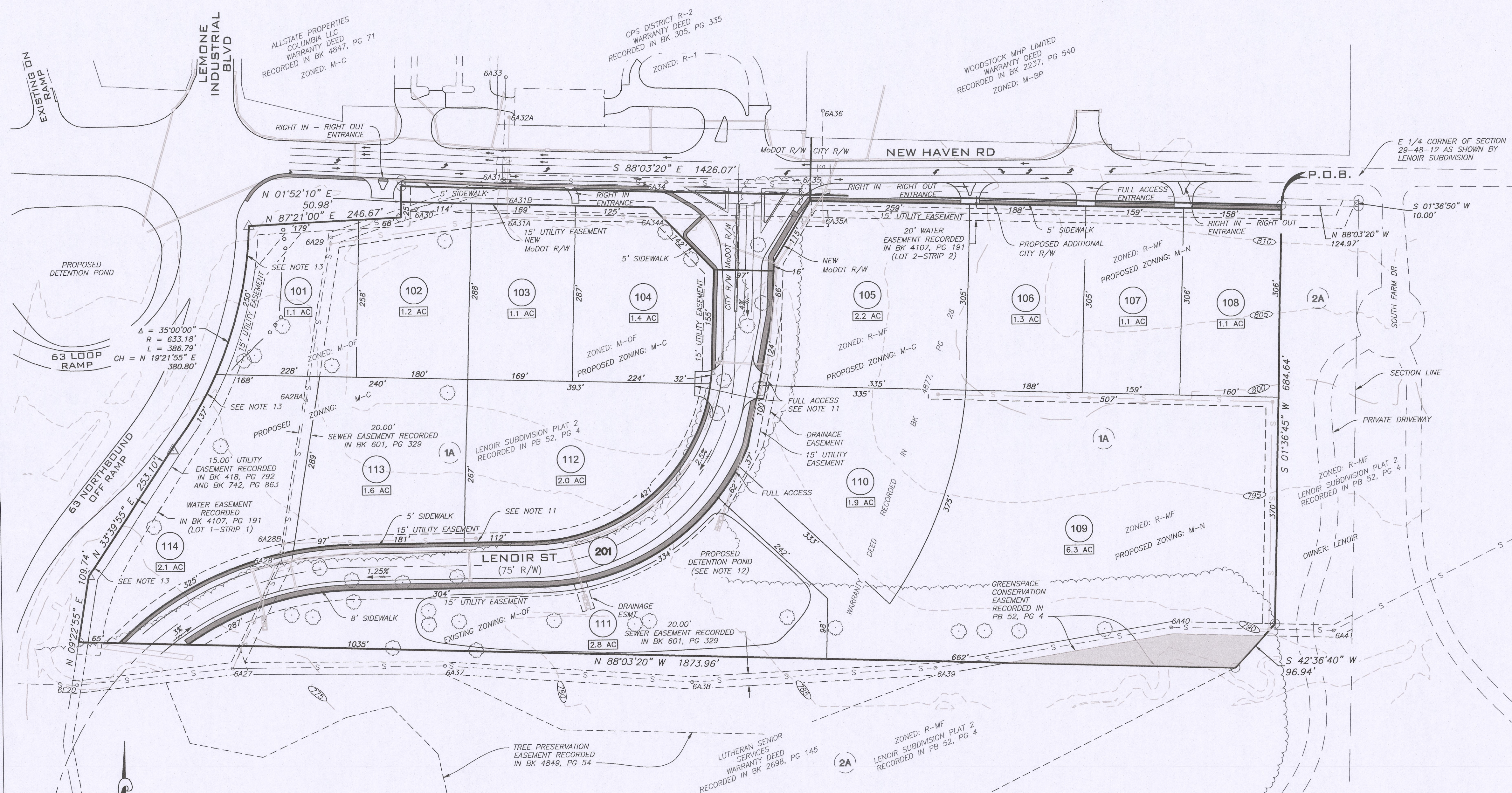
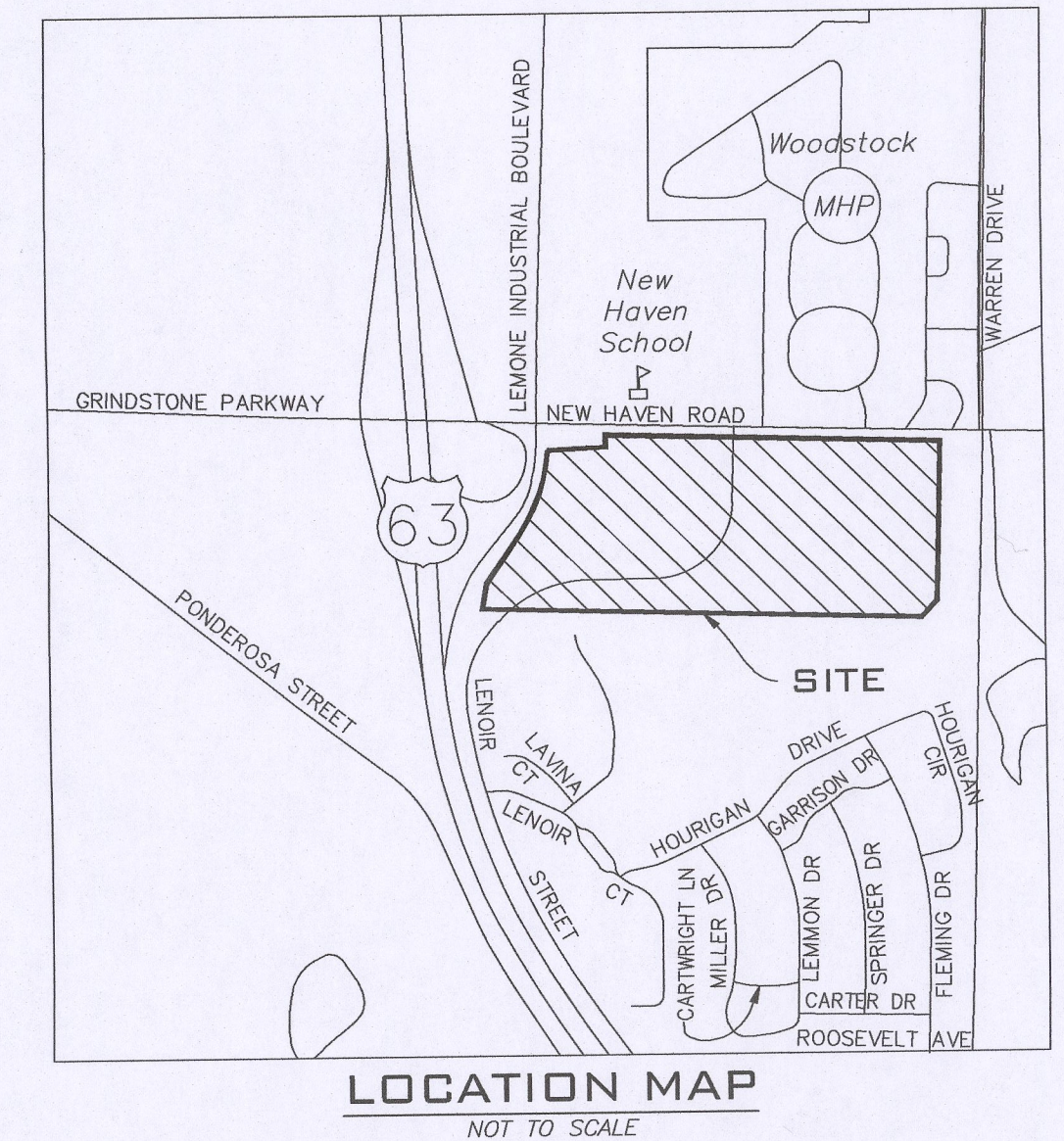


PRELIMINARY PLAT SOUTH ROCK SUBDIVISION

BEING LOT 1A OF LENOIR SUBDIVISION PLAT 2,
SECTION 29, T48N, R12W,
CITY OF COLUMBIA,
BOONE COUNTY, MISSOURI
SUBMITTED DECEMBER 12, 2022



OWNER/DEVELOPER
KANKO L.L.C.
3215 S PROVIDENCE RD
COLUMBIA, MO 65203
C/O MIKE KELLY

SITE DATA
ACREAGE: 30.6 ACRES
SECTION-TOWNSHIP-RANGE: 29-48-12
EXISTING ZONING = R-MF, M-OF
PROPOSED ZONING = M-OF, M-C, M-N

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."

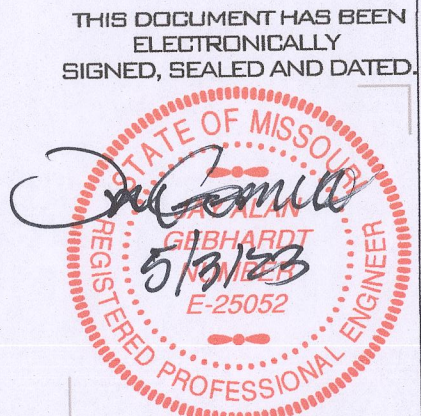
FLOOD PLAIN STATEMENT
THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A FIRM PANEL #29019C0291E, DATED APRIL 19, 2017.

STORMWATER MANAGEMENT
1. THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-A-87(c).

LANDSCAPING AND TREE PRESERVATION

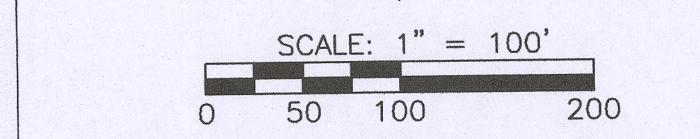
- THERE IS 5,100 LF OF STREET FRONTAGE, 5,100 LF/40 FT. = 128 STREET TREES REQUIRED. EXACT PLACEMENT OF TREES TO BE DETERMINED BY CITY OF COLUMBIA AT THE TIME DEVELOPMENT PLANS ARE REVIEWED.
- STREET TREES SHALL COMPLY WITH SECTION 29-4.4(d)(2)(i-vii) OF THE CITY CODE.
- REMOVAL AND REPLACEMENT OF SIGNIFICANT TREES SHALL COMPLY WITH SECTION 29-4.4(g)(1-3) OF THE CITY CODE. THERE ARE THIRTY-SEVEN (37) SIGNIFICANT DECIDUOUS OR CONIFEROUS TREES ON THIS SITE.
- 25% OF THE SIGNIFICANT TREES (MIN. 20" DBH) OUTSIDE THE TREE PRESERVATION AREA ARE TO BE SAVED.
- FROM THE LA MAP DATED OCTOBER 2, 2017, THE AREA SHOWN WITHIN THE TREE PRESERVATION EASEMENT RECORDED IN BOOK 4849, PAGE 54 IS INTENDED TO MEET THE MINIMUM 25% OF CLIMAX FOREST TO BE SAVED. NO TREE PRESERVATION IS REQUIRED ON THIS TRACT.

PROPERTY DESCRIPTION
A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOT 1A OF LENOIR SUBDIVISION PLAT 2 AS RECORDED IN PLAT BOOK 52, PAGE 4, ALSO DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4877, PAGE 28, RECORDS OF BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1A, S 01°36'45" W, 684.64 FEET; THENCE S 42°36'40" W, 96.94 FEET; THENCE N 88°03'20" W, 1,873.96 FEET; THENCE N 09°22'55" E, 109.74 FEET; THENCE N 33°39'55" E, 253.10 FEET; THENCE ALONG A NON-TANGENT 633.18-FOOT RADIUS CURVE TO THE LEFT, 386.79 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N 19°21'55" E, 380.80 FEET; THENCE N 87°21'00" E, 246.67 FEET; THENCE N 01°52'10" E, 50.98 FEET; THENCE S 88°03'20" E, 1,426.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.6 ACRES.



JAY GEBHARDT
MO E-25052
APRIL 28, 2023
SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NO. 2001008116

- GENERAL NOTES**
- LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
 - SANITARY SEWER SERVICE TO THIS PLAT WILL BE PROVIDED BY PUBLIC GRAVITY SEWER EXTENSION FROM EXISTING CITY OF COLUMBIA GRAVITY SEWER MAIN, AS SHOWN ON THIS PLAT. CONNECTION POINT IS MH #6428B JUST NORTH OF THE PROPOSED LENOIR ST RIGHT-OF-WAY. ANOTHER CONNECTION WILL BE MADE ALONG THE EXISTING SANITARY SEWER LINE BETWEEN EXISTING MH #6440 AND MH #6441 LOCATED ALONG THE SOUTHERN PROPERTY LINE AS THIS EXTENSION WILL SERVE THE EASTERN PART OF THE DEVELOPMENT.
 - ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS TO BE LOCATED WITHIN MINIMUM WIDTH EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER DEPTH IS GREATER THAN 16 FEET. PUBLIC SANITARY SEWERS SHALL BE BUILT IN COMPLIANCE WITH CITY OF COLUMBIA STANDARDS AND SPECIFICATIONS.
 - ALL LOTS SHALL HAVE A BUILDING SETBACK IN COMPLIANCE WITH THEIR ZONING.
 - A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL PROPOSED STREETS SHOWN UNLESS LABELED OTHERWISE. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS.
 - NATURAL GAS DISTRIBUTION TO BE DESIGNED AND PROVIDED BY AMEREN MISSOURI.
 - DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 16' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 1% ANNUAL CHANCE RAINFALL EVENT.
 - STREET GRADES, STORM SEWER PIPE AND STORM INLETS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE Refined WITH THE FINAL DESIGN.
 - CROSS ACCESS EASEMENTS WILL BE PROVIDED FOR VEHICULAR AND PEDESTRIAN ACCESS ACROSS ADJACENT LOTS WITH LESS THAN 300 FEET OF FRONTAGE AND TO ALLOW ACCESS TO THE PROPOSED STREET NETWORK.
 - IMPROVEMENTS FOR LENOIR STREET AND NEW HAVEN ROAD ARE SUBJECT TO MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION PLANS.
 - FULL ACCESS SHOWN AT THIS LOCATION AND ALONG LENOIR STREET TO THE SOUTH OF INTERSECTION AND THE REMAINING FRONTAGE OF LOTS 109, 112, 113 AND 114 SHALL BE ALLOWED ACCESS AS PER THE CITY ACCESS MANAGEMENT PLAN.
 - THE PROPOSED DETENTION POND ON LOT 111 IS TO BE OWNED AND MAINTAINED BY THE DEVELOPER.
 - THERE SHALL BE NO DIRECT ACCESS TO 63 NORTHBOUND OFF RAMP.
 - NO BUILDING PERMITS SHALL BE ISSUED UNTIL RELOCATED LENOIR STREET IS OPEN TO TRAFFIC AND THE NEW HAVEN ROAD WIDENING IS COMPLETE.
 - LOT 201 IS TO BE TRANSFERRED TO THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION AND/OR CITY OF COLUMBIA AS PUBLIC RIGHT-OF-WAY.



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 MODOT VRS NETWORK

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 4th DAY OF May, 2023.
SHARON GEUEVA JONES, CHAIRPERSON

LEGEND

MH ○	EXISTING SANITARY MANHOLE	FM —	PROPOSED FORCEMAIN
○	PROPOSED SANITARY MANHOLE	S —	EXISTING SANITARY
CO ○	EXISTING SANITARY CLEANOUT	S —	PROPOSED SANITARY
●	PROPOSED SANITARY CLEANOUT	—	EXISTING STORM SEWER
FH ⊕	EXISTING FIRE HYDRANT	—	PROPOSED STORM SEWER
⊕	PROPOSED FIRE HYDRANT	—	EXISTING TREE LINE
⊕	EXISTING ELECTRIC TRANSFORMER	—	EXISTING CONTOUR
⊕	EXISTING TELEPHONE BOX	—	EXISTING SIGNIFICANT TREE (MIN. 20" DBH)
PP ○	EXISTING UTILITY POLE		
WV ⊕	EXISTING WATER VALVE		
2%	PROPOSED STREET GRADE		

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
CITY CASE # 50-2023 MKEL22-01