

LOCATION MAP  
NOT TO SCALE

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE TWELVE (12) WEST, BOONE COUNTY, MISSOURI, AS DESCRIBED BY THE TRUSTEES DEEDS RECORDED IN BOOK 2869, PAGE 52, AND BOOK 4630, PAGE 176, WARRANTY DEED RECORDED IN BOOK 3813, PAGE 94, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 97 OF BRISTOL LAKE PLAT 1 RECORDED IN PLAT BOOK 39, PAGE 88, THENCE FROM THE POINT OF BEGINNING, AND WITH THE LINES OF SAID PLAT, S 1°22'55"W, 289.25 FEET; THENCE N 89°55'00"W, 1322.77 FEET TO THE WEST LINE OF SECTION 32; THENCE LEAVING THE LINES OF SAID PLAT AND WITH SAID WEST LINE, N 1°43'10"E, 546.05 FEET; THENCE LEAVING SAID WEST LINE, S 89°55'10"E, 235.86 FEET; THENCE N 19°44'55"E, 293.85 FEET; THENCE N 12°50'45"W, 320.85 FEET; THENCE N 67°46'10"E, 352.27 FEET; THENCE S 50°25'50"E, 222.01 FEET; THENCE S 58°32'00"E, 553.18 FEET; THENCE S 56°33'45"E, 429.82 FEET; THENCE S 14°07'10"E, 214.13 FEET TO THE NORTH LINE OF SAID BRISTOL LAKE PLAT 1; THENCE WITH SAID NORTH LINE N 89°54'35"W, 292.91 FEET TO THE NORTHEAST CORNER OF LOT 97 OF SAID PLAT; THENCE WITH THE EAST LINE OF SAID LOT AND THE WEST RIGHT OF WAY LINE OF BRADINGTON DRIVE, S 25°38'30"E, 59.93 FEET; THENCE 31.42 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 19°21'30"W, 28.28 FEET; THENCE WITH THE NORTH RIGHT OF WAY LINE OF BAXLEY COURT, S 64°21'30"W, 59.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.01 ACRES.

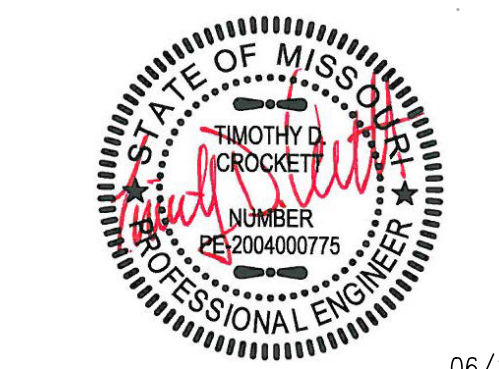
NOTES:

- 1. 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.
- 2. PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL Z9019C0295E DATED APRIL 19, 2017.
- 3. THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- 4. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
- 5. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
- 6. WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- 7. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- 8. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- 9. THE EXISTING ZONING OF THESE TRACTS ARE A-1 (PENDING ANNEXATION/ZONING INTO THE CITY OF COLUMBIA TO R-1).
- 10. THIS PLAT CONTAINS 31.01 ACRES.
- 11. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS UNLESS OTHERWISE NOTED.
- 12. 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.
- 13. LOTS C1-C8 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.
- 14. ALL LOTS, EXCEPT COMMON LOTS, SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE.
- 15. A MINIMUM OF 25% OF THE TREES CLASSIFIED AS CLIMAX FOREST AND LOCATED ON THIS TRACT SHALL BE PRESERVED. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO PRELIMINARY PLAT APPROVAL.
- 16. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES SHALL BE ALLOWED.
- 17. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
- 18. THE EXISTING LAKE LOCATED APPROXIMATELY SOUTH OF LOTS 5-8 MAY BE USED FOR STORMWATER MANAGEMENT AND/OR WATER QUALITY CREDIT SUBJECT TO THE LAKE HAVING ADEQUATE CAPACITY, THE DESIGN PLANS MEETING ALL APPLICABLE STORMWATER REGULATIONS, AND THE DESIGN PLANS HAVING BEEN APPROVED BY BUILDING AND SITE DEVELOPMENT.
- 19. FUTURE FINAL PLAT REQUEST WILL INCLUDE A REQUEST TO RENAME BAXLEY COURT TO BAXLEY DRIVE, UNLESS OTHERWISE DIRECTED BY CITY STAFF.
- 20. DEVELOPER SHALL GRANT TO THE CITY OF COLUMBIA PARKS AND RECREATION DEPARTMENT A TRAIL EASEMENT WITHIN THE EXISTING FLOODPLAIN. EXACT LOCATION SHALL BE DETERMINED BY PARKS AND RECREATION AT A LATER DATE.
- 21. A PEDESTRIAN TRAIL EASEMENT SHALL BE GRANTED AS SHOWN. IT IS THE INTENT OF THIS EASEMENT TO PROVIDE CONNECTIVITY FROM THE PROPOSED DEVELOPMENT TO THE FUTURE TRAIL NETWORK ALONG CLEAR CREEK.

LEGEND:

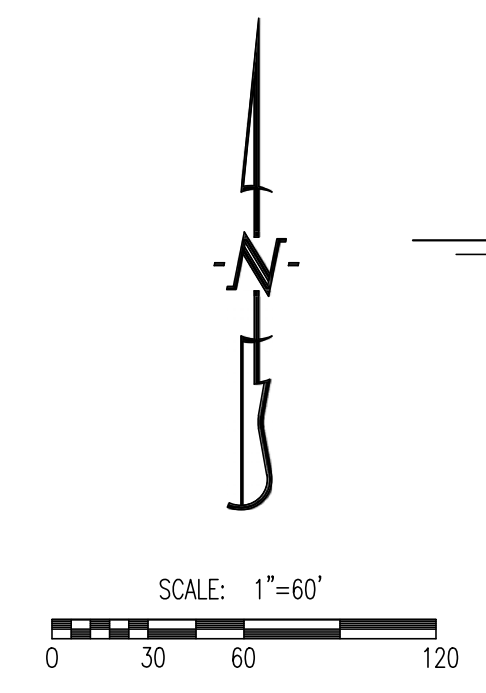
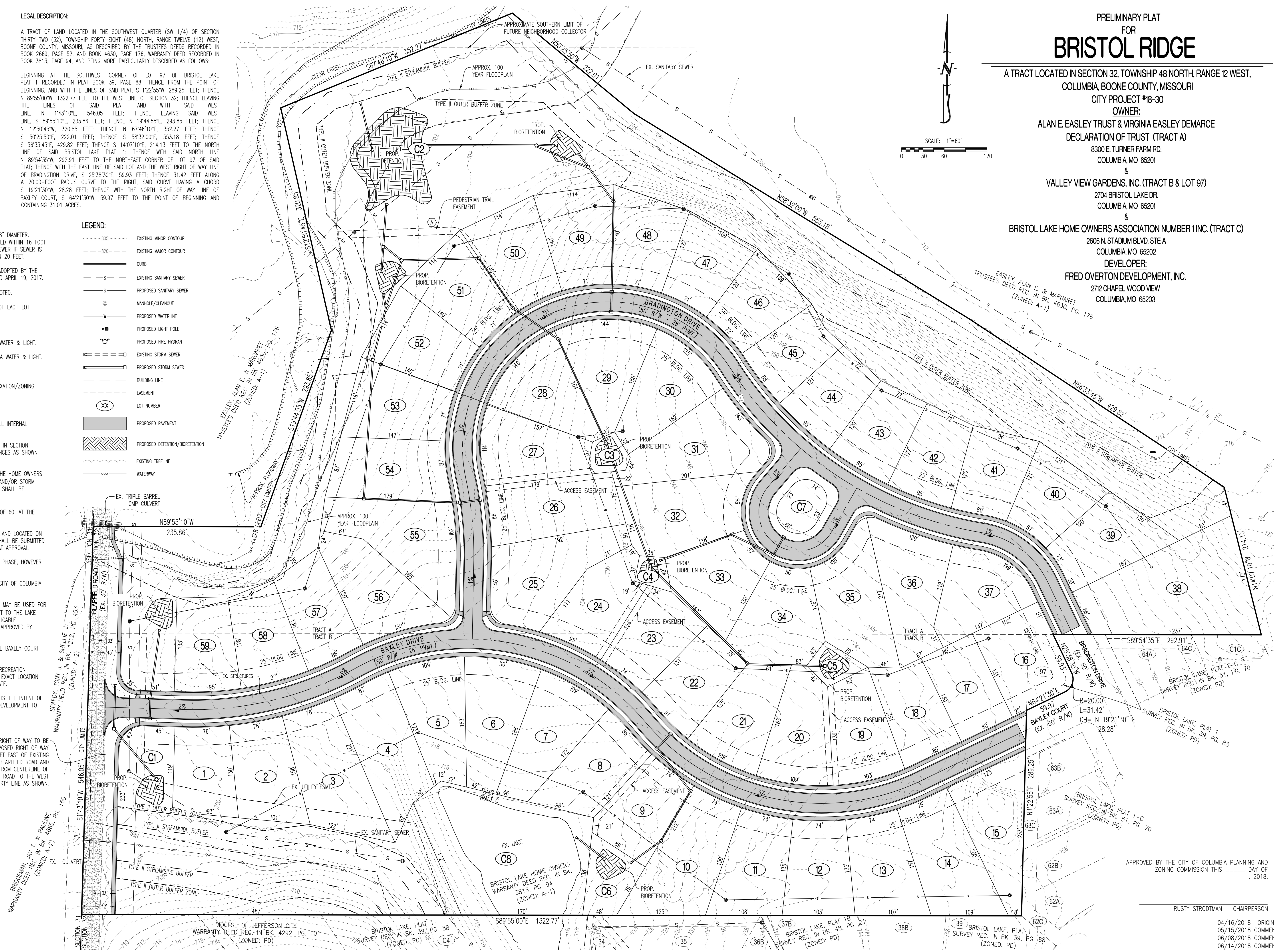
Table with 2 columns: Symbol and Description. Includes symbols for existing minor contour, existing major contour, curb, existing sanitary sewer, proposed sanitary sewer, manhole/cleanout, proposed waterline, proposed light pole, proposed fire hydrant, existing storm sewer, proposed storm sewer, building line, easement, lot number, proposed pavement, proposed detention/bioretentation, existing tree line, and waterway.

ADDITIONAL RIGHT OF WAY TO BE GRANTED. PROPOSED RIGHT OF WAY SHALL BE 33 FEET EAST OF EXISTING CENTERLINE OF BEARFIELD ROAD AND 33 FEET FROM CENTERLINE OF BEARFIELD ROAD TO THE WEST PROPERTY LINE AS SHOWN.



06/14/2018  
TIMOTHY D. CROCKETT - PE-200400775

SITE/CIVIL ENGINEER:  
**CROCKETT**  
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1000 W. Nilong Blvd., Bldg. 1  
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Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#00015101

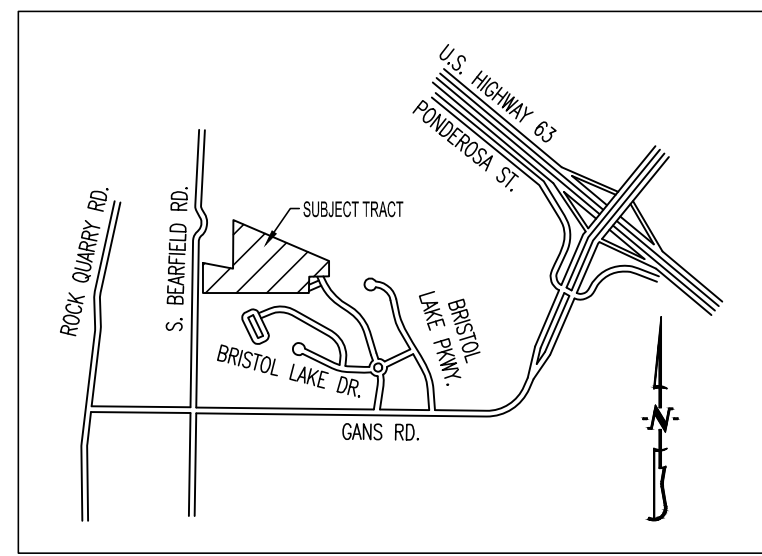


PRELIMINARY PLAT  
FOR  
**BRISTOL RIDGE**  
A TRACT LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST,  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY PROJECT #18-30  
OWNER:  
ALAN E. EASLEY TRUST & VIRGINIA EASLEY DEMARCE  
DECLARATION OF TRUST (TRACT A)  
8300 E. TURNER FARM RD.  
COLUMBIA, MO 65201  
&  
VALLEY VIEW GARDENS, INC. (TRACT B & LOT 97)  
2704 BRISTOL LAKE DR.  
COLUMBIA, MO 65201  
&  
BRISTOL LAKE HOME OWNERS ASSOCIATION NUMBER 1 INC. (TRACT C)  
2606 N. STADIUM BLVD. STE A  
COLUMBIA, MO 65202  
DEVELOPER:  
FRED OVERTON DEVELOPMENT, INC.  
2712 CHAPEL WOOD VIEW  
COLUMBIA, MO 65203

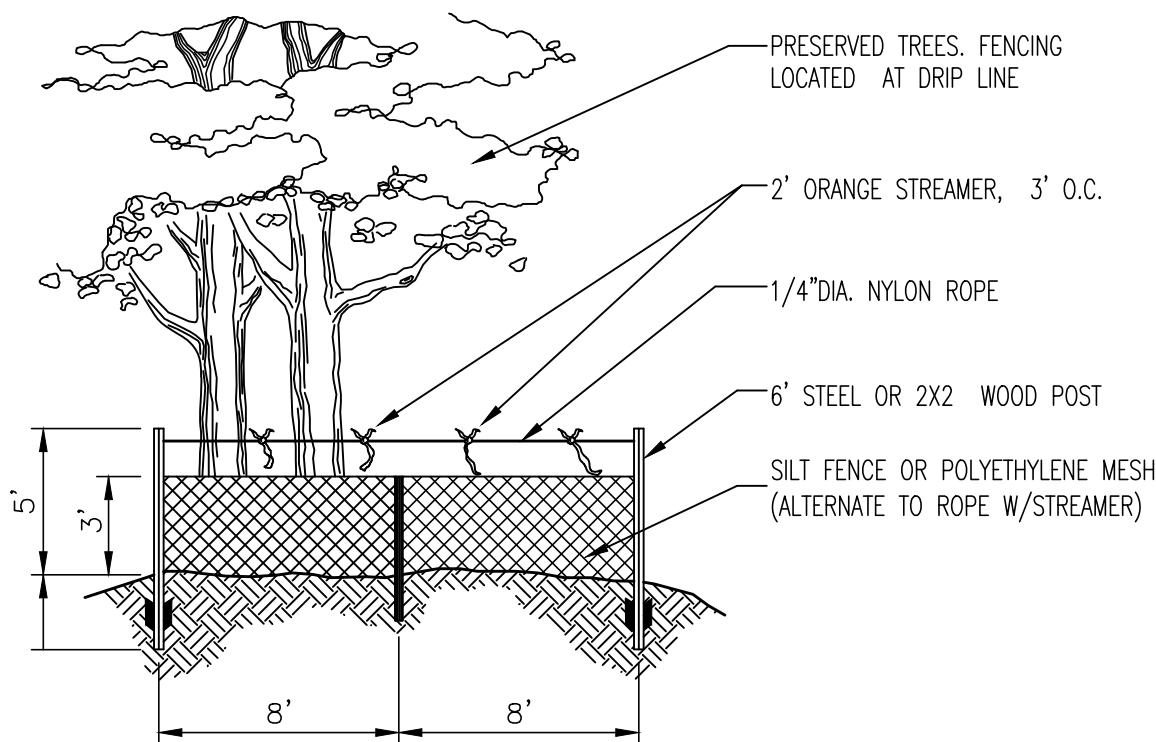
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

RUSTY STRODTMAN - CHAIRPERSON

04/16/2018 ORIGINAL  
05/15/2018 COMMENTS  
06/08/2018 COMMENTS  
06/14/2018 COMMENTS



LOCATION MAP  
NOT TO SCALE



CLIMAX FOREST PROTECTION DETAIL

- EXISTING CLIMAX FOREST (LOCATED OUTSIDE OF STREAM BUFFER) = 1.93 AC.±
- EXISTING CLIMAX FOREST TO REMAIN = 0.49 AC.±
- PROPOSED CLEARING LIMITS
- TREE PROTECTION BARRIER
- SIGNIFICANT TREE (20" DIAMETER OR LARGER & LOCATED OUTSIDE OF STREAM BUFFER)
- PRESERVED SIGNIFICANT TREE (20" DIAMETER OR LARGER)

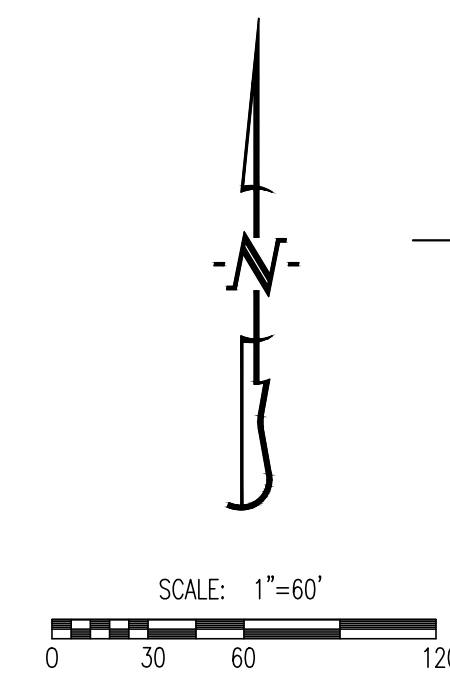
**SIGNIFICANT TREE COMPLIANCE:**

EXISTING SIGNIFICANT TREES: 13 TREES  
 EXISTING TREES TO REMAIN: 4 TREES (31%)

SIGNIFICANT TREES REMOVED SHALL BE MITIGATED PER SEC. 29-4.4(g)(3) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

**NOTES:**

CONTRACTOR TO INSTALL TREE PRESERVATION SIGN 50' FROM CLIMAX FOREST TO BE PRESERVED. SIGN TO STATE: "TREES BEYOND SIGN ARE WITHIN A PRESERVED CLIMAX FOREST PROTECTED BY CITY OF COLUMBIA ORDINANCES. CLEARING OF TREES IS NOT ALLOWED WITHIN PROTECTED AREA UNLESS TREE PRESERVATION PLAN IS UPDATED."



TREE PRESERVATION PLAN  
FOR  
**BRISTOL RIDGE**

A TRACT LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST,  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY PROJECT #18-30

OWNER:

ALAN E. EASLEY TRUST & VIRGINIA EASLEY DEMARCE  
DECLARATION OF TRUST (TRACT A)

8300 E. TURNER FARM RD.  
COLUMBIA, MO. 65201

&  
VALLEY VIEW GARDENS, INC. (TRACT B & LOT 97)

2704 BRISTOL LAKE DR.  
COLUMBIA, MO. 65201

&

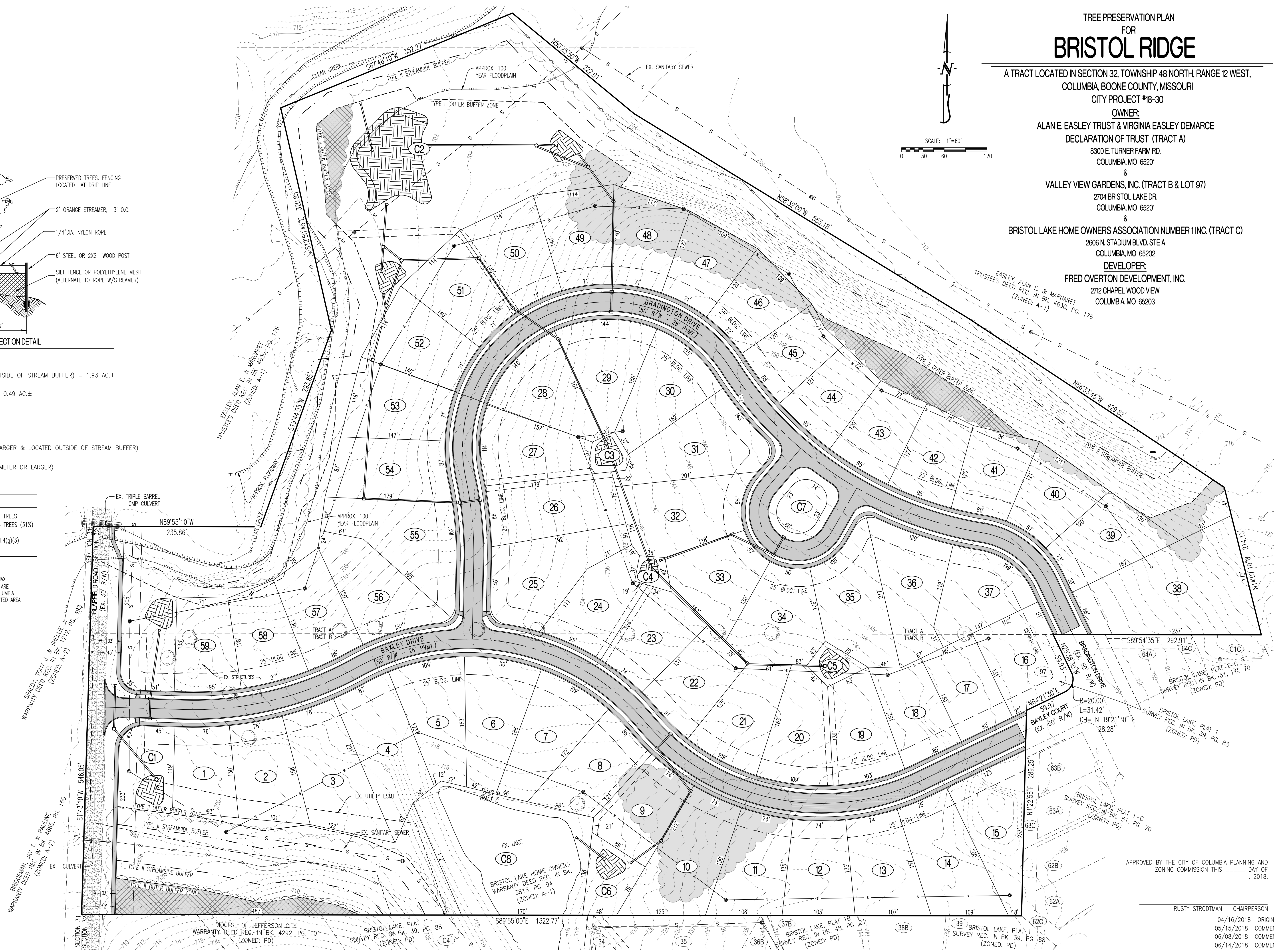
BRISTOL LAKE HOME OWNERS ASSOCIATION NUMBER 1 INC. (TRACT C)

2606 N. STADIUM BLVD. STE A  
COLUMBIA, MO. 65202

DEVELOPER:

FRED OVERTON DEVELOPMENT, INC.

2712 CHAPEL WOOD VIEW  
COLUMBIA, MO. 65203



TIMOTHY D. CROCKETT - PE-2004000775

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Missouri Certificate of Authority  
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APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

RUSTY STRODTMAN - CHAIRPERSON  
04/16/2018 ORIGINAL  
05/15/2018 COMMENTS  
06/08/2018 COMMENTS  
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