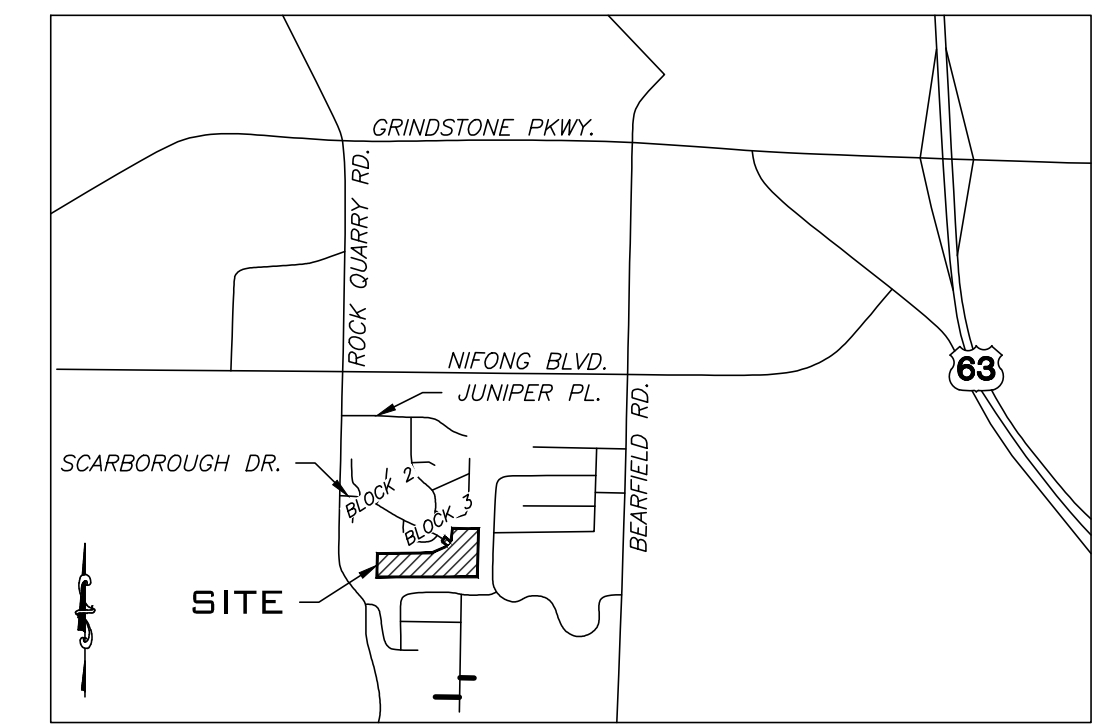


PRELIMINARY PLAT CAMBRIDGE PLACE PHASE 4 PRELIMINARY PLAT

PART OF TRACT OF SURVEY RECORDED IN
BOOK 739, PAGE 166; BEING PART OF NORTHEAST 1/4 OF
SECTION 31 IN T48N, R12W, CITY OF COLUMBIA,
BOONE COUNTY, MISSOURI
SUBMITTED NOVEMBER 30, 2020



LOCATION MAP
NOT TO SCALE

OWNER McNARY PROPERTIES, LLLC C/O KOY McNARY 2704 RUTHERFORD DR COLUMBIA, MO 65201	CONTRACT PURCHASER JAY WILSON 411 STALLWORTH CT COLUMBIA, MO 65203	SITE DATA ACREAGE: 6.16 ACRES SECTION-TOWNSHIP-RANGE: 31-48-12
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STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2), CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007."

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3(d)(4), PER THE BOONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0290E, DATED APRIL 19, 2017.

STORMWATER MANAGEMENT

1. THIS DEVELOPMENT IS NOT SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-4-87(f). THIS TRACT IS EXEMPT FROM THE STORM WATER DETENTION AND WATER QUALITY AS THE PROJECT HAS BEEN COMMENCED AND THERE ARE NO ADVERSE IMPACTS.

LANDSCAPING AND TREE PRESERVATION

- THERE IS 460 LF OF STREET FRONTAGE, 460 LF/40 FT. = 12 STREET TREES REQUIRED. EXACT PLACEMENT OF TREES TO BE DETERMINED BY CITY OF COLUMBIA AT THE TIME DEVELOPMENT PLANS ARE REVIEWED.
- STREET TREES SHALL COMPLY WITH SECTION 29-4.4(d)(2)-(vi) OF THE CITY CODE.
- REMOVAL AND REPLACEMENT OF SIGNIFICANT TREES SHALL COMPLY WITH SECTION 29-4.4(g)(1-3) OF THE CITY CODE. THERE ARE ZERO (0) SIGNIFICANT DECIDUOUS TREES ON THIS SITE.

PROPERTY DESCRIPTION

A TRACT OF LAND CONTAINING 6.16 ACRES, MORE OR LESS, LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE TWELVE (12) WEST, OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, WHICH LIES SOUTH OF CAMBRIDGE PLACE SUBDIVISION BLOCK THREE (3), A PLANNED UNIT DEVELOPMENT IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 13, RECORDS OF BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

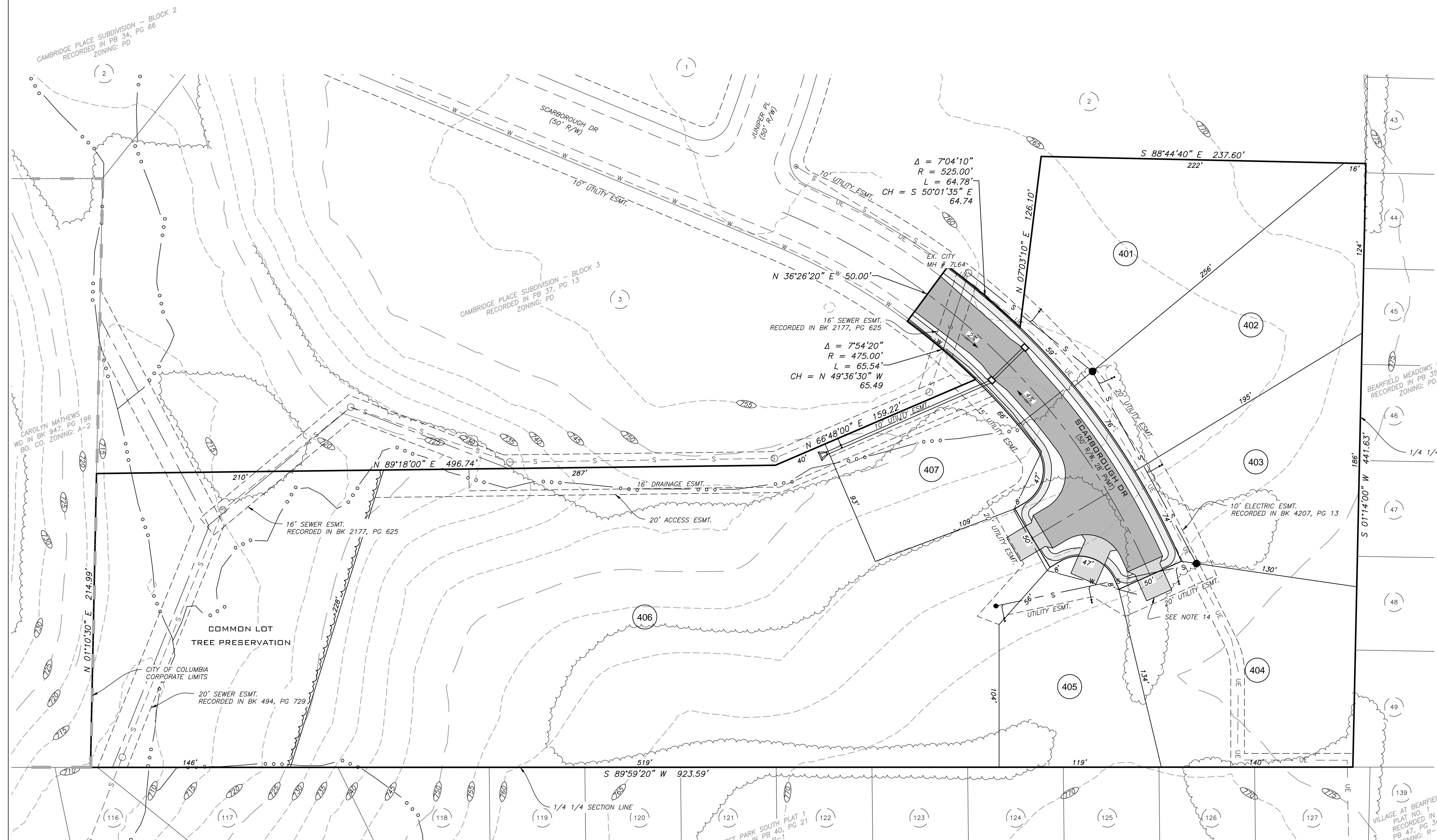
BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 739, PAGE 166, THENCE ALONG THE SOUTHERN LINE OF SAID TRACT AND THE QUARTER-QUARTER SECTION LINE OF SECTION 31, S 89°59'20" W, 923.59 FEET; THENCE LEAVING SAID SOUTHERN LINE, N 01°10'30" E, 214.99 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF CAMBRIDGE PLACE SUBDIVISION - BLOCK 3 AS RECORDED IN PLAT BOOK 37, PAGE 13; THENCE ALONG THE LINES OF SAID LOT FOR THE FOLLOWING THREE (3) CALLS; N 89°18'00" E, 496.74 FEET; THENCE N 66°48'00" E, 159.22 FEET; THENCE ALONG A 475.00-FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, 65.54 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 49°36'30" W, 65.49 FEET TO THE RIGHT-OF-WAY LINE OF SCARBOROUGH DRIVE; THENCE ALONG SAID RIGHT-OF-WAY, N 36°26'20" E, 50.00 FEET TO A SOUTHERN LINE OF LOT 2 OF CAMBRIDGE PLACE SUBDIVISION - BLOCK 3; THENCE ALONG THE LINES OF SAID LOT FOR THE FOLLOWING THREE (3) CALLS; THENCE ALONG A 525.00-FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, 69.19 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 49°47'10" E, 69.14 FEET; THENCE N 07°03'10" E, 126.10 FEET; THENCE S 88°44'40" E, 237.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 AND A POINT ALONG THE EAST LINE OF THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 739, PAGE 166; THENCE ALONG THE EAST LINE OF SAID TRACT, S 01°14'00" W, 441.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.16 ACRES.

THIS DOCUMENT HAS BEEN
ELECTRONICALLY
SIGNED, SEALED AND DATED.



JAY GEBHARDT
MO PE-25052
DECEMBER 16, 2020
SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NO. 2001006116

A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006116



GENERAL NOTES

- THERE ARE NO BUILDINGS CURRENTLY ON THIS SITE.
- LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
- CITY OF COLUMBIA W&L WILL PROVIDE ELECTRIC SERVICE ADJACENT TO ALL PROPOSED STREETS. ELECTRIC DISTRIBUTION DESIGN BY CITY OF COLUMBIA W&L. STREET LIGHTING BY CITY OF COLUMBIA W&L.
- SANITARY SEWER SERVICE TO THIS PLAT WILL BE PROVIDED BY PUBLIC GRAVITY SEWER EXTENSION FROM EXISTING CITY OF COLUMBIA GRAVITY SEWER MAIN, AS SHOWN ON THIS PLAT. CONNECTION POINT IS EXISTING MH#76.64 LOCATED NORTH OF SCARBOROUGH DRIVE AS SHOWN.
- ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS TO BE LOCATED WITHIN MINIMUM WIDTH EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER DEPTH IS GREATER THAN 16 FEET. PUBLIC SANITARY SEWERS SHALL BE BUILT IN COMPLIANCE WITH CITY OF COLUMBIA STANDARDS AND SPECIFICATIONS.
- ALL LOTS SHALL HAVE A BUILDING SETBACK IN COMPLIANCE WITH THEIR ZONING.
- A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL PROPOSED STREETS SHOWN UNLESS LABELED OTHERWISE. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS. AN EXISTING 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE BOTH SIDES OF SCARBOROUGH DRIVE.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED AND PROVIDED BY AMEREN MISSOURI.
- DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 16' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 100-YEAR RAINFALL EVENT.
- STREET GRADES, STORM SEWER PIPE AND STORM INLETS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
- THE ONLY COMMON AREA LOT WITH THIS PHASE OF CAMBRIDGE PLACE IS SHOWN FOR TREE PRESERVATION.
- SIDEWALKS SHALL BE REQUIRED ALONG ALL PUBLIC STREETS AND ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.
- ALL RESIDENTIAL STREET TRUNCATIONS FOR RIGHT-OF-WAY AND PAVEMENT SHALL BE A 20-FOOT RADIUS.
- THE PROPOSED DRIVEWAY FOR LOTS 404, 405, AND 406 HAVE BEEN SHOWN FOR CLARITY PURPOSES ONLY. THE DRIVEWAYS SHALL NOT BE THE RESPONSIBILITY OF THE DEVELOPER.

LEGEND

- | | |
|------|-------------------------------------|
| MH ○ | EXISTING SANITARY MANHOLE |
| ● | PROPOSED SANITARY MANHOLE |
| CO ● | EXISTING SANITARY CLEANOUT |
| ● | PROPOSED SANITARY CLEANOUT |
| FH ● | EXISTING FIRE HYDRANT |
| ● | PROPOSED FIRE HYDRANT |
| ⊞ | EXISTING ELECTRIC TRANSFORMER |
| ⊞ | EXISTING TELEPHONE BOX |
| PP ○ | EXISTING UTILITY POLE |
| WV ⊗ | EXISTING WATER VALVE |
| — | PROPOSED STREET GRADE |
| — | EXISTING SANITARY |
| — | PROPOSED SANITARY |
| — | EXISTING STORM SEWER |
| — | PROPOSED STORM SEWER |
| — | EXISTING TREETLINE |
| — | EXISTING CONTOUR |
| — | CITY OF COLUMBIA CORPORATE LIMITS |
| ○ | EXISTING SIGNIFICANT DECIDUOUS TREE |

SCALE: 1" = 40'
0 20 40 80

APPROVED BY THE CITY COUNCIL PLANNING AND
ZONING COMMISSION THIS ___ DAY OF
_____, 2021.

SARA LOE, CHAIRPERSON

X:\Project\WLS - Jay Wilson\Cambridge Place\Drawings\WLS20-02 Reasoning.dwg Preliminary Plat