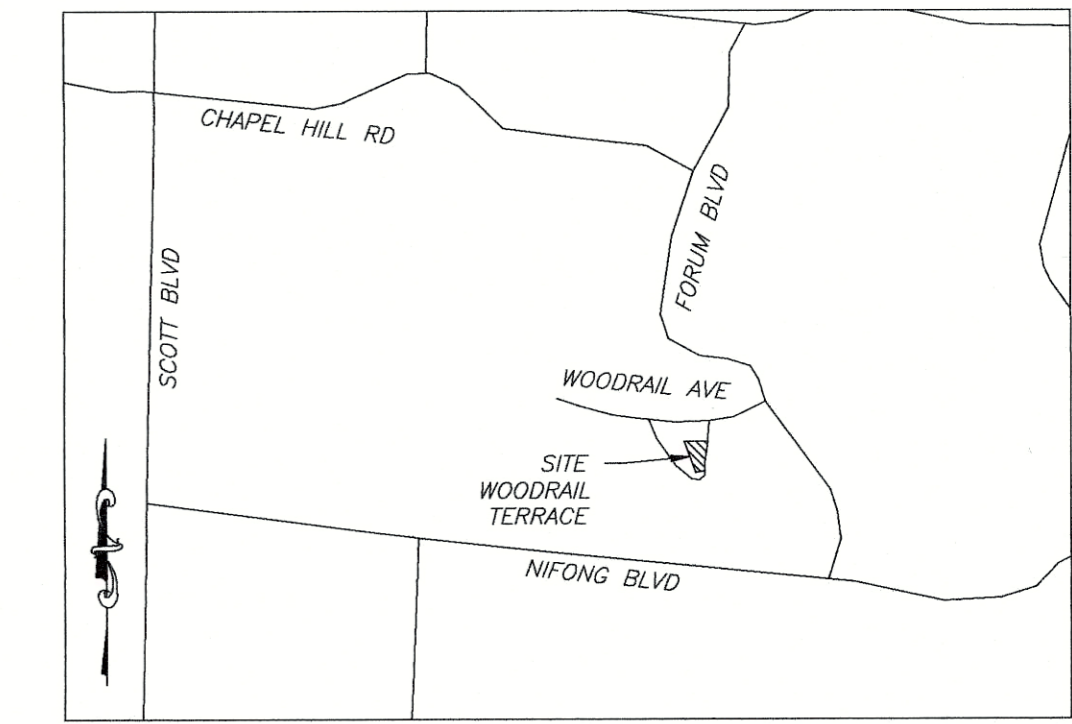


PD PLAN
WOODRAIL TERRACE PLAT 2

LOT 104 OF WOODRAIL TERRACE PLAT 1 & LOT 13A OF WOODRAIL PLAT 13
 SW 1/4 OF SECTION 26 AND SE 1/4 OF SECTION 27, ALL IN T48N, R13W,
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
 APRIL 07, 2026



LOCATION MAP
 NOT TO SCALE

SITE DATA

ACREAGE: 0.48 ACRES
 ZONING: PD
 SECTION-TOWNSHIP-RANGE: 27-48-13
 26-48-13

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 13 WEST, AND IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY MISSOURI, AND BEING ALL OF LOT 104 OF WOODRAIL TERRACE PLAT 1 RECORDED IN PLAT BOOK 58, PAGE 6, AND LOT 13A OF WOODRAIL PLAT 13 RECORDED IN PLAT BOOK 20, PAGE 25, ALL BEING OF THE RECORDS OF BOONE COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 104, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF WOODRAIL TERRACE; THENCE ALONG THE SOUTH LINE OF SAID LOT 104 S 74°28'15" W, 97.61 FEET; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 104 N 15°31'10" W, 52.17 FEET; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID LOT 13A S 74°22'20" W, 8.79 FEET; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 13A N 24°30'25" W, 139.84 FEET; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT 13A S 87°46'30" E, 172.23 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WOODRAIL TERRACE; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 593.96 FEET, AN ARC LENGTH OF 142.69 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 00°57'30" W, 142.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.48 ACRES.

STORMWATER MANAGEMENT

THIS LOT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE, CHAPTER 12A, WATER QUALITY AND DETENTION REQUIREMENTS.

EXCEPTIONS & EXEMPTIONS IN 12A-87 OF ARTICLE V APPLY TO THESE LOTS.

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 PLAN 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 #29019C0287E, DATED APRIL 19, 2017.

TREE PRESERVATION

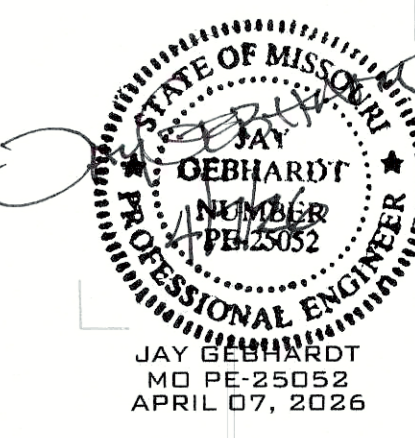
THERE ARE NO SIGNIFICANT TREES ON THIS SITE, AND NO CLIMAX FOREST. NO TREES ARE REQUIRED TO BE PRESERVED.

NOTES

- 1) THIS IS A PLAN AMENDMENT TO THE PREVIOUS PD PLAN APPROVED BY ORDINANCE #25536. THE CHANGE BEING MADE IS INCLUDING THE SOUTHERN PORTION SQUARE FOOTAGE OF LOT 13A TO LOT 103 (NOW LOT 201)
- 2) THE TYPE OF BUILDING ALLOWED ON THIS PD PLAN IS LIMITED TO SINGLE-FAMILY ATTACHED.
- 3) MAXIMUM HEIGHT OF BUILDINGS IS 35 FEET.

PARKING NOTES

PARKING REQUIRED:
 2 SPACES PER UNIT
 PROVIDED:
 4 SPACES PER UNIT



SURVEY AND PLAT BY
 A CIVIL GROUP
 CORPORATE NO. 2001006116

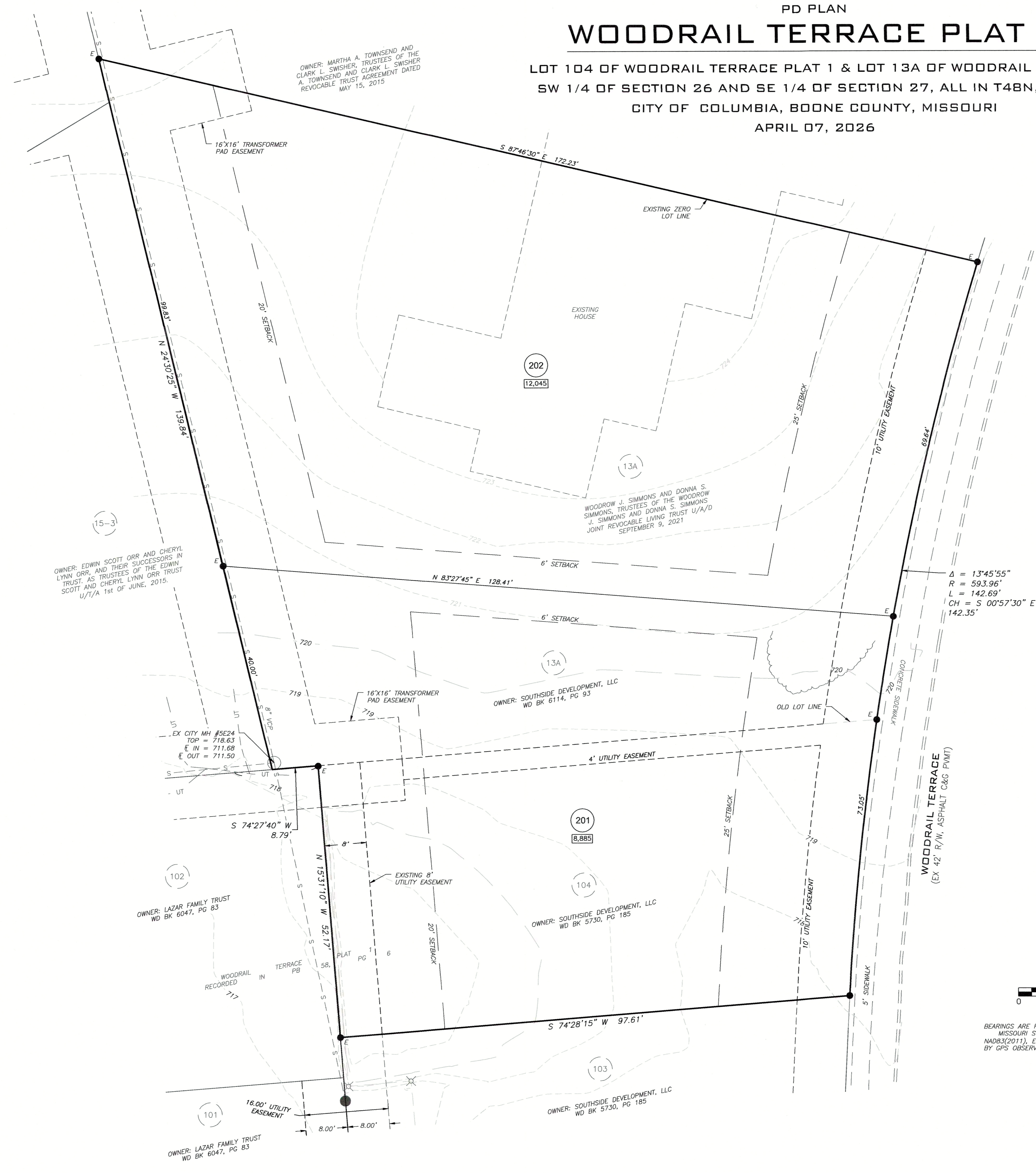
A CIVIL GROUP
 CIVIL ENGINEERING - PLANNING - SURVEYING
 3401 BROADWAY BUSINESS PARK COURT
 SUITE 105
 COLUMBIA, MO 65203
 PH: (573) 817-5750, FAX: (573) 817-1677
 MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

OWNERS
 THM CONSTRUCTION, A MISSOURI LIMITED LIABILITY COMPANY
 308 NINTH ST STE 101M
 COLUMBIA, MO 65203
 SOUTHSIDE DEVELOPMENT, A MISSOURI LIMITED LIABILITY COMPANY
 4964 BETHEL ST
 COLUMBIA, MO 65203
 SIMMONS, WOODROW J & DONNA S
 JOINT REVOCABLE LIVING TRUST
 7259 REGINA ROYALE
 SARASOTA, FL 34238

LEGEND

MH	EXISTING SANITARY MANHOLE
FH	EXISTING FIRE HYDRANT
C	EXISTING GUY WIRE
LP	EXISTING LIGHT POLE
LP	PROPOSED LIGHT POLE
T	EXISTING TELEPHONE SERVICE
E	EXISTING ELECTRIC METER
G	EXISTING GAS METER
W	EXISTING WATER METER
C	EXISTING CABLE BOX
E	EXISTING ELECTRIC TRANSFORMER
E	PROPOSED ELECTRIC TRANSFORMER
T	EXISTING TELEPHONE BOX
PP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
S	EXISTING STREET SIGN
0,000	SQUARE FEET
00.00 AC	ACRES
X	EXISTING FENCE
UE	EXISTING UNDERGROUND ELECTRIC
UE	PROPOSED 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
S	PROPOSED SANITARY LATERAL
W	EXISTING WATER MAIN
W	PROPOSED WATER SERVICE
ES	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
CATV	EXISTING CABLE TELEVISION
o o o	EXISTING FLOWLINE OR WATER EDGE
o o o	EXISTING CONTOUR
o o o	EXISTING TREELINE

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2026.
 SHARON GEUEA JONES, CHAIRPERSON
 APPROVED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
 THIS ____ DAY OF _____, 2026.
 BARBARA BUFFALO, MAYOR
 ATTEST:
 SHEELA AMIN, CITY CLERK
 ORDINANCE # _____



$\Delta = 13'45'55''$
 $R = 593.96'$
 $L = 142.69'$
 $CH = S 00'57'30'' E$
 $142.35'$

