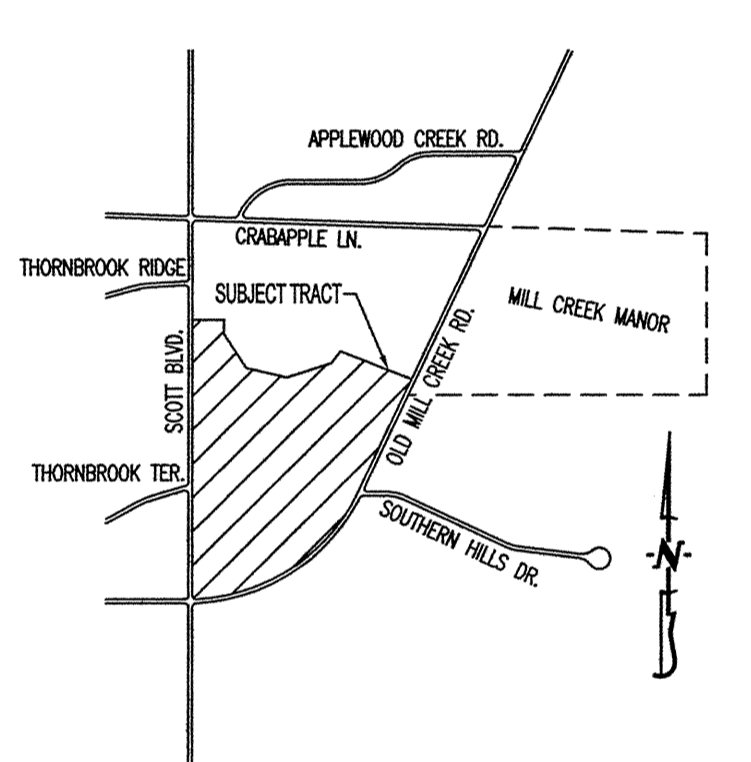
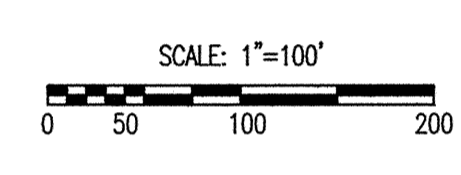
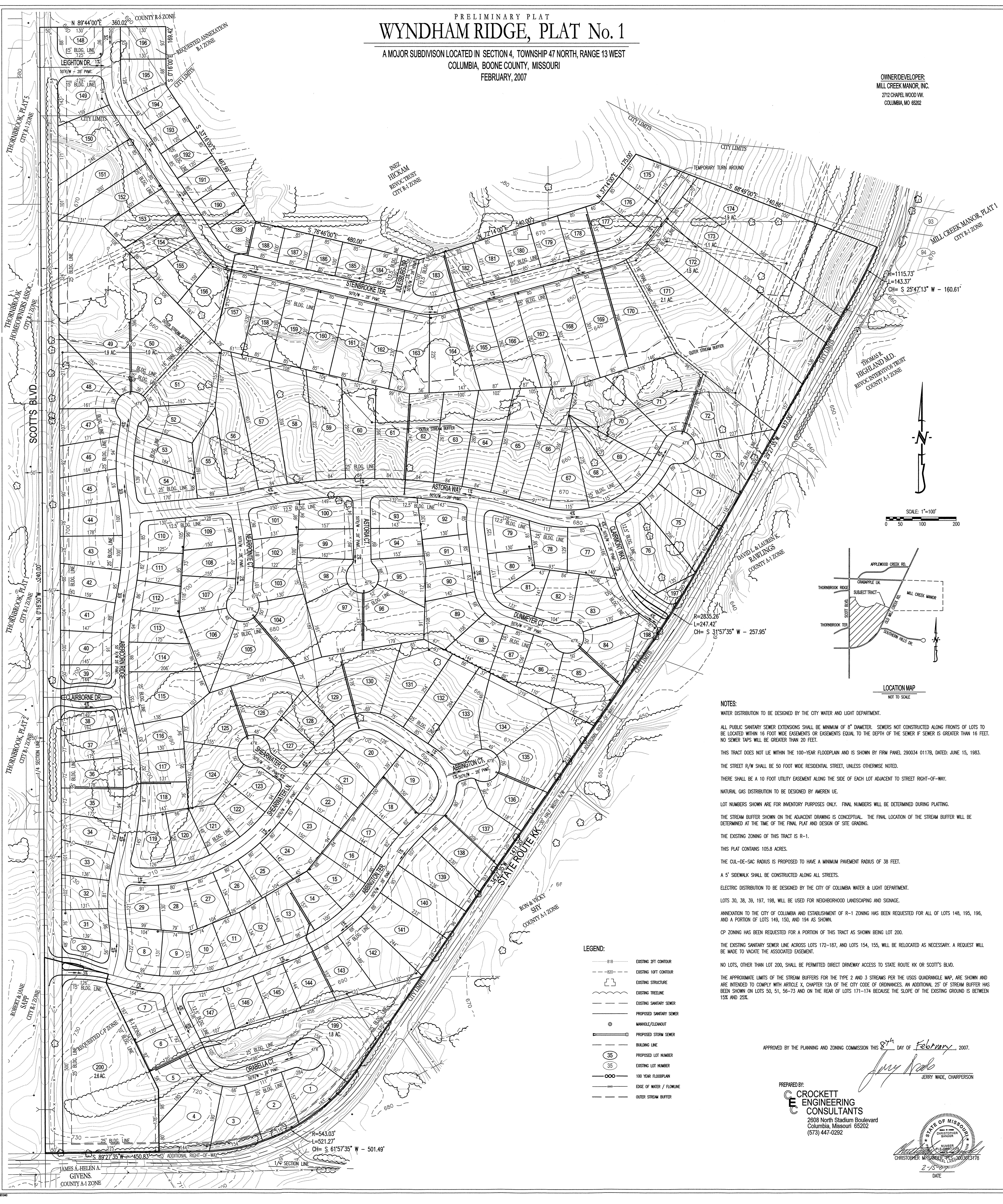


PRELIMINARY PLAT
WYNDHAM RIDGE, PLAT No. 1

A MAJOR SUBDIVISION LOCATED IN SECTION 4, TOWNSHIP 47 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 FEBRUARY, 2007

OWNER/DEVELOPER:
 MILL CREEK MANOR, INC.
 2712 CHAPEL WOOD VW.
 COLUMBIA, MO 65202



LOCATION MAP
 NOT TO SCALE

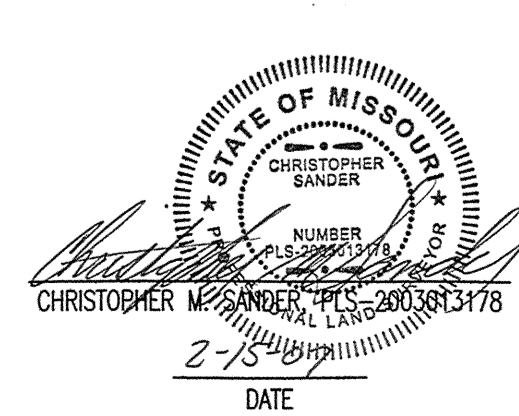
NOTES:
 WATER DISTRIBUTION TO BE DESIGNED BY THE CITY WATER AND LIGHT DEPARTMENT.
 ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
 THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AND IS SHOWN BY FIRM PANEL 290034 0117B, DATED: JUNE 15, 1983.
 THE STREET R/W SHALL BE 50 FOOT WIDE RESIDENTIAL STREET, 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. FINAL NUMBERS WILL BE DETERMINED DURING PLATTING.
 THE STREAM BUFFER SHOWN ON THE ADJACENT DRAWING IS CONCEPTUAL. THE FINAL LOCATION OF THE STREAM BUFFER WILL BE DETERMINED AT THE TIME OF THE FINAL PLAT AND DESIGN OF SITE GRADING.
 THE EXISTING ZONING OF THIS TRACT IS R-1.
 THIS PLAT CONTAINS 105.8 ACRES.
 THE CUL-DE-SAC RADIUS IS PROPOSED TO HAVE A MINIMUM PAVEMENT RADIUS OF 38 FEET.
 A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL STREETS.
 ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
 LOTS 30, 38, 39, 197, 198, WILL BE USED FOR NEIGHBORHOOD LANDSCAPING AND SIGNAGE.
 ANNEXATION TO THE CITY OF COLUMBIA AND ESTABLISHMENT OF R-1 ZONING HAS BEEN REQUESTED FOR ALL OF LOTS 148, 195, 196, AND A PORTION OF LOTS 149, 150, AND 194 AS SHOWN.
 CP ZONING HAS BEEN REQUESTED FOR A PORTION OF THIS TRACT AS SHOWN BY LOT 200.
 THE EXISTING SANITARY SEWER LINE ACROSS LOTS 172-187, AND LOTS 154, 155, WILL BE RELOCATED AS NECESSARY. A REQUEST WILL BE MADE TO VACATE THE ASSOCIATED EASEMENT.
 NO LOTS, OTHER THAN LOT 200, SHALL BE PERMITTED DIRECT DRIVEWAY ACCESS TO STATE ROUTE KK OR SCOTT'S BLVD.
 THE APPROXIMATE LIMITS OF THE STREAM BUFFERS FOR THE TYPE 2 AND 3 STREAMS PER THE USGS QUADRANGLE MAP, ARE SHOWN AND ARE INTENDED TO COMPLY WITH ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES. AN ADDITIONAL 25' OF STREAM BUFFER HAS BEEN SHOWN ON LOTS 50, 51, 56-73 AND ON THE REAR OF LOTS 171-174 BECAUSE THE SLOPE OF THE EXISTING GROUND IS BETWEEN 15% AND 25%.

- LEGEND:**
- 816 --- EXISTING 2FT CONTOUR
 - 850 --- EXISTING 10FT CONTOUR
 - EXISTING STRUCTURE
 - EXISTING TREELINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - MANHOLE/CLEANOUT
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - PROPOSED LOT NUMBER
 - EXISTING LOT NUMBER
 - 100 YEAR FLOODPLAIN
 - EDGE OF WATER / FLOWLINE
 - OUTER STREAM BUFFER

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 8th DAY OF February, 2007.

Jerry Wade
 JERRY WADE, CHAIRPERSON

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS
 2808 North Stadium Boulevard
 Columbia, Missouri 65202
 (573) 447-0292



JAMES A. HELEN A. GIVENS
 COUNTY A-1 ZONE

R=543.03'
 L=521.27'
 CH= S 61°57'35" W - 501.49'