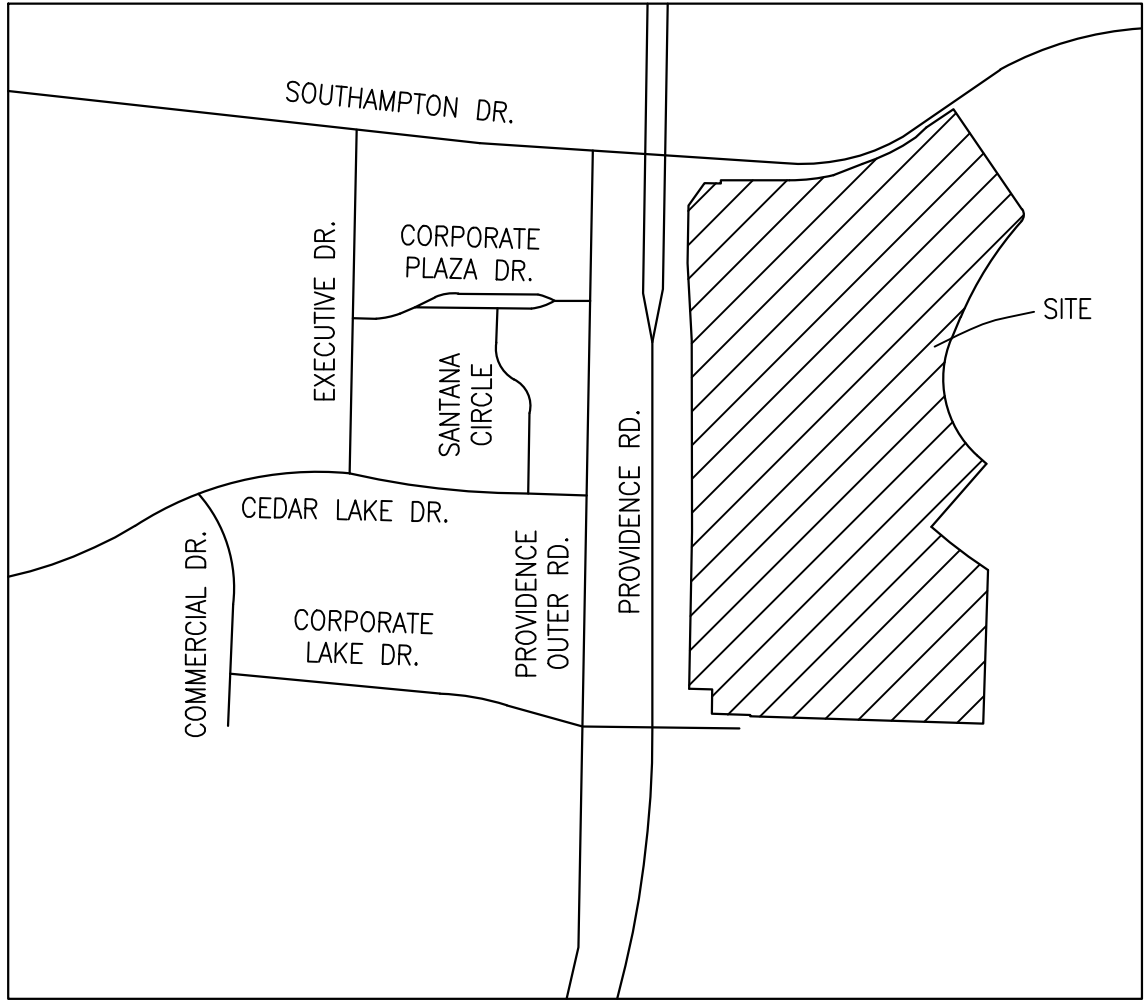




LOCATION MAP
NOT TO SCALE



SCALE: 1"=80'
0 40 80 160

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL LOT 1A OF STATE FARM SUBDIVISION - BLOCK 2, RECORDED IN PLAT BOOK 54, PAGE 82 AND CONTAINING 24.50 ACRES.

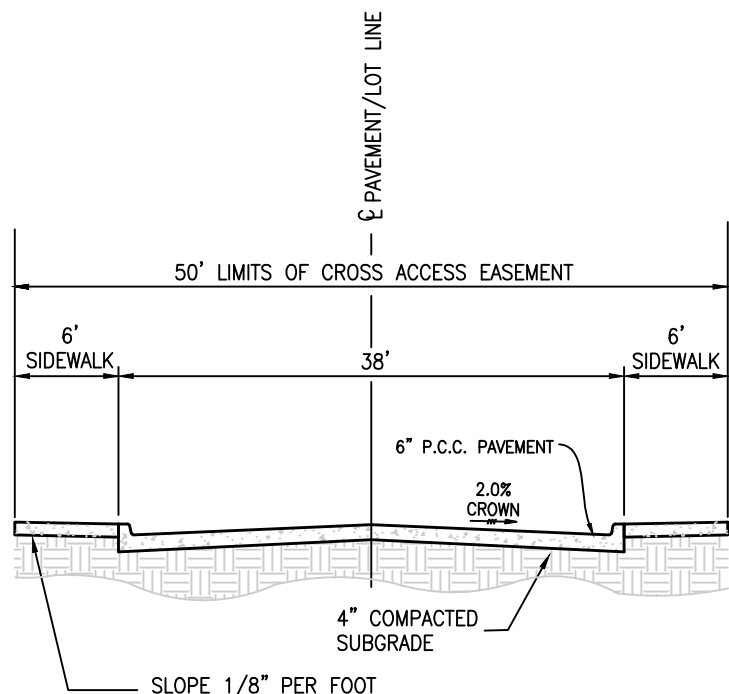
OWNER/DEVELOPER:
MID-AM DEVELOPMENT, L.L.C.
4220 PHILIPS FARM RD.
COLUMBIA, MO 65201

NOTES:

- NO PORTION OF THIS TRACT IS LOCATED IN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0290E, DATED: APRIL 19, 2017.
- 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.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO PUBLIC RIGHT-OF-WAY AS WELL AS ADJACENT TO ALL PRIVATE STREETS.
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONING OF THIS TRACT IS M-C (LOTS 1-8, 10-13) & M-OF (LOT 9).
- THIS PLAT CONTAINS 24.50 ACRES.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
- ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
- THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT ONTO PROVIDENCE ROAD OR VETERANS UNITED DRIVE.
- THERE SHALL BE 6-FOOT SIDEWALKS CONSTRUCTED ALONG BOTH SIDES OF ALL PRIVATE STREETS WITHIN THE DEVELOPMENT AT THE TIME OF STREET CONSTRUCTION.
- BUILDINGS ON LOTS 4-8 SHALL HAVE THE FRONTS OF THE BUILDINGS FACING PROVIDENCE ROAD.
- THERE SHALL BE A 25-FOOT FRONT YARD SETBACK TO ALL LOTS AND TO BE DETERMINED FROM THE PRIVATE STREET EASEMENT LINE. DEFINED BY THE COLUMBIA CODE OF ORDINANCE SEC.29-4.1.
LOT 1 SHALL FRONT ADLER DRIVE.
LOTS 2 AND 3 SHALL FRONT VETERANS UNITED DRIVE.
LOTS 4-8 SHALL FRONT PROVIDENCE ROAD.
LOT 9 SHALL FRONT FLAGLER DRIVE.
LOTS 10-13 SHALL FRONT STELLAR DRIVE.
- THIS IS THE FIRST REVISION TO THE STATE FARM SUBDIVISION - BLOCK 2 PRELIMINARY PLAT.
- ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY UNLESS AUTHORIZED BY CITY COUNCIL.
- RIGHT OF WAY SHALL BE GRANTED AT THE TIME OF CONSTRUCTION OF THE ROUNDABOUT LOCATED ON A PORTION OF LOT 2. THE RIGHT OF WAY SHOWN BY THIS PRELIMINARY PLAT IS APPROXIMATELY .14 ACRES BUT IS SUBJECT TO CHANGE AT PLATTING.
- FLAGLER DRIVE SHALL CONNECT TO THE EXISTING PAVEMENT EAST OF STELLAR DRIVE AT A 10:1 TAPER.

LEGEND:

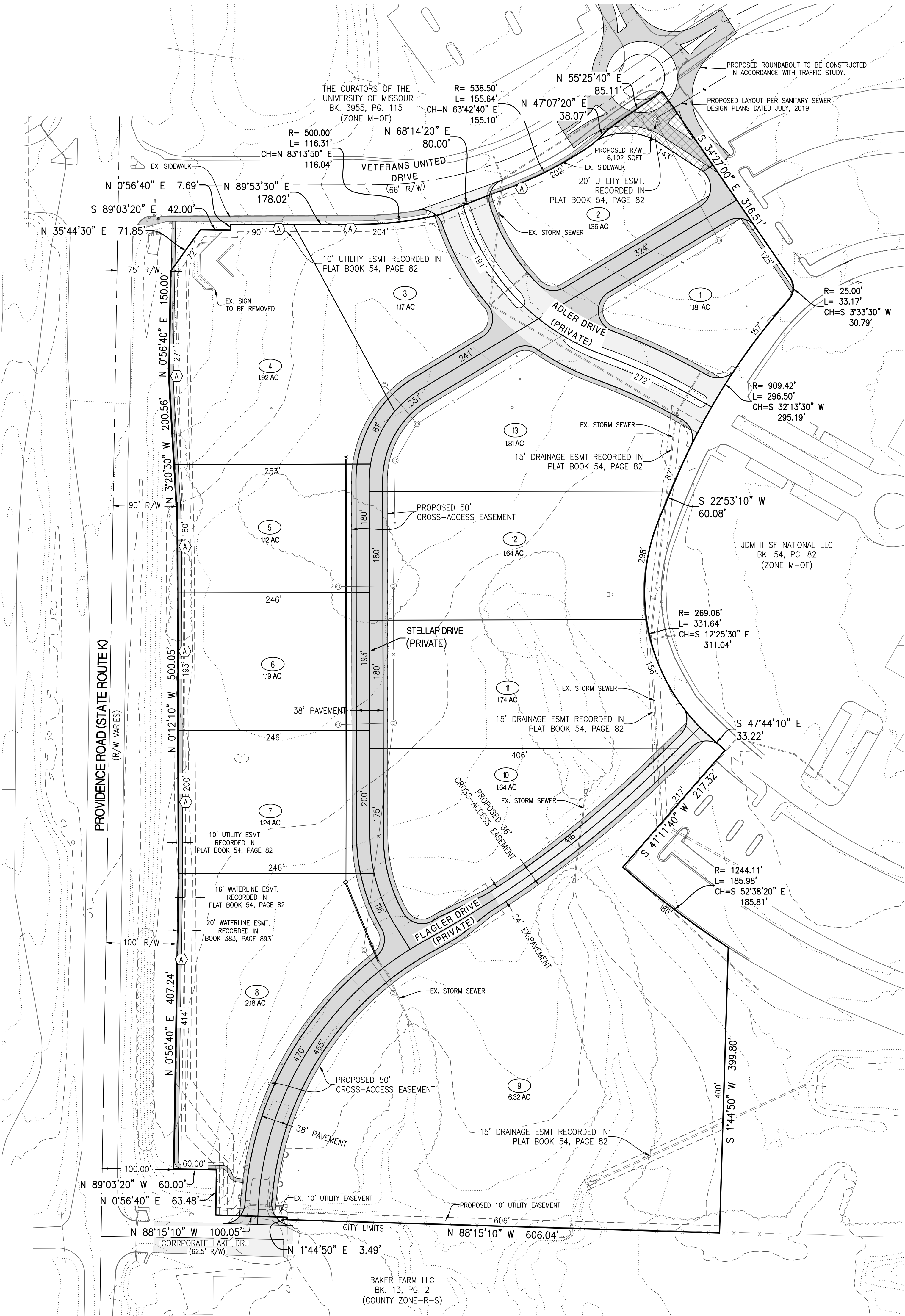
	EXISTING MINOR CONTOUR		EXISTING STORM SEWER
	EXISTING MAJOR CONTOUR		PROPOSED STORM SEWER
	CURB		BUILDING LINE
	EXISTING SANITARY SEWER		EASEMENT
	PROPOSED SANITARY SEWER		LOT NUMBER
	MANHOLE/CLEANOUT		PROPOSED PAVEMENT
	PROPOSED WATERLINE		EXISTING PAVEMENT
	PROPOSED LIGHT POLE		PROPOSED ROUNDABOUT RIGHT OF WAY
	PROPOSED FIRE HYDRANT		PROPOSED DETENTION
	WATERWAY		
	EXISTING TREELINE		



NOTE:
TYPICAL CROSS SECTION OF NEW PRIVATE STREET.

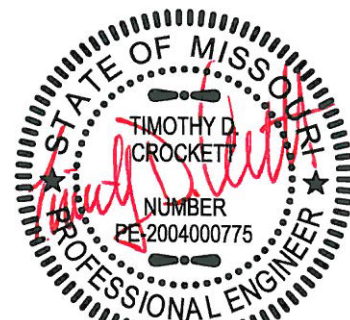
PRELIMINARY PLAT
SPRING BROOK

A MAJOR SUBDIVISION LOCATED IN SECTION 36,
TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 18, 2023



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS _____ DAY OF _____, 2023.

SHARON GEUEA JONES, CHAIRPERSON



4/18/2023
TIMOTHY D. CROCKETT - PE-2004000775