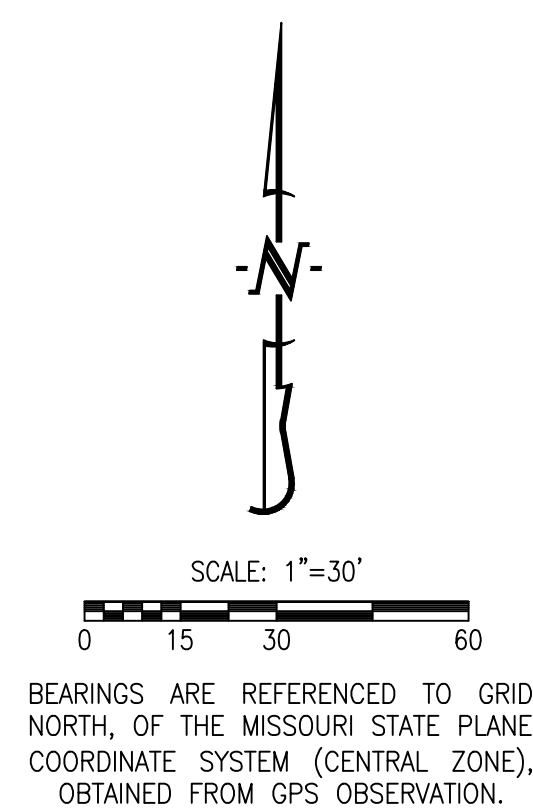
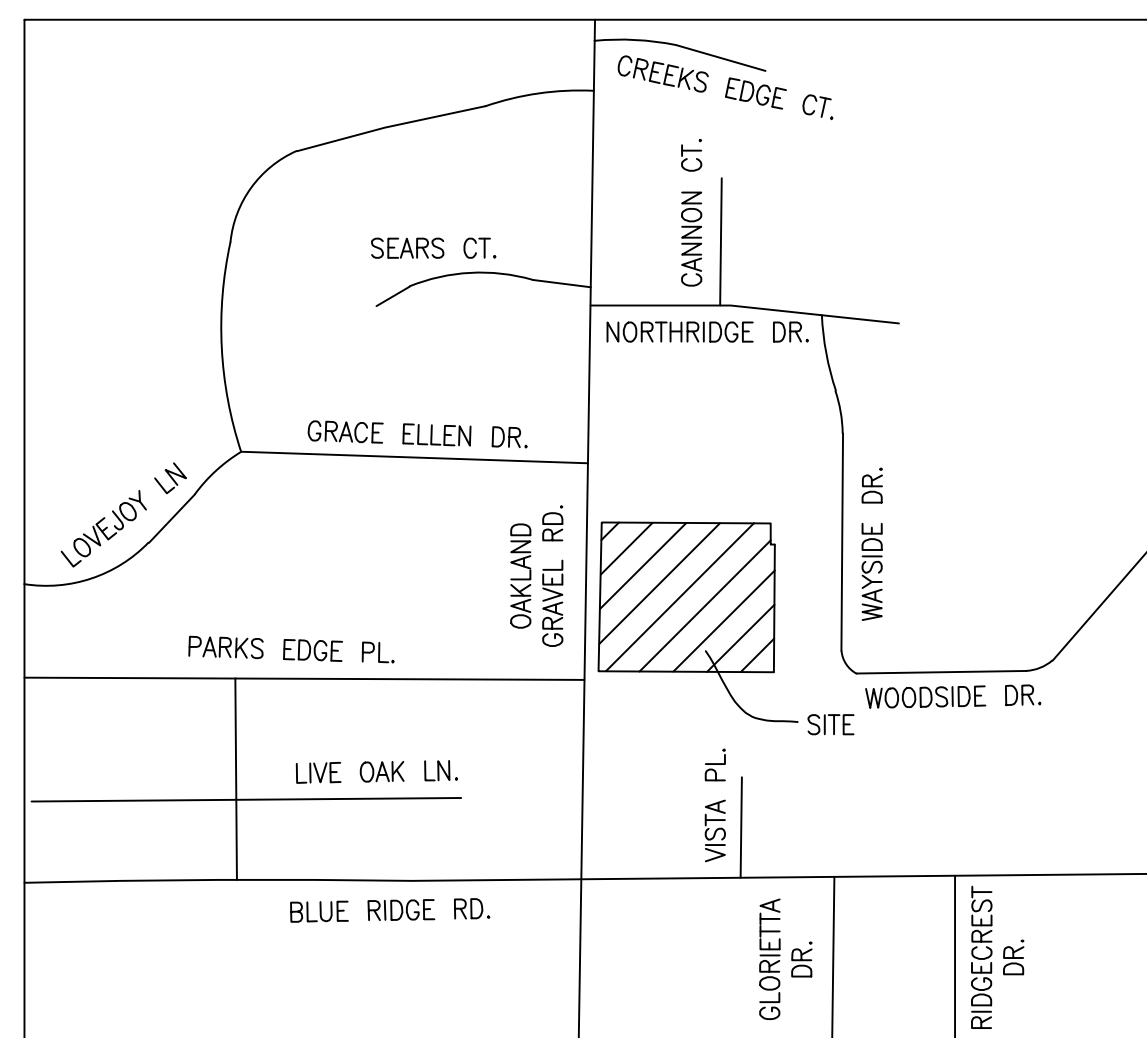




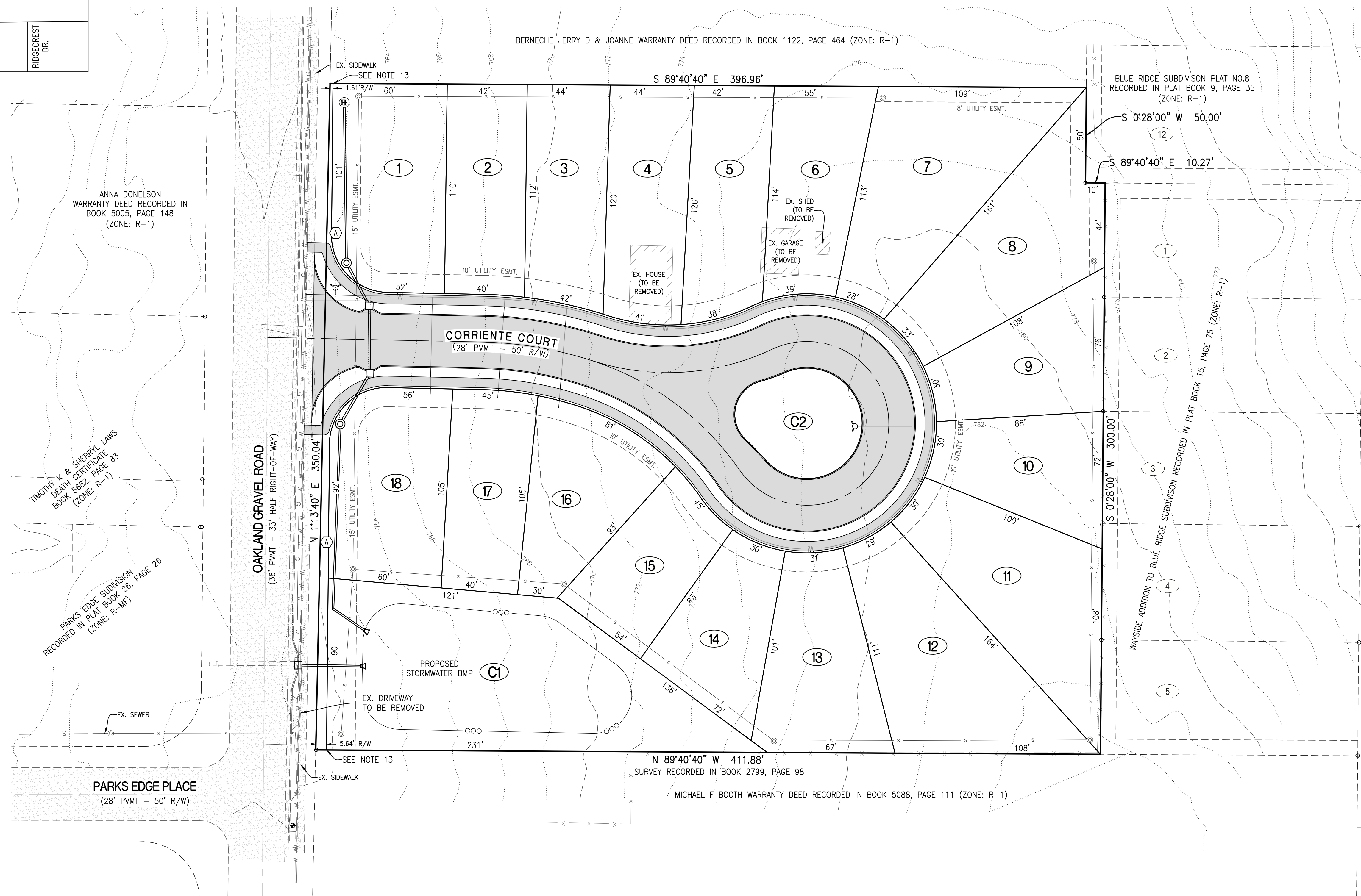
A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF
SECTION 32, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 27, 2023

OWNER/DEVELOPER:
BLACK DOG CONSULTING AND
DEVELOPMENT, L.L.C.
1312 WILLOWCREEK LN.
COLUMBIA, MO 65203



LEGEND:

- | | |
|---|-------------------------|
|805..... | EXISTING MINOR CONTOUR |
| ---820--- | EXISTING MAJOR CONTOUR |
| ===== | CURB |
| ---S--- | EXISTING SANITARY SEWER |
| ---S--- | PROPOSED SANITARY SEWER |
| ⊙ | MANHOLE/CLEANOUT |
| ---W--- | PROPOSED WATERLINE |
| ◉ | PROPOSED LIGHT POLE |
|  | PROPOSED FIRE HYDRANT |
| -----□ | EXISTING STORM SEWER |
| -----□ | PROPOSED STORM SEWER |
| ----- | BUILDING LINE |
| ----- | EASEMENT |
| (XX) | LOT NUMBER |
|  | PROPOSED PAVEMENT |
| ---ooo--- | PROPOSED DETENTION |



CERTIFICATION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 12 WEST, OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5650 AT PAGE 180.

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0281E, DATED: APRIL 19, 2017.
2. NO PART OF THIS TRACT IS LOCATED WITHIN ANY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES
3. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
4. WATER DISTRIBUTION TO BE PROVIDED BY CITY OF COLUMBIA.
5. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA.
6. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
7. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
8. THE EXISTING ZONING OF THIS TRACT IS R-2 WITH OPTIONAL DENSITY STANDARDS ALLOWING "COTTAGE STANDARDS".
9. THIS PLAT CONTAINS 3.28 ACRES.
10. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE SINGLE PHASE.
11. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
12. THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT ONTO
(A) OAKLAND GRAVEL ROAD.
13. 66' RIGHT OF WAY DETERMINED FROM THE EXISTING RIGHT OF WAY ON THE WEST SIDE OF OAKLAND GRAVEL ROAD.

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

SHARON GEUEA JONES, CHAIRPERSON



4/25/2023

TIMOTHY D. CROCKETT - PE-2004000775