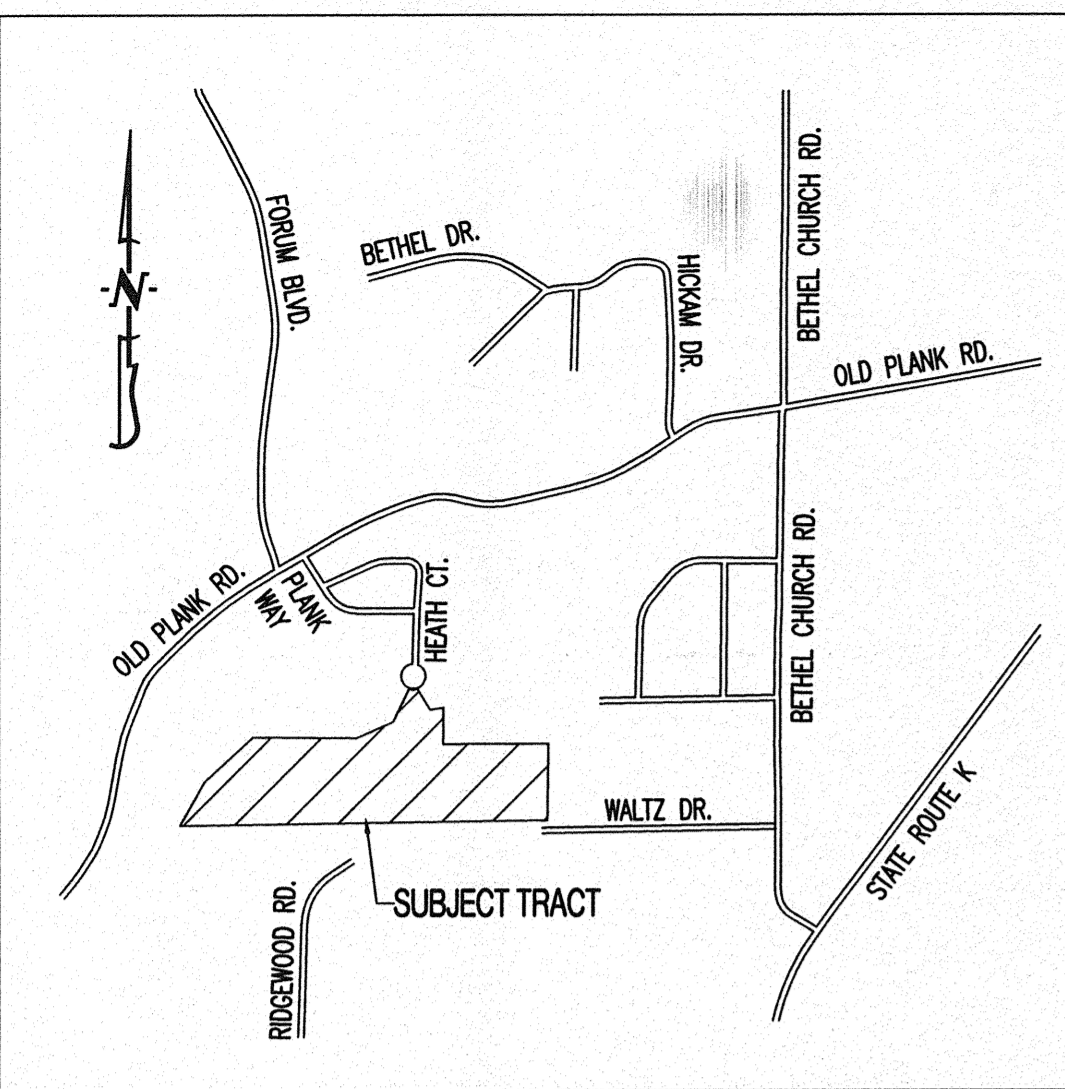


CREEK RIDGE, PRELIMINARY PLAT #2

A TRACT LOCATED IN SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #16-145



LOCATION MAP
NOT TO SCALE

NOTES:

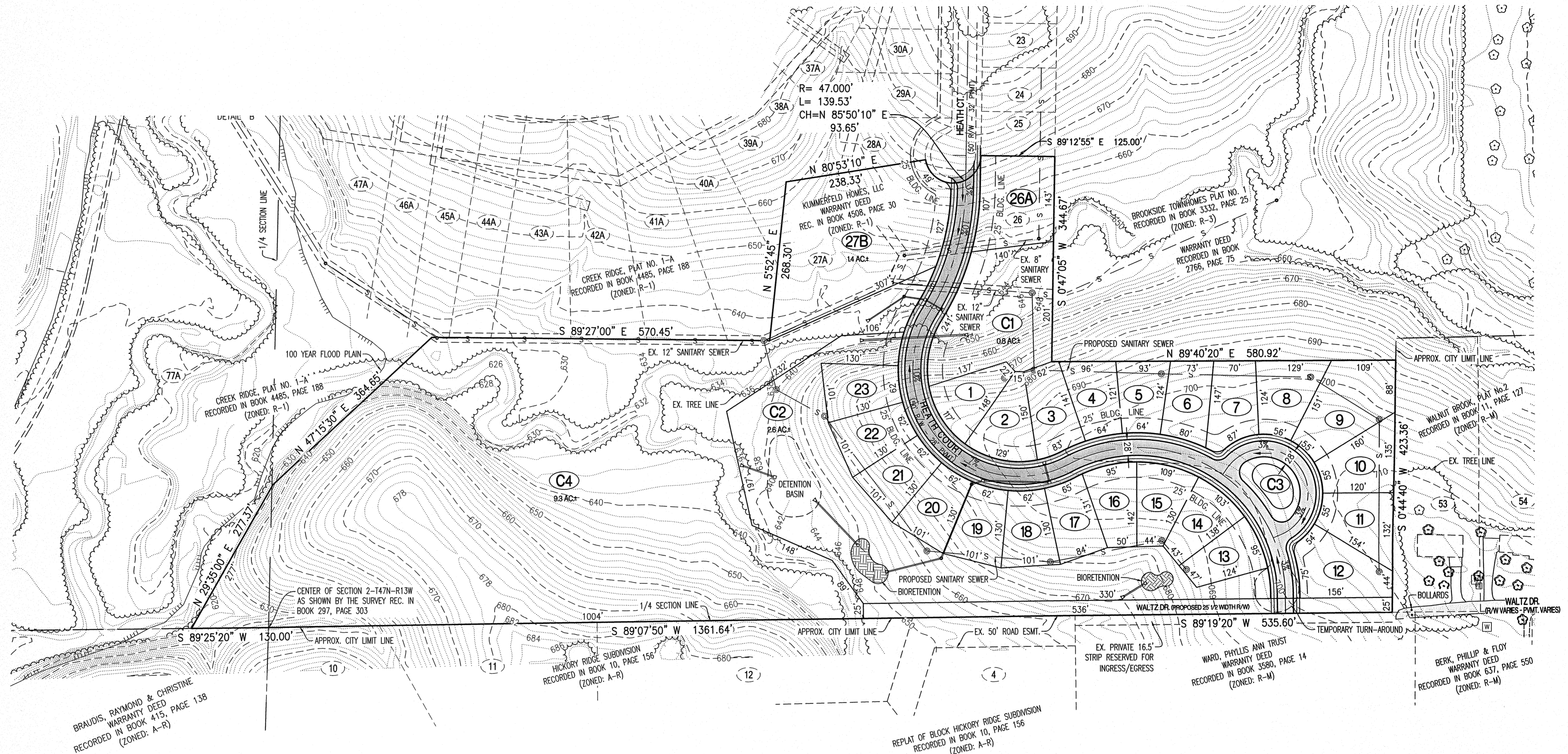
- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
- NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 29019C02900 DATED MARCH 17, 2011.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
- WATER DISTRIBUTION TO BE DESIGNED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT #1 OF BOONE COUNTY.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONING OF THIS TRACT IS R-1.
- THIS PLAT CONTAINS 22.6 ACRES.
- THIS TRACT WAS PRELIMINARY PLATTED PRIOR TO THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, AND IS THEREFOR EXEMPT FROM THE STREAM BUFFER REQUIREMENTS.
- ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL & REGULATIONS.
- LOTS C1, C2 & C3 ARE ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS RECREATIONAL FACILITIES, SHELTERS, STORM WATER FEATURES, ETC. AND ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
- A MINIMUM OF 25% OF THE TREES CLASSIFIED AS CLIMAX FOREST AND LOCATED ON THIS TRACT SHALL BE PRESERVED. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO PLAN APPROVAL.
- THE INTENT IS FOR THIS DEVELOPMENT TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES WOULD BE ALLOWED.

BASIS OF BEARING:

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PARCEL 1 OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4430, PAGE 143 AND BEING PART OF THE SURVEY RECORDED IN BOOK 297, PAGE 303 AND CONTAINING 21.04 ACRES.



BRAUDIS, RAYMOND & CHRISTINE
WARRANTY DEED
RECORDED IN BOOK 415, PAGE 138
(ZONED: A-R)

HICKORY RIDGE SUBDIVISION
RECORDED IN BOOK 10, PAGE 156
(ZONED: A-R)

REPLAT OF BLOCK HICKORY RIDGE SUBDIVISION
RECORDED IN BOOK 10, PAGE 156
(ZONED: A-R)

WARD, PHYLLIS ANN TRUST
WARRANTY DEED
RECORDED IN BOOK 3580, PAGE 14
(ZONED: R-W)

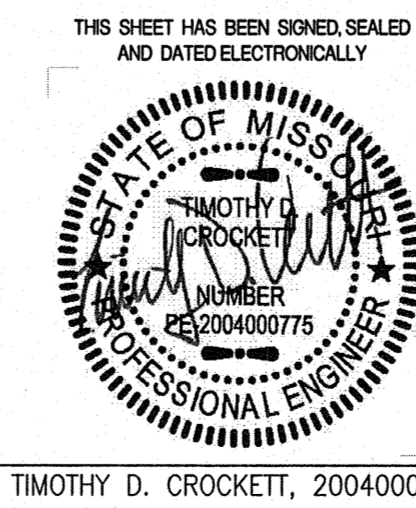
BERK, PHILLIP & FLOY
WARRANTY DEED
RECORDED IN BOOK 637, PAGE 550
(ZONED: R-W)

LEGEND:

- 805--- EXISTING MINOR CONTOUR
- 820--- EXISTING MAJOR CONTOUR
- CURB
- S — EXISTING SANITARY SEWER
- S — PROPOSED SANITARY SEWER
- ⊙ MANHOLE/CLEANOUT
- W — PROPOSED WATERLINE
- L — PROPOSED LIGHT POLE
- F — PROPOSED FIRE HYDRANT
- S — EXISTING STORM SEWER
- S — PROPOSED STORM SEWER
- BLDG LINE
- EASEMENT
- (XX) LOT NUMBER
- ▨ PROPOSED PAVEMENT
- ▨ PROPOSED DETENTION/BIORETENTION
- EXISTING TREELINE
- ⊙ PROPOSED TREE

OWNER:
KUMMERFELD HOMES LLC
P.O. BOX 1744
COLUMBIA, MO 65205

OWNER/DEVELOPER:
FRED OVERTON DEVELOPMENT INC.
2712 CHAPEL WOOD VIEW
COLUMBIA, MO 65203



10/6/16

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

RUSTY STROOTMAN, CHAIRPERSON

PREPARED BY:
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