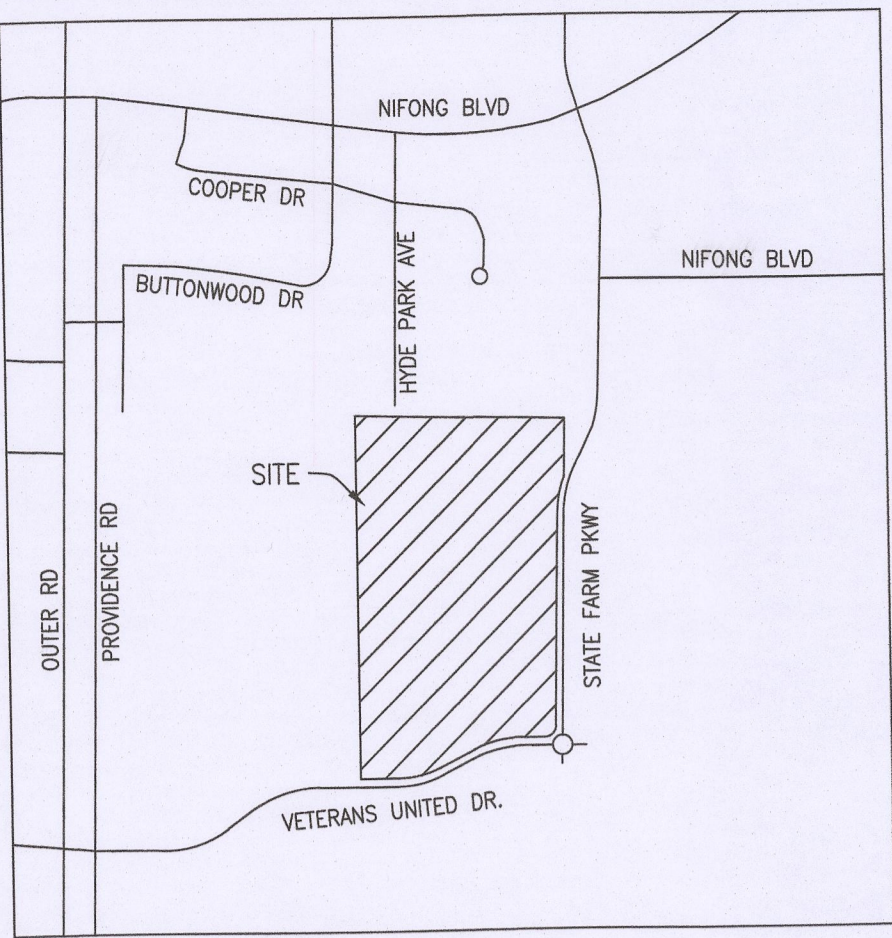


# PRELIMINARY PLAT SPRINGBROOK CROSSING NORTH

A MAJOR SUBDIVISION LOCATED IN THE NORTHEAST QUARTER  
OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
DECEMBER 11, 2023



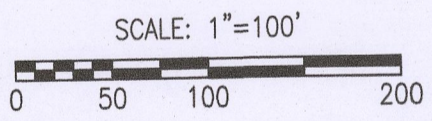
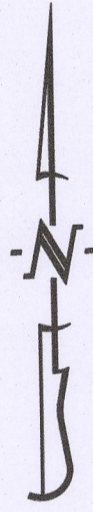
LOCATION MAP  
NOT TO SCALE

**LEGEND:**

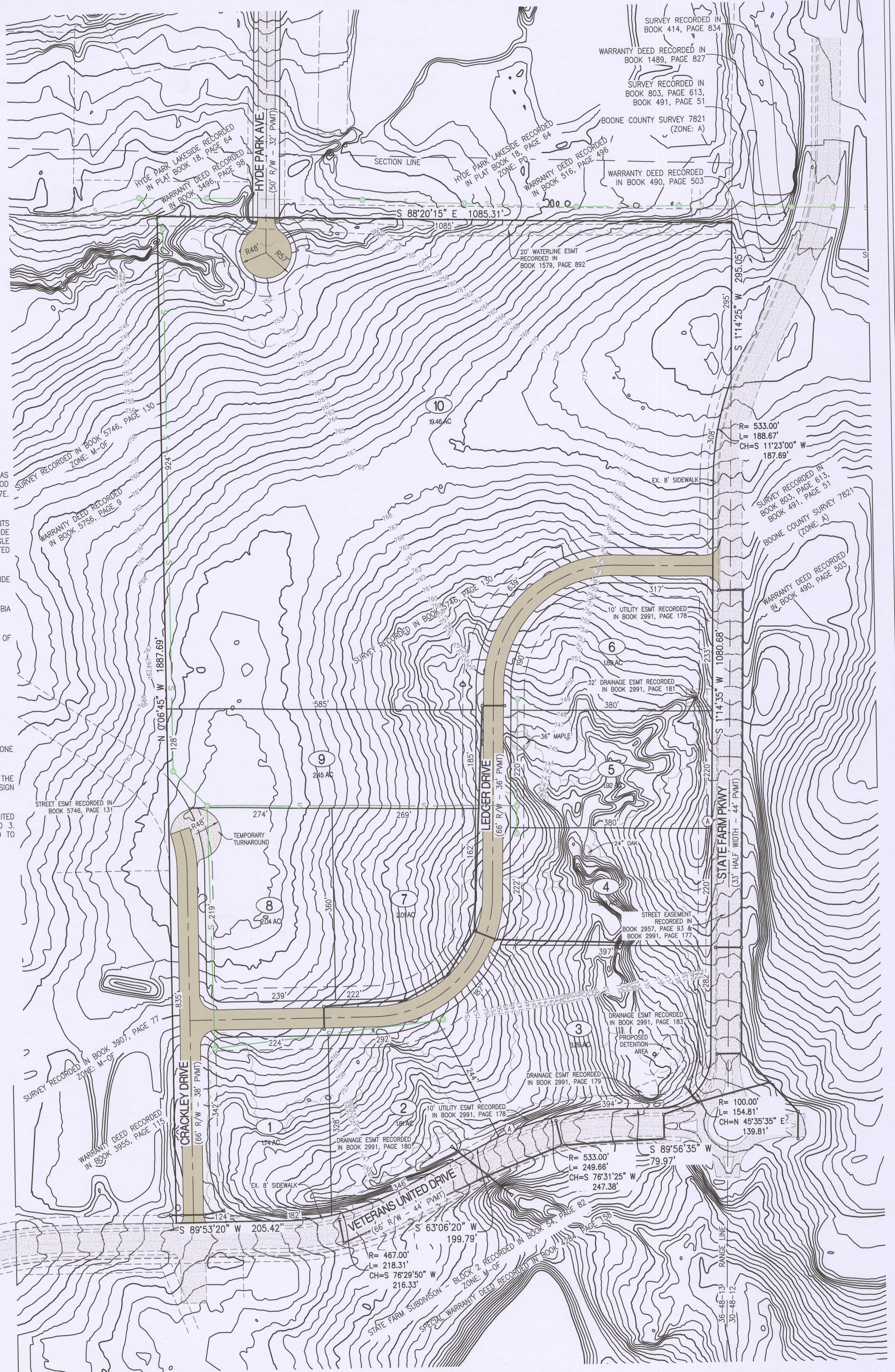
- E EXISTING
- S SET
- SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- COTTON PICKER SPINDLE/RAILROAD SPIKE
- STONE
- ◆ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- (R) RADIAL LINE
- DH× DRILL HOLE
- W/ CHISELED X
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- R= CURVE RADIUS
- L= CURVE ARC LENGTH
- CH= CURVE CHORD DIRECTION & LENGTH
- ℄= CENTERLINE

**NOTES:**

1. THIS TRACT IS LOCATED IN ZONE X - UNSHADED. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL #29019C0287E. DATED: APRIL 19, 2017.
2. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 124-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP. THIS TRACT DOES NOT CONTAIN ANY SUCH REGULATED STREAM BUFFER.
3. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO PUBLIC RIGHT-OF-WAY AS SHOWN.
4. WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
5. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA.
6. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
7. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
8. THE EXISTING ZONING OF THIS TRACT IS M-OF
9. THIS PLAT CONTAINS 42.02 ACRES.
10. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE
11. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
12. PRIVATE ACCESS ONTO VETERANS UNITED DRIVE SHALL BE LIMITED TO A SINGLE SHARED DRIVE LOCATED BETWEEN LOTS 2 AND 3. PRIVATE ACCESS TO STATE FARM PARKWAY SHALL BE LIMITED TO A SINGLE SHARED DRIVE LOCATED BETWEEN LOTS 4 AND 5.



OWNER/DEVELOPER:  
SPRINGBROOK CROSSING, L.L.C.  
4220 PHILIPS FARM RD  
COLUMBIA, MO 65201

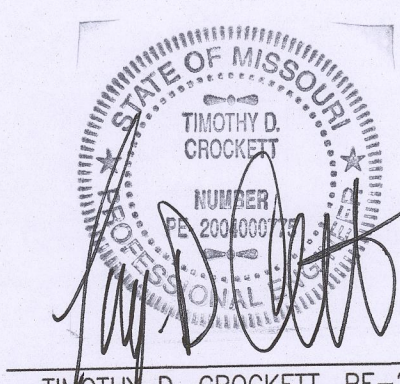


**LEGEND:**

- 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 TREELINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- ⓧ LOT NUMBER
- PROPOSED PAVEMENT
- EXISTING PAVEMENT

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING  
COMMISSION THIS 9<sup>th</sup> DAY OF May, 2024.

Sharon Gueja Jones, Chairperson



04/30/2024  
TIMOTHY D. CROCKETT, PE-2004000775

**SPRINGBROOK CROSSING NORTH**

A MAJOR SUBDIVISION LOCATED IN  
SECTION 36, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200015304

DATE: 12/11/2023  
SCALE: 1" = 100'  
PROJECT: 210574  
DRAWN BY: JWS

**CROCKETT**  
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www.crockettengineering.com