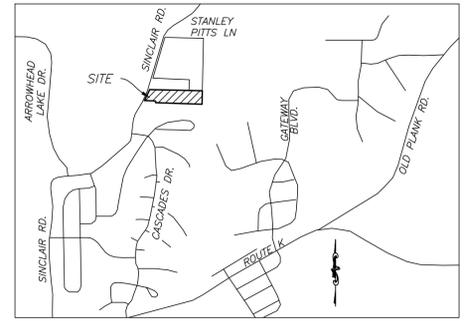
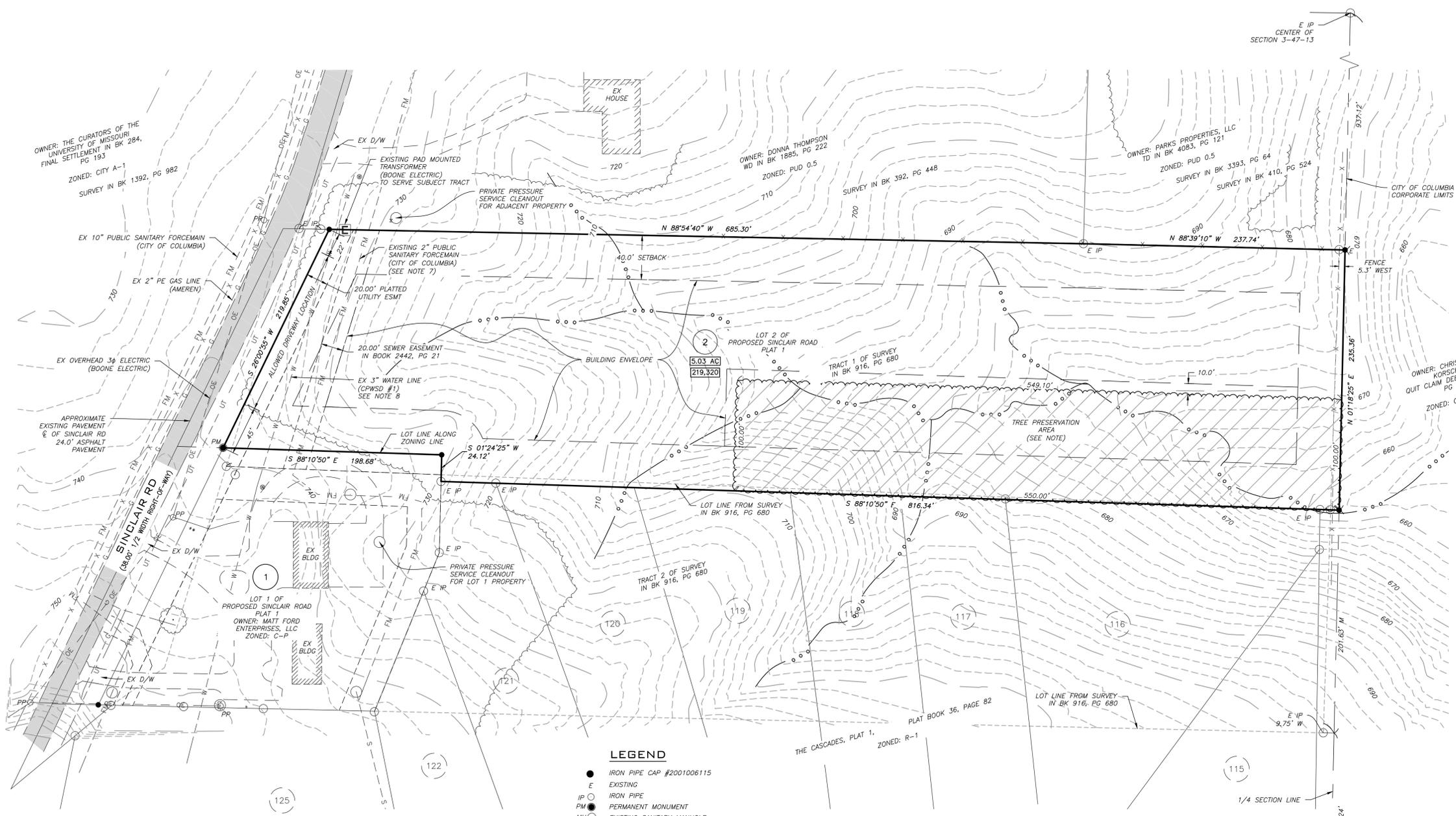


SINCLAIR ROAD PUD PLAN

LOT 2 SINCLAIR ROAD PLAT 1
 COLUMBIA, BOONE COUNTY, MISSOURI



LOCATION MAP
 NOT TO SCALE



SITE DATA

LEGAL DESCRIPTION: LOT 2 OF SINCLAIR ROAD PLAT 1
 ZONING: PUD 0.5 (PER CITY ORD. # 21520)
 ACREAGE: 5.03 ACRES
 LOCATION: SW 1/4 OF SECTION 3, T47N, R13W, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

OWNER

MATT FORD ENTERPRISES, LLC
 3700 MONTEREY DR, STE A
 COLUMBIA, MO 65203
 (573) 777-7236

GENERAL NOTES

- ZONING REQUIREMENTS AND ALLOWED USES AS LISTED IN THE ADOPTED STATEMENT OF INTENT (CITY ORDINANCE #21520):
 - ALLOWED ALL PERMITTED USES IN DISTRICT R-1
 - MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET
 - MAXIMUM BUILDING SQUARE FOOTAGE SHALL BE 20,000 SQUARE FEET
 - MINIMUM OPEN SPACE = 20%
 - 40' SETBACK
- SUBJECT TO THE COVENANTS AND RESTRICTION OF THE CASCADES SUBDIVISION AS DETAILED IN THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN BOOK 2146, PAGE 711, OF THE RECORDS OF BOONE COUNTY, MISSOURI, THE EXCEPTION THAT THERE IS NO MINIMUM LANDSCAPING REQUIREMENT AND A DETACHED GARAGE LARGE ENOUGH FOR TWO VEHICLES CAN BE CONSTRUCTED. HOWEVER, THE DETACHED GARAGE MUST HAVE AN EXTERIOR FINISH AND ROOF PITCH SIMILAR TO THAT OF THE HOME.
- IN CONJUNCTION WITH THIS PUD PLAN THE OWNER IS REQUESTING A VARIANCE FROM SECTION 25-53(4) OF THE CITY OF COLUMBIA CODE OF ORDINANCES TO ALLOW ONE DRIVEWAY ACCESS ONTO SINCLAIR ROAD. APPROXIMATE REQUESTED DRIVEWAY APPROACH LOCATION HAS BEEN SHOWN ON THIS PLAN. DRIVEWAY APPROACH AND ADA SIDEWALK RAMPS TO BE CONSTRUCTED PER CITY STANDARDS.
- 5' SIDEWALK REQUIRED TO BE BUILT ALONG ENTIRE SINCLAIR FRONTAGE OF LOT 2, PER CITY STANDARDS, AT TIME OF HOME CONSTRUCTION.
- THIS PROJECT WILL BE COMPLETED IN 1 PHASE, HOWEVER, THE ALLOWED ACCESSORY STRUCTURE MAY BE BUILT SEPARATELY.
- THIS SITE IS EXEMPT FROM ARTICLE V. - STORMWATER MANAGEMENT, IN ACCORDANCE WITH SECTION 12A-87, DUE TO THE SITE BEING USED FOR ONE DETACHED SINGLE-FAMILY RESIDENCE AND NOT BEING PART OF A LARGER COMMON PLAN OF DEVELOPMENT THAT WOULD DISTURB ONE (1) ACRE OR MORE.
- THIS LOT WILL BE SERVED BY CITY OF COLUMBIA SANITARY SEWER SERVICE, AND HAS BEEN RESERVED ONE SINGLE FAMILY RESIDENCE CAPACITY AT THE CASCADES REGIONAL PUMP STATION.
- THE SINGLE FAMILY RESIDENCE SANITARY SEWER SERVICE SHALL BE PROVIDED BY PRIVATE PUMP AND PRESSURE SERVICE LATERAL CONNECTION TO THE EXISTING 2" FORCEMAIN.
- WATER SERVICE TO BE PROVIDED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO. 1 (CPWSD#1). EXISTING 3" WATERLINE LOCATION SHOWN BY APPROXIMATION, BASED ON AVAILABLE EVIDENCE AND WATER DISTRICT BEST ESTIMATION, COULD NOT BE DEFINITELY LOCATED DUE TO AGE. EXISTING 3" WATERLINE THROUGH SUBJECT SITE MAY BE SUBJECT TO EASEMENTS IN BOOK 362, PAGE 113, AND BOOK 362, PAGE 200. EASEMENTS BEING 20' IN WIDTH CENTERED ON THE LINE AS INSTALLED. NEW EASEMENT TO BE GRANTED TO CPWSD#1 BY SEPARATE DOCUMENT.
- AT TIME OF PUD PLAN THE SITE DOES NOT HAVE ADEQUATE FIRE FLOW. SINGLE FAMILY RESIDENCE SHALL BE ALLOWED ON THIS LOT WITH INSTALLATION OF FIRE DEPARTMENT APPROVED SPRINKLER SYSTEM. (COORDINATE WITH CPWSD#1 FOR SERVICE SIZING).
- NATURAL GAS SERVICE TO BE PROVIDED BY AMEREN.
- ELECTRIC SERVICE TO BE PROVIDED BY BOONE ELECTRIC. EXISTING PAD MOUNTED TRANSFORMER IS LOCATED NEAR THE NORTHWEST CORNER OF THE PROPERTY TO SERVE THIS LOT.
- ADDRESS MUST BE CLEARLY VISIBLE FROM ROAD

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4621, PAGE 51, OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1 OF THE SURVEY RECORDED BOOK 916, PAGE 680, THENCE ALONG THE NORTHERLY LINE OF SAID TRACT, N 88°39'10" W, 237.74 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE N 88°54'40" W, 685.30 FEET; THENCE S 26°00'55" W, 219.85 FEET; THENCE S 88°10'50" E, 198.68 FEET; THENCE S 01°24'25" E, 24.12 FEET TO THE NORTHWEST CORNER OF LOT 121 OF THE CASCADES, PLAT 1, AS RECORDED IN PLAT BOOK 36, PAGE 82; THENCE ALONG THE NORTHERLY LINE OF SAID PLAT S 88°10'50" E, 816.34 FEET TO THE WEST LINE TRACT 2 OF SAID SURVEY; THENCE ALONG THE WESTERLY LINE OF SAID SURVEY IN BOOK 916, PAGE 680, N 01°18'25" E, 235.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.03 ACRES.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

CODY ALAN DARR
 MO PE-2012018055
 JANUARY 11, 2017

LEGEND

- IRON PIPE CAP #2001006115
- EXISTING IRON PIPE
- PM ● PERMANENT MONUMENT
- MH ○ EXISTING SANITARY MANHOLE
- FH ○ EXISTING FIRE HYDRANT
- ⊕ EXISTING GUY WIRE
- Ⓣ EXISTING TELEPHONE SERVICE
- Ⓢ EXISTING ELECTRIC METER
- Ⓜ EXISTING GAS METER
- Ⓦ EXISTING WATER METER
- ⓐ EXISTING CABLE BOX
- Ⓡ EXISTING ELECTRIC TRANSFORMER
- Ⓣ EXISTING TELEPHONE BOX
- PP ○ EXISTING UTILITY POLE
- WV ○ EXISTING WATER VALVE
- ⓧ EXISTING STREET SIGN
- 0.000 AC ACRES
- 00.00 AC ACRES

- - - - - X EXISTING FENCE
- - - - - UE EXISTING 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 (GRAVITY)
- - - - - FM EXISTING SANITARY FORCEMAIN
- - - - - W EXISTING WATER MAIN
- - - - - □ EXISTING STORM SEWER
- - - - - CATV EXISTING CABLE TELEVISION
- - - - - ○ ○ EXISTING FLOWLINE OR WATER EDGE
- - - - - 700 EXISTING CONTOUR
- - - - - EXISTING TREELINE

TREE PRESERVATION NOTE

IT IS THE INTENT OF THIS PUD PLAN TO DEMONSTRATE COMPLIANCE WITH SECTION 12A-49 OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND TO ACT AS THE TREE PRESERVATION PLAN AS REQUIRED BY THE CITY OF COLUMBIA FOR ANY LAND DISTURBANCE ACTIVITIES ON THIS SITE (LOT 2 OF SINCLAIR ROAD PLAT 1 ONLY).

EXISTING CLIMAX FOREST = 4.98 ACRES
 PROPOSED PRESERVED CLIMAX FOREST = 1.25 ACRES (AS SHOWN)

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X AND NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #29019C0270D, AND #29019C0290D DATED MARCH 17, 2011

STREAM BUFFER STATEMENT

THERE ARE NO STREAM BUFFERS ON THIS TRACT AS DETERMINED FROM ARTICLE X-STREAM BUFFER REQUIREMENTS OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND THE USGS MAP FOR COLUMBIA AND HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS _____ DAY OF _____, 2017

RUSTY STRODTMAN, CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI

THIS _____ DAY OF _____, 2017

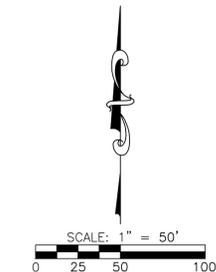
BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

E TYPE 'A' MONUMENT
 SOUTH 1/4 CORNER OF SECTION 3-47-13
 AS SHOWN BY MLS DOC #600-54607



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: 2001006115



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM BPS OBSERVATION, MODOT CORP VRS NETWORK, NAD83 (2011)