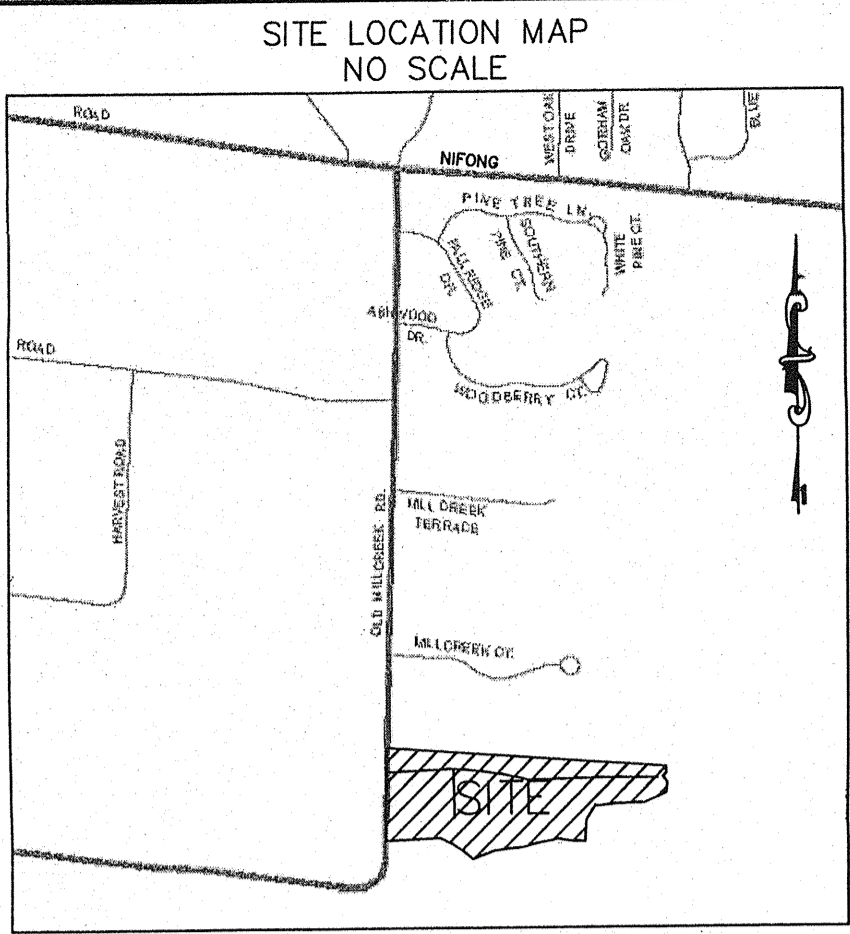
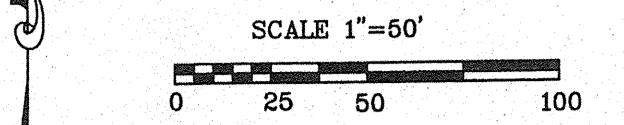


MILL CREEK MEADOWS SUBDIVISION PRELIMINARY PLAT



- LEGEND**
- R/W RIGHT-OF-WAY
 - RA RADIUS
 - M MEASURED
 - L ARC LENGTH
 - C/O CLEAN OUT
 - A ANCHOR
 - U UTILITY POLE
 - S SANITARY SEWER MANHOLE
 - DHE OVER HEAD ELECTRIC
 - UGT UNDER GROUND TELEPHONE
 - V EXISTING WATER LINE
 - G EXISTING GAS LINE
 - UGE EXISTING UNDER GROUND ELECTRIC
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PSAN PROPOSED SANITARY SEWER
 - PST PROPOSED STORM SEWER
 - GAS PROPOSED GAS LINE
 - PWL PROPOSED WATER LINE
 - 745 EXISTING CONTOUR



REFERENCE BEARING: GRID NORTH AS PER GPS OBSERVATION

NOTES

DESCRIPTION:
A TRACT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING THE TRACT DESCRIBED BY THE DEED IN BOOK 3227 PAGE 5 AND THE TRACT DESCRIBED BY THE DEED IN BOOK 3227 PAGE 8 BOTH OF THE BOONE COUNTY RECORDS AND CONTAINING 15.57 ACRES.

OWNER/DEVELOPER
ELIAS AND ELIAS LLC
2101 WEST BROADWAY
COLUMBIA, MO 65203



- NOTES**
- 1.) THIS TRACT IS LOCATED IN THE 1% ANNUAL CHANCE FLOOD ZONE AND IS APPROXIMATELY SHOWN ON THIS PLAT AS PER THE FLOOD INSURANCE RATE MAP 29019C0270E DATED 4-19-17.
 - 2.) AFTER REVIEW OF THE USGS 7.5 MIN QUAD SHEET (HUNTSDALE QUADRANGLE) THERE IS A TYPE I REGULATED STREAM AS DEFINED BY 12-233 CITY OF COLUMBIA ORDINANCE THE STREAM BUFFER IS SHOWN ON THIS PLAT.
 - 3.) ALL PUBLIC SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG THE FRONT OF LOTS WILL BE LOCATED IN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF SEWER IF THE SEWER IS GREATER THAN 16 FEET. NO SEWER TAP DEPTHS WILL BE GREATER THAN 20 FEET.
 - 4.) NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMERN UE.
 - 5.) WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA.
 - 6.) ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA.
 - 7.) ALL STORM SEWER AND STORM WATER QUALITY DESIGNS ARE TO MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND REGULATIONS.
 - 8.) ELIAS STREET IS TO BE BUILT TO NEIGHBORHOOD COLLECTOR STREET STANDARDS OPTION A. KATERINA COURT IS TO BE BUILT TO RESIDENTIAL ACCESS STREET STANDARDS.
 - 9.) LOT C-1 AND C-2 ARE COMMON LOTS AND ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS STORM WATER FACILITIES, TREE PRESERVATION AREAS AND RECREATIONAL PURPOSES.
 - 10.) THE EXISTING ZONING OF THIS TRACT IS R-1
 - 11.) THIS PLAT CONTAINS 15.57 ACRES.
 - 12.) THIS DEVELOPMENT IS INTENDED TO BE DEVELOPED IN MULTIPLE PHASES, HOWEVER ONE PHASE MAY TAKE PLACE.
 - 13.) LOT NUMBERS ARE SHOWN FOR INVENTORY PURPOSES.
 - 14.) NO RESIDENTIAL DRIVEWAYS WILL BE PERMITTED ONTO S. OLD MILL CREEK ROAD
 - 15.) THIS DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF ORDINANCE # 023117
 - 16.) THE CLIMAX FOREST AREA ON THIS SITE IS 334,711 SQ FEET THE TREE PRESERVATION AREA ON THIS SITE IS 83,714 SQ FEET (25%)
 - 17.) THERE ARE 12 SIGNIFICANT TREES AS PER 29-4.4(G)(2) ON THIS SITE. A TREE PRESERVATION PLAN AND LANDSCAPE PLAN WILL BE SUBMITTED WITH CONSTRUCTION PLANS
 - 18.) ALL LOTS SHALL BE AT LEAST 60 FEET WIDE AT THE BUILDING LINE

BRUSH AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
506 NICHOLS STREET, SUITE A
COLUMBIA, MISSOURI 65201
PHONE: (573) 442-3110 FAX: (573) 442-4851
www.brushandsurv.com
LSC 321 ENC 001450

DANIEL BRUSH
DATE: 7-26-17

MILL CREEK MEADOWS SUBDIVISION PRELIMINARY PLAT

Drawn:	JOB NUMBER	
Checked:	8293	
Drawing Title:	CAD File Name (Number):	
No.	Revisions:	Date:
1	CITY COMMENTS	6-1-17
2	CITY COMMENTS	8-7-17
3	CITY COMMENTS	7-26-17
Submission Date:		Drawing Number:
Plot Date:		
4/12/17		

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ 2017 DAY OF _____

RUSTY STRODTMAN, CHAIRPERSON