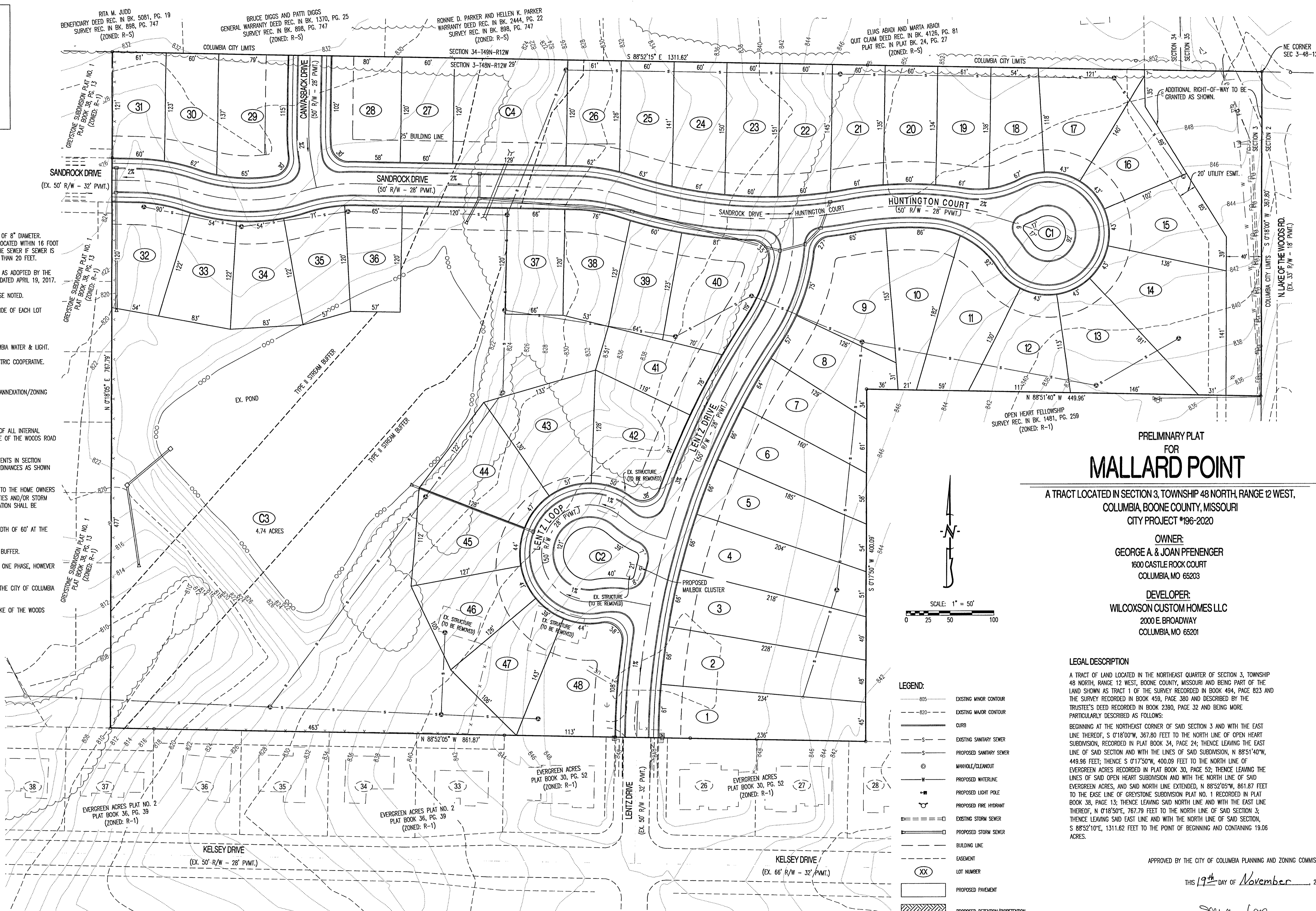


LOCATION MAP  
NOT TO SCALE

NOTES:

- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
- THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 2901900305E DATED APRIL 19, 2017.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONING OF THESE TRACTS ARE R-S (PENDING ANNEXATION/ZONING INTO THE CITY OF COLUMBIA TO R-1).
- THIS PLAT CONTAINS 19.06 ACRES.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS UNLESS OTHERWISE NOTED. AS WELL AS ALONG LAKE OF THE WOODS ROAD ADJACENT TO LOTS 14-17.
- THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
- LOTS C1-C4 ARE COMMON LOTS AND ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, AMENITIES AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S.
- ALL LOTS, EXCEPT COMMON LOTS, SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE.
- THERE IS NO CLIMAX FOREST LOCATED OUTSIDE THE STREAM BUFFER.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES SHALL BE ALLOWED.
- ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
- NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED ON TO LAKE OF THE WOODS ROAD FROM LOTS 14-17.

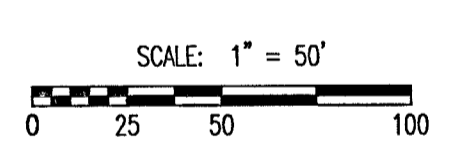


PRELIMINARY PLAT  
FOR  
**MALLARD POINT**

A TRACT LOCATED IN SECTION 3, TOWNSHIP 48 NORTH, RANGE 12 WEST,  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY PROJECT #196-2020

OWNER:  
**GEORGE A. & JOAN PFENENGER**  
1600 CASTLE ROCK COURT  
COLUMBIA, MO 65203

DEVELOPER:  
**WILCOXSON CUSTOM HOMES LLC**  
2000 E. BROADWAY  
COLUMBIA, MO 65201



LEGEND:

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BIORETENTION
- EXISTING TREELINE
- WATERWAY

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN AS TRACT 1 OF THE SURVEY RECORDED IN BOOK 494, PAGE 823 AND THE SURVEY RECORDED IN BOOK 459, PAGE 380 AND DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 2390, PAGE 32 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND WITH THE EAST LINE THEREOF, S 0°18'00"W, 367.80 FEET TO THE NORTH LINE OF OPEN HEART SUBDIVISION, RECORDED IN PLAT BOOK 34, PAGE 24; THENCE LEAVING THE EAST LINE OF SAID SECTION AND WITH THE LINES OF SAID SUBDIVISION, N 88°51'40"W, 449.96 FEET; THENCE S 0°17'50"W, 400.09 FEET TO THE NORTH LINE OF SAID EVERGREEN ACRES RECORDED IN PLAT BOOK 30, PAGE 52; THENCE LEAVING THE LINES OF SAID OPEN HEART SUBDIVISION AND WITH THE NORTH LINE OF SAID EVERGREEN ACRES, AND SAID NORTH LINE EXTENDED, N 88°52'05"W, 861.87 FEET TO THE EAST LINE OF GREYSTONE SUBDIVISION PLAT NO. 1 RECORDED IN PLAT BOOK 38, PAGE 13; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE THEREOF, N 0°18'50"E, 767.79 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE OF SAID SECTION, S 88°52'10"E, 1311.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.06 ACRES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS 19<sup>th</sup> DAY OF November, 2020.

*Sarah Loe*  
SARAH LOE, CHAIRPERSON  
11/09/2020 CITY REVIEW COMMENTS  
11/03/2020 CITY REVIEW COMMENTS  
10/19/2020 CITY REVIEW COMMENTS  
09/28/2020 ORIGINAL



11/09/2020

TIMOTHY D. CROCKETT - PE-200400775

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