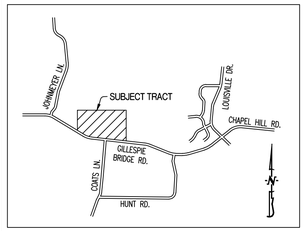
PRELIMINARY PLAT
PERCHE RIDGE

A MAJOR SUBDIVISION LOCATED IN
SECTION 19, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER, 2017

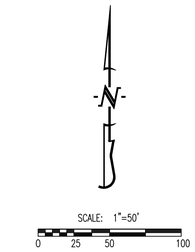


LOCATION MAP
NOT TO SCALE

SIGNIFICANT TREE COMPLIANCE:	
EXISTING SIGNIFICANT TREES:	39 TREES
EXISTING TREES TO REMAIN:	18 TREES (46%)

SIGNIFICANT TREES REMOVED SHALL BE MITIGATED PER SEC. 29-4.4(g)(3) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.





LEGEND:

- EXISTING 2FT CONTOUR
- EXISTING 10FT CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BIORETENTION
- EXISTING TREELINE
- SIGNIFICANT TREE (20" DIAMETER OR LARGER)
- PRESERVED SIGNIFICANT TREE (20" DIAMETER OR LARGER)

NOTES:

1. PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 29019C0266E DATED APRIL 19, 2017. ANY FILLING ON LOTS WITHIN THE FLOODPLAIN SHALL BE IN ACCORDANCE WITH FEMA AND THE CITY OF COLUMBIA REGULATIONS, WITH RESPECT TO CONSTRUCTION IN THE FLOODPLAIN.
2. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
3. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
4. WATER DISTRIBUTION TO BE DESIGNED BY BOONE COUNTY CPWSD #9.
5. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
6. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
7. THE EXISTING ZONING OF THIS TRACT IS COUNTY A-2. (PENDING ANNEXATION/ZONING INTO THE CITY OF COLUMBIA TO R-1).
8. THIS PLAT CONTAINS 17.0 ACRES.
9. 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. ALL TREE PRESERVATION SHALL BE CONTAINED ON A COMMON LOT WITH A PRESERVATION EASEMENT OVER THE TOP OF ALL REQUIRED PRESERVED AREAS.
10. THERE SHALL BE NO DRIVEWAY ACCESS FROM ANY RESIDENTIAL LOT DIRECTLY ONTO GILLESPIE BRIDGE ROAD.
11. THERE IS NO KNOWN EASEMENT OVER THE EXISTING BOONE ELECTRIC COOPERATIVE LINE CROSSING THIS PROPERTY. DEVELOPER PROPOSES TO GRANT A 30-FOOT EASEMENT OVER THE EXISTING ELECTRIC LINE AT THE TIME OF FINAL PLATTING.
12. A PRESERVATION EASEMENT SHALL BE PLACED OVER THE EXISTING OXBOW AS SHOWN ON LOT C1.

LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING 17.00 ACRES, MORE OR LESS, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13 WEST, OF THE 5TH PRINCIPAL MERIDIAN, IN BOONE COUNTY, MISSOURI, BEING SHOWN AND DESCRIBED AS TRACT ONE (1) OF THE SURVEY RECORDED NOVEMBER 10, 2003 AS INSTRUMENT NO. 2003045897 IN BOOK 2389, PAGE 9, RECORDS OF BOONE COUNTY, MISSOURI.

PREPARED BY:
CROCKETT
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Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151304

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

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER PE-2004000775
PROFESSIONAL ENGINEER

09/29/2017
TIMOTHY D. CROCKETT – PE-2004000775

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2017.

RUSTY STRODTMAN – CHAIRPERSON

09/29/2017 COMMENTS
06/14/2017 ORIGINAL

JOB#150519