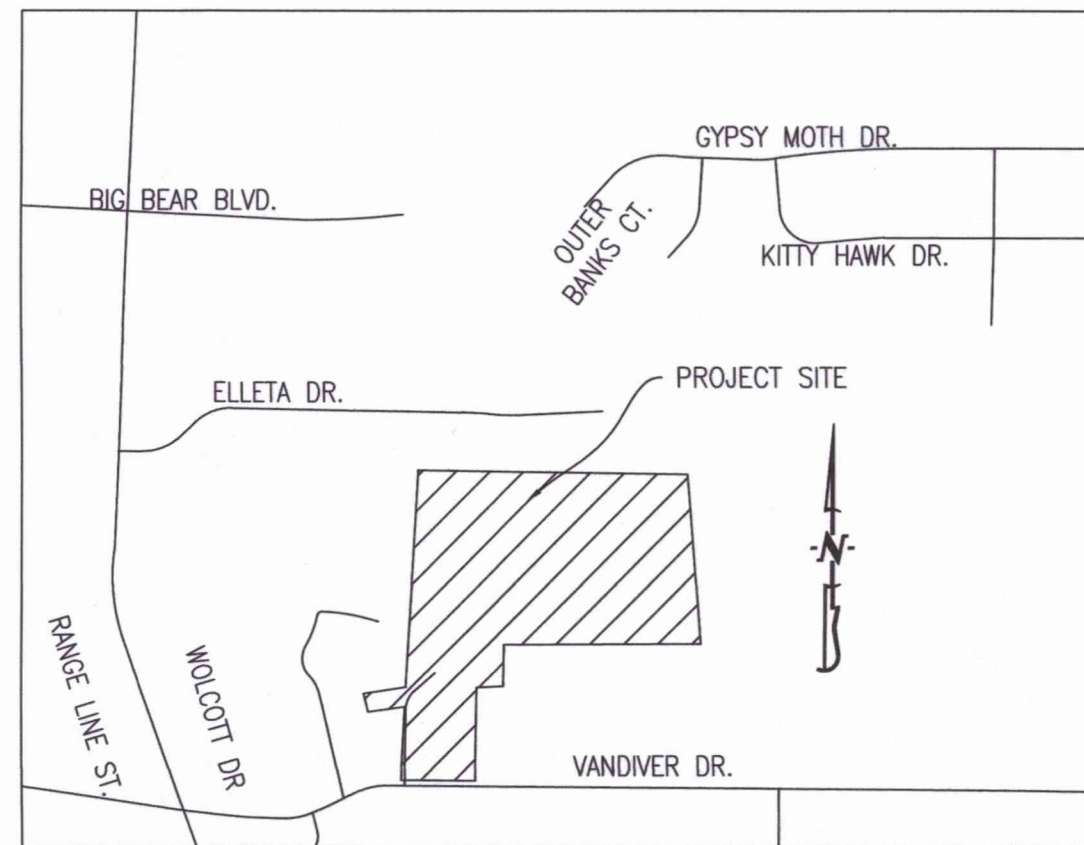


PRELIMINARY PLAT VANDIVER COMMERCIAL

A MAJOR SUBDIVISION LOCATED IN SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY 2, 2024



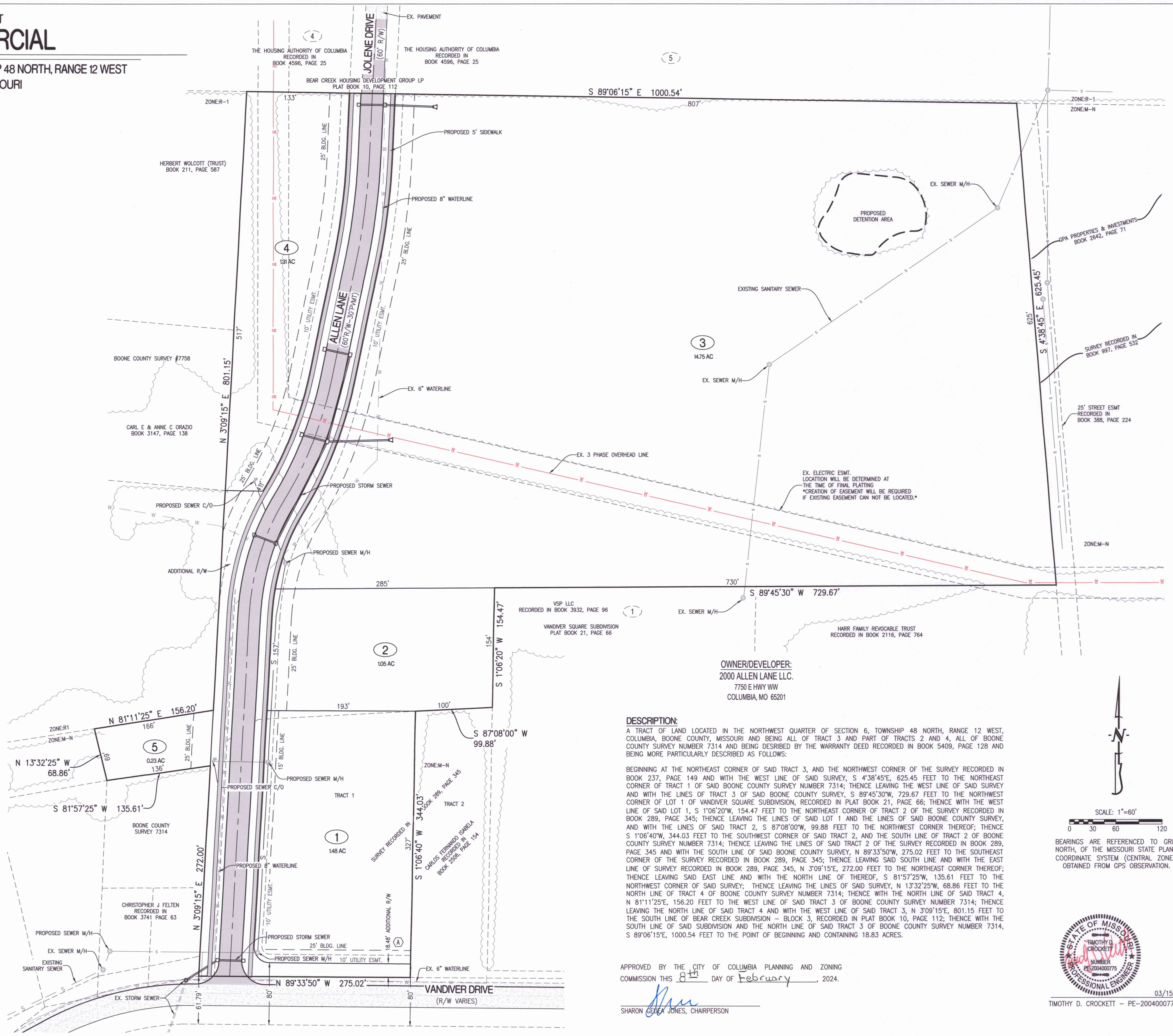
LOCATION MAP
NOT TO SCALE

LEGEND:

	EXISTING MINOR CONTOUR		EXISTING STORM SEWER
	EXISTING MAJOR CONTOUR		PROPOSED STORM SEWER
	CURB		BUILDING LINE
	EXISTING SANITARY SEWER		EASEMENT
	PROPOSED SANITARY SEWER		LOT NUMBER
	MANHOLE		PROPOSED PAVEMENT
	PROPOSED WATERLINE		EXISTING PAVEMENT
	EXISTING WATERLINE		PROPOSED DETENTION
	PROPOSED LIGHT POLE		
	PROPOSED FIRE HYDRANT		
	EXISTING TREELINE		

NOTES:

- THIS TRACT IS LOCATED IN ZONE X - UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FEMA FIRM PANEL #29019C0280E, DATED: APRIL 19, 2017.
- 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. THIS TRACT DOES NOT CONTAIN ANY SUCH REGULATED STREAM BUFFER.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG EACH SIDE OF ALLEN LANE.
- PUBLIC SANITARY SEWER TO BE PROVIDED BY THE CITY OF COLUMBIA.
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONING OF THIS TRACT IS M-N AND R-1. THE DEVELOPMENT IS REQUESTING M-C FOR LOTS 1-2 & R-MF ZONING FOR LOTS 3-4.
- THIS PLAT CONTAINS 18.83 ACRES.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
- ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
- THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT ONTO VANDIVER DRIVE.
- THERE SHALL BE 5-FOOT SIDEWALK CONSTRUCTED ALONG EACH SIDE OF ALLEN LANE WITHIN THE DEVELOPMENT.
- THE BUILDING ON LOT ONE SHALL FRONT VANDIVER DRIVE, BUILDINGS ON LOTS 2-5 SHALL HAVE THE FRONTS OF THE BUILDINGS FACING ALLEN LANE.
- STREET STORM WATER SHALL BE MANAGED BY A ON-SITE DETENTION AREA FOUND ON LOT 3.
- ALLEN LANE TO BE INSTALLED AS A LOCAL NON-RESIDENTIAL CITY STREET. A STANDARD 60' RIGHT-OF-WAY WILL BE PROVIDED WITH 30' OF PAVEMENT, ADDITIONAL RIGHT-OF-WAY WILL BE GRANTED SOUTH OF LOT 4 AND WEST OF ALLEN LANE AS SHOWN AND GRANTED TO THE CITY OF COLUMBIA.



DESCRIPTION:

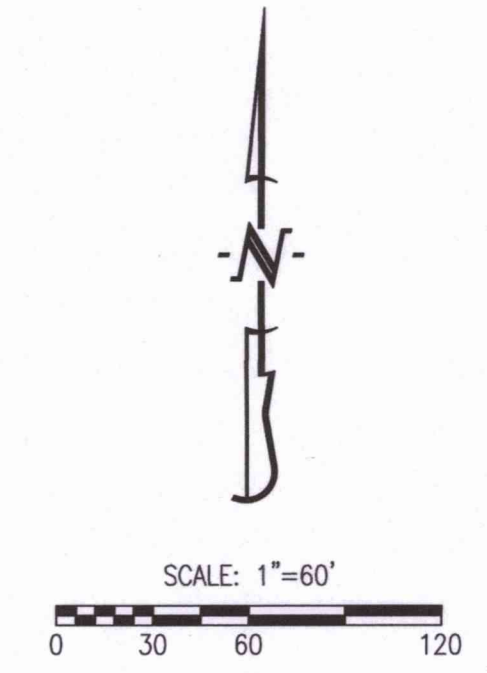
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF TRACT 3 AND PART OF TRACTS 2 AND 4, ALL OF BOONE COUNTY SURVEY NUMBER 7314; AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5409, PAGE 128 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 3, AND THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 237, PAGE 149 AND WITH THE WEST LINE OF SAID SURVEY, S 4°38'45"E, 625.45 FEET TO THE NORTHEAST CORNER OF TRACT 1 OF SAID BOONE COUNTY SURVEY NUMBER 7314; THENCE LEAVING THE WEST LINE OF SAID SURVEY AND WITH THE LINES OF TRACT 3 OF SAID BOONE COUNTY SURVEY, S 89°45'30"W, 729.67 FEET TO THE NORTHWEST CORNER OF LOT 1 OF VANDIVER SQUARE SUBDIVISION, RECORDED IN PLAT BOOK 21, PAGE 66; THENCE WITH THE WEST LINE OF SAID LOT 1, S 1°06'20"W, 154.47 FEET TO THE NORTHEAST CORNER OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 289, PAGE 345; THENCE LEAVING THE LINES OF SAID LOT 1 AND THE LINES OF SAID BOONE COUNTY SURVEY, AND WITH THE LINES OF SAID TRACT 2, S 87°08'00"W, 99.88 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 1°06'40"W, 344.03 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2, AND THE SOUTH LINE OF TRACT 2 OF BOONE COUNTY SURVEY NUMBER 7314; THENCE LEAVING THE LINES OF SAID TRACT 2 OF THE SURVEY RECORDED IN BOOK 289, PAGE 345 AND WITH THE SOUTH LINE OF SAID BOONE COUNTY SURVEY, N 89°33'50"W, 275.02 FEET TO THE SOUTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 289, PAGE 345; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SURVEY RECORDED IN BOOK 289, PAGE 345, N 3°09'15"E, 272.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE OF THEREOF, S 81°57'25"W, 135.61 FEET TO THE NORTHWEST CORNER OF SAID SURVEY; THENCE LEAVING THE LINES OF SAID SURVEY, N 13°32'25"W, 68.86 FEET TO THE NORTH LINE OF TRACT 4 OF BOONE COUNTY SURVEY NUMBER 7314; THENCE WITH THE NORTH LINE OF SAID TRACT 4, N 81°11'25"E, 156.20 FEET TO THE WEST LINE OF SAID TRACT 3 OF BOONE COUNTY SURVEY NUMBER 7314; THENCE LEAVING THE NORTH LINE OF SAID TRACT 4 AND WITH THE WEST LINE OF SAID TRACT 3, N 3°09'15"E, 801.15 FEET TO THE SOUTH LINE OF BEAR CREEK SUBDIVISION - BLOCK 3, RECORDED IN PLAT BOOK 10, PAGE 112; THENCE WITH THE SOUTH LINE OF SAID SUBDIVISION AND THE NORTH LINE OF SAID TRACT 3 OF BOONE COUNTY SURVEY NUMBER 7314, S 89°06'15"E, 1000.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.83 ACRES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 8th DAY OF February, 2024.

SHARON JONES, CHAIRPERSON

OWNER/DEVELOPER:
2000 ALLEN LANE LLC.
7750 E HWY WW
COLUMBIA, MO 65201



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



TIMOTHY D. CROCKETT - PE-2004000775