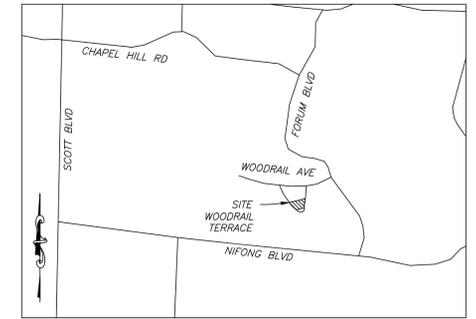


WOODRAIL TERRACE PLAT 1 LOTS 14B AND 14C PD PLAN

BEING A REPLAT OF LOTS 14B AND 14C OF WOODRAIL SD PLAT 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 LOTS OF WOODRAIL SD PLAT 3, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 35, PAGE 60, RECORDS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS LOTS 14B AND 14C.

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.

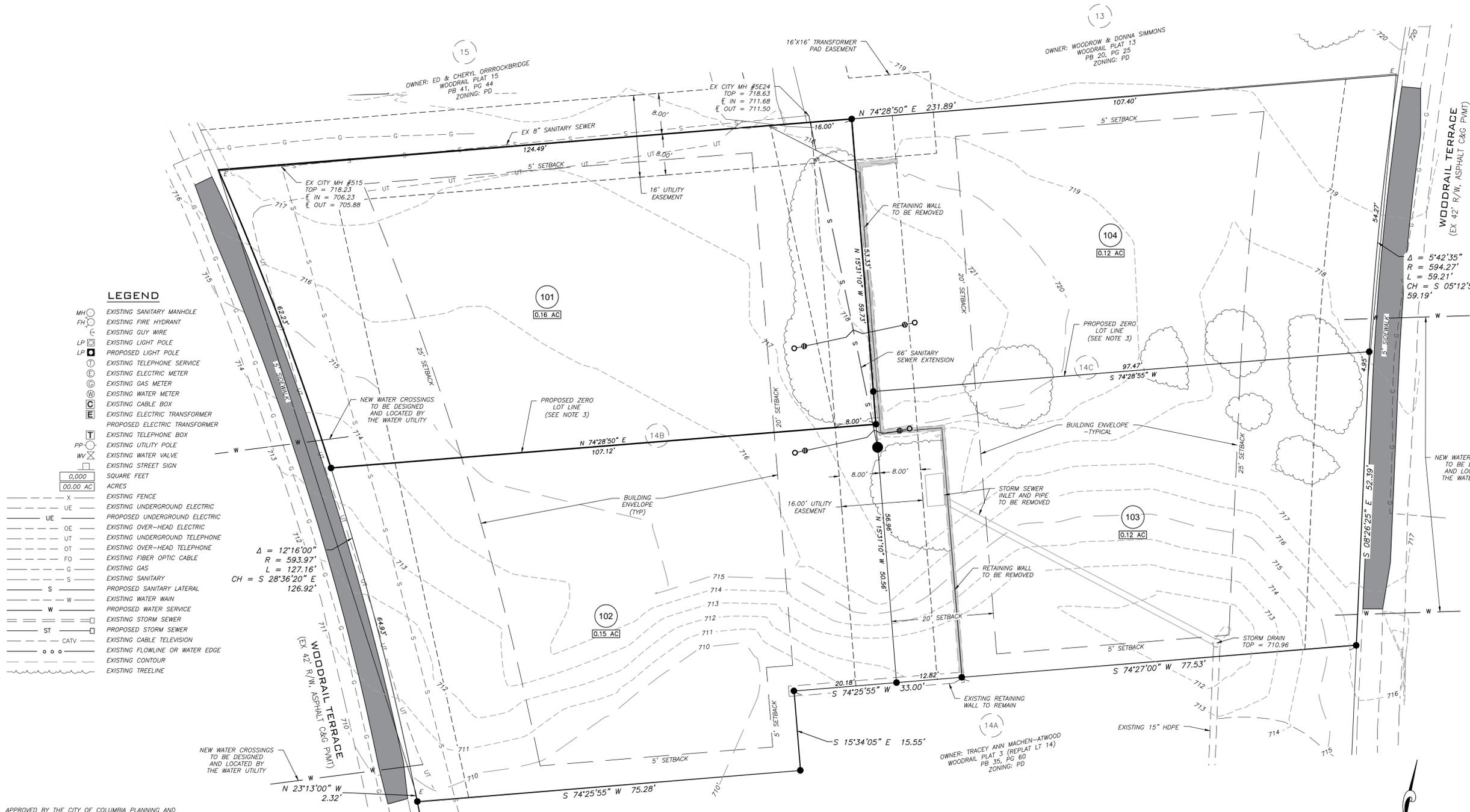
STREAM BUFFER STATEMENT
THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007.

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



- LEGEND**
- MH (circle with cross) EXISTING SANITARY MANHOLE
 - FH (circle with dot) EXISTING FIRE HYDRANT
 - GW (circle with dot) EXISTING GUY WIRE
 - LP (square with dot) EXISTING LIGHT POLE
 - LP (square with dot) PROPOSED LIGHT POLE
 - TS (circle with dot) EXISTING TELEPHONE SERVICE
 - EM (circle with dot) EXISTING ELECTRIC METER
 - GM (circle with dot) EXISTING GAS METER
 - WM (circle with dot) EXISTING WATER METER
 - CB (circle with dot) EXISTING CABLE BOX
 - ET (circle with dot) EXISTING ELECTRIC TRANSFORMER
 - ET (circle with dot) PROPOSED ELECTRIC TRANSFORMER
 - TB (circle with dot) EXISTING TELEPHONE BOX
 - UP (circle with dot) EXISTING UTILITY POLE
 - WV (circle with dot) EXISTING WATER VALVE
 - SS (circle with dot) EXISTING STREET SIGN
 - SF (square) SQUARE FEET
 - AC (square) ACRES
 - X (dashed line) EXISTING FENCE
 - UE (dashed line) EXISTING UNDERGROUND ELECTRIC
 - UE (dashed line) PROPOSED UNDERGROUND ELECTRIC
 - OE (dashed line) EXISTING OVER-HEAD ELECTRIC
 - UT (dashed line) EXISTING UNDERGROUND TELEPHONE
 - OT (dashed line) EXISTING OVER-HEAD TELEPHONE
 - FO (dashed line) EXISTING FIBER OPTIC CABLE
 - G (dashed line) EXISTING GAS
 - S (dashed line) EXISTING SANITARY
 - S (dashed line) PROPOSED SANITARY LATERAL
 - W (dashed line) EXISTING WATER MAIN
 - W (dashed line) PROPOSED WATER SERVICE
 - SS (dashed line) EXISTING STORM SEWER
 - SS (dashed line) PROPOSED STORM SEWER
 - CATV (dashed line) EXISTING CABLE TELEVISION
 - FW (dashed line) EXISTING FLOWLINE OR WATER EDGE
 - CT (dashed line) EXISTING CONTOUR
 - TL (dashed line) EXISTING TREELINE

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

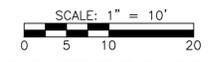
SHARON GEUEA JONES, CHAIRPERSON

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

BARBARA BUFFALO, MAYOR

ATTEST:
SHEELA AMIN, CITY CLERK

ORDINANCE # _____



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

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

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
JAY ALAN GEBHARDT
NUMBER E-25052

JAY GEBHARDT
MO PE-25052
AUGUST 3, 2023

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NO. 2001006115