

PRELIMINARY PLAT
StoneCreek Estates

LOCATED IN SECTION 26, TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 1, 2026



EXISTING UTILITIES

BOONE ELECTRIC COOPERATIVE SERVICE TERRITORY

OVERHEAD ELECTRIC ON NORTH SIDE OF E BROWN SCHOOL RD. AND EAST SIDE OF CREASY SPRINGS RD. CITY OF COLUMBIA LINE ALONG SAME ROUTE THAT ALSO CROSSES THE NORTHWEST CORNER OF THE TRACT

CITY OF COLUMBIA WATER

EXISTING WATER MAINS
EX. 8" PVC ON THE NORTH SIDE OF E BROWN SCHOOL RD. NORTH OF THE PROPERTY
EX. 8" PVC ON THE EAST SIDE OF N CREASY SPRINGS RD. WEST OF THE PROPERTY

AMEREN (NATURAL GAS)

EXISTING MAIN ALONG SOUTH SIDE OF E BROWN SCHOOL RD. & EAST SIDE OF N CREASY SPRINGS RD.

CITY OF COLUMBIA SANITARY SEWER

EXISTING LIFT STATION IS LOCATED EAST OF THE PROPERTY

NOTES

1. A MINIMUM TEN (10') FOOT UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREETS.
2. ALL STREET RIGHT-OF-WAY WITHIN THE SUBDIVISION WILL BE 50' WIDE.
3. THE STREETS ARE PROPOSED TO BE 28' IN WIDTH.
4. ALL DRAINAGE STRUCTURES WILL HAVE A MINIMUM SIXTEEN (16') FOOT DRAINAGE EASEMENT PROVIDED.
5. A 33' HALF-WIDTH R/W WILL BE DEDICATED FROM THE EXISTING CENTERLINE OF THE EXISTING STREET FOR N CREASY SPRINGS RD. AND W BROWN SCHOOL RD.
6. THE SITE CURRENTLY HAS SINGLE FAMILY RESIDENCES AND AGRICULTURE BUILDINGS ON THESE TRACTS. THESE ARE PLANNED TO BE REMOVED.
7. CONTOUR INTERVAL IS TWO (2') FEET.
8. LOCATIONS OF PROPOSED WATER LINES AND FIRE HYDRANTS WILL BE PROVIDED BY CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
9. THE DEVELOPMENT'S STORMWATER MANAGEMENT WILL BE ON LOT C1.
10. SIDEWALKS WILL BE REQUIRED ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY.
11. A PROPOSED TRAIL WITH A CRUSHED AGGREGATE SURFACE AND A MINIMUM WIDTH OF 5' ON COMMON LOTS C3 & C4 WILL HAVE A PEDESTRIAN ACCESS EASEMENT DEDICATED FOR PUBLIC USE.
12. TRACT IS SUBJECT TO THE EASEMENT FOR ELECTRIC LINE RECORDED IN BOOK 4048, PAGE 91. SAID EASEMENT IS 20' WIDE CENTERED ON THE LINE WHEN INSTALLED. GUY WIRES HAVE A 10' EASEMENT CENTERED ON THE LINES.
13. NO PRIVATE RESIDENTIAL DRIVEWAY ACCESS IS PROPOSED ONTO N CREASY SPRINGS ROAD AND W BROWN SCHOOL ROAD.
14. A 25' EASEMENT WILL BE GRANTED FOR A FUTURE TRAIL ALONG THIS APPROXIMATE ALIGNMENT TO BE COORDINATED WITH COLUMBIA PARKS AND RECREATION.

FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT IS LOCATED IN A FLOOD HAZARD AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0280E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

THE TYPE I AND II STREAM BUFFER LIMITS SHOWN ON THIS PLAT IS INTENDED TO COMPLY WITH THE STREAM BUFFER REQUIREMENTS OF ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF COLUMBIA, MISSOURI. U.S.G.S. QUADRANGLE MAP "COLUMBIA" WAS USED TO DETERMINE THE TYPE OF STREAMS.

PROPERTY DESCRIPTION

THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP FORTY-FINE NORTH (49N), RANGE THIRTEEN WEST (13W), BOONE COUNTY, MISSOURI, BEING THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 6107, PAGE 90. AND CONTAINING 75.51 ACRES.

OWNER AND SUBDIVIDER

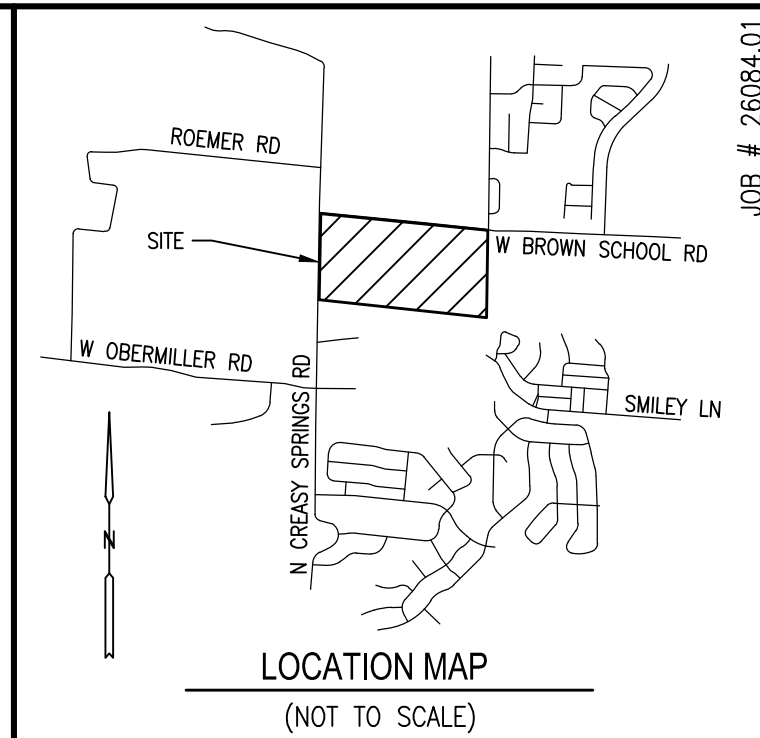
BLUEGILL LAND & CATTLE LLC
1000 W. BROADWAY
COLUMBIA, MO 65203

SITE DATA

CURRENT DEED = BOOK 6125, PAGE 103
SIZE OF TRACT = 75.51 ACRES.
CURRENT ZONING IS R-S (BOONE COUNTY)
PROPOSED ZONING IS R-1 (CITY OF COLUMBIA)

LEGEND

- APPROX. PROPOSED STREET GRADE
- PROPOSED STORM DRAINAGE STRUCTURE/PIPE
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED ZONING LINE
- STREAM BUFFER
- EXISTING TREELINE
- FLOOD PLAIN
- FLOODWAY
- EXISTING CONTOUR (5' INTERVAL)
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING GAS MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM DRAINAGE STRUCTURE/PIPE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEAN OUT
- PROPOSED PAVEMENT



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2026.

SHARON GEUEA-JONES, CHAIRPERSON

JOB NUMBER
26084.01

STATE OF MISSOURI
JAMES R. JEFFRIES
NUMBER
PLS-2500
DATE: MAY 26, 2026

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CERTIFICATE OF AUTHORITY #2007000167

SHEET 1 OF 1