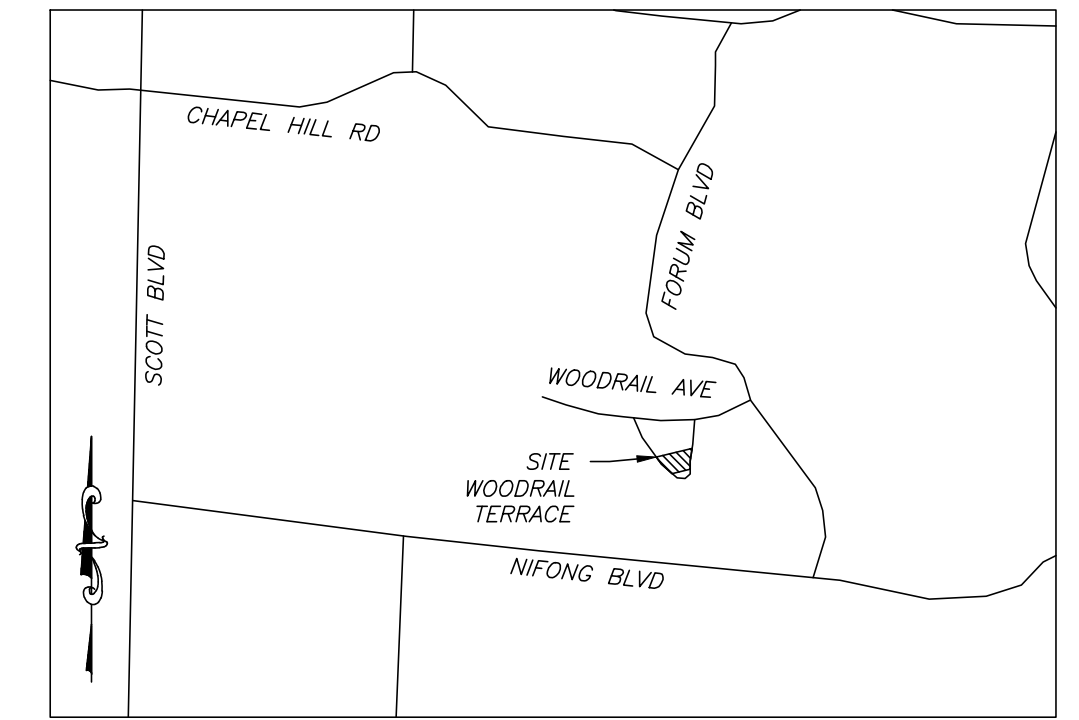


# WOODRAIL TERRACE PLAT 1 LOTS 14B AND 14C PD PLAN

BEING A REPLAT OF LOTS 14B AND 14C OF LOT 14 OF WOODRAIL PLAT NO. 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 TRACTS OF LAND BEING LOTS 14B AND 14C OF A REPLAT OF LOT 14 OF WOODRAIL PLAT NO. 3, RECORDED IN PLAT BOOK 35, PAGE 60 AS SHOWN IN BOONE COUNTY RECORDS IN THE SW 1/4 OF SECTION 26 AND SE 1/4 OF SECTION 27, ALL IN TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING 24,000 SQUARE FEET.

**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

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



JAY GEBHARDT  
MO PE-25052  
SEPTEMBER 8, 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



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

**LEGEND**

MH	EXISTING SANITARY MANHOLE
FH	EXISTING FIRE HYDRANT
GW	EXISTING GUY WIRE
LP	EXISTING LIGHT POLE
LP	PROPOSED LIGHT POLE
⊕	EXISTING TELEPHONE SERVICE
⊕	EXISTING ELECTRIC METER
⊕	EXISTING GAS METER
⊕	EXISTING WATER METER
⊕	EXISTING CABLE BOX
⊕	EXISTING ELECTRIC TRANSFORMER
⊕	PROPOSED ELECTRIC TRANSFORMER
⊕	EXISTING TELEPHONE BOX
PP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
⊕	EXISTING STREET SIGN
□	SQUARE FEET
0.000	ACRES
---	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
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
CATV	EXISTING CABLE TELEVISION
○	EXISTING FLOWLINE OR WATER EDGE
○	EXISTING CONTOUR
○	EXISTING TREELINE

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

SHARON GEUEA JONES, CHAIRPERSON

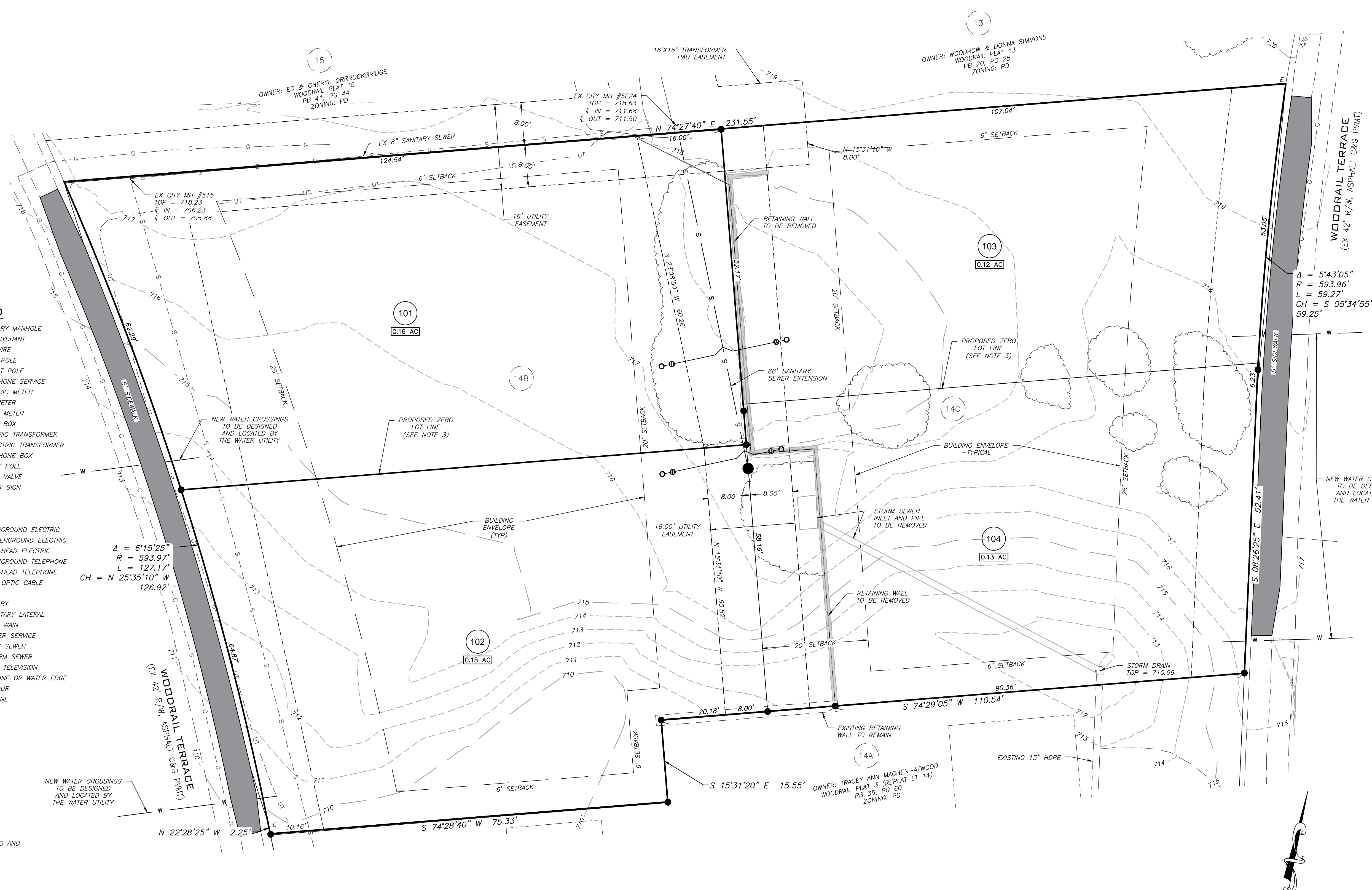
APPROVED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

ORDINANCE # \_\_\_\_\_



ORDINANCE # \_\_\_\_\_