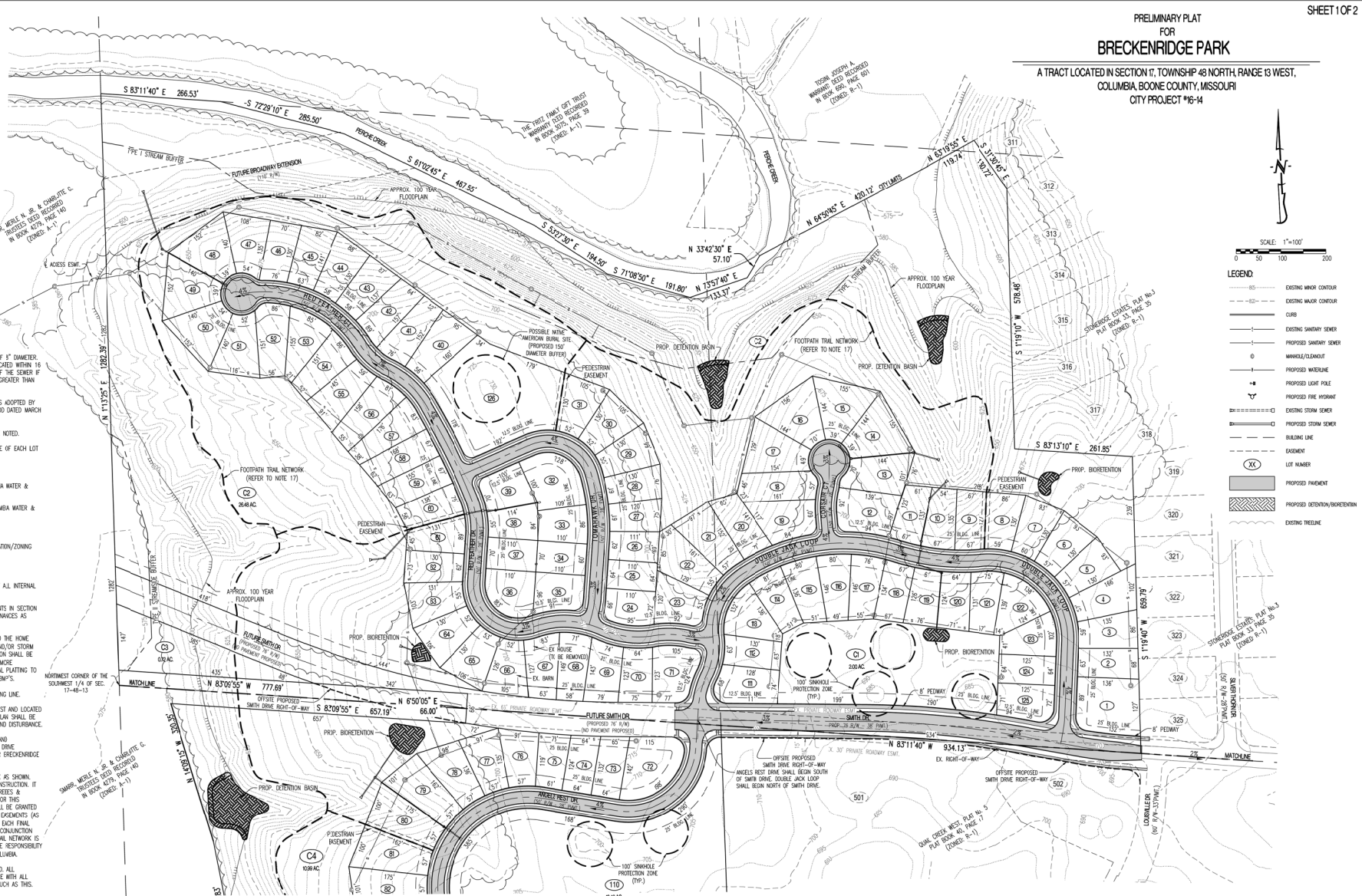
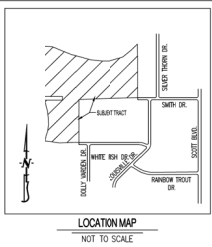
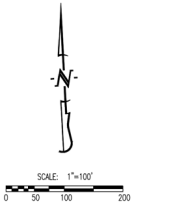


PRELIMINARY PLAN FOR BRECKENRIDGE PARK

A TRACT LOCATED IN SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI CITY PROJECT #16-14



- NOTES: 1. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER... 2. PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN... 3. THE STREET R/W SHALL BE 50 FOOT WIDE... 4. THERE SHALL BE A 10 FOOT UTILITY EASEMENT... 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 THIS TRACT IS R-5 (PENDING ANNEXATION/ZONING INTO THE CITY OF COLUMBIA TO R-1 & PUD-4.5)... 10. THIS PLAN CONTAINS 90.81 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-130, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE HISTORIC LOSS GUARANTEE MAP... 13. LOTS C1-C4 ARE COMMON LOTS AND ARE TO BE REDDED TO THE HOME OWNERS ASSOCIATION AND IS TO BE USED FOR GREENSPACE AND/OR STORM WATER MANAGEMENT PURPOSES... 14. ALL 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... 16. THE RESPONSIBILITIES FOR THE DEDICATION OF RIGHT-OF-WAY AND CONSTRUCTION OF THE FUTURE BROADWAY EXTENSION... 17. THE DEVELOPER SHALL CONSTRUCT A FOOTPATH TRAIL NETWORK... 18. LOT C6 CONTAINS A POSSIBLE NATIVE AMERICAN BURIAL MOUND... 19. ALL CONSTRUCTION OVER & AROUND SINKHOLES SHALL BE PERFORMED ACCORDING TO STATE OF MISSOURI REGULATIONS... 20. THE AREA SHOWN AS LOT C4 WILL NOT BE LESS THAN 90% OF THE SIZE SHOWN AT THE TIME OF FINAL PLATING AND WILL INCLUDE A GREENSPACE CONSERVATION EASEMENT...



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1341, PAGE 210 AND THE TRUSTEE'S DEEDS RECORDED IN BOOK 1375, PAGE 365, BOOK 1386, PAGE 6, AND BOOK 1386, PAGE 89, AND BEING PART OF TRACT 1, AS SHOWN BY THE SURVEY RECORDED IN BOOK 1382, PAGE 165 AND CONTAINING 90.80 ACRES.

OWNER: LILLIE BEATRICE SMITH TRUST 532 W. SMITH DRIVE COLUMBIA MO 65203

DEVELOPER: TOMPKINS HOMES & DEVELOPMENT INC. 6000 S. HIGHWAY KK COLUMBIA MO 65203

CLIMAX FOREST CALCULATIONS table with columns for CLIMAX FOREST, TOTAL EXISTING CLIMAX FOREST (48.9 AC), and CLIMAX FOREST TO BE PRESERVED (12.3 AC [25% MIN])



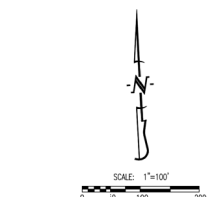
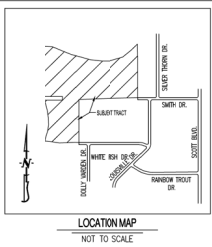
DATE: 03/18/2016 CROCKETT ENGINEERING CONSULTANTS INC. ENGINEERING CONSULTANTS 2000 N. GARDEN ROAD COLUMBIA, MISSOURI 65202

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS DAY OF 2016.

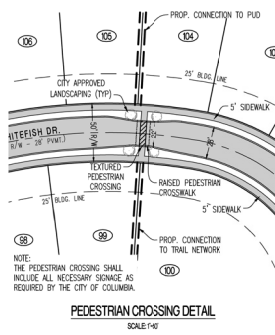
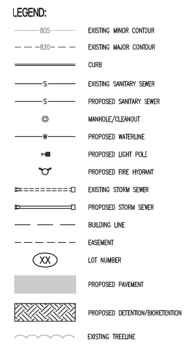
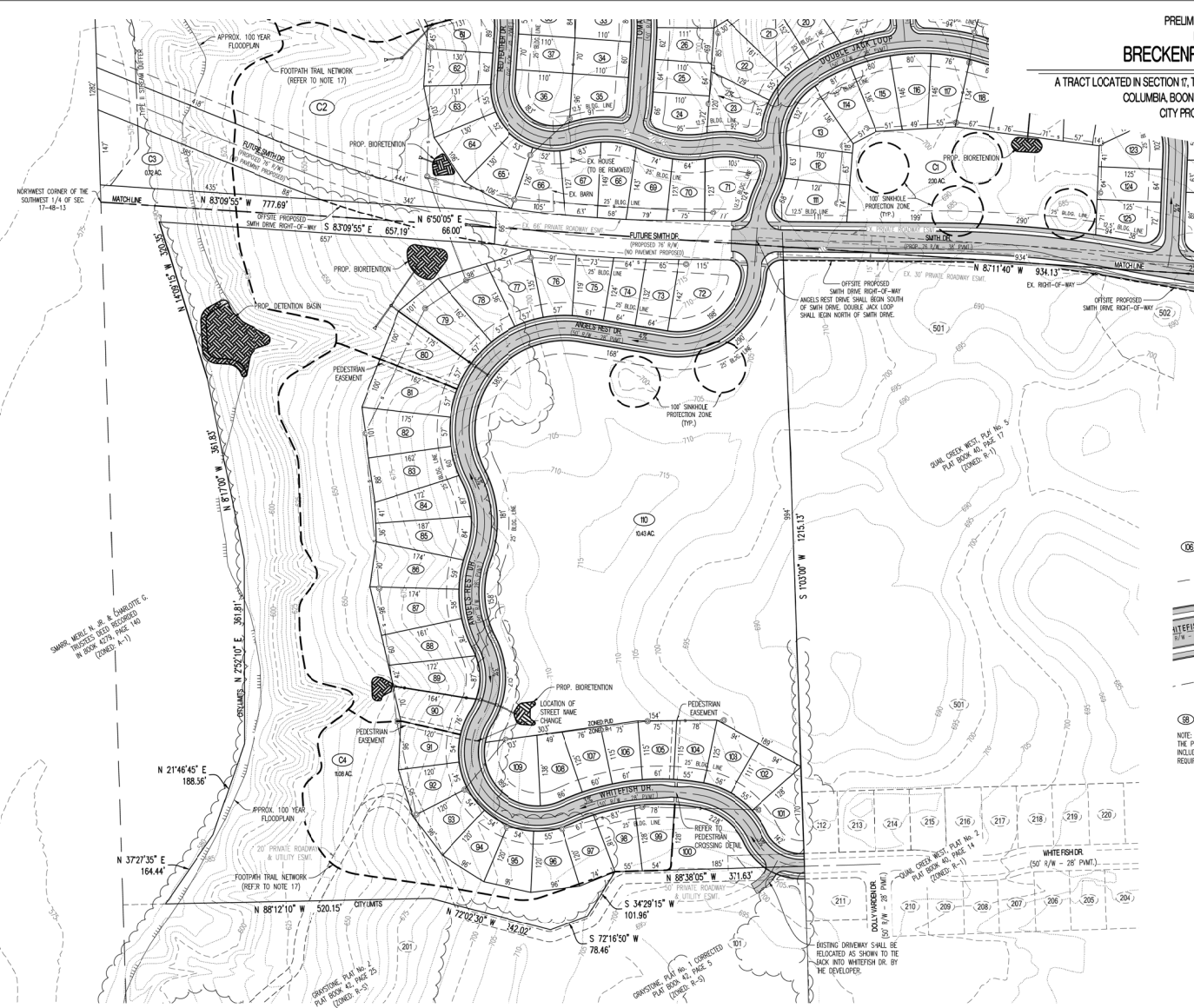
STEPHEN REICHLIN - CHAIRMAN

PRELIMINARY PLAT FOR BRECKENRIDGE PARK

A TRACT LOCATED IN SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI CITY PROJECT #16-14



- NOTES: 1. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER... 2. PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN... 3. THE STREET R/W SHALL BE 50 FOOT WIDE... 4. THERE SHALL BE A 10 FOOT UTILITY EASEMENT... 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 THIS TRACT IS R-5... 10. THE PLAT CONTAINS 90.30 ACRES... 11. A 5' SIDEWALK SHALL BE CONSTRUCTED... 12. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS... 13. LOTS C1-C4 ARE COMMON LOTS... 14. ALL LOTS SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE... 15. A MINIMUM OF 25% OF THE TREES CLASSIFIED AS CLIMAX FOREST... 16. THE RESPONSIBILITIES FOR THE DEDICATION OF RIGHT-OF-WAY... 17. THE DEVELOPER SHALL CONSTRUCT A FOOTPATH TRAIL NETWORK... 18. LOT 126 CONTAINS A POSSIBLE NATIVE AMERICAN BURIAL MOUND... 19. ALL CONSTRUCTION OVER & AROUND SINNHOLE... 20. THE AREA SHOWN AS LOT C4 WILL NOT BE LESS THAN 90% OF THE SIZE SHOWN AT THE TIME OF FINAL PLATTING...



TIMOTHY D. CROCKETT - PE-200400775

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS DAY OF 2016.

OWNER: LILLIE BEATRICE SMITH TRUST 6302 N. SMITH DRIVE COLUMBIA, MO 65203

DEVELOPER: TOMPKINS HOMES & DEVELOPMENT INC. 8200 S. HIGHWAY KK COLUMBIA, MO 65203

SITE/CIVIL ENGINEER: CROCKETT ENGINEERING CONSULTANTS 1000 North Collins Street Columbia, Missouri 65201 573-441-0206

STEPHEN REICHLIN - CHAIRMAN