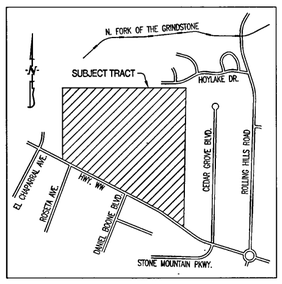
THE BROOKS
PRELIMINARY PLAT #2

A TRACT LOCATED IN SECTIONS 15, 16 & 22, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #17-77



LOCATION MAP
NOT TO SCALE

NOTES:

1. NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 29019C0285D & 29019C0295D DATED MARCH 17, 2011.
2. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
3. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
4. WATER DISTRIBUTION TO BE DESIGNED BY BOONE COUNTY CPWSD #9.
5. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
6. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
7. THE EXISTING ZONING OF THIS TRACT IS COUNTY A-R. (PENDING ANNEXATION/ZONING INTO THE CITY OF COLUMBIA TO R-1).
8. THIS PLAT CONTAINS 161.8 ACRES.
9. 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.
10. (A) PROPOSED COMMON LOT FOR BIORETENTION.
11. LOT C5 OF THE BROOKS, PLAT No. 1 WAS RESERVED AS A COMMON LOT WITH THE OPTION TO BE DEDICATED TO THE CITY OF COLUMIBA FOR RIGHT-OF-WAY PURPOSES TO ACCESS THE BROOKS, PHASE 2 AS NEEDED.
12. THERE SHALL BE NO DRIEVEWAY ACCESS FROM ANY RESIDENTIAL LOT DIRECTLY ONTO HOYLAKE DRIVE, EXCPET FOR LOTS 194 THRU 200 WHICH SHALL HAVE ACCESS ONLY FROM THE LOOP STREET PORTION OF HOYLAKE DRIVE.
13. HOYLAKE DRIVE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE TO THE CITY OF COLUMBIA STREET STANDARDS FOR A MAJOR COLLECTOR (STANDARD OPTION) UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
14. SAGEMOOR DRIVE AND PRAIRIE DUNES DRIVE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE TO THE CITY OF COLUMBIA STREET STANDARDS FOR A NEIGHBORHOOD COLLECTOR-OPTION A.
15. ALL COMMON LOTS ARE TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
16. IT IS THE INTENT OF LOT 242 TO BE USED FOR NEIGHBORHOOD AMENITIES. AMENITIES MAY INCLUDE A POOL, CLUBHOUSE, SPORT COURTS, ETC.
17. REGULATED STREAM BUFFER IS IDENTIFIED ON THIS TRACT BY ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES AND AS SHOWN BY THE COLUMBIA USGS QUADRANGLE.

CLIMAX FOREST CALCULATIONS:	
TOTAL EXISTING CLIMAX FOREST	37.2 AC.±
CLIMAX FOREST TO BE PRESERVED	9.3 AC.± (25% MIN.)

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, THE SOUTHWEST QUARTER OF SECTION 15 AND THE SOUTHEAST QUARTER OF SECTION 16, ALL OF TOWNSHIP 48 NORTH RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3889, PAGE 50 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH RIGHT OF WAY LINE OF STATE ROUTE WW AT THE SOUTHWEST CORNER OF CEDAR GROVE SUBDIVISION AS SHOWN IN THE SURVEY RECORDED IN BOOK 374, PAGE 112 AND WITH THE NORTH LINE THEREOF, N 42°44'40"W, 212.13 FEET; THENCE N 41°45'45"W, 174.24 FEET; THENCE 275.26 FEET ALONG A 746.29-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 52°19'45"W, 273.70 FEET; THENCE N 62°53'40"W, 522.53 FEET; THENCE N 62°38'40"W, 774.62 FEET; THENCE N 59°47'00"W, 100.12 FEET; THENCE N 62°38'40"W, 234.35; THENCE N 64°51'15"W, 166.02 FEET THENCE N 63°07'40"W, 342.26 FEET; THENCE N 62°36'40"W, 597.41 FEET; THENCE 167.71 FEET ALONG A 1402.81-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 59°11'10"W, 167.61 FEET; THENCE N 55°45'40"W, 161.21 FEET TO THE SOUTHEAST CORNER OF SURVEY RECORDED IN BOOK 829 PAGE 433; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID SURVEY N 0°03'35"W, 708.70 FEET; THENCE N 1°08'35"E, 477.34 FEET; THENCE N 2°10'05"E, 128.92 FEET TO THE SOUTH WEST CORNER OF THE SURVEY RECORDED IN BOOK 4216 PAGE 23; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 4216 PAGE 23, S 89°32'50"E, 1945.32 FEET TO THE EAST LINE OF SAID SECTION 16; THENCE WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 15, S 89°57'25"E, 1317.11 FEET TO THE WEST LINE OF SAID CEDAR GROVE SUBDIVISION; THENCE LEAVING SAID NORTH LINE AND WITH SAID WEST LINE OF CEDAR GROVE SUBDIVISION S 1°35'25"W, 3181.37 FEET TO THE POINT OF BEGINNING AND CONTAINS 161.84 ACRES.

LEGEND:

- EXISTING 2FT CONTOUR
- EXISTING 10FT 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

SCALE: 1"=100'
0 50 100 200

OWNER:
MICHAEL CHARLES CAULDER
1039 25TH STREET
SANTA MONICA, CA 90403

DEVELOPER:
BROOKS DEVELOPMENT, LLC.
6209 UPPER BRIDLE BEND DR.
COLUMBIA, MO 65201

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER PE-2004000775
PROFESSIONAL ENGINEER

11/20/2017
TIMOTHY D. CROCKETT – PE-2004000775

SITE/CIVIL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151301

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 5TH DAY OF November 2017.

RUSTY STRODTMAN – CHAIRPERSON

11/20/2017 COMMENTS
02/01/2017 ORIGINAL

150527

THE BROOKS, PHASE 2 – PRELIMINARY PLAT

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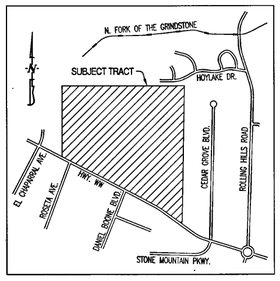

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