

LOCATION MAP  
NOT TO SCALE

# PRELIMINARY PLAT FOR COTTAGES AT EVERGREEN PLACE

A TRACT LOCATED IN SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY CASE #86-2020

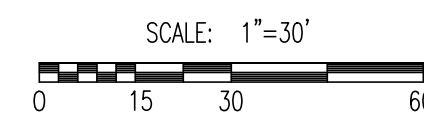
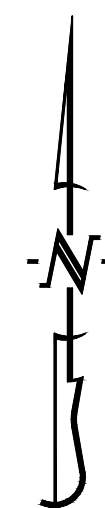
OWNER & DEVELOPER:  
SBSR PROPERTIES LLC  
5775 N HIGHWAY 763  
COLUMBIA, MO 65202

### LEGAL DESCRIPTION:

TRACTS 1 & 2 AS SHOWN IN A SURVEY RECORDED IN BOOK 297, PAGE 255, RECORDS OF BOONE COUNTY, MISSOURI AND CONTAINING 7.27 ACRES.

### LEGEND:

- 805 --- EXISTING MINOR CONTOUR
- 820 --- 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
- XX LOT NUMBER
- — — PROPOSED PAVEMENT
- — — PROPOSED DETENTION/BIORETENTION
- — — EXISTING TREELINE
- — — WATERWAY
- — — EX. FENCE



SIGNIFICANT TREE COMPLIANCE:	
(A) TOTAL SIGNIFICANT TREES ONSITE:	4 TREE
(B) MINIMUM SIGNIFICANT TREES TO BE PRESERVED (25%):	1 TREE

### 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 ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
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 THIS TRACT IS R-2 WITH AN APPROVED COTTAGE LOT DIMENSIONAL STANDARD APPROVED BY THE CITY OF COLUMBIA BOARD OF ADJUSTMENT, CASE NUMBER 54-2020.
10. THIS TRACT CONTAINS 7.27 ACRES.
11. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS AND ALONG THE WEST SIDE OF BALLENGER LANE UNLESS OTHERWISE SHOWN OR NOTED.
12. THIS TRACT HAS NO REGULATED STREAM BUFFERS AS ESTABLISHED BY THE STREAM BUFFER REGULATIONS 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-C6 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 BMP'S OR OTHER INFRASTRUCTURE ON THESE COMMON LOTS.
14. THERE IS NO CLIMAX FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS TRACT.
15. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES SHALL BE ALLOWED.
16. ALL STORMWATER, STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
17. IT IS THE INTENT OF THIS DEVELOPMENT TO FOLLOW SECTION 29-4.4 - LANDSCAPING, SCREENING, AND TREE PRESERVATION OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
18. ALL EXISTING FENCES, STRUCTURES AND PRIVATE DRIVEWAYS ON THIS PROPERTY SHALL BE REMOVED PRIOR TO CONSTRUCTION.
19. THE FRONT, REAR AND SIDE YARD SETBACKS FOR THE LOTS WITHIN THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE COTTAGE STANDARDS AS DEFINED IN THE CITY OF COLUMBIA UNIFIED DEVELOPMENT CODE - SECTION 29-2.2; TABLE 29-2-3.



04/24/2020  
ANDREW T. GREENE - PE-202000043

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 W. Nifong Blvd., Bldg. 1  
Columbia, Missouri 65203  
573.443.0292  
www.crockettengineering.com

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SARA LOE - CHAIRPERSON

03/02/2020 ORIGINAL  
04/01/2020 REVISED  
04/24/2020 REVISED

Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#000191801

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