

PRELIMINARY PLAT #1 CREEKS EDGE

A MAJOR SUBDIVISION LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER, 2011

OWNERS:
MCGRATH FAMILY TRUST
3700 S. LENOX ST. APT. 204
COLUMBIA, MO 65201

DEVELOPER:
JQB CONSTRUCTION, INC.
65209 UPPER BRIDLE BEND
COLUMBIA, MO 65201

NOTES:

WATER DISTRIBUTION TO BE DESIGNED BY THE CITY WATER AND LIGHT DEPARTMENT.

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 LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 290034 02700 AND 290036 02700 DATED MARCH 17, 2011.

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.

LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.

THE EXISTING ZONING OF THIS TRACT IS COUNTY A-2. (PENDING ANNEXATION AND ZONING TO CITY R-1)

THIS PLAT CONTAINS 157.59 ACRES.

A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL STREETS EXCEPT FOR SCOTT BOULEVARD.

ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.

THE STREAM BUFFERS, AS SHOWN, ARE APPROXIMATE AND ARE INTENDED TO COMPLY WITH ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES.

NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY LOT ONTO SCOTT BOULEVARD.

LOTS C7 AND C10 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, RESTROOM FACILITIES, RECREATIONAL FACILITIES, SHELTERS, ETC.

ALL EXISTING BUILDINGS ARE TO BE REMOVED WHEN FINAL PLATTED.

IT IS THE INTENT OF THIS PRELIMINARY PLAT TO SHOW THE NECESSARY RIGHT-OF-WAY FOR THE PROPOSED ROUNDABOUT LOCATED AT THE SAWGRASS DRIVE/SCOTT BOULEVARD INTERSECTION. ADDITIONAL RIGHT-OF-WAY SHALL BE GRANTED TO THE CITY OF COLUMBIA UPON REQUEST.

ALL CORNER LOTS ON SAWGRASS DRIVE SHALL HAVE DRIVEWAY ACCESS FROM THE INTERSECTING STREET, NOT ONTO SAWGRASS DRIVE.

LOT C1 MAY HAVE NEIGHBORHOOD AMENITIES SUCH AS A SWIMMING POOL, RESTROOM FACILITIES, RECREATIONAL FACILITIES, PHONE SHELTER, ETC. SAID LOT SHALL HAVE 1 DRIVEWAY ACCESS ONTO SAWGRASS DRIVE. THIS ACCESS SHALL BE FOR PUBLIC ACCESS TO ANY PROPOSED AMENITIES ON THAT LOT.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 48 NORTH, RANGE 48 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING TRACTS 1, 2, 3, 4 AND 5 OF THE SURVEY RECORDED IN BOOK, 881, PAGE 902 AND CONTAINING, 157.59 ACRES.

PREPARED BY:

CROCKETT

ENGINEERING CONSULTANTS
3408 North Stadium Boulevard
Columbia, Missouri 65205
(314) 447-0295

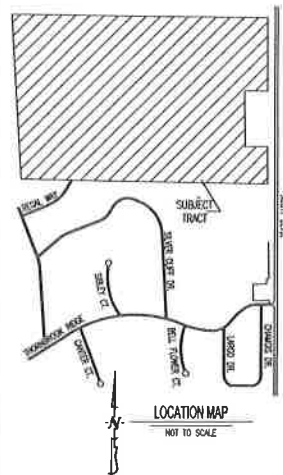
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#000015104

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS 20th DAY OF October, 2011.

Douglas Wheeler
DOUG WHEELER, CHAIRPERSON

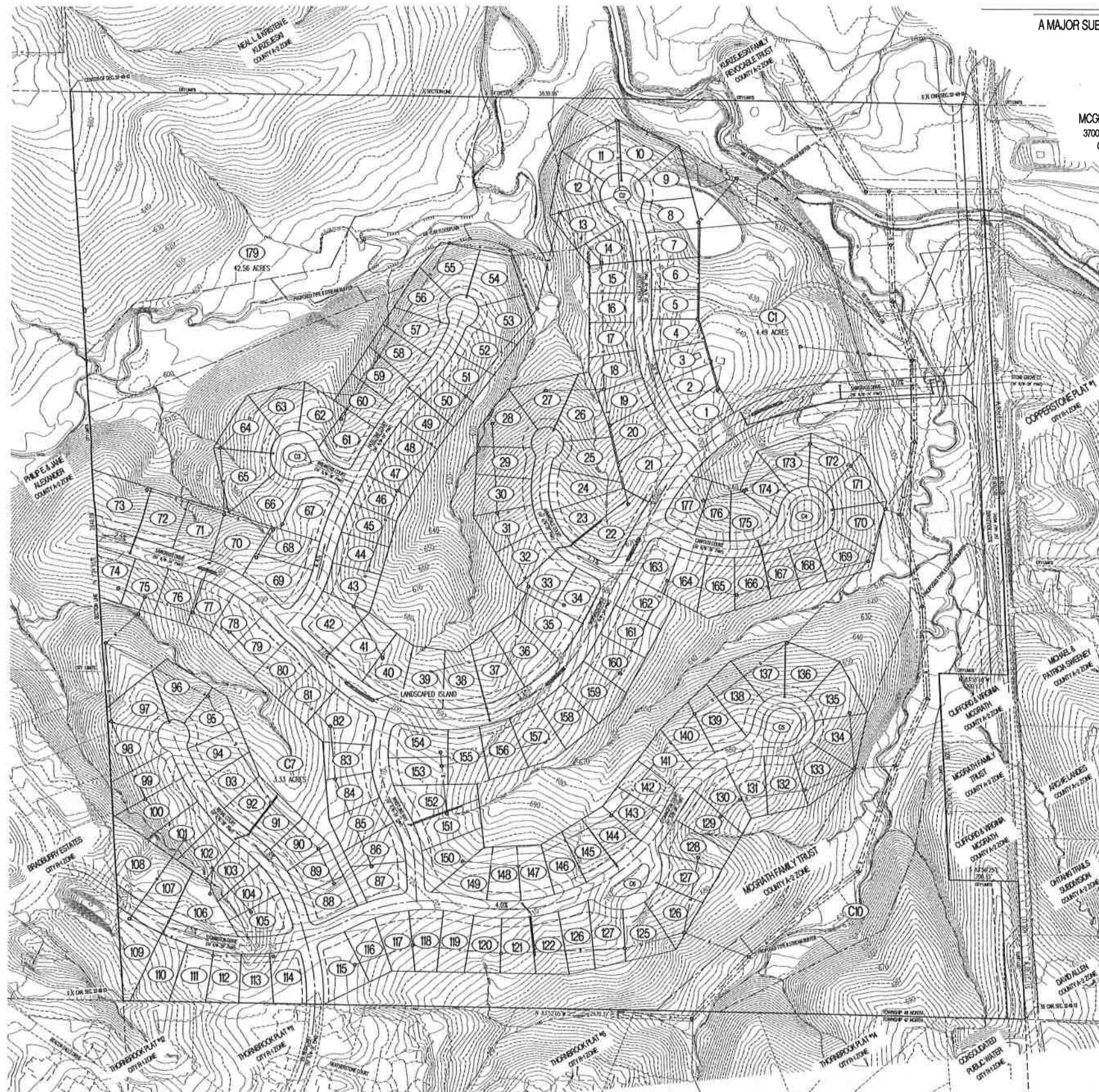
APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS ____ DAY OF _____, 2011.

ROBERT MCARD, MAYOR



LEGEND:

- EXISTING 2FT CONTOUR
- EXISTING 10FT CONTOUR
- 10' PROPOSED 2FT CONTOUR
- 10' PROPOSED 10FT CONTOUR
- EXISTING STRUCTURE
- EXISTING TREELINE
- PROPOSED TREELINE
- EDGE OF WATERWAY
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER
- BUILDING LINE
- LOT NUMBER
- STREAM BUFFER (OUTER LIMITS)
- 100 YEAR FLOODPLAIN
- MEDIAN



PRELIMINARY PLAT #1 CREEKS EDGE

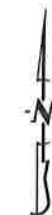
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- BUILDING LINE
- LOT NUMBER
- STREAM BUFFER (OUTER LIMITS)
- 100 YEAR FLOODPLAIN
- MEAN



SCALE: 1"=100'
0 50 100 200

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS
16th DAY OF October, 2011.

Dan L. Beck
DAN L. BECK, CHAIRPERSON

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS ____ DAY OF _____, 2011.

ROBERT MCDAVID, MAYOR

PREPARED BY:

CROCKETT

ENGINEERING CONSULTANTS
3609 North Stadium Boulevard
Columbia, Missouri 65203
(314) 441-0099

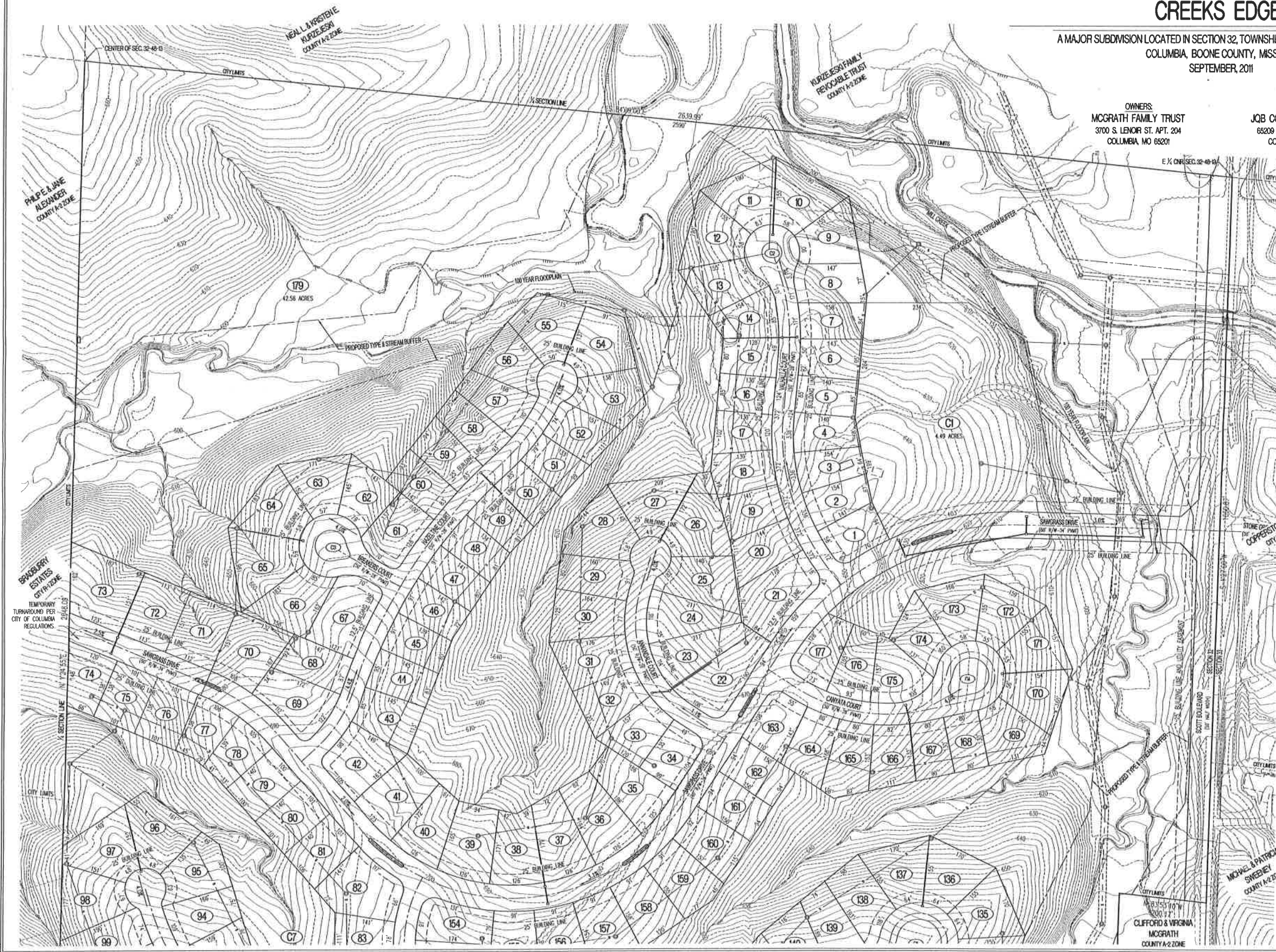
www.crockettengineering.com

Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#000151024

Timothy D. Crockett
TIMOTHY D. CROCKETT, P.E., P.L.L.C. 10/2/11

CLIFFORD & VIRGINIA
MCGRATH
COUNTY A-2 ZONE

MCGRATH & PATRICIA
SWEENEY
COUNTY A-2 ZONE



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- BUILDING LINE
- LOT NUMBER
- STREAM BUFFER (OUTER LIMITS)
- 100 YEAR FLOODPLAIN
- MEAN



SCALE: 1"=100'

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 30th DAY OF October, 2011.

Robert McDavid
ROBERT MCDAVID, MAYOR

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS ____ DAY OF ____, 2011.

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
5808 North Shoshone Boulevard
Columbia, Missouri 65202
620.441.0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#0000191204

Timothy D. Crockett
TIMOTHY D. CROCKETT, P.E., 0000191204
10/24/11

