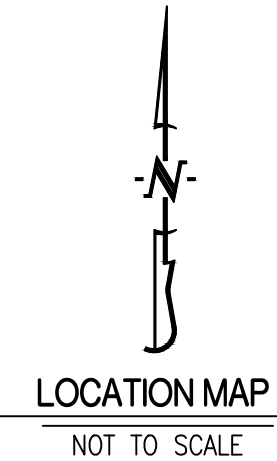


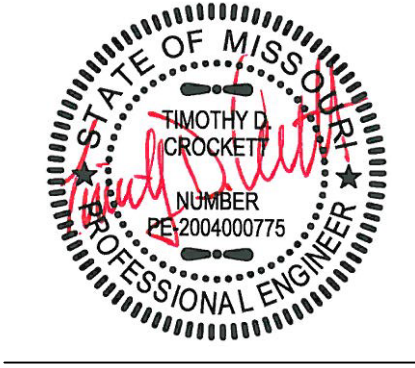
PRELIMINARY PLAT SILVER LAKES

A TRACT LOCATED IN SECTION 11, TOWNSHIP 48 NORTH, RANGE 12 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI
MAY, 2022

OWNER/DEVELOPER:
THE BROOKS AT COLUMBIA, LLC
6209 UPPER BRINDLE BEND DR
COLUMBIA, MO 65201



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



10/03/2022

TIMOTHY D. CROCKETT - PE-200400775

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS DAY OF _____, 2022.

SARA LOE, CHAIRPERSON

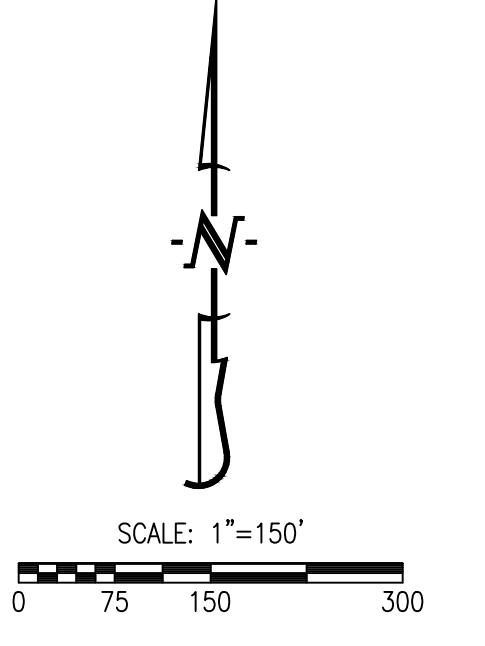
- LEGEND:**
- 805--- EXISTING 2FT CONTOUR
 - 820--- EXISTING 10FT CONTOUR
 - CURB
 - - - - - EXISTING SANITARY SEWER
 - - - - - PROPOSED SANITARY SEWER
 - MANHOLE/CLEANOUT
 - PROPOSED WATERLINE
 - PROPOSED LIGHT POLE
 - PROPOSED FIRE HYDRANT
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - - - - - EASEMENT
 - XX LOT NUMBER
 - CX COMMON LOT NUMBER
 - PROPOSED PAVEMENT
 - PROPOSED DETENTION/BIORETENTION
 - EXISTING TREELINE



LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 11, AS SHOWN IN LAND CORNER DOCUMENT #600-74830 AND WITH THE SOUTH LINE OF SAID SECTION 5 88°37'30"W, 2658.35 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, N 1°36'00"E, 2777.91 FEET TO THE CENTER OF SAID SECTION 11 AS SHOWN IN THE SURVEY RECORDED IN BOOK 1651, PAGE 464; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, S 89°13'40"E, 1254.67 FEET TO THE SOUTHEAST CORNER OF HIGHFIELD ACRES SUBDIVISION RECORDED IN PLAT BOOK 10, PAGE 8; THENCE CONTINUING WITH SAID NORTH LINE, S 88°40'45"E, 1403.73 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER AS SHOWN IN BOONE COUNTY SURVEY NUMBER 7173; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID SECTION 11, S 1°40'30"W, 2664.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 166.16 ACRES.

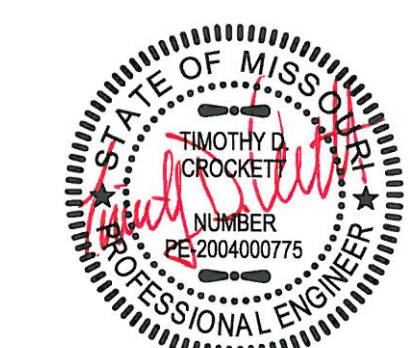
- NOTES:**
1. THIS TRACT IS LOCATED IN ZONE X--AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0305E, DATED: APRIL 19, 2017.
 2. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE MILLERSBURG USGS QUADRANGLE MAP.
 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. WATER DISTRIBUTION TO BE PROVIDED BY PWSO #9.
 6. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
 7. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
 8. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
 9. THE EXISTING ZONING OF THIS TRACT IS R-1.
 10. THIS PLAT CONTAINS 166.16 ACRES.
 11. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES SHALL BE ALLOWED.
 12. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STREET WATER MANUAL AND DESIGN REGULATIONS.
 13. THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT ONTO RICHLAND ROAD, OLIVET ROAD OR KINDERLOU DRIVE.
 14. A 50-FOOT WIDE TRAIL EASEMENT SHALL BE DEDICATED ON THE FINAL PLAT THAT DEDICATES SAID TRAIL EASEMENT ALONG THE NORTH FORK GRINDSTONE CREEK. SAID EASEMENT SHALL BE LOCATED INSIDE THE DEDICATED STREAM BUFFER AND LOCATED WITHIN COMMON LOTS C7, C12 AND C15.



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COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY, 2022



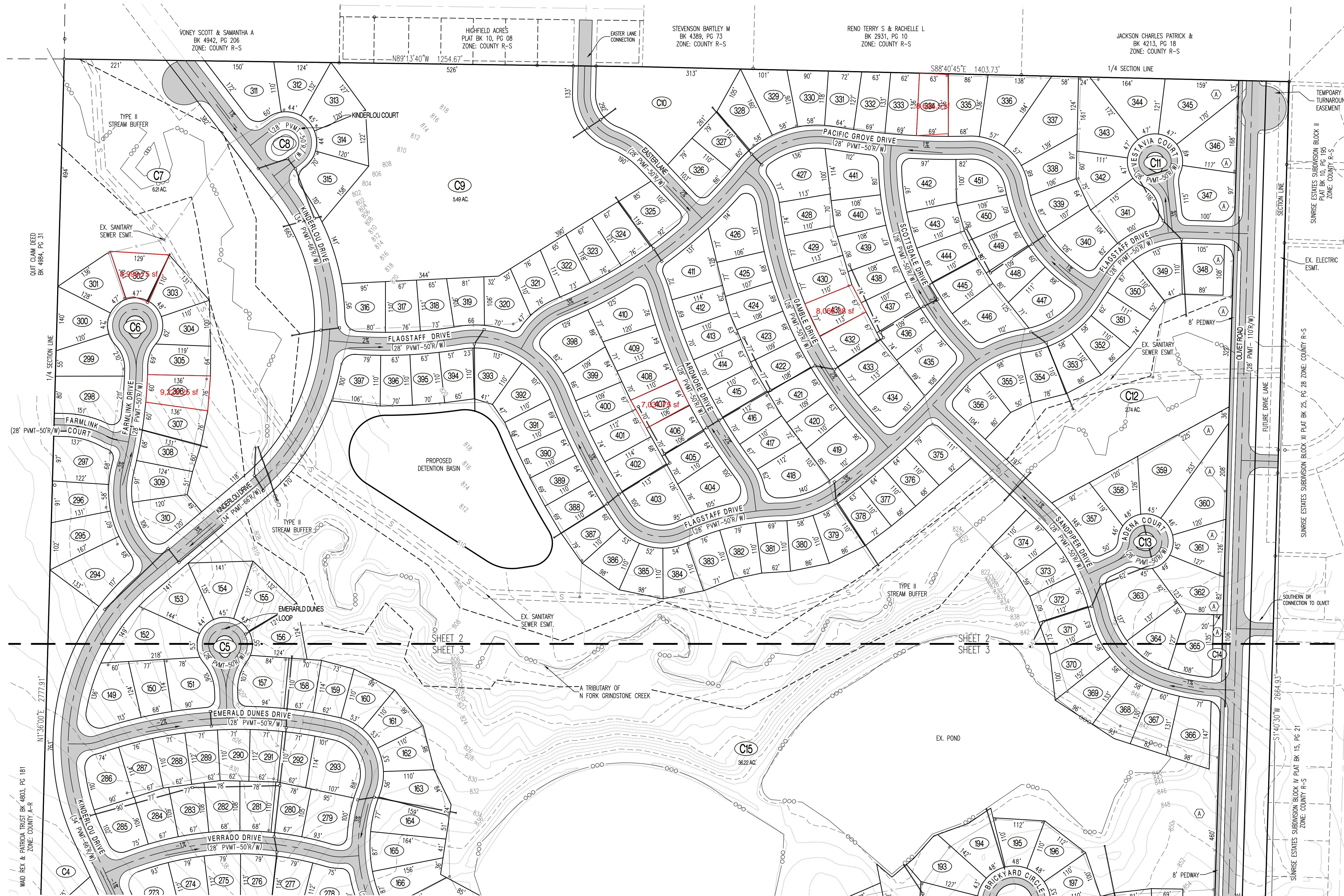
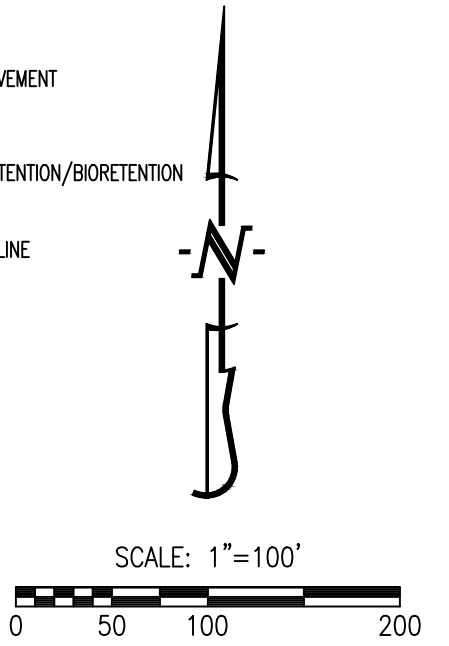
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LEGEND:

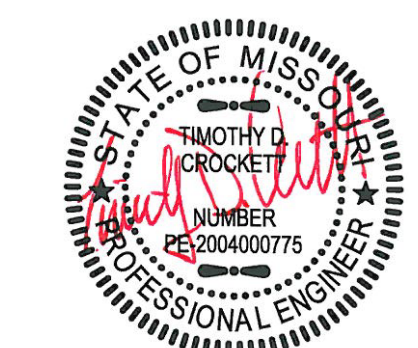
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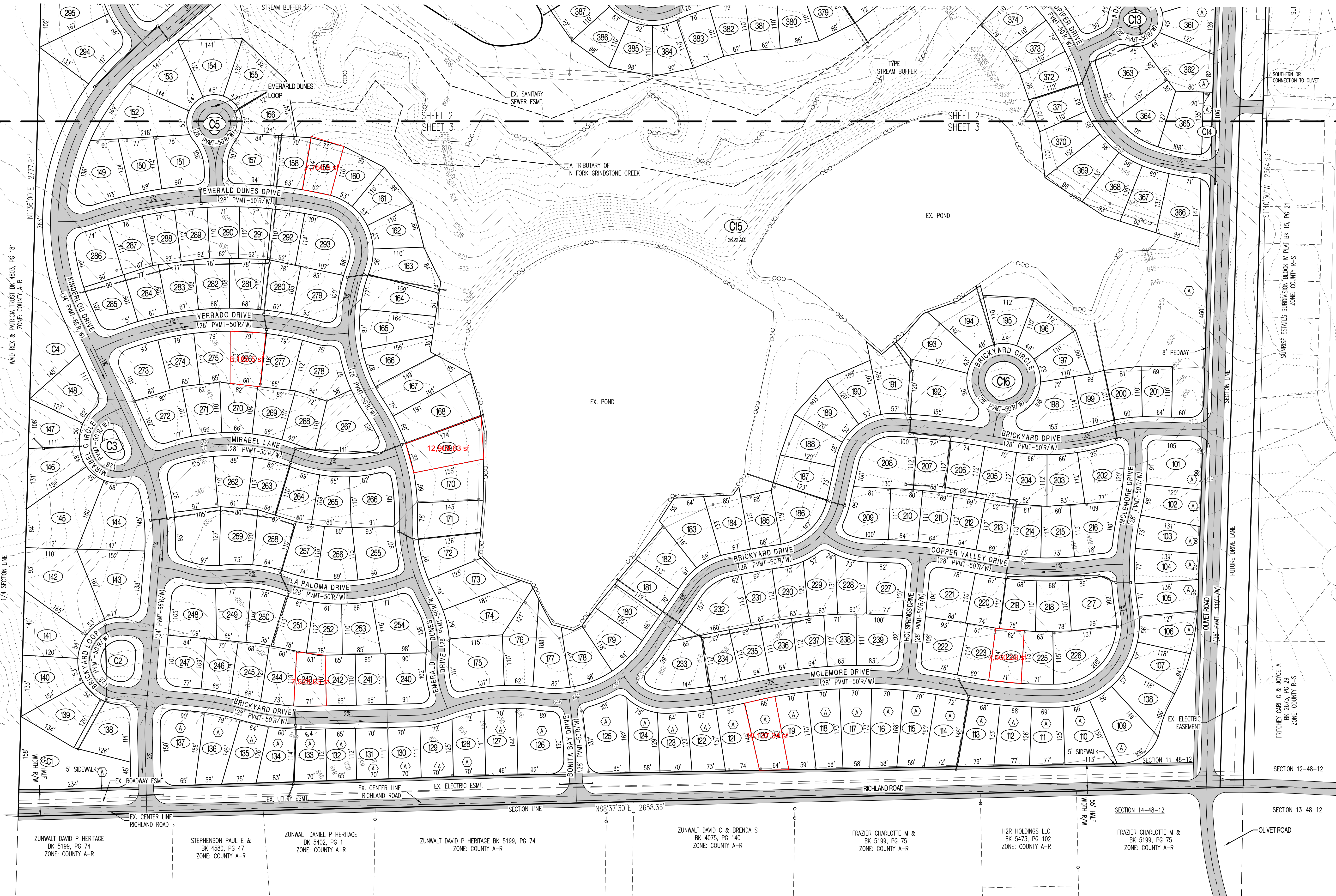
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