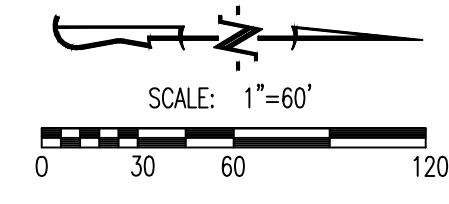
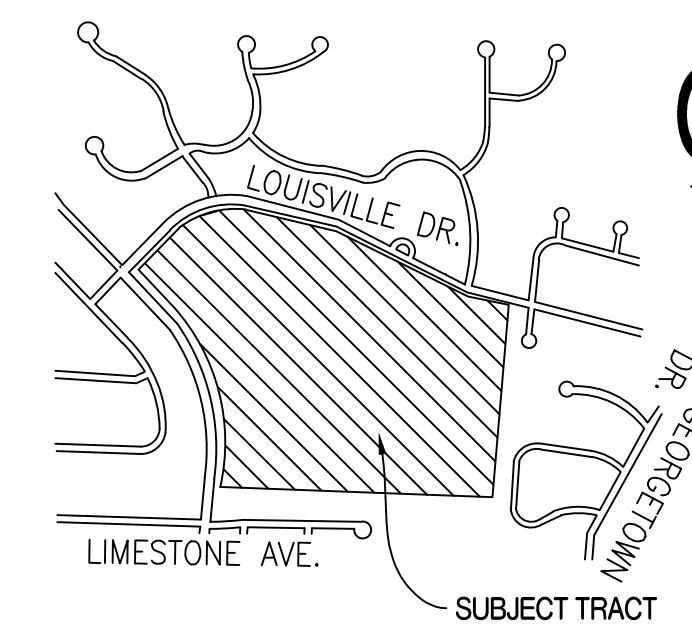


LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1950, PAGE 811, AND BEING ALL OF LOTS 1 & 2, OF CHAPEL HILL MEADOWS RECORDED IN PLAT BOOK 39, PAGE 89, AND CONTAINING 35.13 ACRES.



LOCATION MAP



PRELIMINARY PLAT

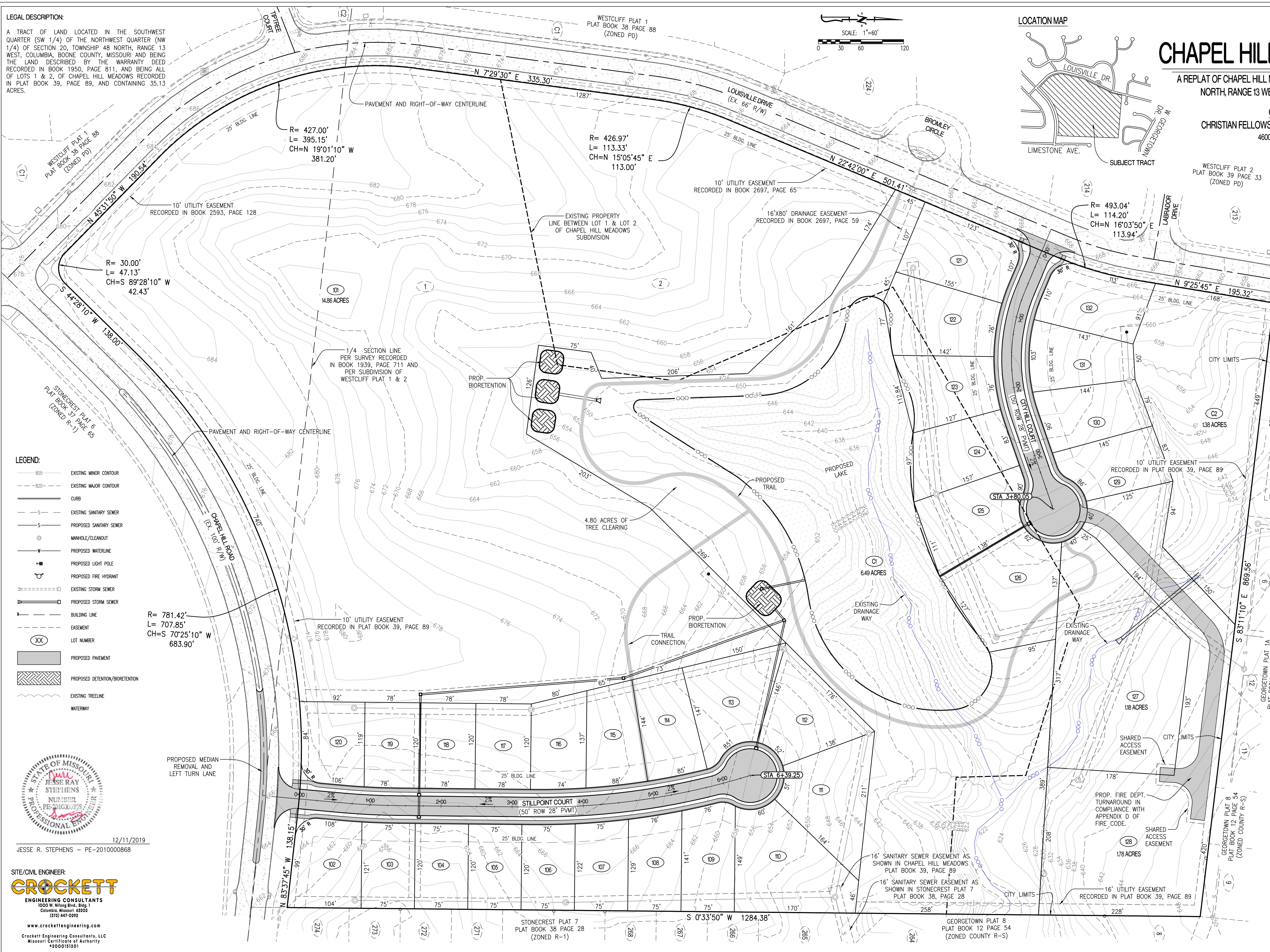
FOR CHAPEL HILL MEADOWS PLAT 2

A REPLAT OF CHAPEL HILL MEADOWS LOCATED IN SECTION 20, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

OWNER & DEVELOPER: CHRISTIAN FELLOWSHIP CHURCH OF COLUMBIA, MISSOURI, INC. 4600 CHRISTIAN FELLOWSHIP ROAD COLUMBIA, MO 65203

NOTES:

- 1. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS 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. NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 29019C0260D DATED MARCH 17, 2011 & PANEL 29019C0266E 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 ALONG THE SIDE OF EACH LOT ADJACENT TO EXISTING OR PROPOSED 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 THESE TRACTS ARE R-1.
10. THIS PLAT CONTAINS 35.13 ACRES.
11. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS UNLESS OTHERWISE NOTED.
12. THERE IS NO REGULATED STREAM BUFFER LOCATED WITHIN THE BOUNDARY OF THIS PROPERTY. DUE TO THE PREVIOUS FINAL PLAT, THIS TRACT IS EXEMPT FROM 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.
13. LOTS C1 & C2 ARE COMMON LOTS AND ARE TO BE DEDICATED TO THE OWNER OF LOT 101 AND/OR THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, AMENITIES AND/OR STORM WATER MANAGEMENT PURPOSES. THE OWNER OF LOT 101 AND/OR HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S. LOTS C1 & C2 ARE NOT INTENDED FOR FUTURE DEVELOPMENT BEYOND PURPOSES STATED IN THIS NOTE.
14. ALL LOTS, EXCEPT COMMON 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 INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES SHALL BE ALLOWED.
17. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
18. THIS SITE IS SUBJECT TO ALL LANDSCAPING REQUIREMENTS IN SECTION 29-4.4, INCLUDING, BUT NOT LIMITED TO, STREET TREES, SIGNIFICANT TREES AND LANDSCAPE BUFFERING.
19. ANY REQUIRED TRAIL AND/OR PEDESTRIAN EASEMENTS AND TRAIL MAINTENANCE AGREEMENTS WILL BE DEDICATED CONCURRENT WITH THE FINAL PLAT.



- LEGEND:
- 805 - EXISTING MINOR CONTOUR
- 820 - EXISTING MAJOR CONTOUR
- - - - CURB
- S - EXISTING SANITARY SEWER
- - - - PROPOSED SANITARY SEWER
- M - MANHOLE/CLEANOUT
- W - PROPOSED WATERLINE
- P - PROPOSED LIGHT POLE
- F - PROPOSED FIRE HYDRANT
- - - - EXISTING STORM SEWER
- - - - PROPOSED STORM SEWER
- - - - BUILDING LINE
- - - - EASEMENT
- XX - LOT NUMBER
- [Pattern] - PROPOSED PAVEMENT
- [Pattern] - PROPOSED DETENTION/BIORETENTION
- [Pattern] - EXISTING TREELINE
- [Pattern] - WATERWAY



12/11/2019
JESSE R. STEPHENS - PE-201000868

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Missouri Certificate of Authority #200015101

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2019.
SARA LOE - CHAIRPERSON
10/28/2019 ORIGINAL
11/26/2019 COMMENTS
12/11/2019 COMMENTS
APPROVED BY THE COLUMBIA CITY COUNCIL PURSUANT TO RESOLUTION # _____ ON THE ____ DAY OF _____, 2020