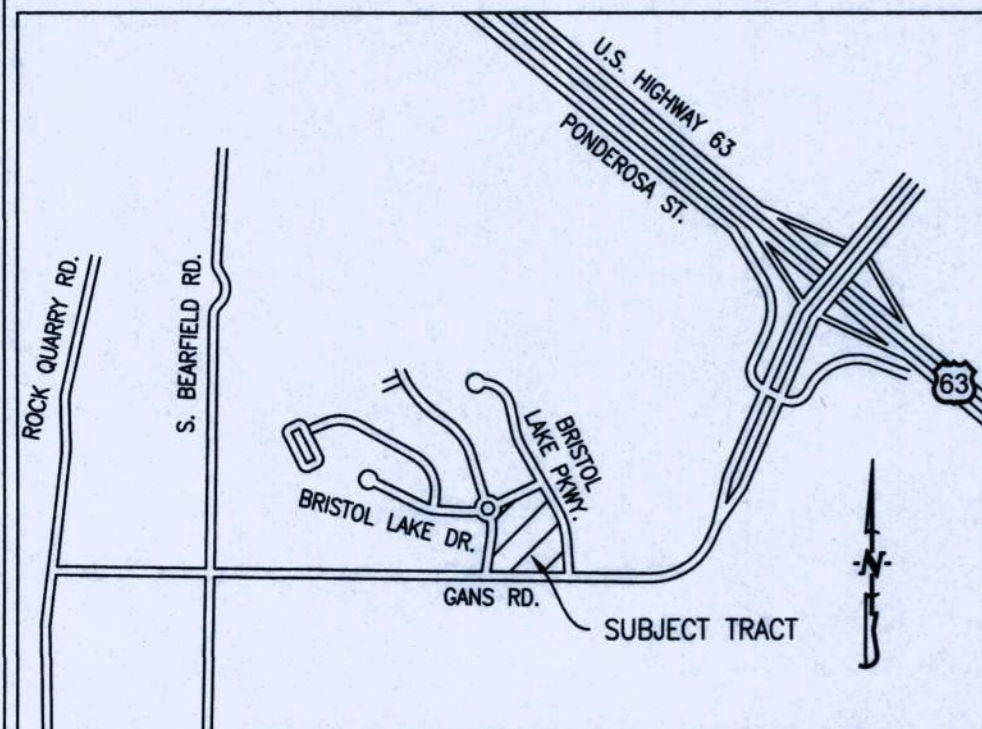


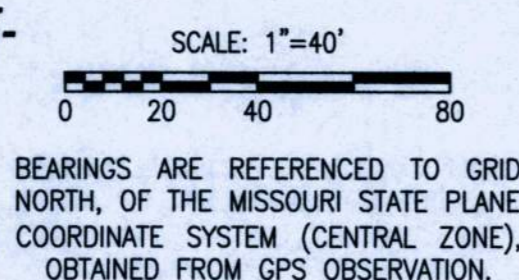
OWNER
BEACON STREET PROPERTIES LLC.
 3810 BUTTWOOD DR STE 101
 COLUMBIA, MO 65201

PLANNED DEVELOPMENT THE COTTAGES AT BRISTOL LAKE

A MAJOR SUBDIVISION LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 DECEMBER 2, 2024



LOCATION MAP

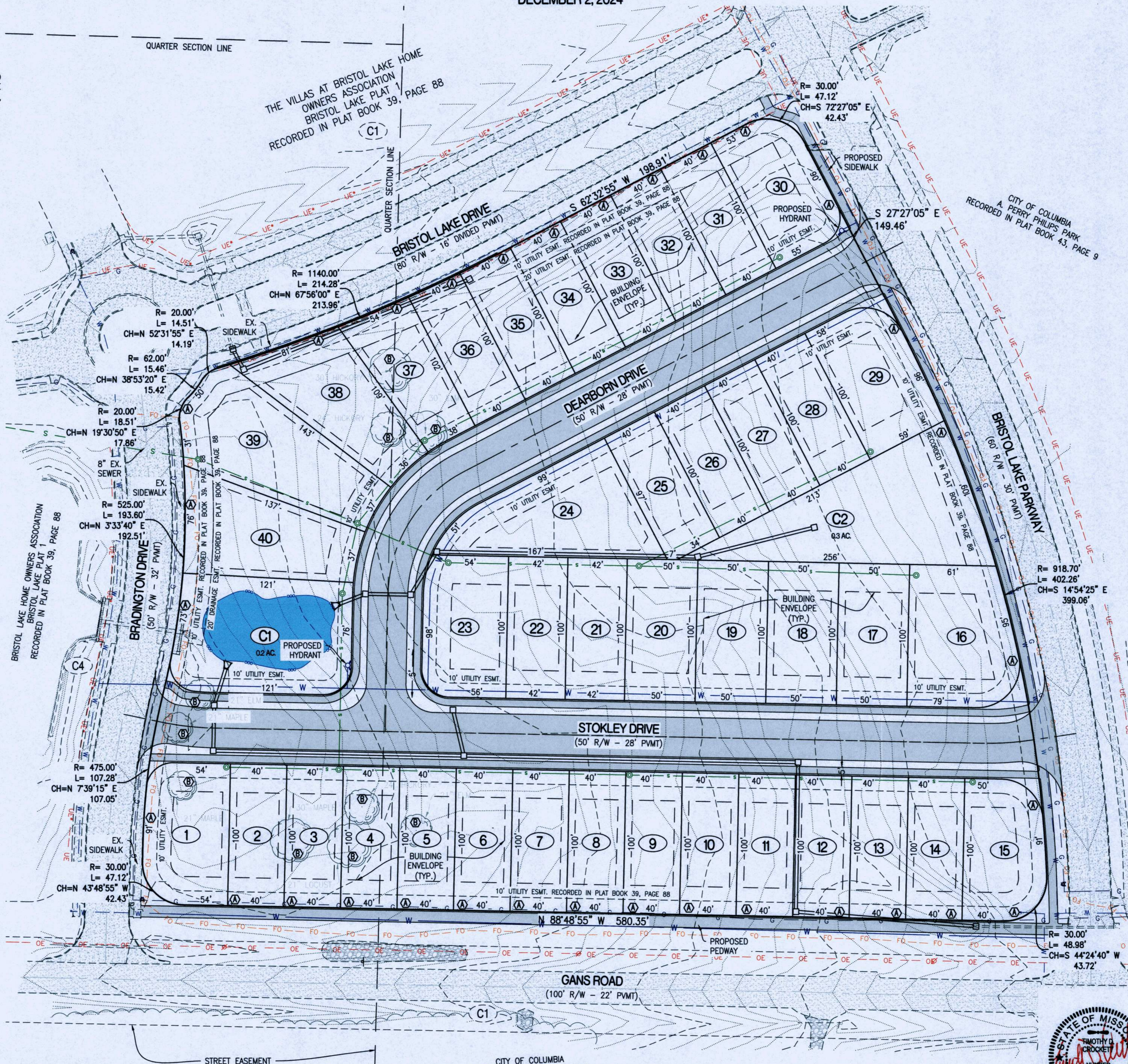


BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGAL DESCRIPTION:

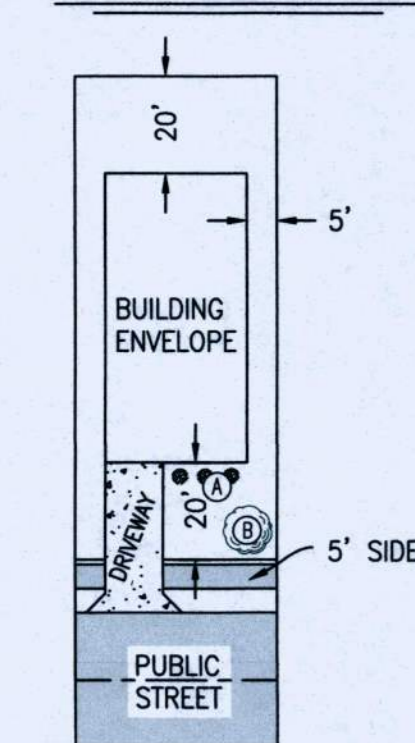
A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 23 WEST, COLUMBIA BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 96, BRISTOL LAKE, PLAT NO. 1, RECORDED IN PLAT BOOK 39, PAGE 88.

- THIS SITE CONTAINS 6.21 ACRES.
- CURRENT ZONING IS PD.
- THIS TRACT IS LOCATED IN ZONE-X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL NO 29019C0295E DATED APRIL 19TH, 2017.
- NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- LOT C1, C2 SHALL BE OWNED BY THE HOME OWNERS ASSOCIATION.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- STORMWATER QUALITY AND DETENTION ARE ADDRESSED IN BRISTOL LAKE, PLAT 1 AND ARE BEING HANDLED IN REGIONAL FACILITIES OFF-SITE FROM THIS DEVELOPMENT.
- THERE IS NO CLIMAX FOREST LOCATED WITHIN THE LIMITS OF THE TRACT
- THERE SHALL BE A STANDARD 5 FOOT WIDE SIDEWALK LOCATED ON BOTH SIDES OF ALL INTERNAL STREETS. THERE SHALL ALSO BE A 8-FOOT PEDESTRIAN INSTALLED ADJACENT TO GANS ROAD AND BRISTOL LAKE PARKWAY.
- NO PRIVATE DRIVEWAYS WILL BE ALLOWED ONTO GANS ROAD, BRADINGTON DRIVE, BRISTOL LAKE PARKWAY AND BRISTOL LAKE DRIVE.
- WATER & ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT. WATERLINES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN. ADEQUATE EASEMENTS FOR ALL WATER AND ELECTRIC LINES SHALL BE DEDICATED AT THE TIME OF FINAL PLAT.



- LEGEND:**
- 805 - EXISTING MINOR CONTOUR
 - 820 - EXISTING MAJOR CONTOUR
 - Curb
 - S - EXISTING SANITARY SEWER
 - S - PROPOSED SANITARY SEWER
 - ⊙ - MANHOLE/CLEANOUT
 - W - PROPOSED WATERLINE
 - F - PROPOSED FIRE HYDRANT
 - S - EXISTING STORM SEWER
 - S - PROPOSED STORM SEWER
 - B - BUILDING LINE
 - E - EASEMENT
 - XX - LOT NUMBER
 - ▒ - PROPOSED PAVEMENT
 - ▒ - EXISTING PAVEMENT
 - ∞ - PROPOSED DETENTION
 - S - SECTION LINE

- Ⓐ PROPOSED SHRUBS
- Ⓑ PROPOSED TREE



PLANTING NOTES:

QUANTITY	PLANT SIZE
42	LARGE/MEDIUM CANOPY TREE

- LANDSCAPING / NOTES:**
- 1 TREE PER UNIT TO BE INSTALLED AT TIME OF HOME CONSTRUCTION. (40 TREES REQUIRED)
 - ONE TREE PER COMMON LOT SHALL BE PLANTED.
 - PLANTS IDENTIFIED AS INVASIVE BY THE MISSOURI DEPARTMENT OF CONSERVATION, ARE PROHIBITED.
 - SIGNIFICANT TREES TO BE REMOVED. 6 TREES TO BE PLANTED TO REPLACE EXISTING TREES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 9th DAY OF January, 2025.

[Signature]

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2025.

BARBARA BUFFALO, MAYOR
 ATTEST:
 SHEELA AMIN, CITY CLERK



PD PLANNED DEVELOPMENT THE COTTAGES AT BRISTOL LAKE

A MAJOR SUBDIVISION
 SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200015104

CROCKETT
 ENGINEERING CONSULTANTS
 1000 W. Nifong Blvd., Building 1
 Columbia, Missouri 65203
 (573) 447-0292
 www.crockettengineering.com

DATE: 12/2/2024
 PROJECT: 170275
 SCALE: 1" = 40'
 DRAWN BY: JWS