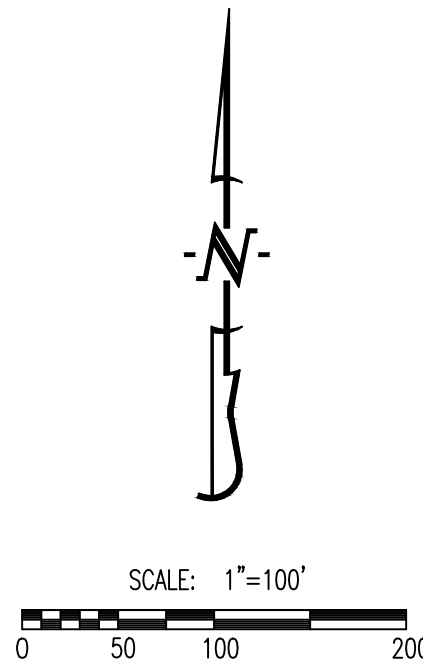


PRELIMINARY PLAT FOR WACO NORTH

LOCATED IN SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY CASE #272-2021

OWNER:
BC INVESTMENTS OF COLUMBIA, LLC
P.O. BOX 1233
COLUMBIA, MO 65205



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 4972, PAGE 25 AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4803, PAGE 15 AND CONTAINING 42.64 ACRES.

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
- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BIORETENTION
- EXISTING TREELINE
- WATERWAY
- FLOODWAY
- FLOODPLAIN
- EX. FENCE
- STREAM BUFFER

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.
- PART OF THIS TRACT IS LOCATED IN ZONE AE - SPECIAL FLOOD HAZARD AREAS AS SHOWN BY FIRM PANEL 29019C0170E DATED APRIL 19, 2017.
- 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 CITY OF COLUMBIA WATER & LIGHT.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONING OF THIS TRACT IS R-1.
- THIS TRACT CONTAINS APPROXIMATELY 42.64 ACRES.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO BOTH SIDES OF ALL INTERNAL STREETS.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG THE NORTH SIDE OF WACO ROAD.
- AN 8' PEDWAY SHALL BE CONSTRUCTED ALONG THE SOUTH SIDE OF WACO ROAD.
- THIS TRACT HAS TYPE I AND TYPE II STREAM BUFFER AS ESTABLISHED BY THE STREAM BUFFER REGULATIONS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
- THERE IS CLIMAX FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS TRACT.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES SHALL BE ALLOWED.
- IT IS THE INTENT OF THIS DEVELOPMENT TO FOLLOW SECTION 29-4.4 - LANDSCAPING, SCREENING, AND TREE PRESERVATION OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- LOT 1 SHALL BE RESERVED FOR FUTURE SUBDIVISION AND DEVELOPMENT. ANY FUTURE DEVELOPMENT OF THIS LOT (OTHER THAN A SINGLE LOT) SHALL REQUIRE A PRELIMINARY PLAT OF THAT LOT
- IT IS THE INTENT OF LOT 4 TO BE INCLUDED IN THE DEVELOPABLE PORTION OF A LOT SHOWN TO BE IN THE PRELIMINARY PLAT OF TUSCANY RIDGE TO THE SOUTH.
- LOTS 2, 3 & 5 ARE COMMON LOTS AND ARE TO BE DEDICATED TO THE HOA AND ARE TO BE USED FOR GREENSPACE, AMENITIES AND/OR STORMWATER MANAGEMENT PURPOSES. THE HOA SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF EMP'S ON THESE COMMON LOTS.
- ALL STORMWATER, STORM SEWER OF WATER QUALITY DESIGN SHALL MEET HE CITY OF COLUMBIA STORMWATER MANUAL AND DESIGN REGULATIONS.
- THE CONSTRUCTION RESPONSIBILITIES OF WACO ROAD WILL BE DETERMINED BY A DEVELOPMENT AGREEMENT BETWEEN THIS DEVELOPER AND THE CITY OF COLUMBIA.
- IT IS THE INTENT OF THE DEVELOPER TO PROVIDE HORIZONTAL AND VERTICAL PLANNING FOR VENETIAN PARKWAY AND GRADE THE RIGHT OF WAY AND SURROUNDING SUBDIVISION ACCORDINGLY.

09/15/2021

ANDREW T. GREENE - PE-202000043

PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 441-9092

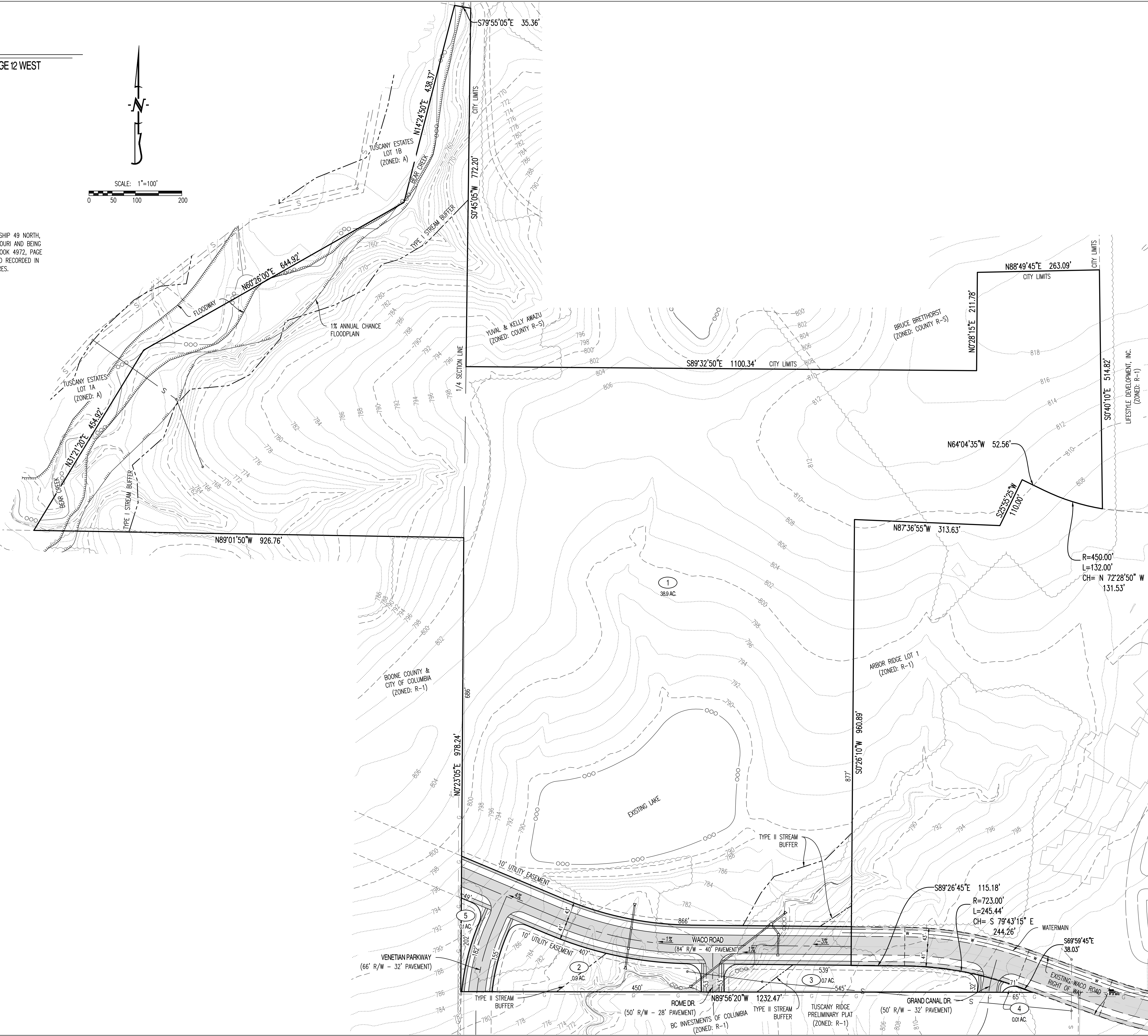
www.crockettengineering.com

Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#000015101

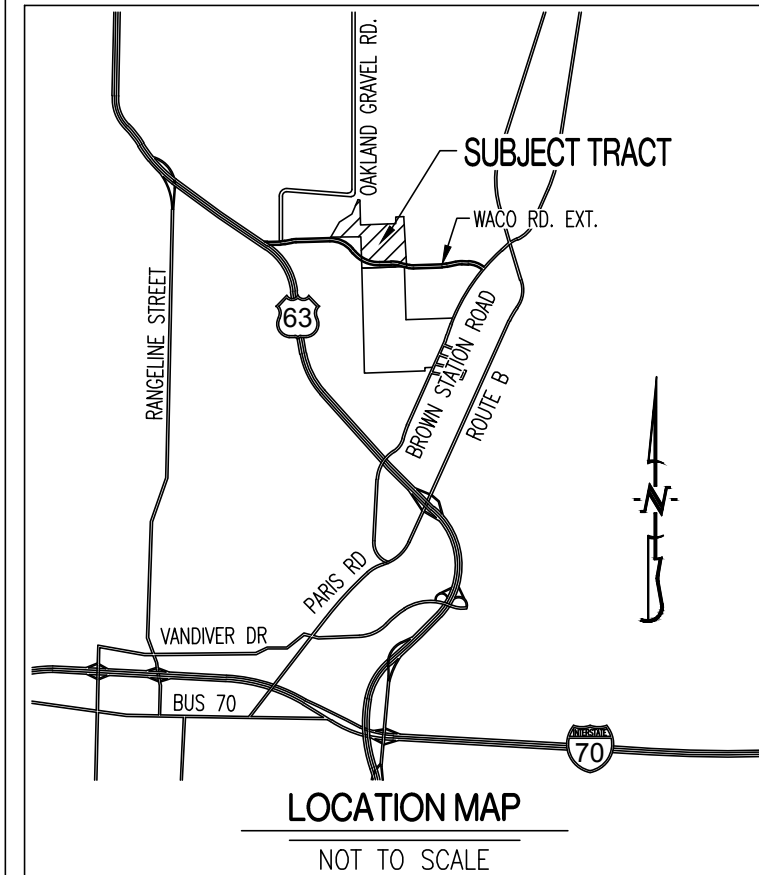
APPROVED BY THE CITY OF COLUMBIA PLANNING
AND ZONING COMMISSION THIS

DAY OF _____, 20____

SARA LOE - CHAIRPERSON

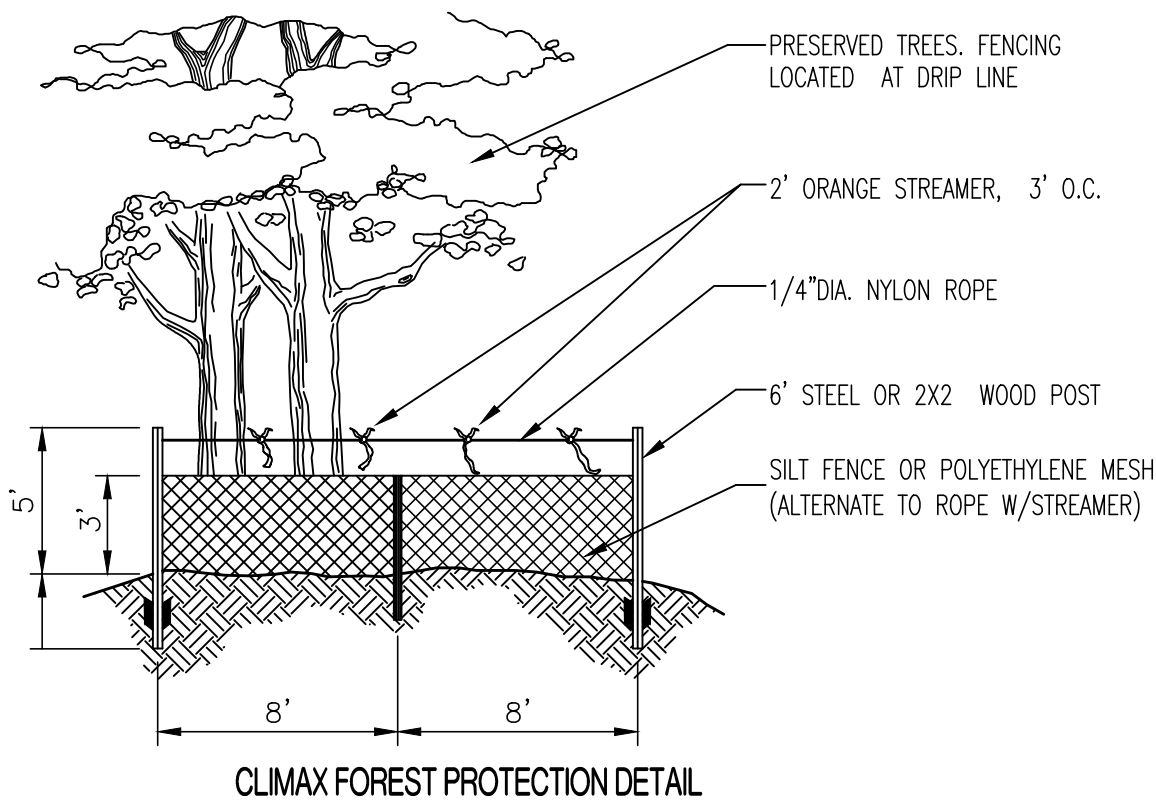
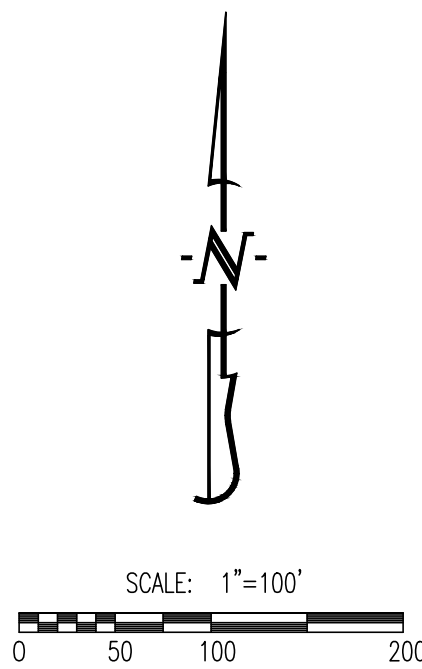


PRELIMINARY PLAT, WACO NORTH



TREE PRESERVATION PLAN FOR THE
PRELIMINARY PLAT FOR
WACO NORTH
LOCATED IN SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
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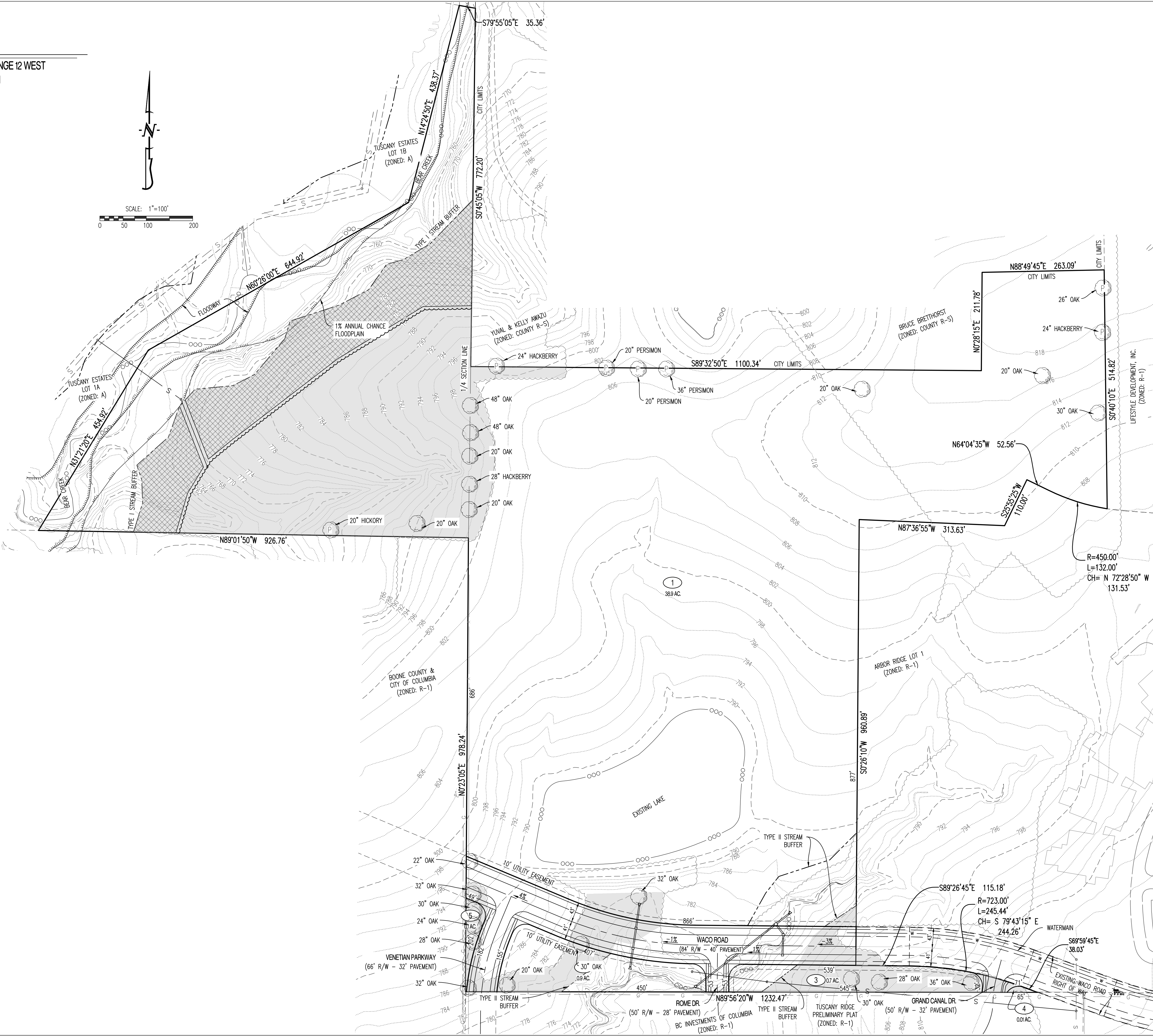
NOTES:

CONTRACTOR TO INSTALL TREE PRESERVATION SIGN 50' FROM CLIMAX FOREST TO BE PRESERVED. SIGN TO STATE: "TREES BEYOND SIGN ARE WITHIN A PRESERVED CLIMAX FOREST PROTECTED BY CITY OF COLUMBIA ORDINANCES. CLEARING OF TREES IS NOT ALLOWED WITHIN PROTECTED AREA UNLESS TREE PRESERVATION PLAN IS UPDATED."

- EXISTING CLIMAX FOREST = 9.45 AC.±
- EXISTING CLIMAX FOREST TO REMAIN = 2.36 AC.± (25%)
- PROPOSED CLEARING LIMITS
- SIGNIFICANT TREE (20" DIAMETER OR LARGER)
- PRESERVED SIGNIFICANT TREE (20" DIAMETER OR LARGER)

SIGNIFICANT TREE COMPLIANCE:

EXISTING SIGNIFICANT TREES:	28 TREES
EXISTING TREES TO BE PRESERVED:	7 TREES (25%)



09/15/2021
ANDREW T. GREENE - PE-2020000043

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
573.441-0092

APPROVED BY THE CITY OF COLUMBIA PLANNING
AND ZONING COMMISSION THIS
____ DAY OF _____, 20____.

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SARA LOE - CHAIRPERSON