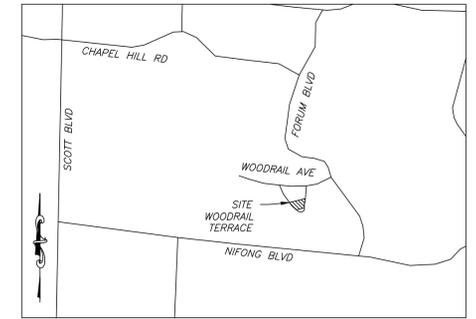


WOODRAIL TERRACE PLAT 1 LOTS 14B AND 14C PD PLAN

BEING A REPLAT OF LOTS 14B AND 14C OF LOT 14 OF WOODRAIL PLAT NO. 3
SW 1/4 OF SECTION 26 AND SE 1/4 OF SECTION 27, ALL IN T48N, R13W, CITY
OF COLUMBIA, BOONE COUNTY, MISSOURI
JULY 17, 2023



LOCATION MAP
NOT TO SCALE

SITE DATA
ACREAGE: 0.55 ACRES
SECTION-TOWNSHIP-RANGE: 27-48-13
ZONING: PD

OWNER
SOUTHSIDE DEVELOPMENT, LLC
4964 BETHEL ST
COLUMBIA, MO 65203

LEGAL DESCRIPTION
TWO TRACTS OF LAND BEING LOTS 14B AND 14C OF A REPLAT OF LOT 14 OF WOODRAIL PLAT NO. 3, RECORDED IN PLAT BOOK 35, PAGE 60 AS SHOWN IN BOONE COUNTY RECORDS IN THE SW 1/4 OF SECTION 26 AND SE 1/4 OF SECTION 27, ALL IN TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING 24,000 SQUARE FEET.

STORMWATER MANAGEMENT
THIS LOT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE, CHAPTER 12A, WATER QUALITY AND DETENTION REQUIREMENTS.
EXCEPTIONS & EXEMPTIONS IN 12A-87 OF ARTICLE V APPLY TO THESE LOTS.

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 FLOOD PLAIN AS SHOWN BY THE F.E.M.A FIRM PANEL #29019C0287E, DATED APRIL 19, 2017.

TREE PRESERVATION
THERE ARE NO SIGNIFICANT TREES ON THIS SITE, AND NO CLIMAX FOREST. NO TREES ARE REQUIRED TO BE PRESERVED.

- NOTES**
- 1) THIS IS A PLAN AMENDMENT TO THE TWO PREVIOUS PUD PLANS.
 - 2) THE PURPOSE OF THE PLAN AMENDMENT IS TO CREATE 2 ZERO LOT LINE LOTS ON EACH OF THE EXISTING TWO LOTS FOR CONSTRUCTION OF A SINGLE FAMILY ATTACHED DWELLING UNIT ON EACH LOT.
 - 3) THE LOCATION OF THE ZERO LOT LINE DIVIDING THE TWO UNITS MAY VARY ONCE FINAL PLANS FOR THE PROPOSED UNITS ARE COMPLETED.
 - 4) MAXIMUM HEIGHT OF BUILDINGS IS 35 FEET.

PARKING NOTES
PARKING REQUIRED:
2 SPACES PER UNIT
PROVIDED:
4 SPACES PER UNIT

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



JAY GEBHARDT
MO PE-25052
SEPTEMBER 8, 2023

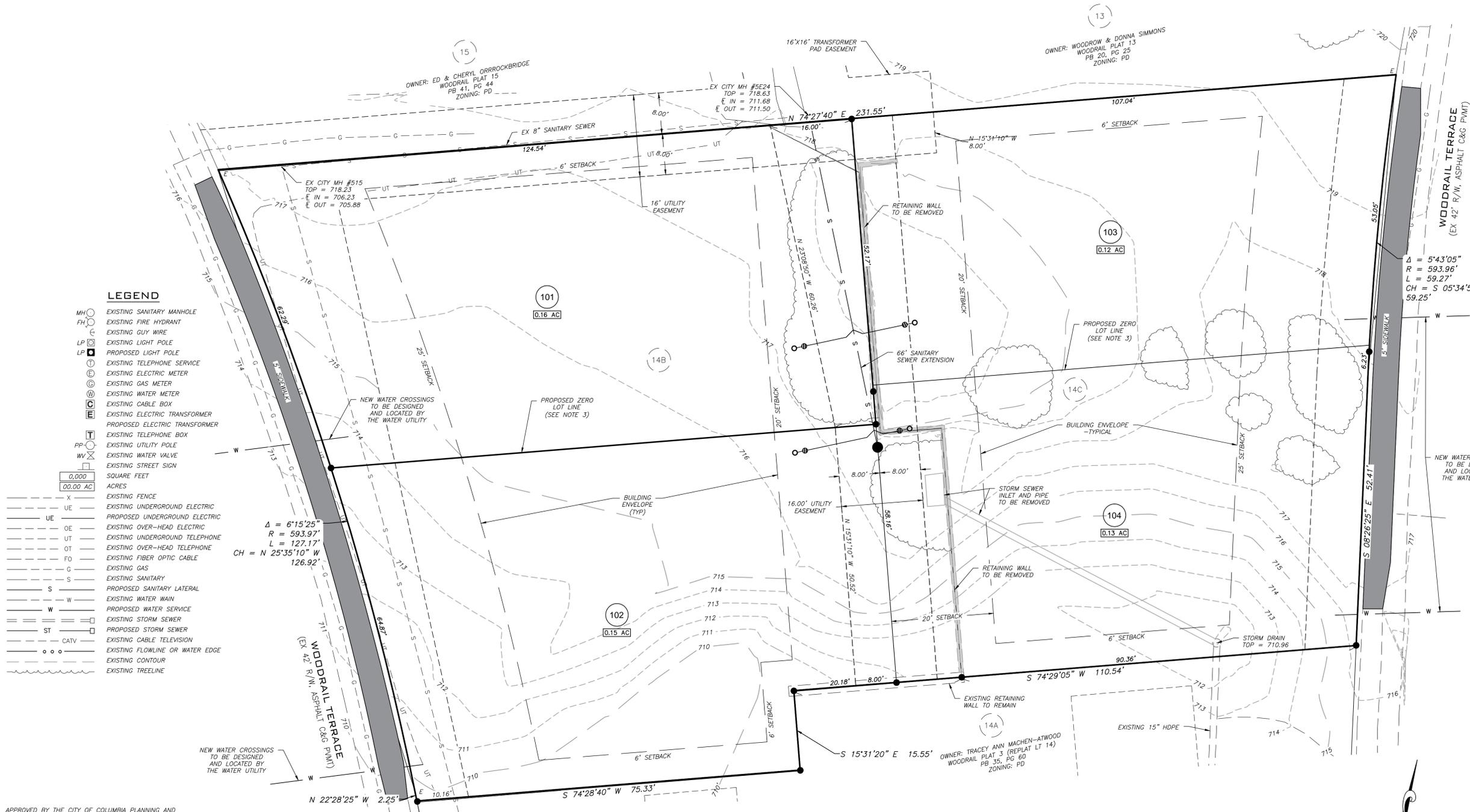
SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NO. 2001006116



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



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 MDO01 VRS NETWORK



LEGEND

MH	EXISTING SANITARY MANHOLE
FH	EXISTING FIRE HYDRANT
GW	EXISTING GUY WIRE
LP	EXISTING LIGHT POLE
LP	PROPOSED LIGHT POLE
TE	EXISTING TELEPHONE SERVICE
EM	EXISTING ELECTRIC METER
GM	EXISTING GAS METER
WM	EXISTING WATER METER
CB	EXISTING CABLE BOX
ET	EXISTING ELECTRIC TRANSFORMER
PT	PROPOSED ELECTRIC TRANSFORMER
TEB	EXISTING TELEPHONE BOX
UP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
SS	EXISTING STREET SIGN
SF	SQUARE FEET
0.000	ACRES
00.00 AC	ACRES
X	EXISTING FENCE
UE	EXISTING UNDERGROUND ELECTRIC
OE	PROPOSED UNDERGROUND ELECTRIC
UT	EXISTING OVER-HEAD ELECTRIC
OT	EXISTING UNDERGROUND TELEPHONE
OT	EXISTING OVER-HEAD TELEPHONE
FO	EXISTING FIBER OPTIC CABLE
G	EXISTING GAS
S	EXISTING SANITARY
S	PROPOSED SANITARY LATERAL
W	EXISTING WATER MAIN
W	PROPOSED WATER SERVICE
SS	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
CATV	EXISTING CABLE TELEVISION
FW	EXISTING FLOWLINE OR WATER EDGE
CE	EXISTING CONTOUR
TL	EXISTING TREELINE

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2023.

SHARON GEUEA JONES, CHAIRPERSON

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
THIS ____ DAY OF _____, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

ORDINANCE # _____