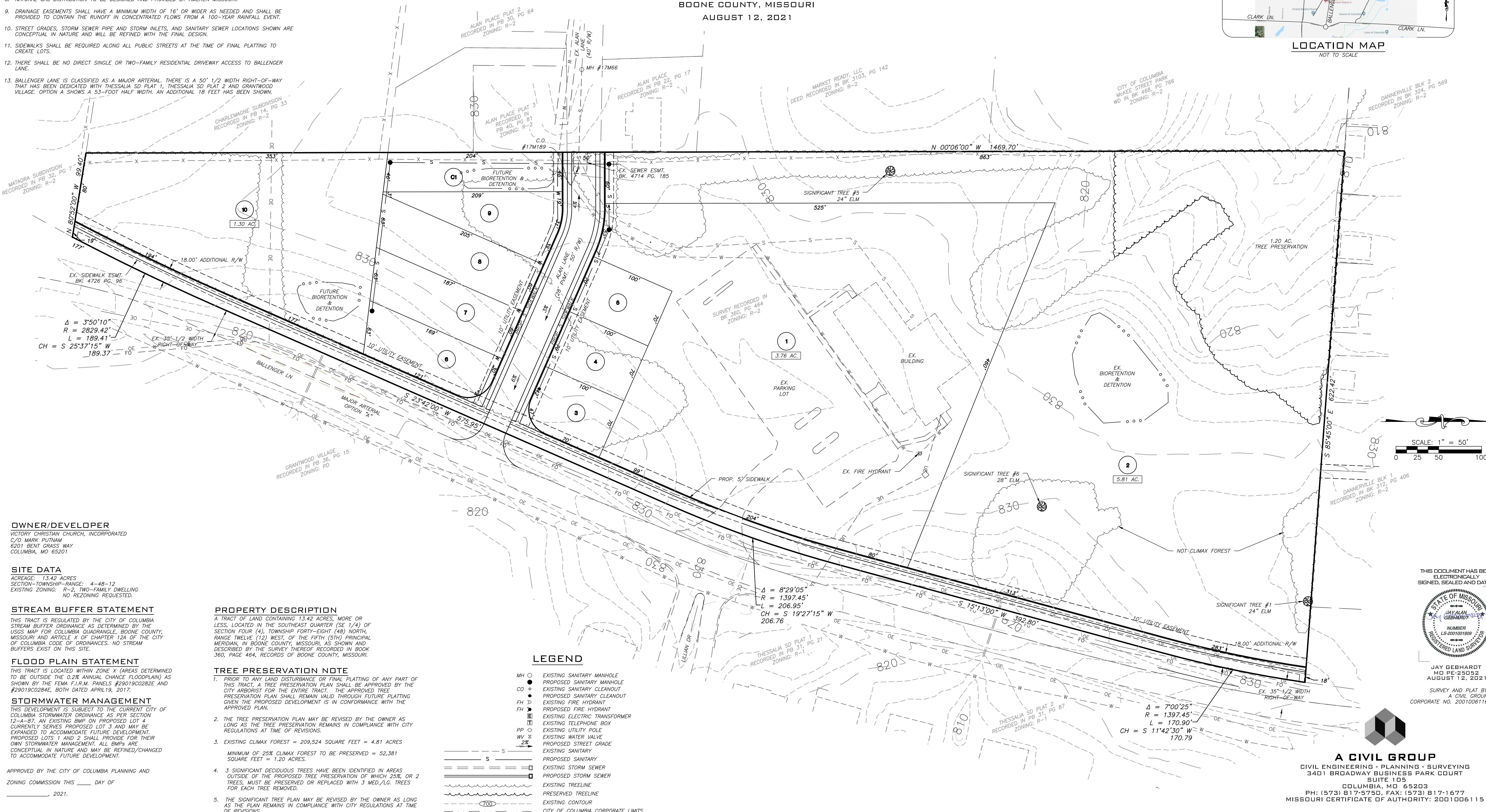
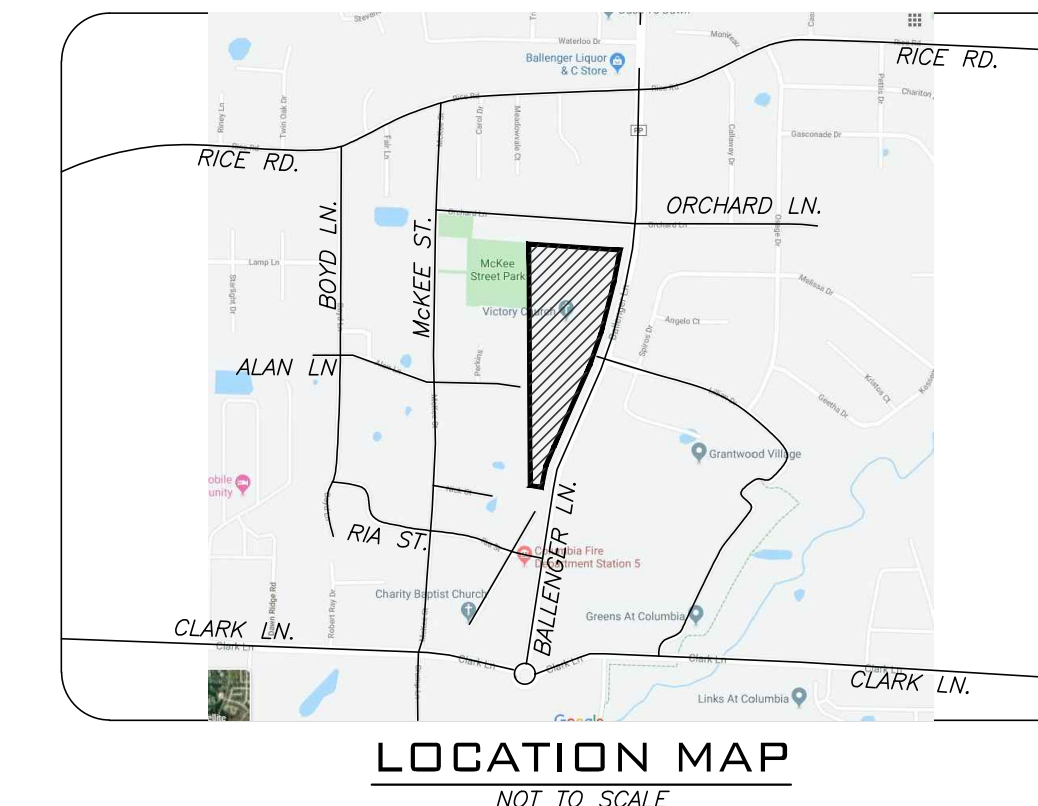


**GENERAL NOTES**

1. THERE IS ONE EXISTING BUILDING CURRENTLY ON THIS SITE.
2. LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
3. 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.
4. 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.
5. ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS TO BE LOCATED WITHIN MINIMUM WIDTH EASEMENTS BEING 10 FEET IN WIDTH WHEN ADJACENT TO A STREET RIGHT-OF-WAY, 16 FEET WHEN NOT, 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.
6. ALL LOTS SHALL HAVE A BUILDING SETBACK IN COMPLIANCE WITH THEIR ZONING.
7. A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL PUBLIC STREETS SHOWN UNLESS LABELED OTHERWISE. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS.
8. NATURAL GAS DISTRIBUTION TO BE DESIGNED AND PROVIDED BY AMEREN MISSOURI.
9. 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.
10. 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.
11. SIDEWALKS SHALL BE REQUIRED ALONG ALL PUBLIC STREETS AT THE TIME OF FINAL PLATTING TO CREATE LOTS.
12. THERE SHALL BE NO DIRECT SINGLE OR TWO-FAMILY RESIDENTIAL DRIVEWAY ACCESS TO BALLENGER LANE.
13. BALLENGER LANE IS CLASSIFIED AS A MAJOR ARTERIAL. THERE IS A 50' 1/2 WIDTH RIGHT-OF-WAY THAT HAS BEEN DEDICATED WITH THESSALIA SD PLAT 1, THESSALIA SD PLAT 2 AND GRANTWOOD VILLAGE. OPTION A SHOWS A 53-FOOT HALF WIDTH. AN ADDITIONAL 18 FEET HAS BEEN SHOWN.

PRELIMINARY PLAT  
**VICTORY CHRISTIAN CHURCH**  
**PRELIMINARY PLAT**

THE TRACT OF SURVEY RECORDED  
 IN BOOK 360, PAGE 464;  
 BEING PART OF THE SOUTHEAST 1/4 OF  
 SECTION 4 IN T48N, R12W, CITY OF COLUMBIA,  
 BOONE COUNTY, MISSOURI  
 AUGUST 12, 2021



**OWNER/DEVELOPER**  
 VICTORY CHRISTIAN CHURCH, INCORPORATED  
 C/O MARK PUTNAM  
 6201 BENT GRASS WAY  
 COLUMBIA, MO 65201

**SITE DATA**  
 ACREAGE: 13.42 ACRES  
 SECTION-TOWNSHIP-RANGE: 4-48-12  
 EXISTING ZONING: R-2, TWO-FAMILY DWELLING  
 NO REZONING REQUESTED.

**STREAM BUFFER STATEMENT**  
 THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. NO STREAM BUFFERS EXIST ON THIS SITE.

**FLOOD PLAIN STATEMENT**  
 THIS TRACT IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) AS SHOWN BY THE FEMA F.I.R.M. PANELS #2901900282E AND #2901900284E, BOTH DATED APRIL 19, 2017.

**STORMWATER MANAGEMENT**  
 THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-A-87. AN EXISTING BMP ON PROPOSED LOT 4 CURRENTLY SERVES PROPOSED LOT 3 AND MAY BE EXPANDED TO ACCOMMODATE FUTURE DEVELOPMENT. PROPOSED LOTS 1 AND 2 SHALL PROVIDE FOR THEIR OWN STORMWATER MANAGEMENT. ALL BMPs ARE CONCEPTUAL IN NATURE AND MAY BE REFINED/CHANGED TO ACCOMMODATE FUTURE DEVELOPMENT.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SARA LOE, CHAIRPERSON

**PROPERTY DESCRIPTION**  
 A TRACT OF LAND CONTAINING 13.42 ACRES, MORE OR LESS, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE TWELVE (12) WEST, OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, IN BOONE COUNTY, MISSOURI, AS SHOWN AND DESCRIBED BY THE SURVEY THEREOF RECORDED IN BOOK 360, PAGE 464, RECORDS OF BOONE COUNTY, MISSOURI.

- TREE PRESERVATION NOTE**
1. PRIOR TO ANY LAND DISTURBANCE OR FINAL PLATTING OF ANY PART OF THIS TRACT, A TREE PRESERVATION PLAN SHALL BE APPROVED BY THE CITY ARBORIST FOR THE ENTIRE TRACT. THE APPROVED TREE PRESERVATION PLAN SHALL REMAIN VALID THROUGH FUTURE PLATTING GIVEN THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE APPROVED PLAN.
  2. THE TREE PRESERVATION PLAN MAY BE REVISED BY THE OWNER AS LONG AS THE TREE PRESERVATION REMAINS IN COMPLIANCE WITH CITY REGULATIONS AT TIME OF REVISIONS.
  3. EXISTING CLIMAX FOREST = 209,524 SQUARE FEET = 4.81 ACRES  
 MINIMUM OF 25% CLIMAX FOREST TO BE PRESERVED = 52,381 SQUARE FEET = 1.20 ACRES.
  4. 3 SIGNIFICANT DECIDUOUS TREES HAVE BEEN IDENTIFIED IN AREAS OUTSIDE OF THE PROPOSED TREE PRESERVATION OF WHICH 25%, OR 2 TREES, MUST BE PRESERVED OR REPLACED WITH 3 MED./LG. TREES FOR EACH TREE REMOVED.
  5. THE SIGNIFICANT TREE PLAN MAY BE REVISED BY THE OWNER AS LONG AS THE PLAN REMAINS IN COMPLIANCE WITH CITY REGULATIONS AT TIME OF REVISIONS.

**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
- 2x PROPOSED STREET GRADE
- S EXISTING SANITARY
- S PROPOSED SANITARY
- S EXISTING STORM SEWER
- S PROPOSED STORM SEWER
- S EXISTING TREETLINE
- S PRESERVED TREETLINE
- S EXISTING CONTOUR
- S CITY OF COLUMBIA CORPORATE LIMITS
- EXISTING SIGNIFICANT DECIDUOUS TREE

SCALE: 1" = 50'  
 0 25 50 100

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



JAY GEBHARDT  
 MO PE-25052  
 AUGUST 12, 2021  
 A CIVIL GROUP  
 CORPORATE NO. 2001006116

**A CIVIL GROUP**  
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 MISSOURI CERTIFICATE OF AUTHORITY: 2001006115