

- LEGEND**
- 1% PROPOSED STREET GRADE
 - PROPOSED STORM DRAINAGE STRUCTURE/PIPE
 - S PROPOSED SANITARY SEWER
 - S EXISTING SANITARY SEWER
 - MANHOLE EXISTING SANITARY MANHOLE
 - X EXISTING FENCE
 - OR EXISTING UTILITY POLE
 - EXISTING TREES
 - PROPOSED SANITARY MANHOLE
 - PROPOSED SANITARY CLEAN OUT
 - 700 EXISTING CONTOUR
 - B.L. BUILDING SETBACK LINE

- NOTES**
1. THERE WILL BE A MINIMUM 20' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
 2. THERE WILL BE A MINIMUM 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY AND STORM SEWER LINES.
 3. ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
 4. ALL STREETS WILL HAVE A 50' RIGHT-OF-WAY AND 32' WIDE PAVEMENT UNLESS OTHERWISE NOTED.
 5. ALL CUL-DE-SACS WILL HAVE A 47' RADIUS RIGHT-OF-WAY AND 38' RADIUS PAVEMENT.
 6. ALL EXISTING STRUCTURES ON THIS TRACT WILL BE REMOVED.
 7. WATER DISTRIBUTION WILL BE DESIGNED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO. 1.
 8. CONTOUR INTERVAL IS TWO (2) FEET.

EXISTING UTILITIES

SEWER: CITY SEWER ACROSS SITE

WATER: 4" MAIN ON SOUTH SIDE OLD PLANK RD. (CPWSD#1)
12" MAIN ON NORTH SIDE OLD PLANK RD. (CW&L)

GAS: AVAILABLE TO SITE

ELEC: 3-PHASE OVERHEAD ON NORTH SIDE OLD PLANK RD.

FLOOD PLAIN STATEMENT

THE APPROXIMATE LOCATION OF THE 100-YEAR FLOOD PLAIN IS LOCATED AS SHOWN.

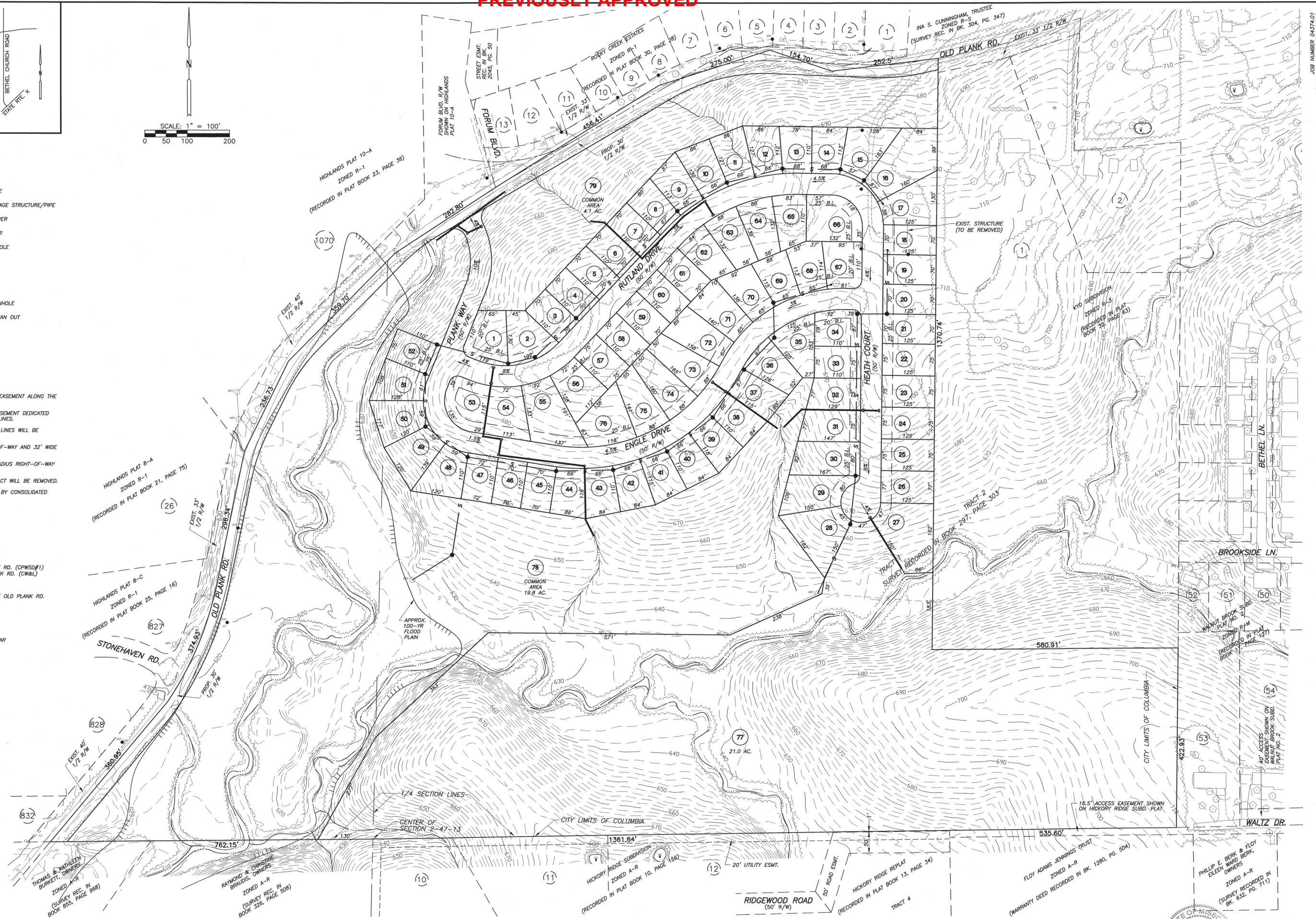
SITE DATA

ZONING: R-1
ACREAGE: 68.3 ACRES
LOCATION: N 1/2 SECTION 2-47-13

WARRANTY DEED RECORDED IN BOOK 1121, PAGE 281

OWNER / DEVELOPER

JEFFREY E. SMITH DEVELOPMENT CO.
P.O. BOX 7688
COLUMBIA, MISSOURI 65205

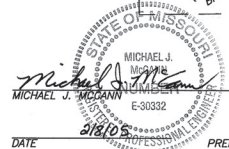


APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 12th DAY OF MARCH, 2005.

CHAIRPERSON
VICE-

PRELIMINARY PLAT
CREEK RIDGE
JANUARY 20, 2005

PREPARED BY
ALLSTATE CONSULTANTS, P.C.
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MISSOURI 65201
(573) 875-8799



DATE: 3/10/05
JOB #04374.01
PRELIM. PLAT - CREEK RIDGE

1:\2004\04374.01-RICHTER\dwg\RICHTER-BASE.dwg, PRE-PLAT