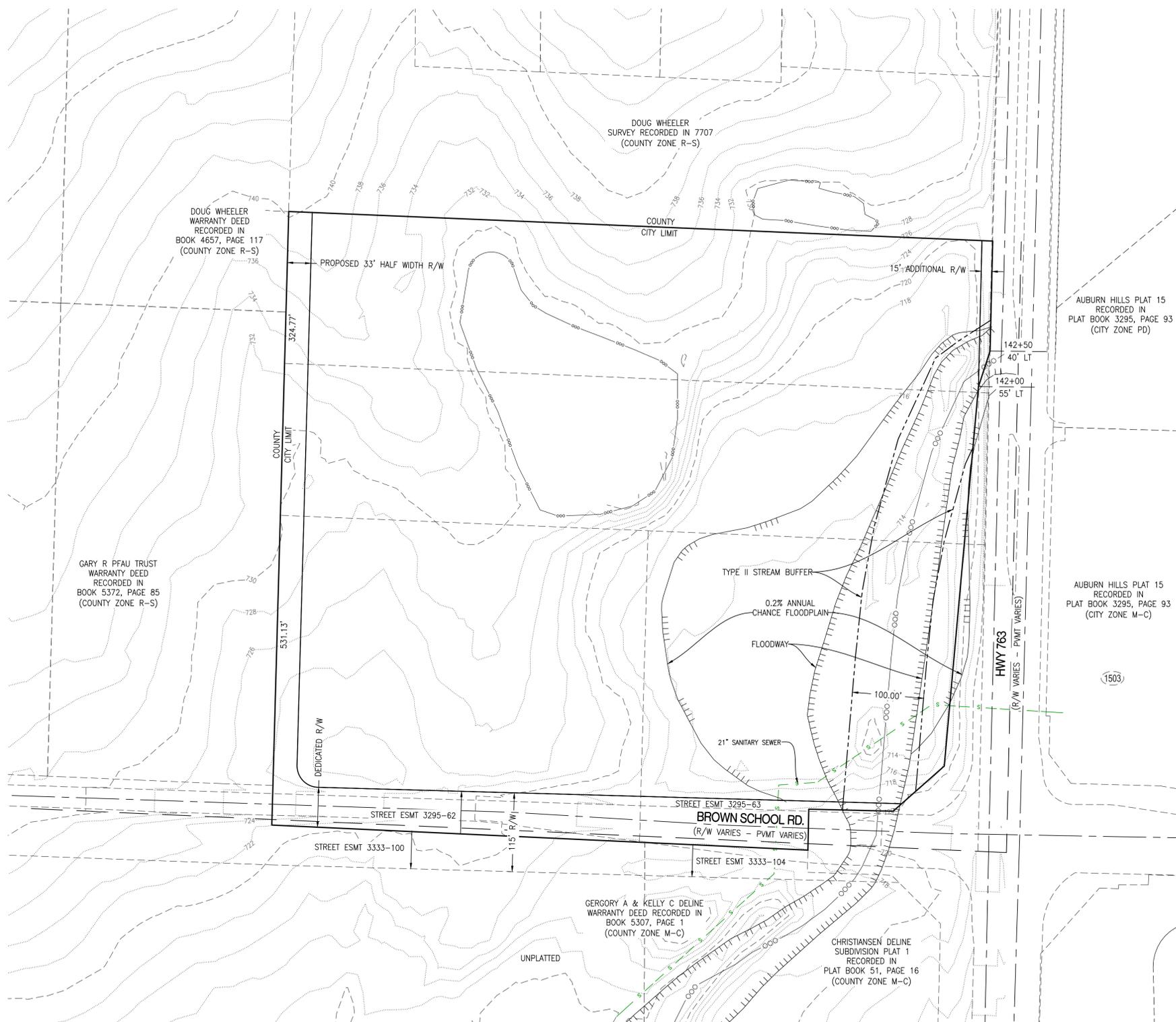
- 805--- EXISTING MINOR CONTOUR
- 820--- EXISTING MAJOR CONTOUR
- CURB
- S— EXISTING SANITARY SEWER
- S— PROPOSED SANITARY SEWER
- ⊙ MANHOLE/CLEANOUT
- W— PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- XX LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION
- EXISTING TREELINE
- SECTION LINE
- FLOODPLAIN
- TYPE II STREAM BUFFER



6/07/2024
TIMOTHY D. CROCKETT — PE-2004000775

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2024.

SHARON GEUEA JONES, CHAIRPERSON



DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 49 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 5, 6, 7, AND 8 OF BOONE COUNTY SURVEY NUMBER 7707. EXCEPT THE PART CONVEYED TO THE STATE OF MISSOURI FOR HIGHWAY PURPOSES.

NOTES:

1. A PORTION OF THIS TRACT IS LOCATED IN ZONE AE-AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0165D, DATED: MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2).
3. A PORTION OF THE TRACT(S) ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN CHAPTER 12A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. PART OF THIS TRACT IS LOCATED WITHIN THE TYPE II STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE BROWNS QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
4. WATER DISTRIBUTION IS SERVICED BY THE CITY OF COLUMBIA.
5. ELECTRIC DISTRIBUTION IS SERVICED BY BOONE ELECTRIC.
6. SEWER RUNS ACROSS THE SOUTH EAST PORTION OF THE SITE.
7. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO PUBLIC RIGHT-OF-WAY.
8. THE EXISTING ZONING IS M-C
9. THIS PLAT CONTAINS 18.62 ACRES.
10. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
11. A TRAIL EASEMENT SHALL BE DEDICATED ALONG THE WEST SIDE OF COW BRANCH CREEK. THE EXACT LOCATION SHALL BE DETERMINED AT THE TIME OF FINAL PLATING.
12. THE PROPOSED 33' RIGHT-OF-WAY ALONG THE WEST BOUNDARY OF THE PROPOSED PLAT IS FOR A POTENTIAL UNNAMED NEIGHBORHOOD COLLECTOR STREET AS SHOWN CASTSO. NO GRADING OR CONSTRUCTION OF THAT STREET SHALL BE A PART OF THIS DEVELOPMENT, OWNER IS RESPONSIBLE FOR GRANTING RIGHT-OF-WAY ONLY.
13. ASSESS TO LOT 1 SHALL BE ALLOWED ONTO BROWN SCHOOL ROAD AT THE LOCATION OF THE EXISTING DRIVEWAY OR AS SHOWN OTHERWISE APPROVED BY THE CITY TRAFFIC ENGINEER.
14. THE ADDITIONAL RIGHT-OF-WAY FOR BROWN SCHOOL ROAD SHALL BE MEASURED FROM THE SOUTH LINES OF THE STREET EASEMENTS RECORDED IN BOOK 3333, PAGE 100 AND BOOK 3333 AT PAGE 104. THE NORTHERLY RIGHT-OF-WAY LINE SHALL BE 115 FEET NORTH OF THE EASEMENT LINES.