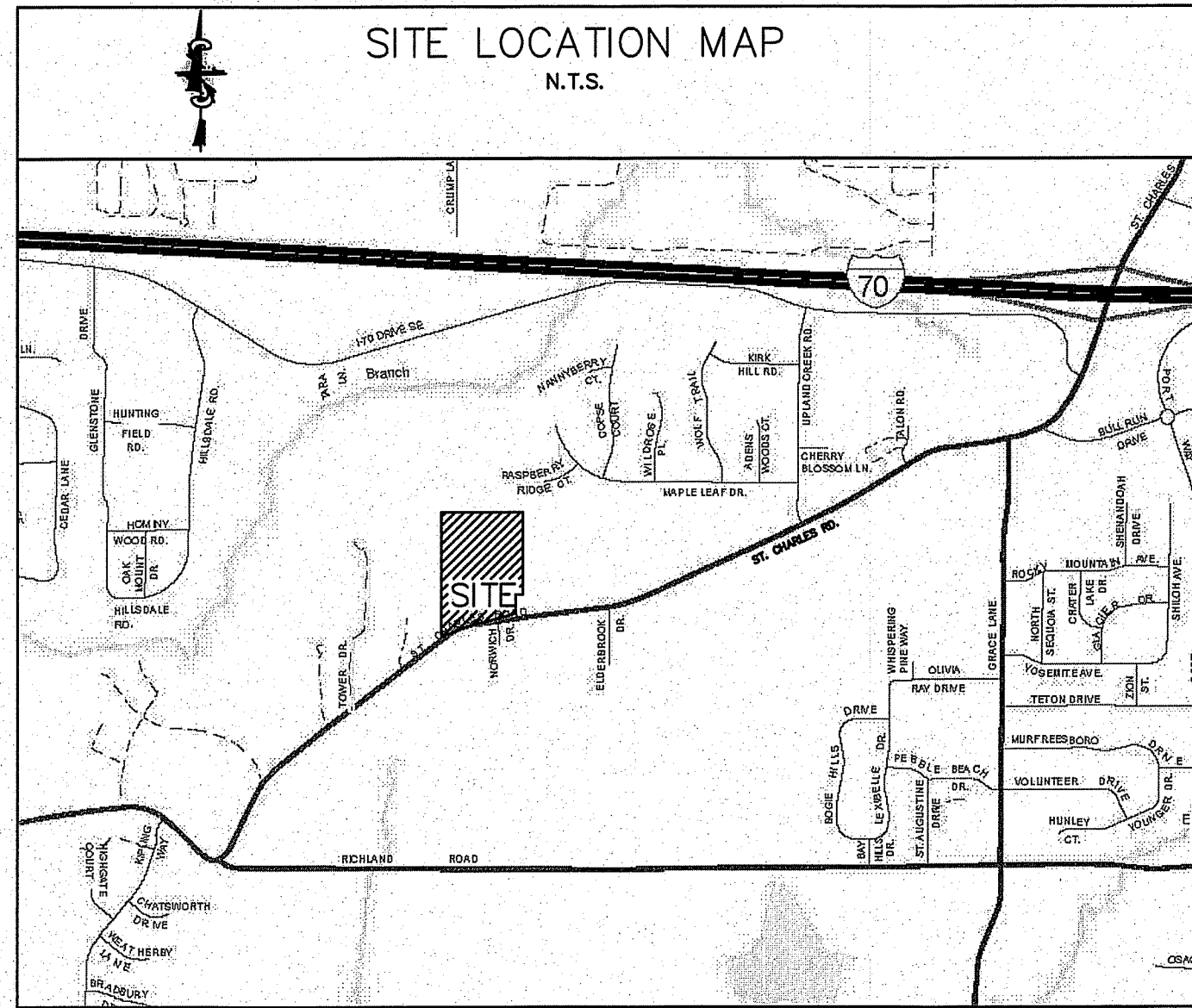
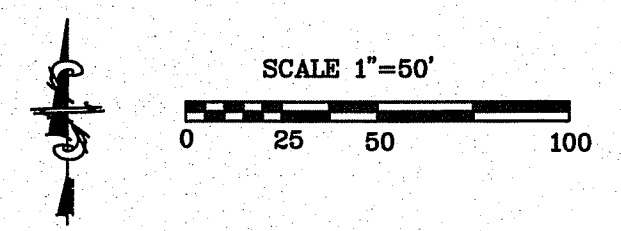


# WOODSONG PRELIMINARY PLAT

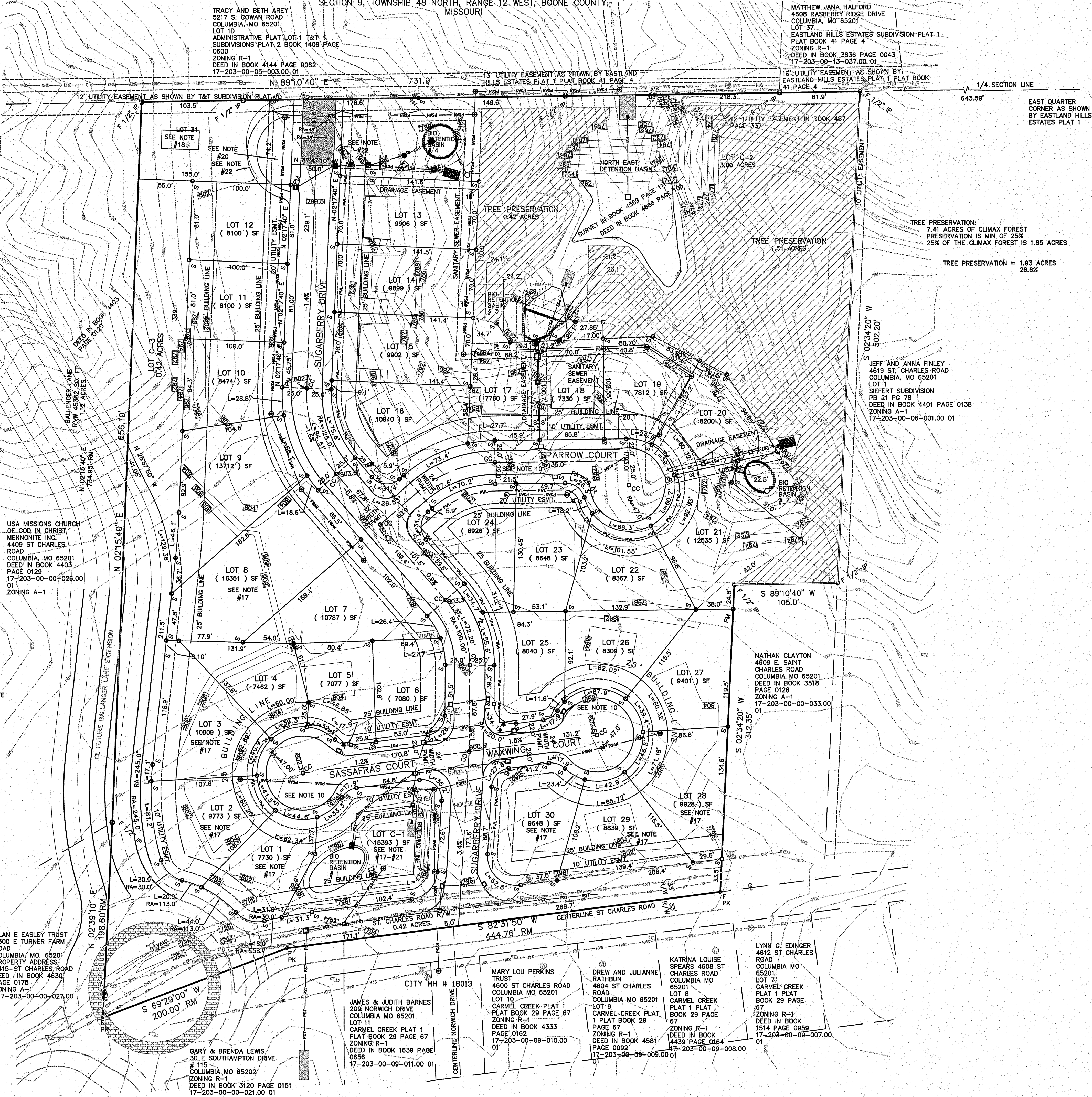
A MAJOR SUBDIVISION  
 LOCATED IN THE NORTHEAST QUARTER OF THE SOUTH EAST QUARTER  
 SECTION 9, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY,  
 MISSOURI



- NOTES
- THIS TRACT IS NOT LOCATED WITHIN FLOOD ZONE AS SHOWN BY THE FLOOD INSURANCE RATE MAP 29019C0284E DATED 4-19-2017.
  - AFTER REVIEW OF THE USGS 7.5 MIN QUAD SHEET (COLUMBIA QUADRANGLE) THERE ARE NO REGULATED STREAMS AS DEFINED BY 12-233 CITY OF COLUMBIA ORDINANCE.
  - AS DEFINED BY CHAPTER 12A A CLIMAX FOREST IS PRESENT ON THE SITE. A MINIMUM OF 25% OF THE CLIMAX FOREST TREES WILL BE PRESERVED ON LOT C-2. A TREE PRESERVATION PLAN WILL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST AS PART OF THE CONSTRUCTION PLAN APPROVAL PROCESS.
  - ALL PUBLIC SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG THE FRONT OF LOTS WILL BE LOCATED IN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF SEWER IF THE SEWER IS GREATER THAN 16 FEET. NO SEWER TAP DEPTHS WILL BE GREATER THAN 20 FEET.
  - NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
  - WATER DISTRIBUTION TO BE DESIGNED BY WATER DISTRICT # 9
  - ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA.
  - ALL STORM SEWER AND STORM WATER QUALITY DESIGNS ARE TO MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND REGULATIONS
  - SUGARBERRY DRIVE IS TO BE BUILT TO RESIDENTIAL STREET STANDARDS.
  - SASSAFRAS COURT, WAXING COURT AND SPARROW COURT ARE TO BE BUILT TO RESIDENTIAL ACCESS STREET STANDARD.
  - A MINIMUM 10 FOOT UTILITY EASEMENT IS TO BE LOCATED ALONG THE FRONT OF ALL LOTS.
  - LOT C-1, C-2, AND C-3 ARE COMMON LOTS AND ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS STORM WATER FACILITIES, TREE PRESERVATION AREAS, RECREATIONAL FACILITIES, SHELTERS, ETC.
  - THE EXISTING ZONING OF THIS TRACT IS R-1
  - THIS PLAT CONTAINS 13.50 ACRES.
  - THIS DEVELOPMENT IS INTENDED TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES WILL BE ALLOWED.
  - LOT NUMBERS ARE SHOWN FOR INVENTORY PURPOSES.
  - NO DRIVEWAY ACCESS WILL BE PERMITTED ONTO BALLENGER LANE OR ST CHARLES ROAD, NO DRIVEWAY ACCESS WILL BE PERMITTED FROM LOT C-1 AND LOT 30 ONTO SUGARBERRY DRIVE
  - THIS LOT IS NOT FOR DEVELOPMENT PURPOSES UNTIL SUCH TIME AS SUGARBERRY DRIVE IS EXTENDED FOR A SECOND POINT OF ACCESS. AT THAT TIME, THE TEMPORARY TURNAROUND EASEMENT CAN BE VACATED AND THE LOT CAN BE DEVELOPED.
  - THERE ARE NO SENSITIVE AREAS ON THIS TRACT AS PER THE MAP OF THE COLUMBIA FUTURE LAND USE PLAN (2014).
  - TEMPORARY TURNAROUND EASEMENT VACATED UPON EXTENSION OF SUGARBERRY DRIVE
  - SIDEWALK WILL NEED TO BE CONSTRUCTED ALONG ROAD FRONTAGE OF LOT C-1
  - LIMITS OF TEMPORARY TURNAROUND EASEMENT
  - PAVEMENT IN THIS AREA IS TO BE EXTENDED UPON THE TIME THAT THE TRACT TO THE NORTH IS DEVELOPED

LINE BEARING	DISTANCE
L1 N 0217°40' E	84.85'
L2 N 0217°40' E	32.30'
L3 N 89°10'40" W	127.85'
L4 S 89°10'40" W	47.98'
L5 N 0217°40' E	58.69'
L6 S 0217°40' W	61.86'

SYMBOL	DESCRIPTION
IP	FOUND IRON PIPE
S	SET 5/8" IRON BAR PERMANENT MONUMENT
R/W	RIGHT-OF-WAY
RA	RADIUS
R	RECORD
M	MEASURED ARC LENGTH
L	CUT CROSS SET IN CONCRETE ANCHOR
CC	UTILITY POLE
SM	SANITARY SEWER MANHOLE
OE	OVER HEAD ELECTRIC
UT	UNDER GROUND TELEPHONE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
UG	EXISTING UNDER GROUND ELECTRIC
UF	EXISTING FIRE HYDRANT
PF	PROPOSED FIRE HYDRANT
PSAN	PROPOSED SANITARY SEWER
PST	PROPOSED STORM SEWER
GAS	PROPOSED GAS LINE
PUGE	PROPOSED UNDERGROUND ELECTRIC
PWL	PROPOSED WATER LINE
745	EXISTING CONTOURS
SSN	SANITARY SEWER
802	PROPOSED CONTOURS
802	PROPOSED SPOT ELEVATION STREET PAVEMENT STREET GRADE
1.3%	



DESCRIPTION:  
 PART OF A TRACT LOCATED IN THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 12 WEST CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING SHOWN AND DESCRIBED BY THE SURVEY THEREOF RECORDED MARCH 31, 2016 AS INSTRUMENT NO 2016005912 IN BOOK 4569 PAGE 111 RECORDS OF BOONE COUNTY AND ALSO BEING DESCRIBED BY THE DEED IN BOOK 4686 PAGE 0105 OF THE BOONE COUNTY RECORDS AND CONTAINING 13.49 ACRES

OWNER/DEVELOPER  
 SBSR II PROPERTIES LLC  
 5175 N HIGHWAY 763  
 COLUMBIA, MO 65202-1077

**BRUSH AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 506 NICHOLS STREET, SUITE A  
 COLUMBIA, MISSOURI 65201  
 PHONE: (573) 442-3110 FAX: (573) 442-4851  
 www.brushengsurv.com  
 LSC 321 ENC 001450

KEVIN M. SCHWEIKERT  
 DATE: MARCH 5, 2019  
 MISSOURI STATE BOARD OF SURVEYORS  
 KEVIN M. SCHWEIKERT  
 LICENSE NO. 2013020068

## WOODSONG PRELIMINARY PLAT

Drawn: KS JOB NUMBER 8195  
 Checked: KS CAD File Name (Number):  
 Drawing Title: WOODSONG PRELIMINARY PLAT

No.	Revisions:	Date:
1	CITY COMMENTS	01/24/19
2	CITY COMMENTS	01/31/19
3	CITY COMMENTS	02/21/19
4	CITY COMMENTS	02/28/19
5	CITY COMMENTS	03/04/19

Submission Date: Drawing Number:

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING  
 COMMISSION THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_ 2019  
 SARA LOE, CHAIRPERSON

Plot Date:  
 03/05/2019