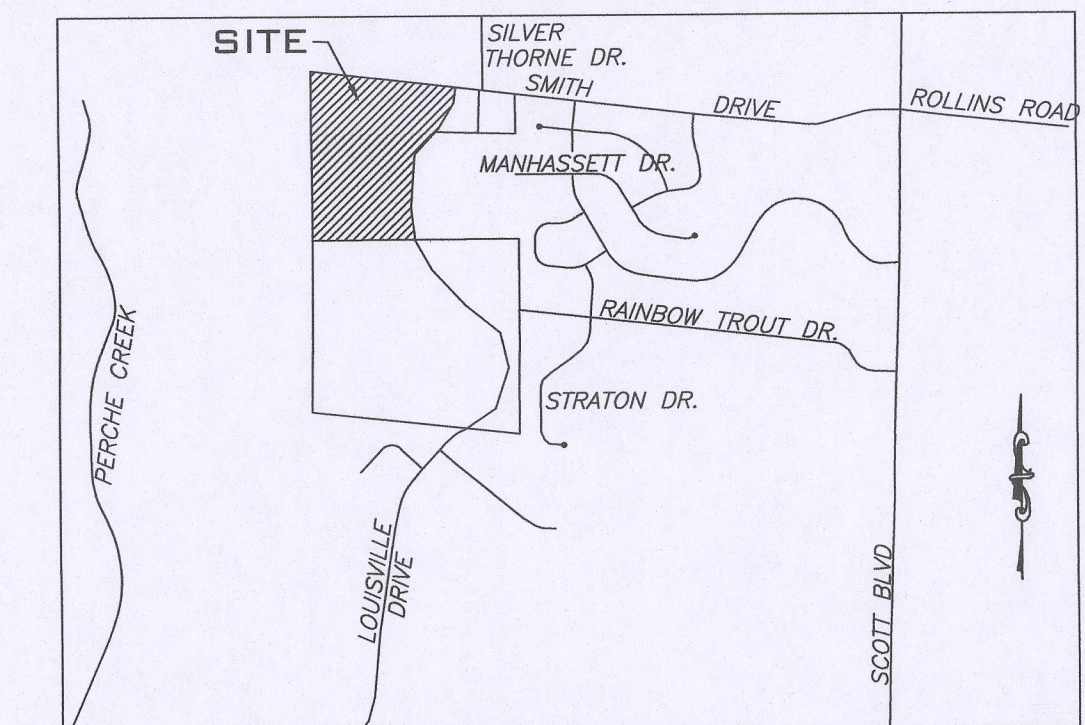


PRELIMINARY PLAT
**QUAIL CREEK WEST
 PLAT 8
 PRELIMINARY PLAT**

ALL OF LOTS 501 AND 502 OF QUAIL CREEK WEST PLAT 5
 AS RECORDED IN PLAT BOOK 40, PAGE 17; BEING PART OF
 SOUTHWEST 1/4 OF SECTION 17 IN T48N, R13W,

CITY OF COLUMBIA,
 BOONE COUNTY, MISSOURI

SUBMITTED FEBRUARY 27, 2023



LOCATION MAP
 NOT TO SCALE

LANDSCAPING AND TREE PRESERVATION

1. THERE IS 1,940 LF OF STREET FRONTAGE. 1,940 LF/40 FT. = 49 STREET TREES REQUIRED. EXACT PLACEMENT OF TREES TO BE DETERMINED BY CITY OF COLUMBIA AT THE TIME DEVELOPMENT PLANS ARE REVIEWED.
2. STREET TREES SHALL COMPLY WITH SECTION 29-4.4(d)(2)(i-vii) OF THE CITY CODE.
3. REMOVAL AND REPLACEMENT OF SIGNIFICANT TREES SHALL COMPLY WITH SECTION 29-4.4(g)(1-3) OF THE CITY CODE. THERE ARE ELEVEN (11) SIGNIFICANT DECIDUOUS TREES ON THIS SITE.

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AS LOTS 501 AND 502 OF QUAIL CREEK WEST PLAT 5 AS RECORDED IN PLAT BOOK 40, PAGE 17, ALSO SHOWN AS PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 2277, PAGE 519, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE ALONG THE 1/4 SECTION LINE S 83°11'00"E, 1340.65 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF SAID LOT 501; THENCE STRAYING ON SAID 1/4 SECTION LINE S 83°11'00"E, 578.44 FEET; THENCE LEAVING SAID 1/4 SECTION LINE AND ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 167.96 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 74°35'30"E, 167.33 FEET; THENCE S 83°11'00"E, 163.75 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 38°11'00"E, 42.43 FEET; THENCE S 06°49'00"W, 50.48 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 175.53 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 30°31'40"W, 174.32 FEET; THENCE S 06°49'00"W, 50.48 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 491.37 FEET, AN ARC LENGTH OF 223.28 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 17°50'00"W, 221.36 FEET; THENCE S 04°09'45"E, 154.14 FEET; THENCE N 01°03'05"E, 1070.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.42 ACRES.

SITE DATA

ACREAGE: 18.42 ACRES
 SECTION-TOWNSHIP-RANGE: 17-48-13

OWNER/DEVELOPER

GREEN MEADOWS PROPERTY, LLC
 C/O NATE REUTER
 5809 MORNING STAR CT
 COLUMBIA, MO 65203

GENERAL NOTES

1. THERE ARE NO BUILDINGS CURRENTLY ON THIS SITE.
2. LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
3. CITY OF COLUMBIA W&L WILL PROVIDE ELECTRIC SERVICE ADJACENT TO ALL PROPOSED STREETS, ELECTRIC DISTRIBUTION DESIGN BY CITY OF COLUMBIA W&L STREET LIGHTING BY CITY OF COLUMBIA W&L.
4. SANITARY SEWER SERVICE TO THIS PLAT WILL BE PROVIDED BY AN EXTENSION OF THE EXISTING PUBLIC SANITARY FORCEMAIN ALONG THE WEST SIDE OF LOUISVILLE DRIVE. THIS EXISTING FORCEMAIN TIES INTO AN EXISTING CITY OF COLUMBIA GRAVITY SEWER MAIN, AS SHOWN ON THIS PLAT. CONNECTION POINT FOR THE EXISTING FORCEMAIN TO THE GRAVITY SEWER IS JUST SOUTH OF EXISTING CO#11E65 LOCATED ALONG THE WEST SIDE OF LOUISVILLE DRIVE AS SHOWN.
5. ALL LOTS SHALL HAVE A BUILDING SETBACK IN COMPLIANCE WITH THEIR ZONING.
6. 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.
7. NATURAL GAS DISTRIBUTION TO BE DESIGNED AND PROVIDED BY AMEREN MISSOURI.
8. 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 100-YEAR RAINFALL EVENT.
9. SIDEWALKS ARE EXISTING ADJACENT TO ALL PUBLIC STREETS.
10. ALL RESIDENTIAL STREET TRUNCATIONS FOR RIGHT-OF-WAY AND PAVEMENT SHALL BE A 30-FOOT RADIUS.
11. THE DRIVEWAY LOCATIONS SHOWN ARE REQUIRED BY CITY STAFF. THE EXACT LOCATION OF THE DRIVEWAYS WILL BE APPROVED AT THE PERMIT PROCESS.
12. LOT ACCESS - DIRECT VEHICLE ACCESS TO LOUISVILLE DRIVE IS PROHIBITED IN SECTION 29-5.1.(1)(2)(iii) OF THE CITY CODE. AN EXCEPTION TO ALLOW ACCESS TO LOUISVILLE DRIVE IS GRANTED BECAUSE NO ALTERNATIVE ACCESS IS PRACTICAL.
13. LAND IN ELEVATION BELOW THE TOPOGRAPHIC RIM OF ALL DEPRESSION SINKHOLES (HIGHEST CLOSED CONTOUR) SHALL BE "NOT FOR DEVELOPMENT", AS THE TERM DEVELOPMENT IS DEFINED IN SEC 29-1.11(g)

STORMWATER MANAGEMENT

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

GEOTECHNICAL REPORT

THE GEOTECHNICAL ENGINEERING REPORT DATED APRIL 3, 2023 CONTAINS RECOMMENDATIONS FOR DEVELOPING THESE LOTS. RECOMMENDATIONS INCLUDE BUT ARE NOT LIMITED TO THE ITEMS BELOW:

1. NO STORMWATER WILL BE ALLOWED TO BE DIRECTED TOWARDS SINKHOLES.
2. NO FILL WILL BE ALLOWED TO BE PLACED IN SINKHOLES.
3. BUILDINGS SHOULD BE LOCATED AS FAR FROM SINKHOLES AS POSSIBLE.
4. "POSSIBLE BUILDING AREA" SHOWN IN REPORT IS THE ONLY AREA ALLOWED FOR BUILDING CONSTRUCTION.
5. ALL OTHER AREAS ARE "NOT FOR DEVELOPMENT".
6. PLACEMENT OF UTILITIES ARE NOT PERMITTED IN "NOT FOR DEVELOPMENT" AREAS.
7. ALL GUIDELINES FROM THE GEOTECHNICAL REPORT SHOULD BE FOLLOWED.

STREAM BUFFER STATEMENT

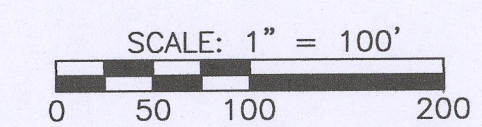
THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXEMPT...(2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007."

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL #29019C0260D DATED MARCH 17, 2011.

LEGEND

- MH ○ EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- CO ○ EXISTING SANITARY CLEANOUT
- PROPOSED SANITARY CLEANOUT
- FH ○ EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- ET ○ EXISTING ELECTRIC TRANSFORMER
- EXISTING TELEPHONE BOX
- PP ○ EXISTING UTILITY POLE
- WV ○ EXISTING WATER VALVE
- 2x ○ PROPOSED STREET GRADE
- FM — EXISTING FORCEMAIN
- PROPOSED FORCEMAIN
- S — EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING TREE LINE
- EXISTING CONTOUR
- CITY OF COLUMBIA CORPORATE LIMITS
- EXISTING SIGNIFICANT DECIDUOUS TREE
- BUILDABLE AREA



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 GEVEA JONES, CHAIRPERSON

X:\Project\REUT - Green Meadows Property Note Reuter (LOUISVILLE)\JRW\2023\ Preliminary Plat West Stacking Preliminary Plat