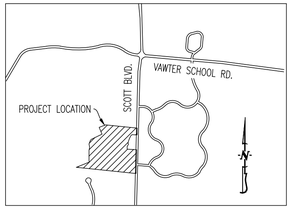
PRELIMINARY PLAT

FOR

TIMBERBROOK

A TRACT LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #131-2021



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 1A AND 1B OF THE SURVEY RECORDED IN BOOK 866, PAGE 187 AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4525, PAGE 48 AND THE DEED RECORDED IN BOOK 1867, PAGE 30 AND BEING MORE PARTICULARITY DESCRIBED AS FOLLOWS:

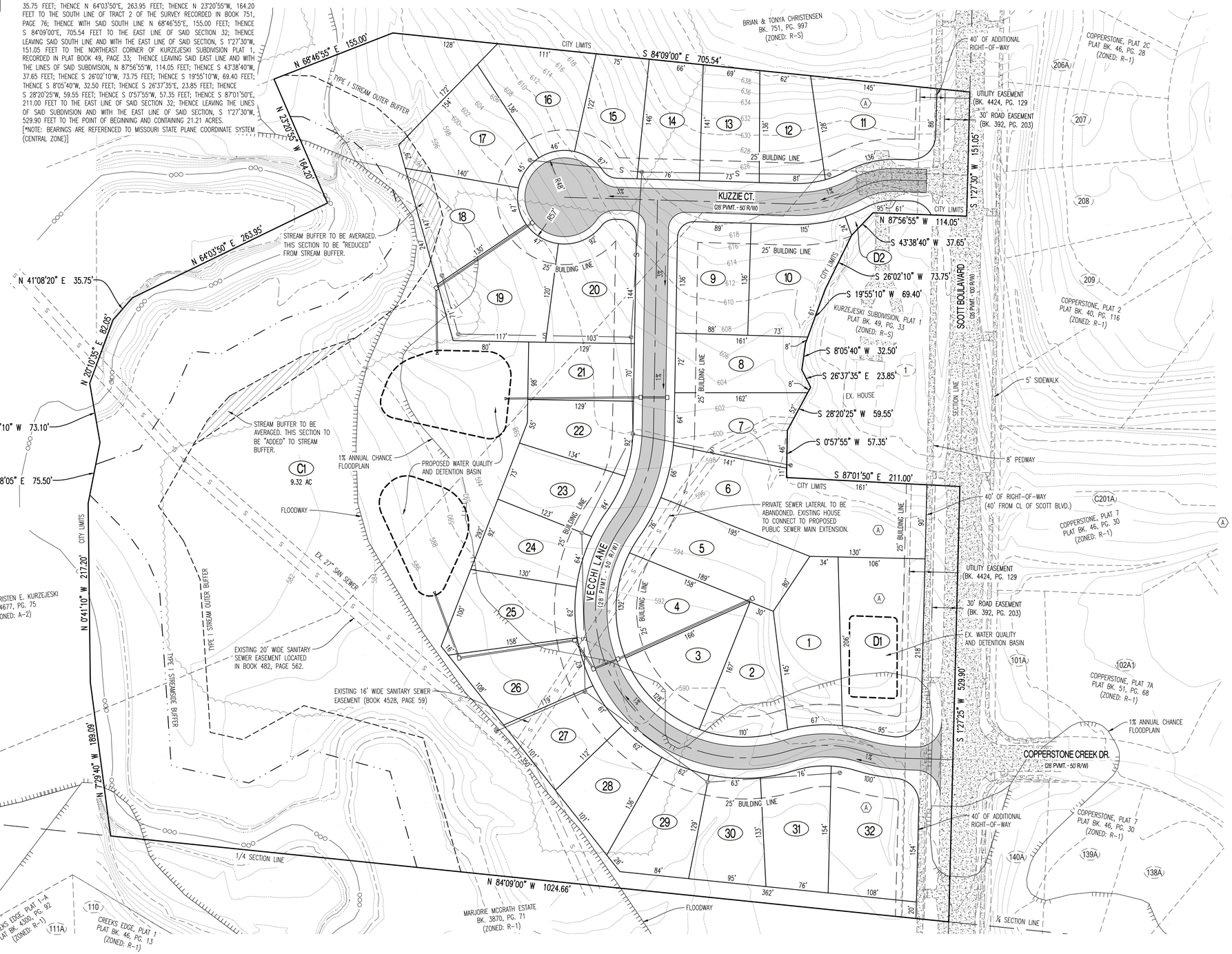
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF SAID SECTION 32, AS SHOWN IN THE SURVEY RECORDED IN BOOK 881, PAGE 902; THENCE WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, N 84°09'00"W, 1024.66 FEET; THENCE LEAVING SAID SOUTH LINE N 7°29'40"W, 189.09 FEET; THENCE N 0°41'10"W, 217.20 FEET; THENCE N 10°58'05"E, 75.50 FEET; THENCE N 9°52'10"W, 73.10 FEET; THENCE N 20°10'35"E, 82.05 FEET; THENCE N 41°08'20"E, 35.75 FEET; THENCE N 64°03'30"E, 263.95 FEET; THENCE N 23°20'55"W, 164.20 FEET TO THE SOUTH LINE OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 751, PAGE 76; THENCE WITH SAID SOUTH LINE N 68°46'55"E, 155.00 FEET; THENCE S 84°09'00"E, 705.54 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SAID SECTION, S 1°27'30"W, 151.05 FEET TO THE NORTHEAST CORNER OF KURZEJESKI SUBDIVISION PLAT 1, RECORDED IN PLAT BOOK 49, PAGE 33; THENCE LEAVING SAID EAST LINE AND WITH THE LINES OF SAID SUBDIVISION, N 87°56'55"W, 114.05 FEET; THENCE S 43°38'40"W, 37.65 FEET; THENCE S 26°02'10"W, 73.75 FEET; THENCE S 19°55'10"W, 69.40 FEET; THENCE S 8°05'40"W, 32.50 FEET; THENCE S 26°37'35"E, 23.85 FEET; THENCE S 28°20'25"W, 59.55 FEET; THENCE S 0°57'55"W, 57.35 FEET; THENCE S 87°01'50"E, 211.00 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE LEAVING THE LINES OF SAID SUBDIVISION AND WITH THE EAST LINE OF SAID SECTION, S 1°27'30"W, 529.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.21 ACRES.
[*NOTE: BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)]

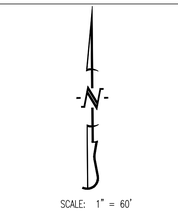
OWNER/DEVELOPER:
ERIC-LORI KURZEJESKI TRUST
4320 S. BRUSHWOOD LAKE RD.
COLUMBIA, MO 65203

KURZEJESKI FAMILY REVOCABLE LIVING TRUST
C/O LISA GABLE
199 MIDDLETON RD.
SPICEWOOD,TX 78669

LEGEND:

- 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/BIORETENTION
- EXISTING TREELINE
- FLOODWAY
- FLOODPLAIN
- STREAMSIDE BUFFER
- STREAM OUTER BUFFER
- TYPE I STREAM





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. THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO SEC 29-2.3(D)(4)(I) OF THE CODE OF ORDINANCES AND AS SHOWN ON THE FEMA F.I.R.M. PANEL #29019C0267E AND #29019C0270E, 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 ADJACENT TO ALL STREET RIGHT-OF-WAY.
5. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
6. WATER AND ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
7. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
8. THE EXISTING ZONING OF THIS TRACT IS R1.
9. THIS PLAT CONTAINS 21.21 ACRES.
10. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS.
11. 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. THE REGULATED STREAM BUFFER IS AS SHOWN ON THIS PLAT.
12. LOTS C1-C2 ARE COMMON LOTS AND ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, AMENITIES, SIGNAGE AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S.
13. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN A SINGLE PHASE.
14. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
15. NO RESIDENTIAL DRIVEWAY ACCESS SHALL BE ALLOWED ON TO SCOTT BLVD.
16. CONNECTIVITY INDEX IS AS FOLLOWS: 6 LINKS / 4 NODES = 1.5.
17. LOT D1 CONTAINS A CITY OF COLUMBIA MAINTAINED STORMWATER BMP. LOT D1 WILL BE DEDICATED TO THE HOA WITH CITY OF COLUMBIA MAINTAINING THE BMP. SHOULD THIS BMP BE RELOCATED (WITH APPROVAL BY THE CITY OF COLUMBIA) THE LOT D1 SHALL BE A SALABLE RESIDENTIAL LOT.
18. LOT D2 IS TO BE TRANSFERRED TO THE OWNER OF LOT 1 OF KURZEJESKI SUDIVISION, PLAT 1.
19. LOTS D1, 6, 11, AND 32 SHALL NOT HAVE DIRECT DRIVEWAY ACCESS TO SCOTT BOULEVARD.
20. OWNER SHALL DEDICATE TO THE CITY AN EASEMENT FOR TRAIL PURPOSES. SAID EASEMENT SHALL BE 50' WIDE AND SHALL BE LOCATED WITHIN A MUTUALLY AGREEABLE LOCATION ON LOT C1.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS _____ DAY OF _____, 2021.

SARA LOE, CHAIRPERSON

03/29/2021
TIMOTHY D. CROCKETT - PE-2004000775

PREPARED BY:

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03/29/2021 ORIGINAL
04/22/2021 REV1
05/03/2021 REV2
05/07/2021 REV3
05/17/2021 REV4