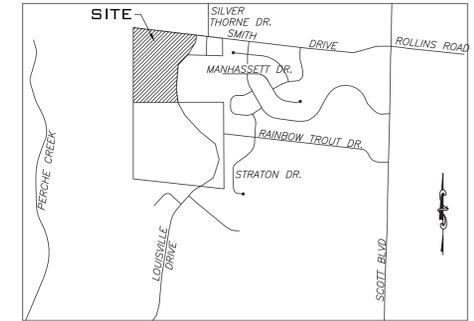


PRELIMINARY PLAT QUAIL CREEK WEST PLAT 8 PRELIMINARY PLAT

ALL OF LOTS 501 AND 502 OF QUAIL CREEK WEST PLAT 5
AS RECORDED IN PLAT BOOK 40, PAGE 17; BEING PART OF
SOUTHWEST 1/4 OF SECTION 17 IN T48N, R13W,

CITY OF COLUMBIA,
BOONE COUNTY, MISSOURI
SUBMITTED MAY 13, 2022



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER
GREEN MEADOWS PROPERTY, LLC
C/O NATE REUTER
6909 MORNING STAR CT
COLUMBIA, MO 65203

SITE DATA
ACREAGE: 18.42 ACRES
SECTION-TOWNSHIP-RANGE: 17-48-13

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 LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL #29019C02600 DATED MARCH 17, 2011.

STORMWATER MANAGEMENT

1. THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-A-87(e).

LANDSCAPING AND TREE PRESERVATION

- THERE IS 1,940 LF OF STREET FRONTAGE, 1,940 LF/40 FT. = 49 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)(i-vii) 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 ELEVEN (11) SIGNIFICANT DECIDUOUS TREES ON THIS SITE.

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AS LOTS 501 AND 502 OF QUAIL CREEK WEST PLAT 5 AS RECORDED IN PLAT BOOK 40, PAGE 17. ALSO SHOWN AS PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 2277, PAGE 519, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE ALONG THE 1/4 SECTION LINE S 83°11'00"E, 1340.65 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF SAID LOT 501; THENCE STAYING ON SAID 1/4 SECTION LINE S 83°11'00"E, 578.44 FEET; THENCE LEAVING SAID 1/4 SECTION LINE AND ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 167.96 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 74°35'30"E, 167.33 FEET; THENCE S 83°11'00"E, 163.75 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 38°11'00"E, 42.43 FEET; THENCE S 06°49'00"W, 50.48 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 175.53 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 18°30'40"W, 174.32 FEET; THENCE N 59°47'50"W, 3.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO RIGHT HAVING A RADIUS OF 427.00 FEET, AN ARC LENGTH OF 4.80 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 30°31'40"W, 4.80 FEET; THENCE S 30°50'55"W, 200.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 491.37 FEET, AN ARC LENGTH OF 223.28 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 17°50'00"W, 221.36 FEET; THENCE S 04°49'00"W, 167.39 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 491.37, AN ARC LENGTH OF 154.78 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 04°09'45"E, 154.78 FEET; THENCE N 88°37'20"W, 704.75 FEET; THENCE N 01°03'05"E, 1070.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.42 ACRES.

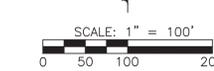
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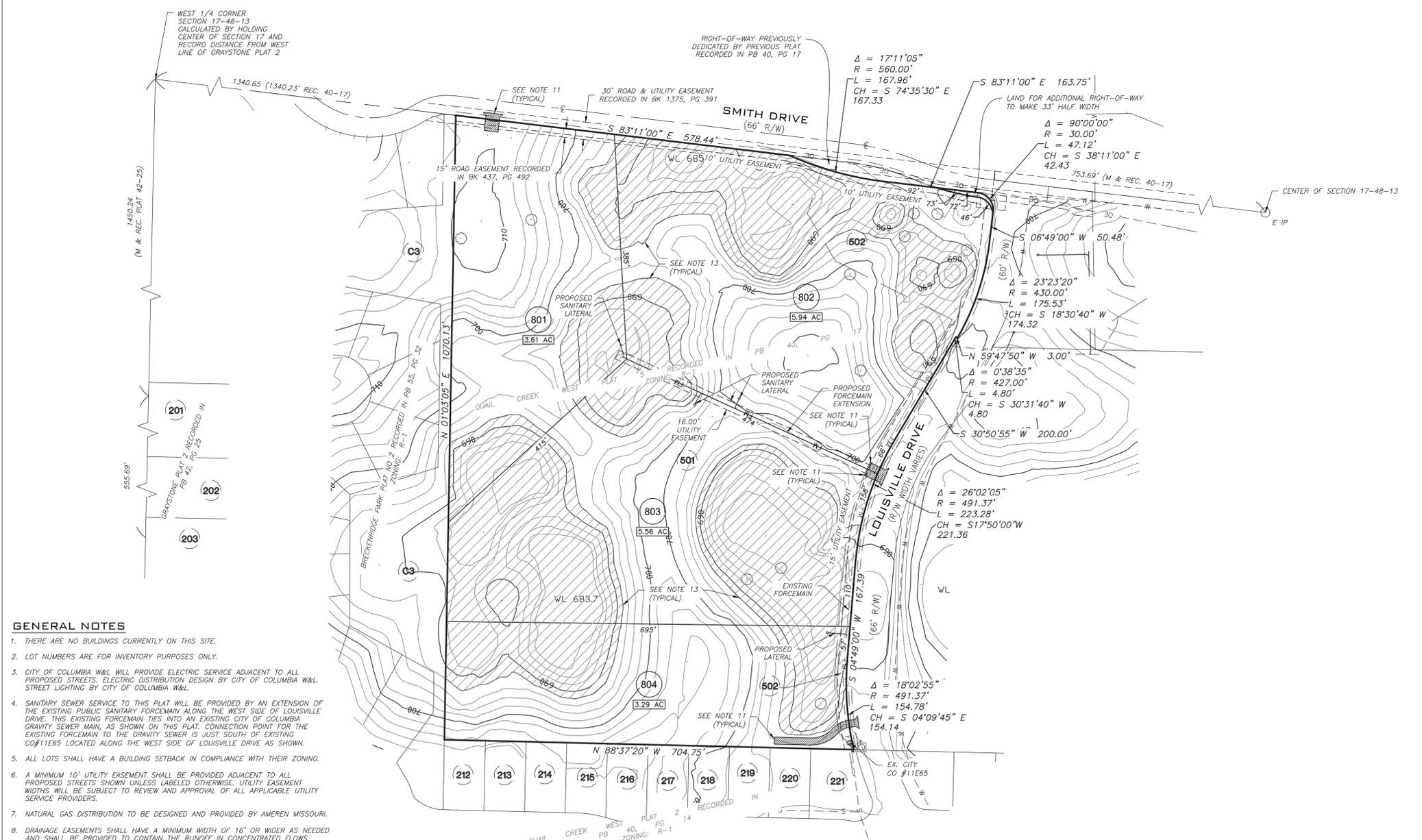
JAY GEBHARDT
MO PE-26052
MAY 13, 2022
SURVEY AND PLAT BY A CIVIL GROUP
CORPORATE NO. 2001006116



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: 2001006115



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MDOPT VRS NETWORK



- 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 AN EXTENSION OF THE EXISTING PUBLIC SANITARY FORCEMAIN ALONG THE WEST SIDE OF LOUISVILLE DRIVE. THIS EXISTING FORCEMAIN TIES INTO AN EXISTING CITY OF COLUMBIA GRAVITY SEWER MAIN, AS SHOWN ON THIS PLAT. CONNECTION POINT FOR THE EXISTING FORCEMAIN TO THE GRAVITY SEWER IS JUST SOUTH OF EXISTING CO#11E65 LOCATED ALONG THE WEST SIDE OF LOUISVILLE DRIVE AS SHOWN.
 - 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.
 - 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.
 - SIDEWALKS ARE EXISTING ADJACENT TO ALL PUBLIC STREETS.
 - ALL RESIDENTIAL STREET TRUNCATIONS FOR RIGHT-OF-WAY AND PAVEMENT SHALL BE A 30-FOOT RADII.
 - THE DRIVEWAY LOCATIONS SHOWN ARE REQUIRED BY CITY STAFF. THE EXACT LOCATION OF THE DRIVEWAYS WILL BE APPROVED AT THE PERMIT PROCESS.
 - LOT ACCESS - DIRECT VEHICLE ACCESS TO LOUISVILLE DRIVE IS PROHIBITED IN SECTION 29-5.1.(1)(2)(iii) OF THE CITY CODE. AN EXCEPTION TO ALLOW ACCESS TO LOUISVILLE DRIVE IS GRANTED BECAUSE NO ALTERNATIVE ACCESS IS PRACTICAL.
 - LAND IN ELEVATION BELOW THE TOPOGRAPHIC RIM OF ALL DEPRESSION SINKHOLES (HIGHEST CLOSED CONTOUR) SHALL BE "NOT FOR DEVELOPMENT".

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2022.

SARA LOE, CHAIRPERSON

LEGEND

MH ○	EXISTING SANITARY MANHOLE
●	PROPOSED SANITARY MANHOLE
CO ○	EXISTING SANITARY CLEANOUT
○	PROPOSED SANITARY CLEANOUT
FH ⊕	EXISTING FIRE HYDRANT
FH ⊕	PROPOSED FIRE HYDRANT
ET	EXISTING ELECTRIC TRANSFORMER
TV	EXISTING TELEPHONE BOX
UP ○	EXISTING UTILITY POLE
WV X	EXISTING WATER VALVE
2% ▾	PROPOSED STREET GRADE
FM	EXISTING FORCEMAIN
---	PROPOSED FORCEMAIN
S	EXISTING SANITARY
---	PROPOSED SANITARY
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING TREETLINE
---	EXISTING CONTOUR
---	CITY OF COLUMBIA CORPORATE LIMITS
---	EXISTING SIGNIFICANT DECIDUOUS TREE
▨	TOPOGRAPHIC RIM OF SINKHOLE "NOT FOR DEVELOPMENT AREA"

X:\Project\REUT - Green Meadows Property Note\Louisville\DRM\WCS\REUT2201 Preliminary Plat West Side.dwg Preliminary Plat