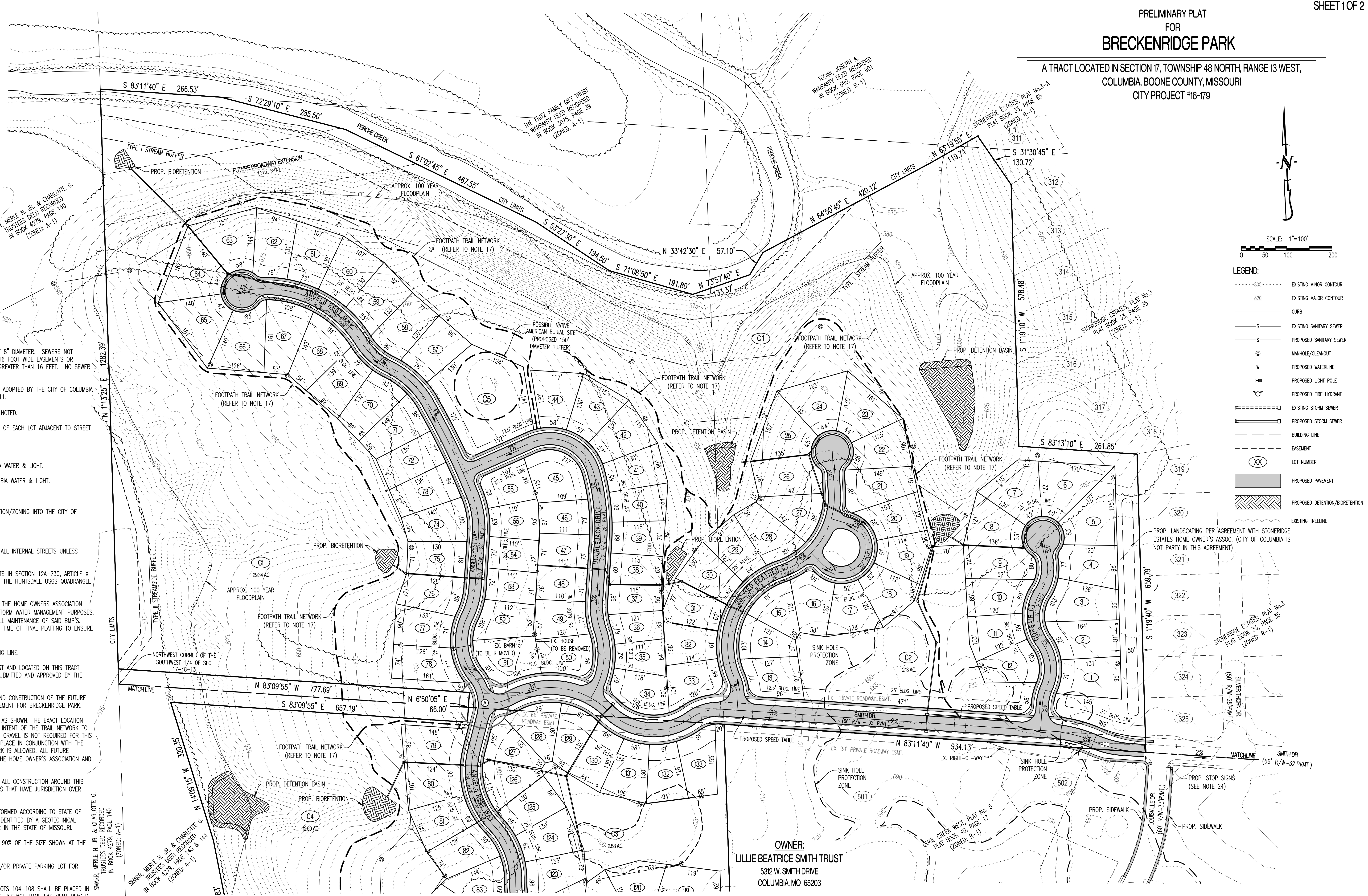
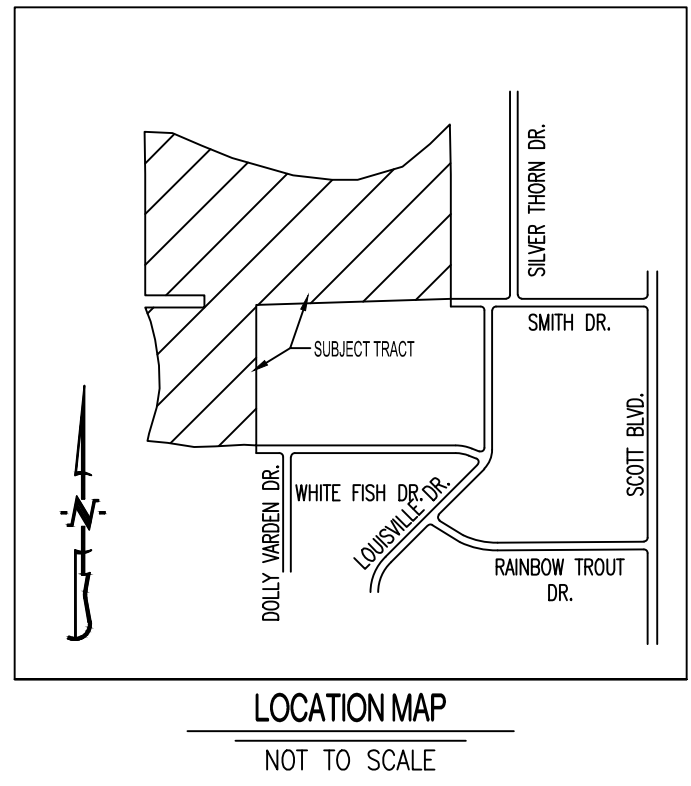


PRELIMINARY PLAT FOR BRECKENRIDGE PARK

A TRACT LOCATED IN SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI CITY PROJECT #16-179



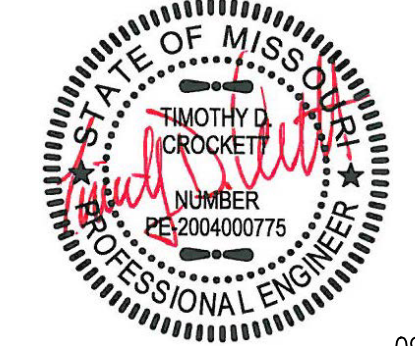
- NOTES: 1. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET. 2. PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 29019002600 DATED MARCH 17, 2011. 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 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 THIS TRACT IS R-S (PENDING ANNEXATION/ZONING INTO THE CITY OF COLUMBIA TO R-1). 10. THIS PLAT CONTAINS 90.80 ACRES. 11. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS UNLESS OTHERWISE NOTED. 12. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE HUNTSDALE USGS QUADRANGLE MAP. 13. LOTS C1-C5 ARE COMMON LOTS AND ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, AMENITIES AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S. FURTHERMORE APPROPRIATE EASEMENTS SHALL BE DEDICATED AT TIME OF FINAL PLATTING TO ENSURE PROPER ACCESS ARE IN PLACE TO AND OVER SAID BMP'S. 14. ALL 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. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO LAND DISTURBANCE. 16. THE RESPONSIBILITIES FOR THE DEDICATION OF RIGHT-OF-WAY AND CONSTRUCTION OF THE FUTURE BROADWAY EXTENSION ARE DETAILED IN THE DEVELOPMENT AGREEMENT FOR BRECKENRIDGE PARK. 17. THE DEVELOPER SHALL CONSTRUCT A FOOTPATH TRAIL NETWORK AS SHOWN. THE EXACT LOCATION WILL BE DETERMINED AT THE TIME OF CONSTRUCTION. IT IS THE INTENT OF THE TRAIL NETWORK TO MEANDER AROUND TREES & OUTCROPPINGS. HARD SURFACE OR GRAVEL IS NOT REQUIRED FOR THIS FOOTPATH TRAIL. THE CONSTRUCTION OF THE TRAIL SHALL TAKE PLACE IN CONJUNCTION WITH THE ADJACENT FINAL PLATS. PHASING OF THE OVERALL TRAIL NETWORK IS ALLOWED. ALL FUTURE MAINTENANCE OF SAID TRAIL IS TO BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION AND NOT THE CITY OF COLUMBIA. 18. LOT C5 CONTAINS A POSSIBLE NATIVE AMERICAN BURIAL MOUND. ALL CONSTRUCTION AROUND THIS FEATURE SHALL BE IN ACCORDANCE WITH ALL STATE REGULATIONS THAT HAVE JURISDICTION OVER FEATURES SUCH AS THIS. 19. ALL CONSTRUCTION OVER & AROUND SINKHOLES SHALL BE PERFORMED ACCORDING TO STATE OF MISSOURI REGULATIONS. THERE SHALL BE "NO BUILD ZONE" AS IDENTIFIED BY A GEOTECHNICAL REPORT AS COMPLETED BY A QUALIFIED GEOTECHNICAL ENGINEER IN THE STATE OF MISSOURI. 20. THE AREAS SHOWN AS LOTS C1 & C4 WILL NOT BE LESS THAN 90% OF THE SIZE SHOWN AT THE TIME OF FINAL PLATTING. 21. LOT C2 MAY CONTAIN A PRIVATE PARK, PRIVATE TRAIL HEAD AND/OR PRIVATE PARKING LOT FOR NEIGHBORHOOD TRAIL USE. 22. THE AREA CONTAINED IN COMMON LOT C4 LOCATED SOUTH OF LOTS 104-108 SHALL BE PLACED IN A GREENSPACE CONSERVATION EASEMENT, THERE SHALL BE A GREENSPACE TRAIL EASEMENT PLACED ON SAID PORTION OF LOT C4 AS WELL. THE GREENSPACE TRAIL EASEMENT SHALL BE 12' IN WIDTH AND SHALL BE CENTERED ON THE TRAIL AS CONSTRUCTED. SAID EASEMENTS SHALL BE DEDICATED ON THE FINAL PLAT OF THAT PORTION OF THE DEVELOPMENT. 23. THE AREA IN COMMON LOT C3 LOCATED EAST OF LOT 109 & WEST OF LOT 212 OF QUAIL CREEK WEST, PLAT 2 SHALL BE PLACED IN A GREENSPACE TRAIL EASEMENT ONCE CONSTRUCTION IS COMPLETED. SAID EASEMENTS SHALL BE DEDICATED ON THE FINAL PLAT OF THAT PORTION OF THE DEVELOPMENT. 24. UPON APPROVAL BY THE CITY OF COLUMBIA, THREE STOP SIGNS SHALL BE INSTALLED AT THE SMITH DRIVE/LOUISVILLE DRIVE INTERSECTION AS SHOWN. 25. THE HORIZONTAL ALIGNMENT OF SMITH DRIVE, AS SHOWN, IS ACCEPTABLE. CURVE RADII AND TANGENT LENGTHS FOR COLLECTOR STREETS DO NOT APPLY. 26. LOTS 128-133 SHALL HAVE SHARED DRIVENWAYS. A TOTAL OF 3 DRIVENWAYS SHALL BE ALLOWED FOR SAID SIX LOTS ONTO SMITH DRIVE. 27. THE RIGHT-OF-WAY AT THE ANGELS REST/SMITH DRIVE INTERSECTION SHALL ACCOUNT FOR A FUTURE ROUNDABOUT. SAID ROUNDABOUT RIGHT-OF-WAY SHALL BE 110' DIAMETER.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE DEEDS RECORDED IN BOOK 4569, PAGES 80 AND 81, AND THE TRUSTEES DEEDS RECORDED IN BOOK 1375, PAGE 385, BOOK 3188, PAGE 67, AND BOOK 3188, PAGE 69, AND BEING PART OF TRACT 1, AS SHOWN BY THE SURVEY RECORDED IN BOOK 3182, PAGE 105 AND CONTAINING 90.80 ACRES.

CLIMAX FOREST CALCULATIONS: TOTAL EXISTING CLIMAX FOREST 48.9 AC. CLIMAX FOREST TO BE PRESERVED 12.3 AC. (25% MIN.)

OWNER: LILLIE BEATRICE SMITH TRUST 5312 W. SMITH DRIVE COLUMBIA, MO 65203 OWNER/DEVELOPER: TOMPKINS HOMES & DEVELOPMENT INC. 6000 S. HIGHWAY KK COLUMBIA, MO 65203

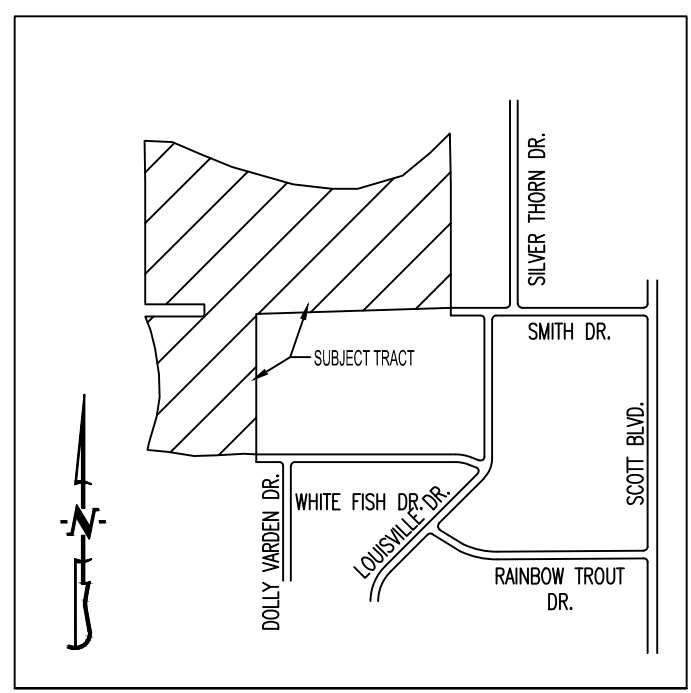


SITE/CIVIL ENGINEER: CROCKETT ENGINEERING CONSULTANTS 2008 North Stadium Boulevard Columbia, Missouri 65202 (573) 447-0292 www.crockettengineering.com Crockett Engineering Consultants, LLC Missouri Certificate of Authority #20001504

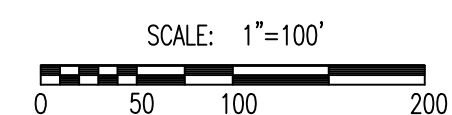
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ___ DAY OF ___, 2016. RUSTY STRODTMAN - CHAIRPERSON 09/30/2016 REVISED 09/23/2016 REVISED 08/01/2016 ORIGINAL

PRELIMINARY PLAT FOR BRECKENRIDGE PARK

A TRACT LOCATED IN SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI CITY PROJECT #16-14

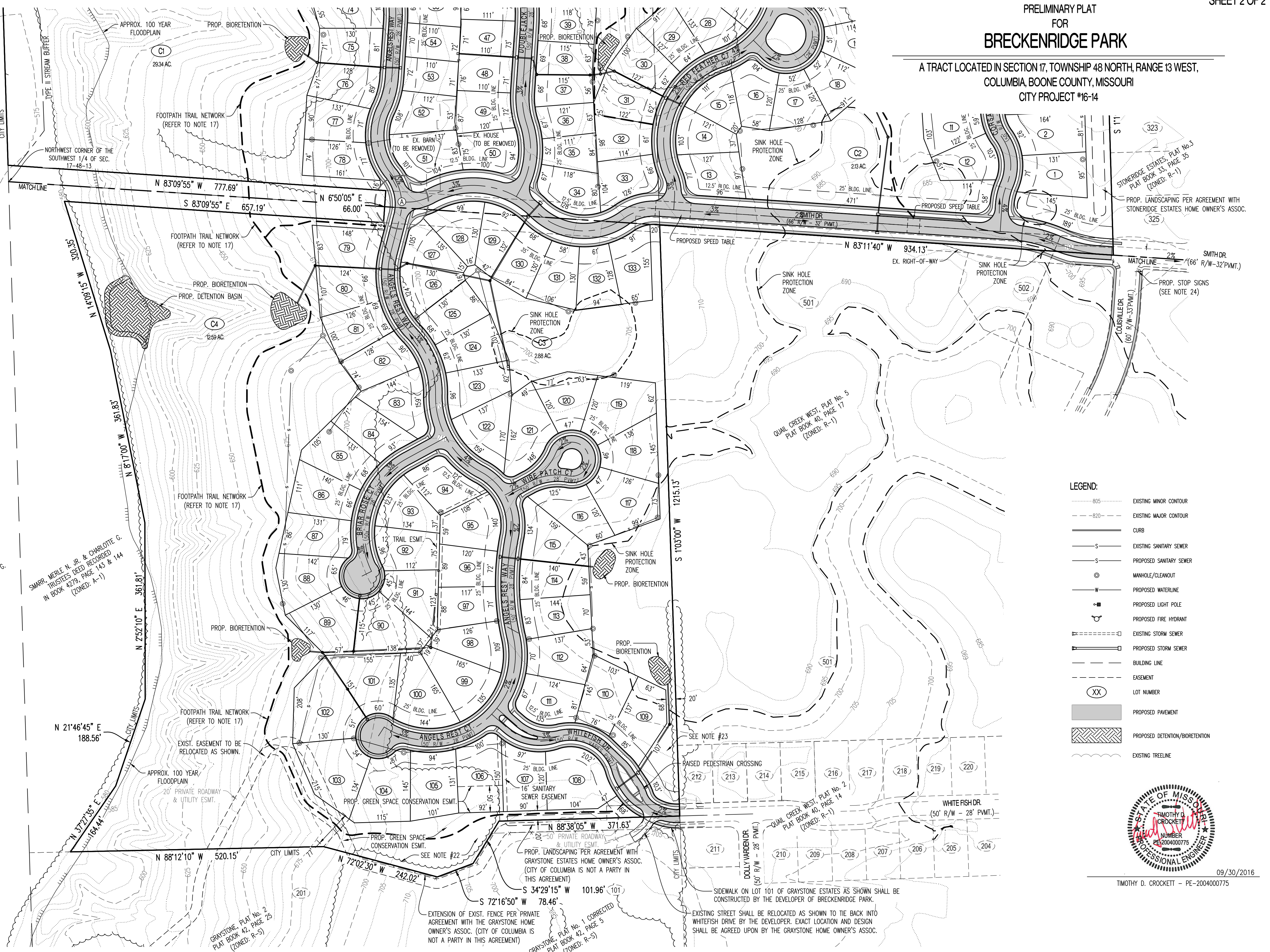


LOCATION MAP NOT TO SCALE



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SMARR, MERLE N. JR. & CHARLOTTE G. TRUSTEES DEED RECORDED IN BOOK 4279 PAGE 143 & 144 (ZONED: A-1)



LEGEND: 805 EXISTING MINOR CONTOUR, 820 EXISTING MAJOR CONTOUR, CURB, EXISTING SANITARY SEWER, PROPOSED SANITARY SEWER, MANHOLE/CLEANOUT, PROPOSED WATERLINE, PROPOSED LIGHT POLE, PROPOSED FIRE HYDRANT, EXISTING STORM SEWER, PROPOSED STORM SEWER, BUILDING LINE, EASEMENT, LOT NUMBER, PROPOSED PAVEMENT, PROPOSED DETENTION/BIORETENTION, EXISTING TREELINE



TIMOTHY D. CROCKETT - PE-200400775 09/30/2016

OWNER: LILLIE BEATRICE SMITH TRUST 5312 W. SMITH DRIVE COLUMBIA, MO 65203

OWNER/DEVELOPER: TOMPKINS HOMES & DEVELOPMENT INC. 6000 S. HIGHWAY KK COLUMBIA, MO 65203

SITE/CIVIL ENGINEER: CROCKETT ENGINEERING CONSULTANTS 2004 North Stadium Boulevard Columbia, Missouri 65202 (573) 447-0292 www.crockettingeering.com

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

RUSTY STRODTMAN - CHAIRPERSON

09/30/2016 REVISED 09/23/2016 REVISED 08/01/2016 ORIGINAL