

GENERAL NOTES:

1. STREET RIGHT-OF-WAY SHALL BE 50 FOOT WIDE RESIDENTIAL STREET, UNLESS OTHERWISE NOTED.
2. DEVELOPER WILL COORDINATE WITH PWSO #1 FOR THE DESIGN OF WATER LINES TO SERVE THIS DEVELOPMENT.
3. DEVELOPER WILL COORDINATE WITH BOONE ELECTIC COOPERATIVE FOR THE DESIGN OF ELECTRIC LINES TO SERVE THIS DEVELOPMENT.
4. DEVELOPER WILL COORDINATE WITH AMEREN UE FOR THE DESIGN OF GAS LINES TO SERVE THIS DEVELOPMENT.
5. 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.
6. LOT NUMBER SHOWN ARE FOR INVENTORY PURPOSES ONLY.
7. NO DIRECT ACCESS SHALL BE ALLOWED ONTO STATE ROUTE K FROM SINGLE FAMILY LOTS.
8. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
9. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL INTERNAL STREETS.
10. ALL LOTS SHALL HAVE A MINIMUM 25' FRONT BUILDING SETBACK UNLESS OTHERWISE NOTED.
11. A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL PROPOSED STREETS SHOWN UNLESS LABELED OTHERWISE. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS.
12. COMMON AREA LOTS DESIGNATED WITH A "C" ARE NOT FOR RESIDENTIAL DEVELOPMENT AND WILL BE TRANSFERRED TO A HOME OWNERS ASSOCIATION FOR MAINTENANCE. NUMBER, SIZE, CONFIGURATION, AND LOCATION OF COMMON LOTS SUBJECT TO FINAL DESIGN. COMMON LOTS MAY BE USED FOR LANDSCAPING, GREENSPACE, STORMWATER BMP'S, SIGNS AS ALLOWED BY ZONING REGULATIONS, AND OTHER NEIGHBORHOOD AMENITIES. NECESSARY EASEMENTS SHALL BE DEDICATED AT TIME OF FINAL PLATTING. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP THESE LOTS FOR RESIDENTIAL USES WITH APPROVAL OF A REVISED PRELIMINARY PLAT.
13. DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 10' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 100-YEAR RAINFALL EVENT.
14. STREET ALIGNMENTS MAY BE ALTERED WITH FINAL DESIGN AS NEEDED TO MAXIMIZE SIGHT DISTANCE, AND MINIMIZE GRADING DISTURBANCE AT ENGINEERS DISCRETION.
15. STREET GRADES, STORM SEWER PIPE AND STORM INLETS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
16. A SUBDIVISION SIGN MAY BE PLACED NEAR THE ENTRANCE OF ROUTE K. DESIGN DETAILS SHALL BE DETERMINED AT THE TIME OF PLATTING, BUT THE SIZE AND PLACEMENT WILL MEET ALL APPLICABLE CITY REGULATIONS.

UTILITIES

NATURAL GAS

AMEREN UE
2001 MAGUIRE BLVD.
COLUMBIA, MISSOURI 65201
CONTACT: CHAD WARREN
(573) 876-3063

SANITARY SEWER

CITY OF COLUMBIA
P.O. BOX 6015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65201
CONTACT: LINDSEY SCHAEFER
(573) 441-5481

WATER

PUBLIC WATER SUPPLY
DISTRICT NO. 1
1500 N. 7TH STREET
COLUMBIA, MISSOURI 65201
CONTACT: CHAD HENRY
(573) 449-8723

TELEPHONE

CENTURYLINK
625 E. CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: TIM DISHMAN
(573) 886-3505

CABLE TV

MEDIACOM
901 NORTH COLLEGE
AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: BOB BONER
(573) 443-1535

ELECTRICITY

BOONE ELECTRIC COOPERATIVE
P.O. BOX 797
1413 RANGLINE STREET
COLUMBIA, MISSOURI 65205
CONTACT: DOUG GARDNER
(573) 881-0828

LEGEND

MH ○	EXISTING SANITARY MANHOLE
MH ●	PROPOSED SANITARY MANHOLE
CO ●	EXISTING SANITARY CLEANOUT
CO ○	PROPOSED SANITARY CLEANOUT
FH ⊙	EXISTING FIRE HYDRANT
ET	EXISTING ELECTRIC TRANSFORMER
ET	EXISTING TELEPHONE BOX
PP ○	EXISTING UTILITY POLE
WV ⊘	EXISTING WATER VALVE
HP ⊘	PROPOSED STREET GRADE
HP ⊘	PROPOSED HIGH POINT (CONCEP. ONLY)
---	EXISTING FENCE
---	EXISTING OVER-HEAD ELECTRIC
---	EXISTING OVER-HEAD TELEPHONE
---	PROPOSED SANITARY
---	EXISTING WATER
---	PROPOSED STORM SEWER
---	EXISTING TREELINE
---	EXISTING CONTOUR
---	CITY OF COLUMBIA CORPORATE LIMITS

SITE DATA

ZONING: R-1
ACREAGE: 4.11
LOCATION: LOCATED IN SECTION 1, T47N, R13W, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

OWNER/SUBDIVIDER:

WEST CREEK PROPERTIES, LLC
5541 S. ROUTE K
COLUMBIA, MO 65203

BENCHMARK DATA

ELEVATIONS ARE BASED ON NAVD88 AS OBTAINED FROM GPS OBSERVATIONS ON THE MDDOT VRS NETWORK.

TEMPORARY BENCHMARK: PK NAIL IN DRILL HOLE, LOCATED IN THE CENTER OF WILLIAM SMITH PLACE, APPROXIMATELY 30 FEET EAST OF THE CENTERLINE OF STATE ROUTE K.

ELEV= 745.25

LEGAL DESCRIPTION

TWO TRACTS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST BEING LOTS 1 AND 2 OF THE SURVEY RECORDED IN BOOK 312, PAGE 607 AND BEING DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN BOOK 4087, PAGE 100, ALL OF THE RECORDS OF BOONE COUNTY, MISSOURI.

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPTED FROM THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A SECTION 232(2) OF THE CITY OF COLUMBIA CODE OF ORDINANCES BECAUSE NO STREAMS EXIST ON THE PROPERTY.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #29019C0290D DATED MARCH 17, 2011.

STORM WATER

STORM WATER DETENTION AND WATER QUALITY TREATMENT WILL BE PROVIDED ON COMMON LOT 40 AS REQUIRED IN ARTICLE V, OF CHAPTER 12A OF THE COLUMBIA CODE.

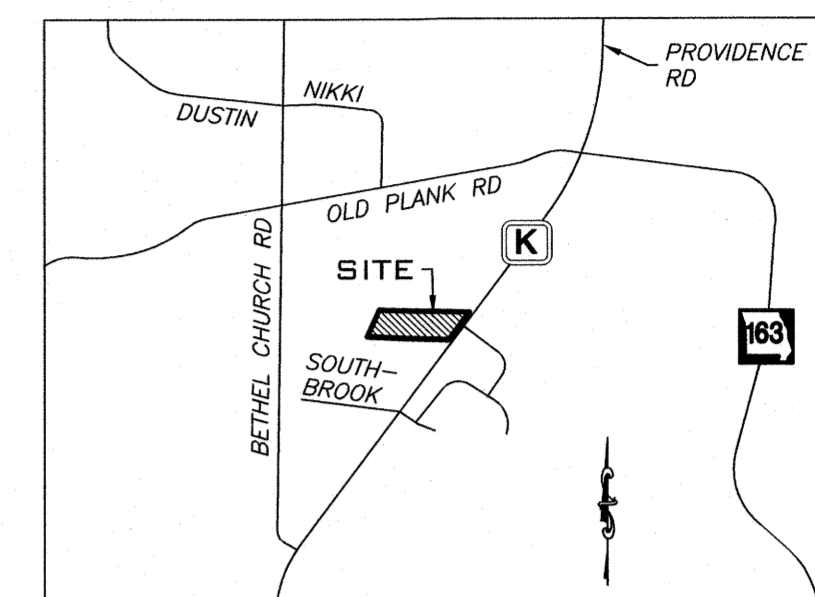
PHASING NOTES

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ONE PHASE.

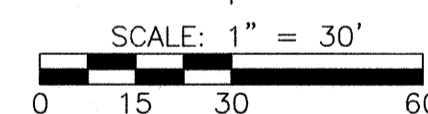
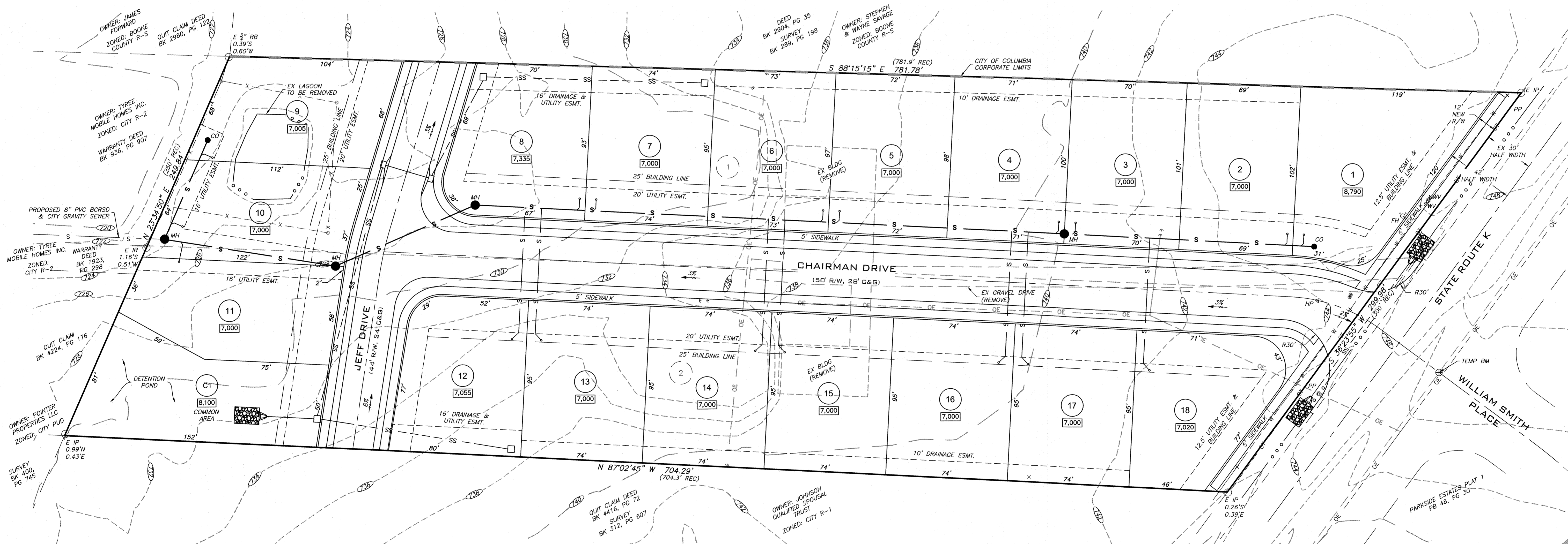
PRELIMINARY PLAT

STEVENS RIDGE SUBDIVISION

LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 16, 2016

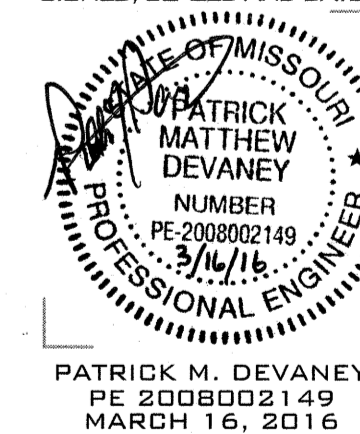


LOCATION MAP NOT TO SCALE



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2016.

STEPHEN REICHLIN, CHAIRPERSON

A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115