

# PRELIMINARY PLAT #1 CREEKS EDGE

A MAJOR SUBDIVISION LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
SEPTEMBER, 2011

**OWNERS:**  
MCGRATH FAMILY TRUST  
3700 S. LENOIR ST. APT. 204  
COLUMBIA, MO 65201

**DEVELOPER:**  
JOB CONSTRUCTION, INC.  
65209 UPPER BRIDLE BEND  
COLUMBIA, MO 65201

**NOTES:**

- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY WATER AND LIGHT DEPARTMENT.
- 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.
- PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 290034 02700 AND 290036 02700 DATED MARCH 17, 2011.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONING OF THIS TRACT IS COUNTY A-2. (PENDING ANNEXATION AND ZONING TO CITY R-1)
- THIS PLAT CONTAINS 157.59 ACRES.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL STREETS EXCEPT FOR SCOTT BOULEVARD.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
- THE STREAM BUFFERS, AS SHOWN, ARE APPROXIMATE AND ARE INTENDED TO COMPLY WITH ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES.
- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY LOT ONTO SCOTT BOULEVARD.
- LOTS C7 AND C10 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, RESTROOM FACILITIES, RECREATIONAL FACILITIES, SHELTERS, ECT.
- ALL EXISTING BUILDINGS ARE TO BE REMOVED WHEN FINAL PLATTED.
- IT IS THE INTENT OF THIS PRELIMINARY PLAT TO SHOW THE NECESSARY RIGHT-OF-WAY FOR THE PROPOSED ROUNDABOUT LOCATED AT THE SAWGRASS DRIVE/SCOTT BOULEVARD INTERSECTION, ADDITIONAL RIGHT-OF-WAY SHALL BE GRANTED TO THE CITY OF COLUMBIA UPON REQUEST.
- ALL CORNER LOTS ON SAWGRASS DRIVE SHALL HAVE DRIVEWAY ACCESS FROM THE INTERSECTING STREET, NOT ONTO SAWGRASS DRIVE.
- LOT C1 MAY HAVE NEIGHBORHOOD AMENITIES SUCH AS A SWIMMING POOL, RESTROOM FACILITIES, RECREATIONAL FACILITIES, PICNIC SHELTER, ETC. SAID LOT SHALL HAVE 1' DRIVEWAY ACCESS ONTO SAWGRASS DRIVE. THIS ACCESS SHALL BE FOR PUBLIC ACCESS TO ANY PROPOSED AMENITIES ON THAT LOT.

**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 48 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING TRACT TRACTS 1, 2, 3, 4 AND 5 OF THE SURVEY RECORDED IN BOOK, 881, PAGE 902 AND CONTAINING, 157.59 ACRES.

**PREPARED BY:**

**CROCKETT**  
ENGINEERING CONSULTANTS  
2408 North Stadium Boulevard  
Columbia, Missouri 65202  
(314) 447-0292  
www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#500015104

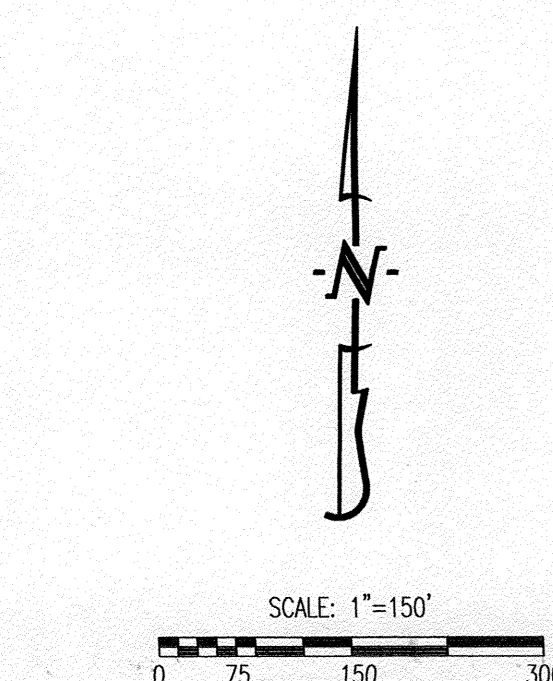
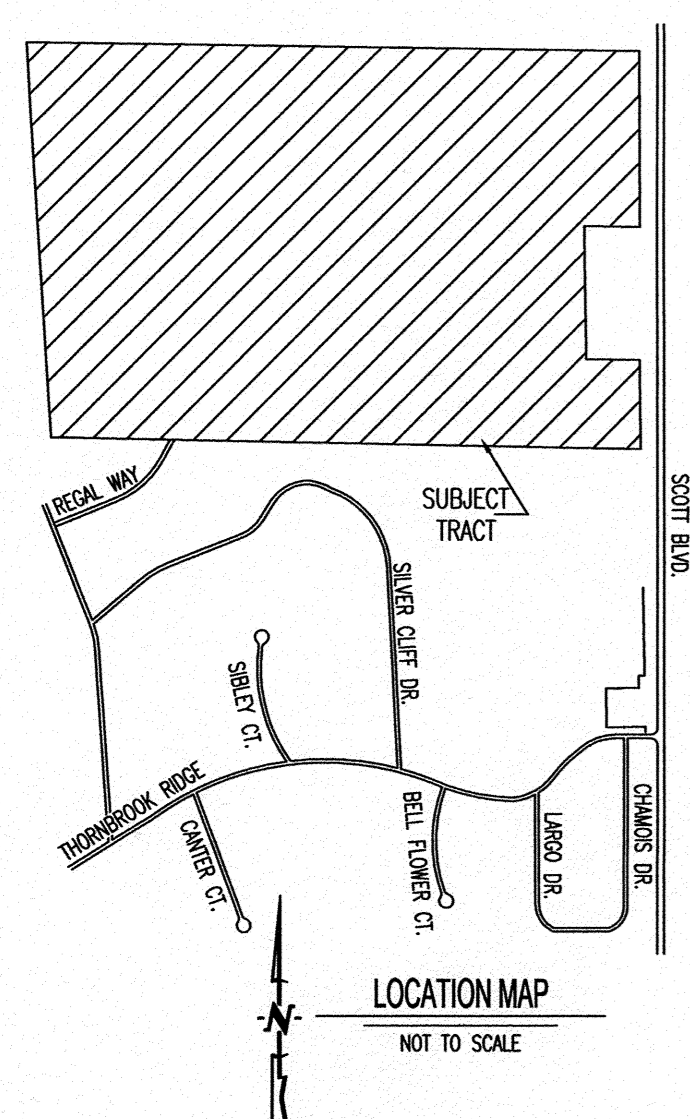
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION  
THIS 20<sup>th</sup> DAY OF October, 2011.

*DOUG WHEELER*  
DOUG WHEELER, CHAIRPERSON

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2011.

TIMOTHY D. CROCKETT  
REGISTERED PROFESSIONAL ENGINEER  
NOVEMBER 15, 2006  
PE 20000076  
10/20/11

ROBERT MCDOWD, MAYOR



- LEGEND:**
- EXISTING 2FT CONTOUR
  - EXISTING 10FT CONTOUR
  - PROPOSED 2FT CONTOUR
  - PROPOSED 10FT CONTOUR
  - EXISTING STRUCTURE
  - EXISTING TREELINE
  - PROPOSED TREELINE
  - EDGE OF WATERWAY
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - MANHOLE
  - PROPOSED SANITARY SEWER LATERAL
  - PROPOSED WATERLINE
  - PROPOSED FIRE HYDRANT
  - PROPOSED STORM SEWER
  - BUILDING LINE
  - LOT NUMBER
  - STREAM BUFFER (OUTER LIMITS)
  - 100 YEAR FLOODPLAIN
  - MEDIAN



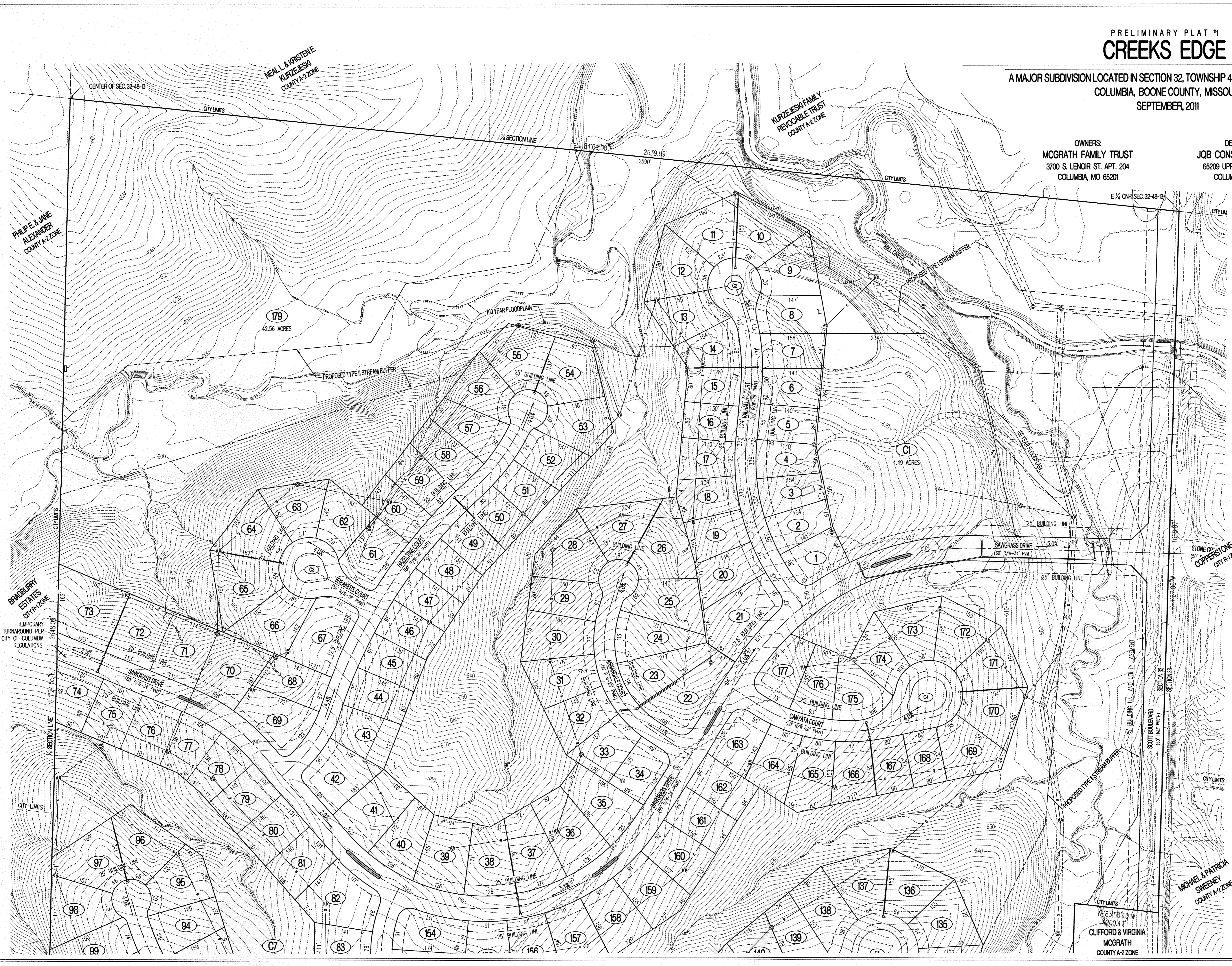


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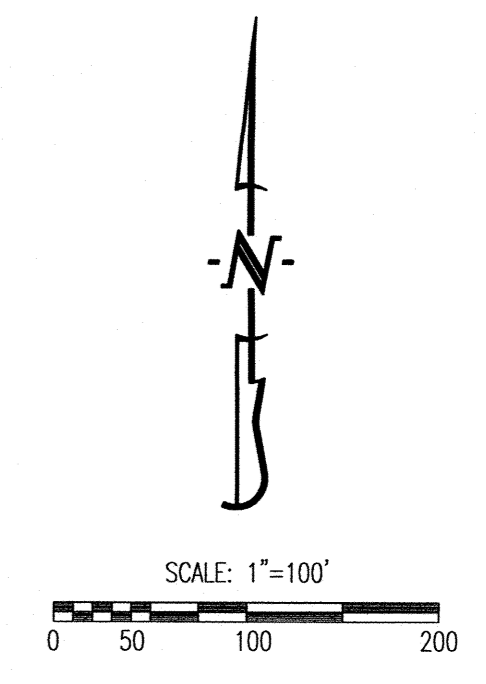
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  - - - EXISTING STRUCTURE
  - - - EXISTING TREELINE
  - - - PROPOSED TREELINE
  - - - EDGE OF WATERWAY
  - - - EXISTING SANITARY SEWER
  - - - PROPOSED SANITARY SEWER
  - MANHOLE
  - - - PROPOSED SANITARY SEWER LATERAL
  - - - PROPOSED WATERLINE
  - PROPOSED FIRE HYDRANT
  - - - PROPOSED STORM SEWER
  - - - BUILDING LINE
  - 35 LOT NUMBER
  - - - STREAM BUFFER (OUTER LIMITS)
  - - - 100 YEAR FLOODPLAIN
  - - - MEDIAN



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 20th DAY OF October, 2011.

*Doug Wheeler*  
DOUG WHEELER, CHAIRPERSON

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Missouri Certificate of Authority #2000151304

*Timothy D. Crockett*  
TIMOTHY D. CROCKETT, P.E. #004694235 10/20/11

MICHAEL & PATRICIA  
SWEENEY  
COUNTY A-2 ZONE

CLIFFORD & VIRGINIA  
MCGRATH  
COUNTY A-2 ZONE

PHILIP E. & JANE  
AL EXANDER  
COUNTY A-2 ZONE

NEAL L. & KRISTENE  
KURZEJSKI  
COUNTY A-2 ZONE

KURZEJSKI FAMILY  
REVOCABLE TRUST  
COUNTY A-2 ZONE

STONE CO.  
COPPERSTONE PLAT #1  
CITY P-1 ZONE

BRANDYBURY  
ESTATES  
CITY P-1 ZONE

TEMPORARY  
TURNAROUND PER  
CITY OF COLUMBIA  
REGULATIONS.

SCOTT BOULEVARD  
(50' HALF WIDTH)  
SECTION 32  
SECTION 33

PROPOSED TYPE II STREAM BUFFER

PROPOSED TYPE II STREAM BUFFER

PROPOSED TYPE II STREAM BUFFER

SAWGRASS DRIVE  
(60' R/W - 34' PAV)

SAWGRASS DRIVE  
(60' R/W - 34' PAV)

SAWGRASS DRIVE  
(60' R/W - 34' PAV)

SWINGERS COURT  
(50' R/W - 28' PAV)

BRANDYBURY COURT  
(25' R/W - 28' PAV)

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(25' R/W - 28' PAV)

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SWINGERS COURT  
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CANYATA COURT  
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CANYATA COURT  
(50' R/W - 28' PAV)

SAWGRASS DRIVE  
(60' R/W - 34' PAV)

SAWGRASS DRIVE  
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COPPERSTONE PLAT #1  
CITY P-1 ZONE

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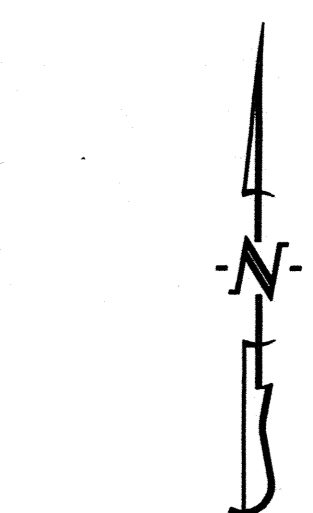
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- MEDIAN



SCALE: 1"=100'  
0 50 100 200

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PHILIP E. & LANE  
ALEXANDER  
COUNTY R-2 ZONE

TEMPORARY  
TURNAROUND PER  
CITY OF COLUMBIA  
REGULATIONS.

CITY LIMITS

BRADSHAW ESTATES  
CITY R-1 ZONE

EXISTING STONINGTON  
DRIVE (60' R/W-28' PAV)

S 1/2 CNR. SEC. 32-48-13

THORNBROOK PLAT #2  
CITY R-1 ZONE

THORNBROOK PLAT #11  
CITY R-1 ZONE

THORNBROOK PLAT #6  
CITY R-1 ZONE

THORNBROOK PLAT #4  
CITY R-1 ZONE

TOWNSHIP 48 NORTH  
TOWNSHIP 47 NORTH

CONSOLIDATED  
PUBLIC WATER  
CITY R-1 ZONE

SE CNR. SEC. 32-48-13

MICHAEL & PATRICIA  
MCGRATH  
COUNTY A-2 ZONE

ARCHIE & ANGES  
COUNTY A-2 ZONE

ONTARIO TRAILS  
SUBDIVISION  
COUNTY A-2 ZONE

DAVID ALLEN  
COUNTY A-2 ZONE

CLIFFORD & VIRGINIA  
MCGRATH  
COUNTY A-2 ZONE

MCGRATH FAMILY TRUST  
COUNTY A-2 ZONE

CLIFFORD & VIRGINIA  
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CITY LIMITS

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