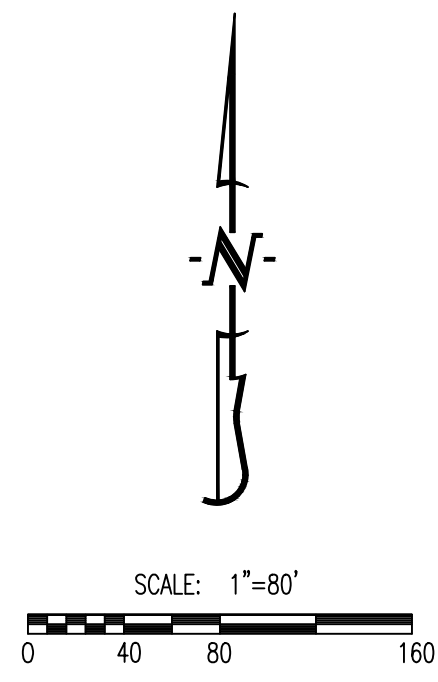




LOCATION MAP
NOT TO SCALE



LEGEND:

---805---	EXISTING MINOR CONTOUR
---820---	EXISTING MAJOR CONTOUR
—	CURB
—S—	EXISTING SANITARY SEWER
-S-	PROPOSED SANITARY SEWER
○	MANHOLE/CLEANOUT
—W—	PROPOSED WATERLINE
—L—	PROPOSED LIGHT POLE
—H—	PROPOSED FIRE HYDRANT
---S---	EXISTING STORM SEWER
---S---	PROPOSED STORM SEWER
—	BUILDING LINE
---	EASEMENT
XX	LOT NUMBER
■	PROPOSED PAVEMENT
▨	PROPOSED DETENTION/BIORETENTION
○	STREAM
—	STREAMSIDE BUFFER
---	OUTER STREAM BUFFER ZONE

PRELIMINARY PLAT FOR BRISTOL RIDGE, PLAT NO. 2

A TRACT LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #245-2022

OWNER:
ALAN E. EASLEY TRUST & VIRGINIA EASLEY DEMARCE
DECLARATION OF TRUST
8300 E. TURNER FARM RD.
COLUMBIA, MO 65201

DEVELOPER:
FRED OVERTON DEVELOPMENT, INC.
2712 CHAPEL WOOD VIEW
COLUMBIA, MO 65203

GAP PROPERTIES, LLC
WARRANTY DEED REC. IN
BOOK 2118, PAGE 36
ZONED COUNTY A-1

NOTES:

- 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.
 - PART OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO SECTION 29-2.3(0)(4)(i) OF THE CODE OF ORDINANCES AND AS SHOWN ON THE FEMA F.I.R.M. PANEL #29019C0295E, DATED APRIL 19, 2017.
 - THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
 - THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
 - NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
 - WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
 - ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
 - LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
 - THE EXISTING ZONING OF THIS TRACT IS A-1 (PENDING ANNEXATION/ZONING INTO THE CITY OF COLUMBIA TO R-1).
 - THIS TRACT CONTAINS 53.80 ACRES.
 - A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS UNLESS OTHERWISE NOTED.
 - 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.
 - LOTS C1-C3 ARE COMMON LOTS AND ARE TO BE DEEDED 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.
 - ALL LOTS, EXCEPT COMMON LOTS, SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE.
 - 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 PRELIMINARY PLAT APPROVAL.
 - MULTIPLE PHASES OF DEVELOPMENT SHALL BE ALLOWED.
 - ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
- (A) 18. EXTENSION OF PHILIPS FARM ROAD PER DEVELOPMENT AGREEMENT.
- (B) 19. STREET AND SIDEWALK TO CONNECT TO THE CURRENT PAVEMENT FOR BRISTOL LAKE PARKWAY PER DEVELOPMENT AGREEMENT.
- (C) 20. LOTS C2, C3, 1, 39, 40, 68, 69, 87, 88, 89, 90, & 103 SHALL NOT HAVE DIRECT DRIVEWAY ACCESS TO BRISTOL LAKE PKWY OR TO FUTURE PHILIPS FARM RD.
- (D) 21. BRISTOL LAKE PARKWAY CONSTRUCTED BY DEVELOPER ON CITY OF COLUMBIA PROPERTY PER DEVELOPMENT AGREEMENT.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED IN THE TRUSTEE'S DEED RECORDED IN BOOK 4630, PAGE 176 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING OF THE NORTH EAST CORNER OF BRISTOL LAKE PLAT 1-C, RECORDED IN PLAT BOOK 51, PAGE 70 AND WITH THE NORTH LINE THEREOF N 89°54'45" W, 1002.72 FEET TO THE SOUTHEAST CORNER OF LOT 122 OF BRISTOL RIDGE PLAT NO. 1, RECORDED IN PLAT BOOK 53, PAGE 28; THENCE LEAVING SAID NORTH LINE AND WITH THE LINES OF SAID BRISTOL RIDGE, N 14°07'10" W, 214.18 FEET; THENCE N 56°33'45" W, 429.82 FEET; THENCE N 58°32'00" W, 553.18 FEET; THENCE N 50°25'50" W, 222.01 FEET; THENCE LEAVING THE LINES OF SAID BRISTOL RIDGE, N 40°14'25" E, 126.48 FEET; THENCE N 59°51'40" E, 318.45 FEET; THENCE N 83°41'55" E, 243.71 FEET; THENCE N 30°13'35" E, 122.91 FEET TO THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 4364, PAGE 178; THENCE WITH THE LINES OF SAID SURVEY, S 89°18'45" E, 612.07 FEET; THENCE N 1°34'00" E, 476.00 FEET TO THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 1149, PAGE 45; THENCE LEAVING THE LINES OF THE SURVEY RECORDED IN BOOK 4364, PAGE 178 AND WITH THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 1149, PAGE 45 AND SAID SOUTH LINE EXTENDED, S 89°18'45" E, 818.63 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 32, AND THE WEST LINE OF A. PERRY PHILIPS PARK SUBDIVISION, RECORDED IN PLAT BOOK 43, PAGE 9; THENCE LEAVING SAID SOUTH LINE EXTENDED AND WITH THE WEST LINE OF SAID A. PERRY PHILIPS PARK SUBDIVISION, S 1°36'05" W, 1724.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.80 ACRES.

PREPARED BY:
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#00019101



09/16/2022
ANDREW T. GREENE - PE-2022000043

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS ___ DAY OF _____, 2022.

SARA LOE, CHAIRPERSON



PRELIMINARY PLAT NO. 2, BRISTOL RIDGE