

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.
- NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 29019C0170E DATED APRIL 19, 2017.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY INCLUDING HIGHWAY 63.
- 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. TOTAL NUMBER OF LOTS MAY CHANGE DURING FINAL DESIGN.
- THE ZONING OF THESE TRACTS IS R-1.
- THIS PLAT CONTAINS 50.58 ACRES.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS UNLESS OTHERWISE NOTED.
- THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP. NO STREAM BUFFER EXISTS ON THIS TRACT.
- LOTS C1-C13 ARE COMMON LOTS AND ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, AMENITIES AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S.
- ALL LOTS, EXCEPT COMMON LOTS, SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE.
- THERE IS NO CLIMAX FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS TRACT. THERE IS (1) SIGNIFICANT TREE ON LOT 75.
- ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
- THE EXISTING BASIN LOCATED AT THE NORTH END OF THE TRACT WILL BE USED FOR STORMWATER MANAGEMENT, DETENTION AND/OR WATER QUALITY CREDIT SUBJECT TO THE BASIN HAVING ADEQUATE CAPACITY. THE DESIGN PLANS MEETING ALL APPLICABLE STORMWATER REGULATIONS, AND THE DESIGN PLANS HAVING BEEN APPROVED BY BUILDING AND SITE DEVELOPMENT.
- IT IS THE INTENT OF THIS PRELIMINARY PLAT FOR THE DEVELOPMENT TO FOLLOW SECTION 29-4.4 LANDSCAPING, SCREENING, AND TREE PRESERVATION OF THE UNIFIED DEVELOPMENT CODE.
- ADDITIONAL RIGHT-OF-WAY ALONG BROWN STATION ROAD TO BE GRANTED. WIDTH OF RIGHT-OF-WAY SHALL BE EXTENDED TO A HALF WIDTH OF 40-FOOT (OPTION B FOR MAJOR COLLECTOR STREETS). THE NORTHERN HALF OF BROWN STATION ROAD ACROSS THIS TRACT EXCEEDS THAT MINIMUM WIDTH AT THIS TIME.
- LOTS 50 & 51 SHALL HAVE NO DIRECT ACCESS OFF OF DROPSPEED DRIVE. LOT 75 SHALL HAVE NO DIRECT ACCESS OFF OF BOONE PRAIRIE LOOP. NO LOTS SHALL HAVE ANY DIRECT ACCESS OFF OF BROWN STATION ROAD.
- ALL COMMON LOTS WITH PUBLIC SEWER MAIN RUNNING THROUGH THEM WILL BE PLACED IN A DEDICATED SEWER EASEMENT THAT IS CONTIGUOUS TO THE LOT LINES.
- EXISTING CROSSWALK ON THE NORTH SIDE OF THE INTERSECTION OF LEEWAY AND BROWN STATION ROAD TO BE UPGRADED TO INCLUDE THE INSTALLATION OF RRFBS (RAPID RECTANGULAR FLASHING BEACONS)
- IT IS THE INTENT TO VACATE THE EXISTING RIGHTS-OF-WAY AND EASEMENTS CONTAINED WITHIN THE EXISTING BOONE PRAIRIE, PLAT 1 AND BOONE PRAIRIE, PLAT 2 WITH DEVELOPMENT OF THIS SITE. NEW RIGHTS-OF-WAY AND EASEMENTS WILL BE DEDICATED AT THE TIME EACH PHASE OF THIS PLAT IS PLATTED. IN ADDITION TO THE ABOVE STATEMENT, IT IS THE INTENT FOR ALL PUBLIC EASEMENTS NOT SHOWN ON THE BOONE PRAIRIE PLAT 1 & 2 TO BE VACATED. A LIST OF THOSE SAID EASEMENTS ARE AS FOLLOWS:
DRAINAGE EASEMENT LOCATED IN BOOK 2634, PAGE 128
UTILITY EASEMENT LOCATED IN BOOK 2593, PAGE 129
UTILITY EASEMENT LOCATED IN BOOK 2666, PAGE 68
STREET EASEMENT LOCATED IN BOOK 2688, PAGE 24

LEGAL:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 12 WEST, AND BEING ALL OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4228, PAGE 76, AND BEING PART OF TRACTS 1 & 4 OF THE SURVEY RECORDED IN BOOK 1315, PAGE 238, AND ALL OF BOONE PRAIRIE PLAT 1, RECORDED IN PLAT BOOK 38, PAGE 111, AND PART BOONE PRAIRIE PLAT 2, RECORDED IN PLAT BOOK 39, PAGE 11, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

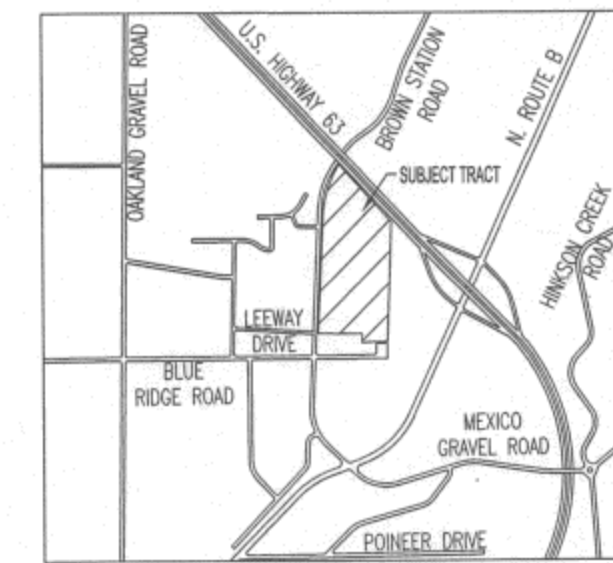
BEGINNING AT THE SOUTHWEST CORNER OF SAID BOONE PRAIRIE PLAT 1, AND WITH THE LINES THEREOF, N 4°01'55"E, 152.18 FEET; THENCE 227.29 FEET ALONG A 5759.70-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 2°54'05"E, 227.28 FEET; THENCE S 88°13'45"E, 5.00 FEET; THENCE 37.74 FEET ALONG A 5764.70-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 1°35'00"E, 37.74 FEET; THENCE N 1°23'45"E, 626.50 FEET; THENCE S 88°36'15"W, 5.00 FEET; THENCE N 1°23'45"E, 220.00 FEET; THENCE S 88°36'15"W, 10.00 FEET; THENCE N 1°23'45"E, 671.78 FEET; THENCE 144.62 FEET ALONG A 1282.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 4°37'35"E, 144.54 FEET; THENCE N 15°55'45"E, 97.09 FEET; THENCE N 17°55'45"E, 96.16 FEET; THENCE N 18°05'20"E, 95.79 FEET; THENCE N 18°15'55"E, 96.45 FEET; THENCE N 23°12'55"E, 76.56 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1 AND WITH THE LINES THEREOF, S 48°45'20"E, 864.57 FEET; THENCE S 36°47'45"E, 70.71 FEET; THENCE S 54°59'10"E, 314.84 FEET; THENCE S 44°55'30"E, 63.92 FEET; THENCE ALONG A SPIRAL CURVE TO THE LEFT HAVING A CENTERLINE LENGTH OF 62.00 FEET, SAID CURVE HAVING A CHORD, S 23°43'15"W, 38.14 FEET; THENCE 577.33 FEET ALONG A 1196.28-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 9°09'20"W, 571.74 FEET; THENCE ALONG A SPIRAL CURVE TO THE LEFT HAVING A CENTERLINE LENGTH OF 62.00 FEET, SAID CURVE HAVING A CHORD, S 5°41'50"E, 63.36 FEET; THENCE S 6°13'10"E, 111.46 FEET; THENCE ALONG A SPIRAL CURVE TO THE RIGHT HAVING A CENTERLINE LENGTH OF 62.00 FEET, SAID CURVE HAVING A CHORD, S 5°42'30"E, 60.65 FEET; THENCE 327.20 FEET ALONG A 1096.28-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 3°53'50"W, 325.99 FEET; THENCE ALONG A SPIRAL CURVE TO THE RIGHT HAVING A CENTERLINE LENGTH OF 62.00 FEET, SAID CURVE HAVING A CHORD, S 13°28'10"W, 60.65 FEET; THENCE S 13°58'50"W, 156.64 FEET; THENCE 33.34 FEET ALONG A 2814.79-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 14°36'45"W, 33.34 FEET TO THE NORTHEAST CORNER OF TRACT 2 OF SAID SURVEY; THENCE WITH THE LINES OF SAID TRACT 2, S 89°28'40"W, 231.97 FEET; THENCE S 0°31'20"E, 230.00 FEET; THENCE S 89°28'40"W, 742.84 FEET TO THE NORTHEAST CORNER OF TRACT 3; THENCE LEAVING THE LINES OF SAID TRACT 2 AND WITH THE NORTH LINE OF SAID TRACT 3, S 89°48'40"W, 66.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.58 ACRES.

SIGNIFICANT TREE COMPLIANCE:

TOTAL SIGNIFICANT TREES ONSITE:	1 TREE
TOTAL SIGNIFICANT TREES TO REMAIN ONSITE:	1 TREE

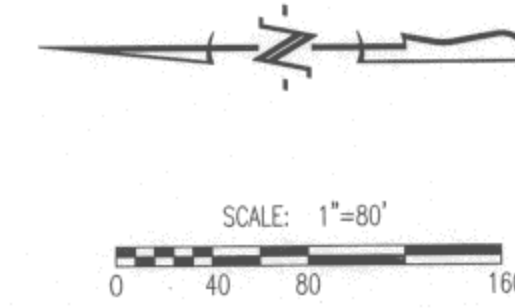
LEGEND:

- 805 --- EXISTING MINOR CONTOUR
- 820 --- EXISTING MAJOR CONTOUR
- — — CURB
- — — EXISTING SANITARY SEWER
- — — PROPOSED SANITARY SEWER
- ⊙ MANHOLE/CLEANOUT
- — — PROPOSED WATERLINE
- — — WATERWAY
- --- EXISTING LOT LINES
- --- EXISTING STORM SEWER
- --- PROPOSED STORM SEWER
- — — BUILDING LINE
- --- EASEMENT
- ⊙ XX LOT NUMBER
- --- PROPOSED PAVEMENT
- --- PROPOSED DETENTION/BIORETENTION



LOCATION MAP

NOT TO SCALE

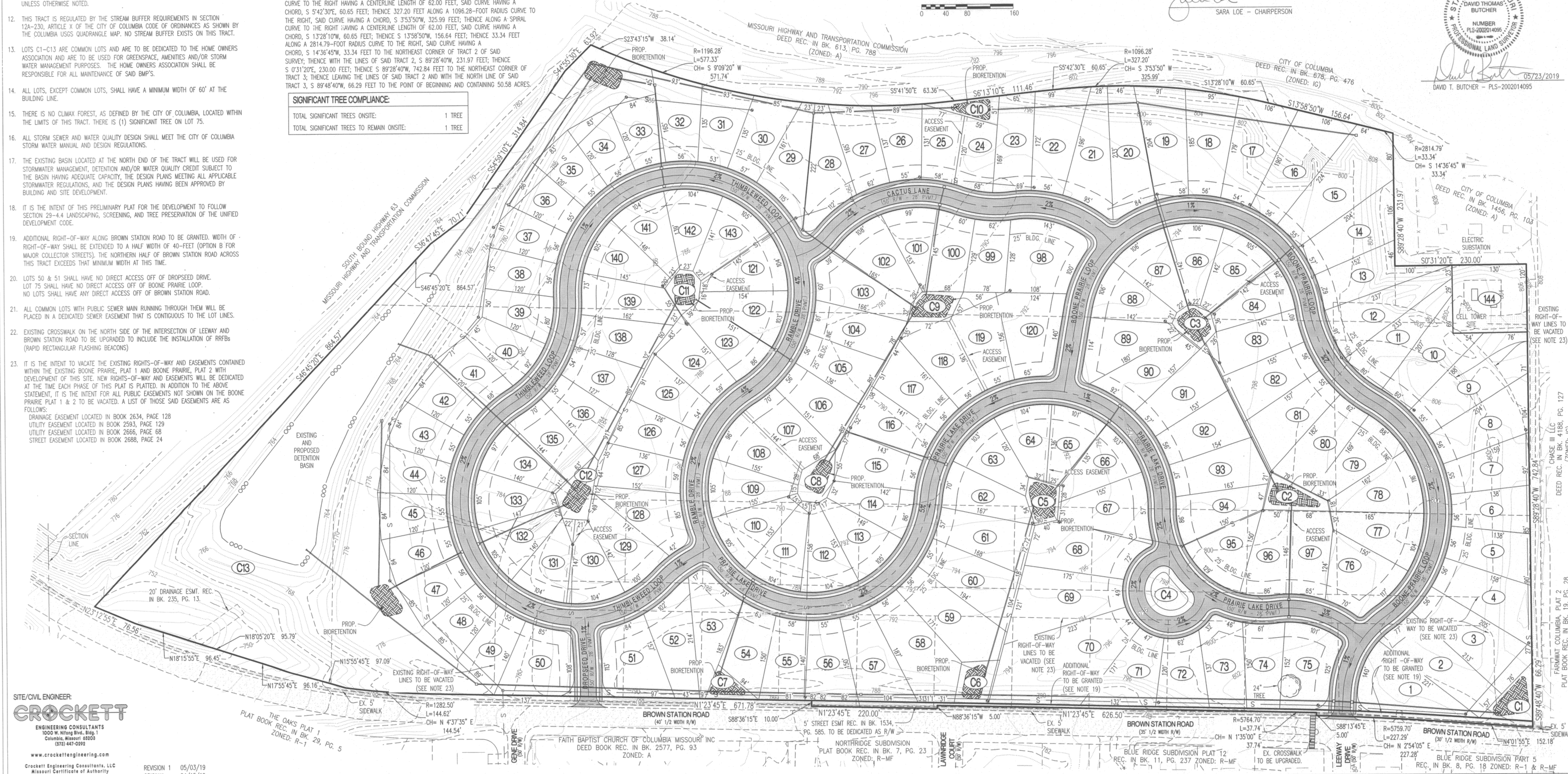


APPROVED BY THE CITY OF COLUMBIA
PLANNING AND ZONING COMMISSION THIS
23 DAY OF May 2019.

Sara Loe
SARA LOE - CHAIRPERSON



DAVID T. BUTCHER - PLS-2002014095
05/23/2019



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REVISION 1 05/03/19
ORIGINAL 04/15/19

PRELIMINARY PLAT, BOONE PRAIRIE