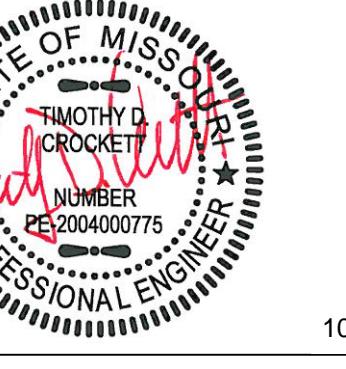


PRELIMINARY PLAT
SILVER LAKES

A TRACT LOCATED IN SECTION 11, TOWNSHIP 48 NORTH, RANGE 12 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY, 2022

OWNER/DEVELOPER:
THE BROOKS AT COLUMBIA, LLC
6209 UPPER BRINdle BEND DR
COLUMBIA, MO 65201



SHEET 2 OF 3

PRELIMINARY PLAT, SILVER LAKES

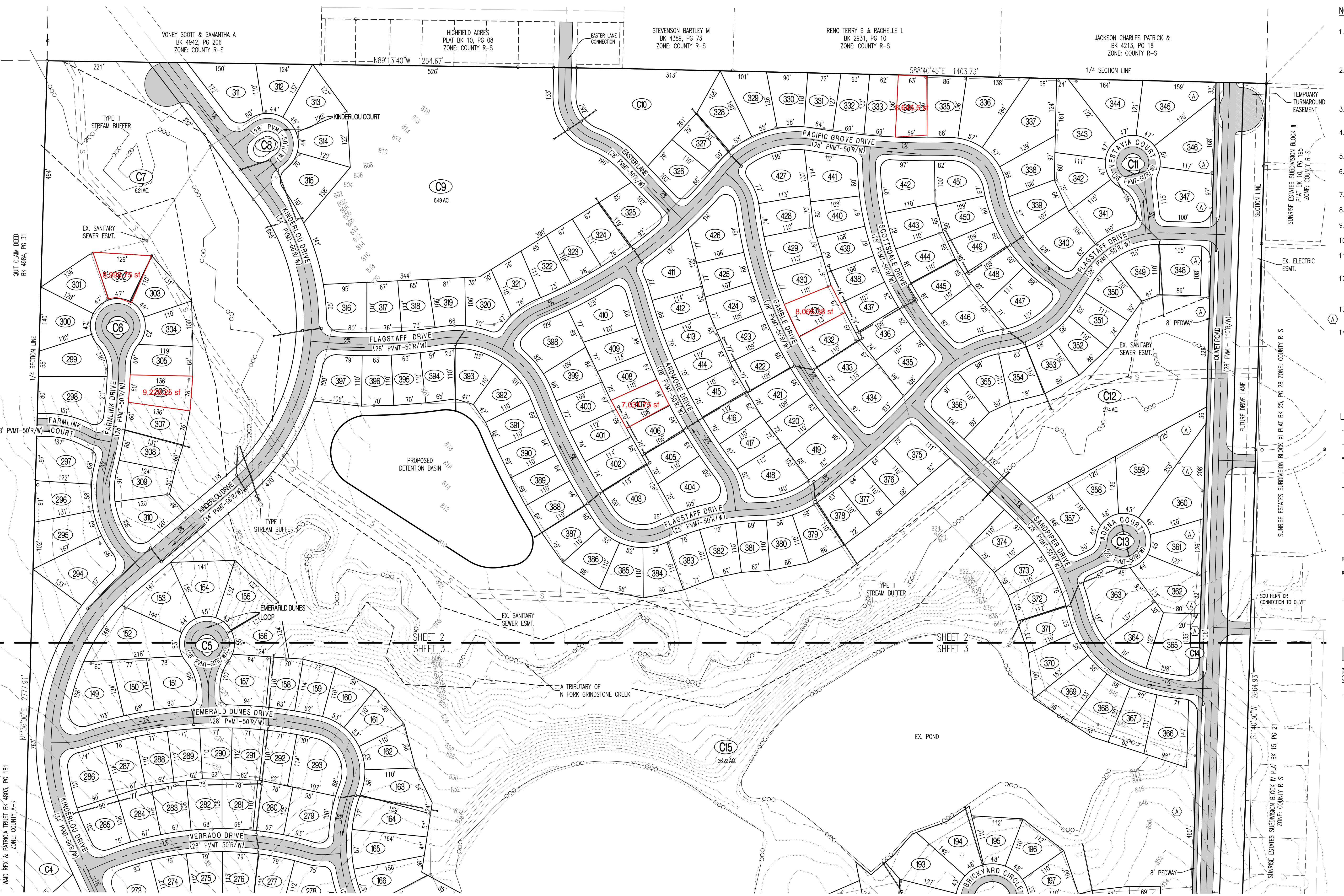
NOTES:

1. THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 2901C0305E, 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 MILLERSBURG USGS QUADRANGLE MAP.
3. THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
4. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
5. WATER DISTRIBUTION TO BE PROVIDED BY PWSL #9.
6. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
7. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
8. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
9. THE EXISTING ZONING OF THIS TRACT IS R-1.
10. THIS PLAT CONTAINS 166.16 ACRES.
11. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES SHALL BE ALLOWED.
12. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
13. THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT ONTO RICHLAND ROAD, OLIVET ROAD OR KINDERLOU DRIVE.
14. A 50-FOOT WIDE TRAIL EASEMENT SHALL BE DEDICATED ON THE FINAL PLAT THAT DEDICATES SAID TRAIL EASEMENT ALONG THE NORTH FORK GRINDSTONE CREEK. SAID EASEMENT SHALL BE LOCATED INSIDE THE DEDICATED STREAM BUFFER AND LOCATED WITHIN COMMON LOTS C7, C12 AND C15.

LEGEND:

- 805 EXISTING 2FT CONTOUR
- 829 EXISTING 10FT CONTOUR
- Curb
- - - Sanitary Sewer
- - - - - Existing Sanitary Sewer
- Manhole/Cleanout
- W Proposed Waterline
- Proposed Light Pole
- Proposed Fire Hydrant
- - - Storm Sewer
- - - - - Existing Storm Sewer
- Building Line
- Easement
- XX Lot Number
- CX Common Lot Number
- Proposed Pavement
- ▨ Proposed Detention/Bioretention
- Existing Treeline

SCALE: 1"=100'



PRELIMINARY PLAT **SILVER LAKES**

OWNER/DEVELOPER:
THE BROOKS AT COLUMBIA, LLC
6209 UPPER BRINDLE BEND DR
COLUMBIA, MO 65201

A TRACT LOCATED IN SECTION 11, TOWNSHIP 48 NORTH, RANGE 12 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI

MAY, 2022



SHEET 3 OF 3

PRELIMINARY PLAT, SILVER LAKES

NOTES:

THIS TRACT IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C0305E, 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 MILLERSBURG USGS QUADRANGLE MAP.

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.

WATER DISTRIBUTION TO BE PROVIDED BY PWSD #9.

ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.

NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.

LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.

THE EXISTING ZONING OF THIS TRACT IS R-1.

THIS PLAT CONTAINS 166.16 ACRES.

THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES SHALL BE ALLOWED.

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 RICHLAND ROAD, OLIVET ROAD OR KINDERLOU DRIVE.

A 50-FOOT WIDE TRAIL EASEMENT SHALL BE DEDICATED ON THE FINAL PLAT THAT DEDICATES SAID TRAIL EASEMENT ALONG THE NORTH FORK GRINDSTONE CREEK. SAID EASEMENT SHALL BE LOCATED INSIDE THE DEDICATED STREAM BUFFER AND LOCATED WITHIN COMMON LOTS C7, C12 AND C15.

