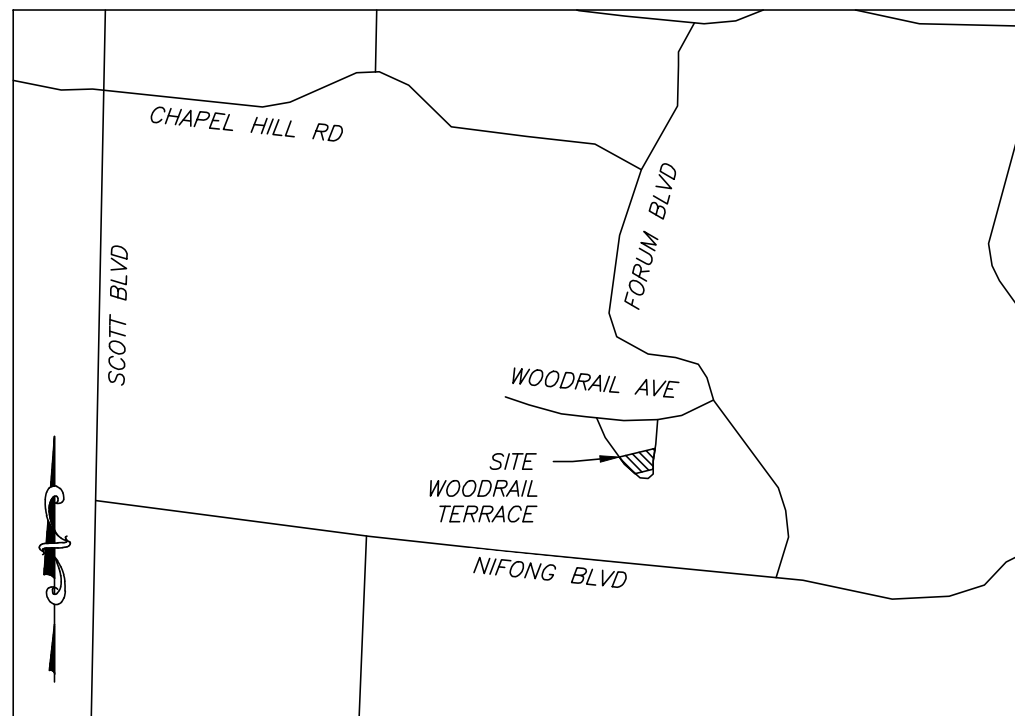


WOODRAIL TERRACE PLAT 1 LOTS 14B AND 14C
PD PLAN

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	EXISTING SANITARY MANHOLE
FD	EXISTING FIRE HYDRANT
EW	EXISTING GUY WIRE
LP	EXISTING LIGHT POLE
LP	PROPOSED LIGHT POLE
TP	EXISTING TELEPHONE SERVICE
EP	EXISTING ELECTRIC METER
GM	EXISTING GAS METER
WM	EXISTING WATER METER
CB	EXISTING CABLE BOX
ET	EXISTING ELECTRIC TRANSFORMER
ET	PROPOSED ELECTRIC TRANSFORMER
TP	EXISTING TELEPHONE BOX
UP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
SS	EXISTING STREET SIGN
SS	SQUARE FEET
SS	ACRES
X	EXISTING FENCE
UE	EXISTING UNDERGROUND ELECTRIC
UE	PROPOSED UNDERGROUND ELECTRIC
OE	EXISTING OVER-HEAD ELECTRIC
UT	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
CT	EXISTING CONTOUR
TL	EXISTING TREELINE

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

SHARON GEUEA JONES, CHAIRPERSON

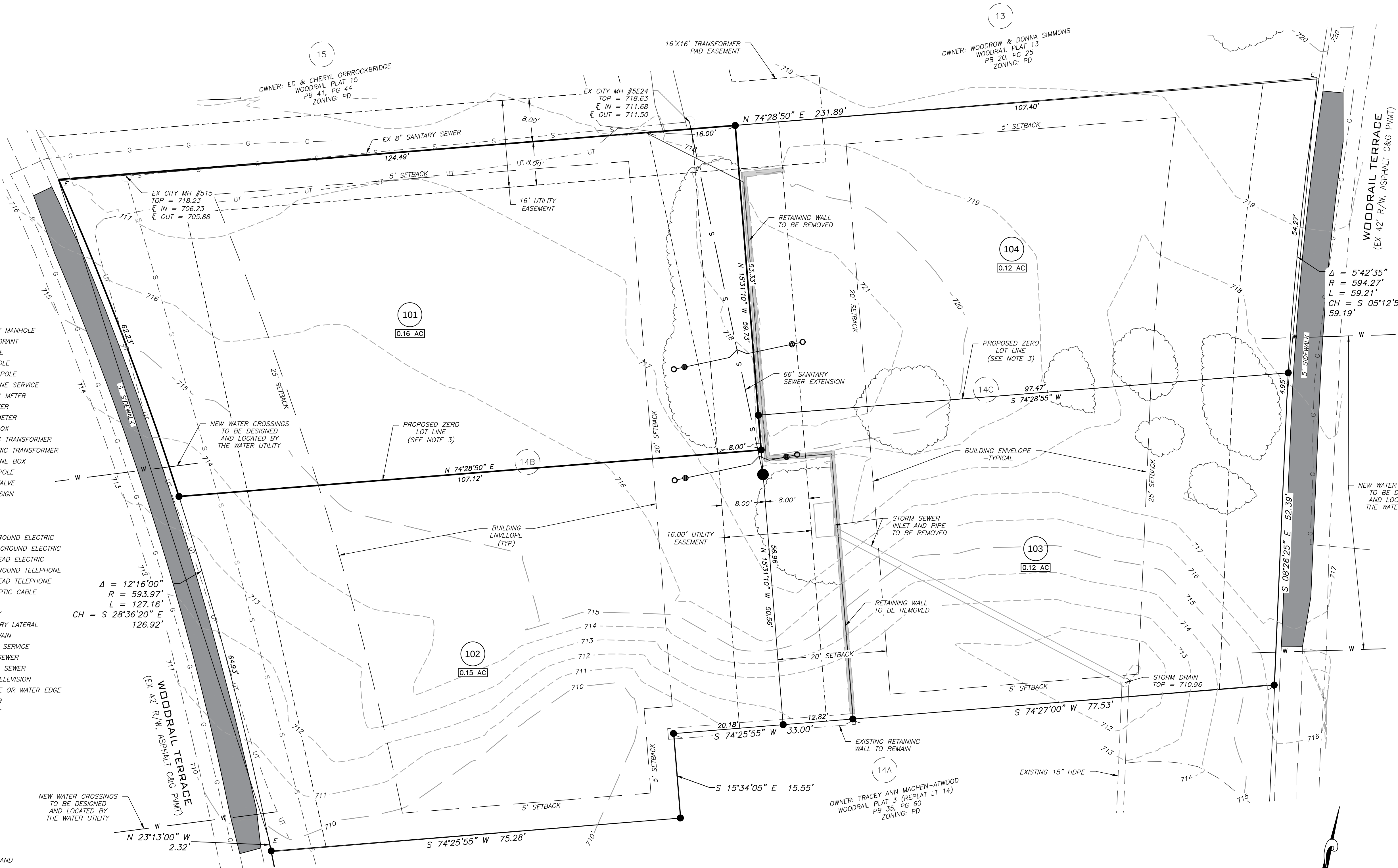
APPROVED BY ORDINANCE OF THE CITY COUNCIL
OF COLUMBIA
THIS ____ DAY OF _____, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

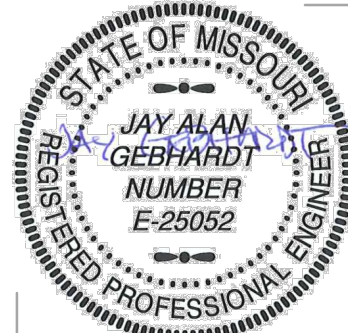
ORDINANCE # _____



SCALE: 1" = 10'
0 5 10 20

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 MDOOT VRS NETWORK

THIS DOCUMENT HAS BEEN
ELECTRONICALLY
SIGNED, SEALED AND DATED.



JAY GEBHARDT
MO PE-25052
AUGUST 3, 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

CITY CASE # _____ 2023 THMC23-01

SHEET 1 OF 1