

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



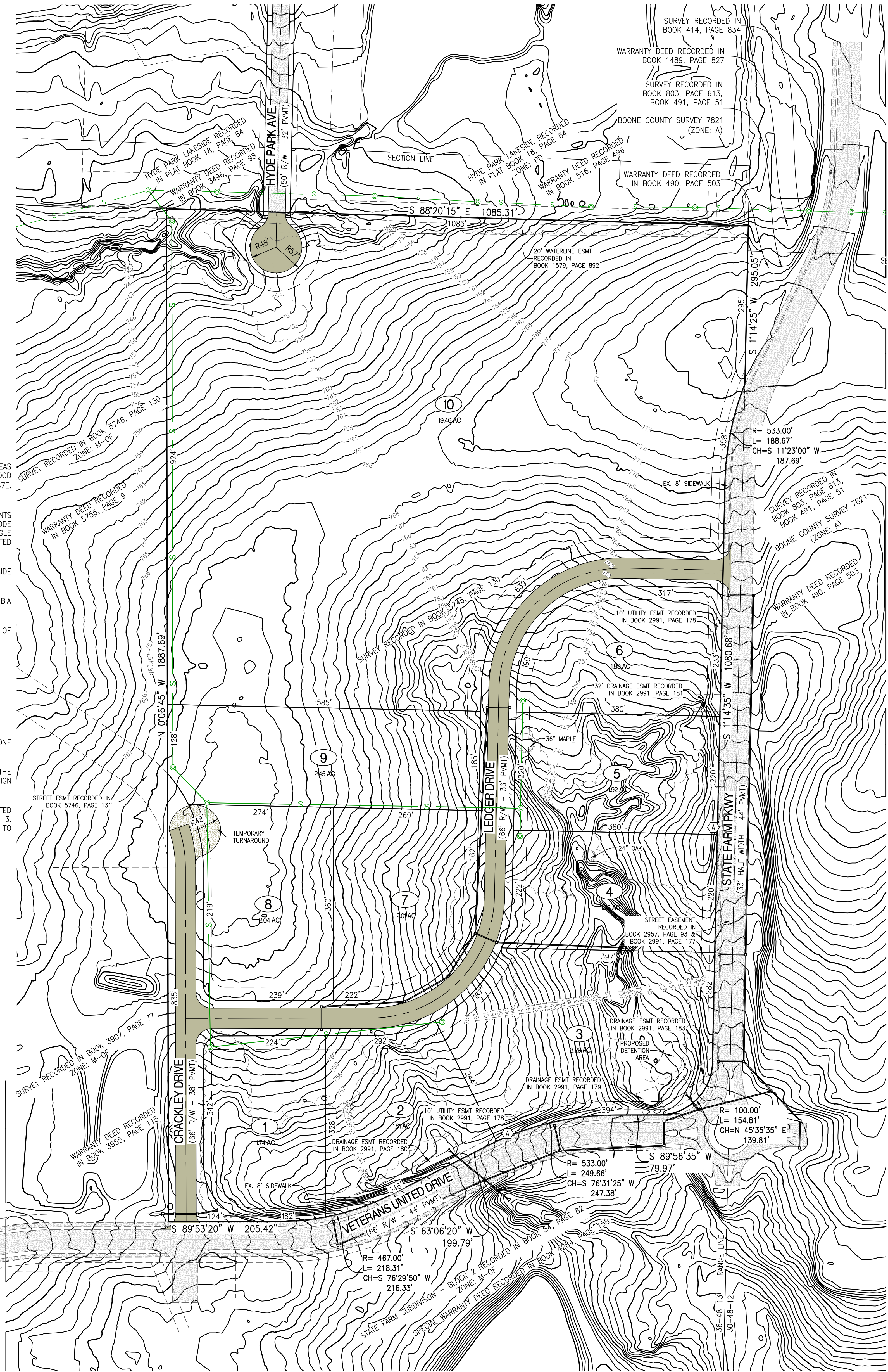
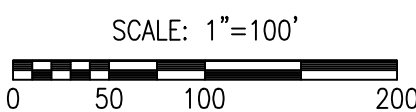
LOCATION MAP
NOT TO SCALE

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 12A-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

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS _____ DAY OF _____, 2024.

SHARON GEUEA JONES, CHAIRPERSON

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



SPRINGBROOK CROSSING NORTH	
A MAJOR SUBDIVISION LOCATED IN SECTION 36, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
DATE: 12/11/2023	SCALE: 1" = 100'
PROJECT: 210574	DRAWN BY: JWS