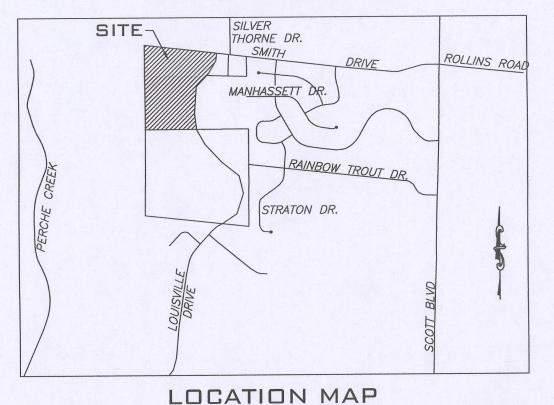
## QUAIL CREEK WEST PLAT 8 PRELIMINARY PLAT

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



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

PROPERTY DESCRIPTION

- CENTER OF SECTION 17-48-13

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 STAYING 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 18°30'40"W. 174.32 FEET; THENCE N 59°47'50"W, 3.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO RIGHT HAVING A RADIUS OF 427.00 FEET, AN ARC LENGTH OF 4.80 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 30°31'40"W, 4.80 FEET; THENCE S 30°50'55"W, 200.00 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\*49'00"W, 167.39 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 491.37, AN ARC LENGTH OF 154.78 FEET, AND SAID CURVE HAVING A CHORD WHICH BEARS S 04°09'45"E, 154.14 FEET; THENCE N 88°37'20"W, 704.75 FEET; THENCE N 01°03'05"E, 1070.13 FEET TO THE POINT OF BEGINNING AND CONTAINING

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

OWNER/DEVELOPER GREEN MEADOWS PROPERTY, LLC

C/O NATE REUTER

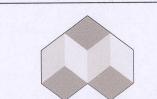
COLUMBIA, MO 65203

5809 MORNING STAR CT

18.42 ACRES.

## MO LAND SURVEYOR

JAY GEBHARDT L.S. 2001001909



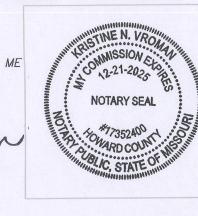
A CIVIL GROUP, LLC

MISSOURI LIMITED LIABILITY COMPANY 3401 BROADWAY BUSINESS PARK CT COLUMBIA, MISSOURI 65203 PH: (573) 817-5750 MO CERT OF AUTHORITY: 2001006115

PRELIMINARY PLAT QUAIL CREEK WEST PLAT 8 PRELIMINARY PLAT COLUMBIA, MISSOURI

STATE OF MISSOURI COUNTY OF BOONE SS SUBSCRIBED AND AFFIRMED BEFORE ME

NOTARY PUBLIC, MY COMMISSION EXPIRES DECEMBER 21, 2025.



DATE: APRIL 27, 2023

NUMBER

LS-2001001909 👶

**€>6~0** 

LEGEND

MH O EXISTING SANITARY MANHOLE PROPOSED SANITARY MANHOLE CO @ EXISTING SANITARY CLEANOUT PROPOSED SANITARY CLEANOUT FH DEXISTING FIRE HYDRANT FH > PROPOSED FIRE HYDRANT EXISTING ELECTRIC TRANSFORMER EXISTING TELEPHONE BOX PP -O EXISTING UTILITY POLE W/ X EXISTING WATER VALVE PROPOSED STREET GRADE EXISTING FORCEMAIN PROPOSED STORM SEWER EXISTING TREELINE EXISTING CONTOUR CITY OF COLUMBIA CORPORATE LIMITS

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 4" DAY OF

GENERAL NOTES

SERVICE PROVIDERS.

BE A 30-FOOT RADIUS.

FROM A 100-YEAR RAINFALL EVENT.

. THERE ARE NO BUILDINGS CURRENTLY ON THIS SITE.

2. LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.

STREET LIGHTING BY CITY OF COLUMBIA W&L.

CITY OF COLUMBIA W&L WILL PROVIDE ELECTRIC SERVICE ADJACENT TO ALL

PROPOSED STREETS. ELECTRIC DISTRIBUTION DESIGN BY CITY OF COLUMBIA W&L.

SANITARY SEWER SERVICE TO THIS PLAT WILL BE PROVIDED BY AN EXTENSION OF

DRIVE THIS EXISTING FORCEMAIN TIES INTO AN EXISTING CITY OF COLUMBIA

EXISTING FORCEMAIN TO THE GRAVITY SEWER IS JUST SOUTH OF EXISTING

6. A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL

9. SIDEWALKS ARE EXISTING ADJACENT TO ALL PUBLIC STREETS.

DEVELOPMENT IS DEFINED IN SEC 29-1.11(a)

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.

PROPOSED STREETS SHOWN UNLESS LABELED OTHERWISE. UTILITY EASEMENT

WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY

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

10. ALL RESIDENTIAL STREET TRUNCATIONS FOR RIGHT-OF-WAY AND PAVEMENT SHALL

12. LOT ACCESS - DIRECT VEHICLE ACCESS TO LOUISVILLE DRIVE IS PROHIBITED IN

SECTION 29-5.1.(f)(2)(iii) OF THE CITY CODE. AN EXCEPTION TO ALLOW ACCESS

13. LAND IN ELEVATION BELOW THE TOPOGRAPHIC RIM OF ALL DEPRESSION SINKHOLES

(HIGHEST CLOSED CONTOUR) SHALL BE "NOT FOR DEVELOPMENT". AS THE TERM

TO LOUISVILLE DRIVE IS GRANTED BECAUSE NO ALTERNATIVE ACCESS IS PRACTICAL.

11. THE DRIVEWAY LOCATIONS SHOWN ARE REQUIRED BY CITY STAFF. THE EXACT LOCATION OF THE DRIVEWAYS WILL BE APPROVED AT THE PERMIT PROCESS.

GRAVITY SEWER MAIN, AS SHOWN ON THIS PLAT. CONNECTION POINT FOR THE

THE EXISTING PUBLIC SANITARY FORCEMAIN ALONG THE WEST SIDE OF LOUISVILLE

- WEST 1/4 CORNER SECTION 17-48-13

201

(202)

(203)

CALCULATED BY HOLDING

CENTER OF SECTION 17 AND

LINE OF GRAYSTONE PLAT 2

RECORD DISTANCE FROM WEST

1340.65 (1340.23' REC. 40-17)

SHARON GEUEA JONES, CHAIRPERSON

----- FM ------ PROPOSED FORCEMAIN \_\_\_\_\_ S \_\_\_\_ EXISTING SANITARY PROPOSED SANITARY = EXISTING STORM SEWER

- munimum

BUILDABLE AREA

EXISTING SIGNIFICANT DECIDUOUS TREE

CITY CASE # 123-2023 REUT22-01

SHEET 1 OF 1

STORMWATER MANAGEMENT 1. THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-A-87(e). 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 GEOTECHNICAL REPORT LAND IN THE CITY EXEMPT .... (2) LAND INCLUDED IN A PRELIMINARY THE GEOTECHNICAL ENGINEERING REPORT DATED APRIL 3, OR FINAL PLAT APPROVED BÈFORE JANUARY 2, 2007. 2023 CONTAINS RECOMMENDATIONS FOR DEVELOPING THESE LOTS. RECOMMENDATIONS INCLUDE BUT ARE NOT LIMITED TO FLOOD PLAIN STATEMENT 1. NO STORMWATER WILL BE ALLOWED TO BE DIRECTED 2. NO FILL WILL BE ALLOWED TO BE PLACED IN 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 3. BUILDINGS SHOULD BE LOCATED AS FAR FROM #29019C0260D DATED MARCH 17, 2011. 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

RIGHT-OF-WAY DEDICATED

RECORDED IN PB 40, PG 17

30' ROAD & UTILITY EASEMENT

RECORDED IN BK 1375, PG 391

PROPOSED

803

N 88°37'20" W 704.75'

(217)

(216)

EASEMENT /

SANITARY /

- SEE NOTE 11

(801)

BUILDABLE AREA

BUILDABLE AREA

WL 683.7

(214)

(215)

(213)

(212)

THE ITEMS BELOW:

SINKHOLES.

TOWARDS SINKHOLES.

FOR DEVELOPMENT" AREAS.

SHOULD BE FOLLOWED.

7. ALL GUIDELINES FROM THE GEOTECHNICAL REPORT

(TYPICAL)

ROAD EASEMENT RECORDED

IN BK 437, PG 492

(C3)

BY PREVIOUS PLAT

SMITH DRIVE

5.94 AC

BUILDABLE AREA -

 $\Delta = 17^{\circ}11'05''$ 

 $CH = S 74^{\circ}35'30'' E$ 

rs 83°11'00" E 163.75

LAND FOR ADDITIONAL RIGHT-OF-WAY

 $\Delta = 90^{\circ}00'00''$ 

 $CH = S 38^{\circ}11'00'' E$ 

753.69' (M & REC. 40-17)

R = 30.00'-L = 47.12'

-S 06°49'00" W 50.48

 $\Delta = 23^{\circ}23'20''$  $R = 430.00^{\circ}$ -L = 175.53

174.32

N 59°47'50" W 3.00'

I/CH = S 30°31'40" W

S 30°50'55" W 200.00

 $\Delta = 0.38'35''$ R = 427.00

L = 4.80'

 $\Delta = 26^{\circ}02'05'$ 

/CH = S17°50'00"W

R = 491.37'

-L = 223.28

221.36

R = 491.37'

L = 154.78

154.14

 $CH = S \ 04^{\circ}09'45'' E$ 

CO #11E65

FCH = S 18°30'40" W

TO MAKE 33' HALF WIDTH

42.43

R = 560.00' $\Gamma L = 167.96$ 

167.33

PROPOSED

FORCEMAIN

EXTENSION

SEE NOTE 11 -

FXISTING -

FORCEMAIN

PROPOSED

(502)

(220)

(221)

5-----

SEE NOTE 11

(218)

(TYPICAL)

(219)