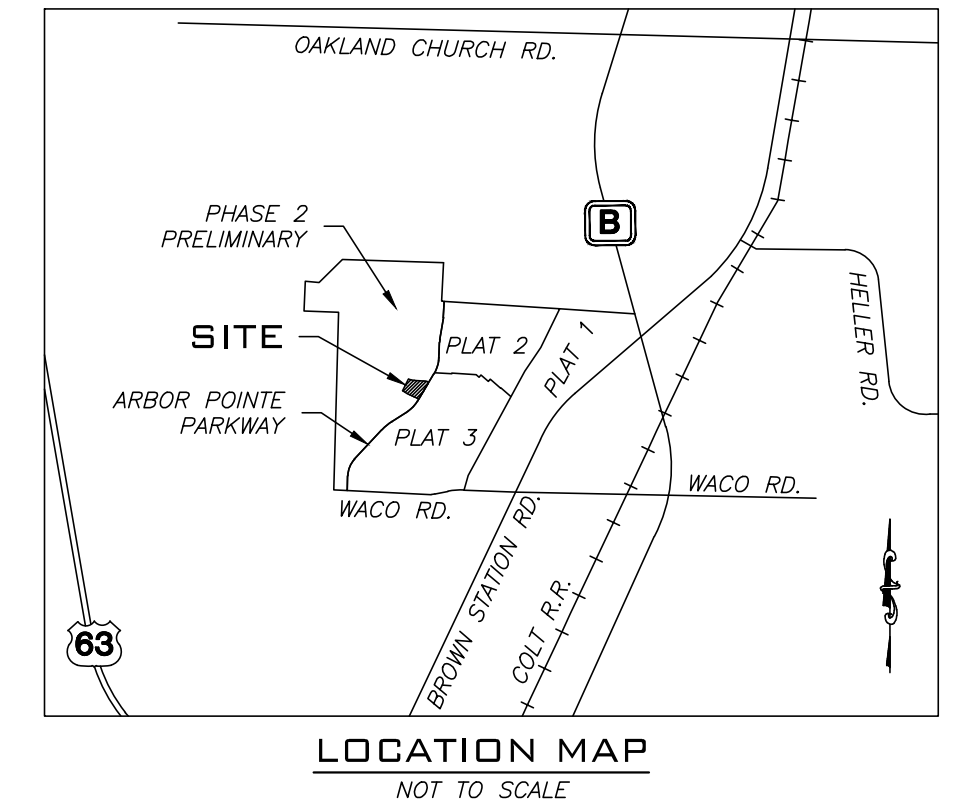


THE VILLAGES AT ARBOR POINTE PHASE 2A

A PRELIMINARY PLAT REVISION OF LOTS 306 THROUGH 308 OF THE VILLAGES AT ARBOR POINTE PHASE 2 PRELIMINARY PLAT

APRIL 14, 2016



SITE DATA
 ZONING: R-1
 ACRES: 1.2 AC
 LOCATION: LOCATED IN SECTION 20, T49N, R12W,
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

OWNER:
 LIFESTYLE DEVELOPMENT, INC.
 5818 SCREAMING EAGLE LN
 COLUMBIA, MO 65201
 (573) 449-9000

- GENERAL NOTES:**
1. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
 2. 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.
 3. DEVELOPER WILL COORDINATE WITH COLUMBIA WATER AND LIGHT FOR THE DESIGN OF ELECTRIC LINES TO SERVE THIS AREA.
 4. DEVELOPER WILL COORDINATE WITH AMEREN/UE FOR DESIGN OF NATURAL GAS TO THE SITE.
 5. STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
 6. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL ECHO RIDGE ROAD FRONTAGE AT THE TIME OF FINAL PLATTING.
 7. LOT 306 MAY BE SHOWN ON A SINGLE LOT FINAL PLAT WITHOUT DESIGN OR CONSIDERATION OF THE EXTENSION OF ECHO RIDGE ROAD.

BENCHMARK DATA
 ELEVATIONS ARE BASED ON NAVD88 AS OBTAINED FROM GPS OBSERVATIONS ON THE MODOT VRS NETWORK.
 TEMPORARY BENCHMARK: PK NAIL IN DRILL HOLE, LOCATED AT THE INTERSECTION OF ARBOR POINTE PARKWAY AND DELWOOD DRIVE.
 ELEV= 830.35

LEGAL DESCRIPTION
 A TRACT OF LAND LOCATED IN SECTION 20, TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY MISSOURI, BEING PART OF TRACT 1B OF THE SURVEY RECORDED IN BOOK 2980, PAGE 49 OF THE BOONE COUNTY RECORDS.

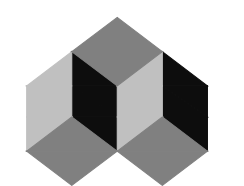
STREAM BUFFER STATEMENT
 THIS TRACT IS EXEMPT FROM THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS IDENTIFIED IN CHAPTER 12A, ARTICLE X, SECTION 232(A)(2) OF THE CITY OF COLUMBIA CODE OF ORDINANCES BECAUSE THIS TRACT WAS INCLUDED ON A PRELIMINARY PLAT APPROVED BEFORE JANUARY 2, 2007.

FLOOD PLAIN STATEMENT
 THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #29019C0170D DATED MARCH 17, 2011.

STORM WATER
 STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE PREVIOUSLY APPROVED PRELIMINARY PLAT. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY STAFF FOR REVIEW FOLLOWING APPROVAL OF THE DEVELOPMENT PLANS.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

PREPARED BY:
 A CIVIL GROUP
 CHRISTOPHER M. SANDER
 L.S. 2003013178
 MAY 20, 2016

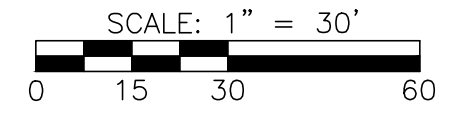
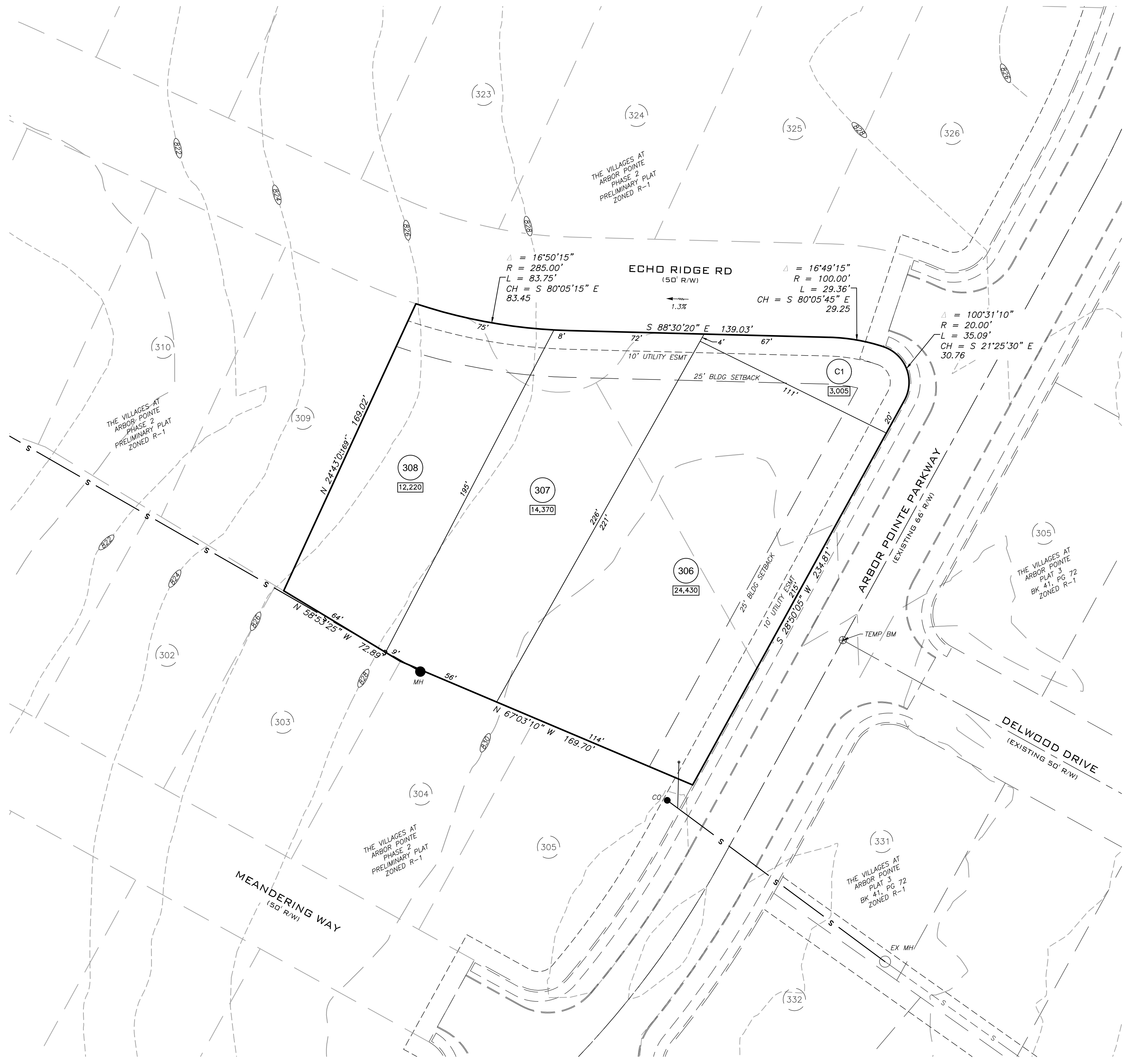


A CIVIL GROUP
 CIVIL ENGINEERING - PLANNING - SURVEYING
 3401 BROADWAY BUSINESS PARK COURT
 SUITE 105
 COLUMBIA, MO 65203
 PH: (573) 817-5750, FAX: (573) 817-1677
 MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

- UTILITIES**
- NATURAL GAS**
 AMEREN UE
 2001 MAGUIRE BLVD.
 COLUMBIA, MISSOURI 65201
- TELEPHONE**
 CENTURYLINK
 625 E. CHERRY
 COLUMBIA, MISSOURI 65205
- WATER**
 CITY OF COLUMBIA
 P.O. BOX 6015
 WATER & LIGHT DEPARTMENT
 COLUMBIA, MISSOURI 65205
- SANITARY SEWER**
 CITY OF COLUMBIA
 SEWER UTILITY
 P.O. BOX 6015
 COLUMBIA, MISSOURI 65205
- CABLE TV**
 MEDIACOM
 901 NORTH COLLEGE AVENUE
 COLUMBIA, MISSOURI 65201
 OR
 CENTURYLINK
 625 E. CHERRY
 COLUMBIA, MISSOURI 65205
- ELECTRICITY**
 CITY OF COLUMBIA
 P.O. BOX 6015
 WATER & LIGHT DEPARTMENT
 COLUMBIA, MISSOURI 65205

LEGEND

MH ○	EXISTING SANITARY MANHOLE
MH ●	PROPOSED SANITARY MANHOLE
CO ○	EXISTING SANITARY CLEANOUT
CO ●	PROPOSED SANITARY CLEANOUT
FH ○	EXISTING FIRE HYDRANT
FH ●	PROPOSED FIRE HYDRANT
ET	EXISTING ELECTRIC TRANSFORMER
TP	EXISTING TELEPHONE BOX
UP	EXISTING UTILITY POLE
WV X	EXISTING WATER VALVE
SG	PROPOSED STREET GRADE
HP	PROPOSED HIGH POINT (CONCEP. ONLY)
X	EXISTING FENCE
UE	EXISTING UNDERGROUND ELECTRIC
OE	EXISTING OVER-HEAD ELECTRIC
G	EXISTING GAS
S	EXISTING SANITARY
S	PROPOSED SANITARY
W	EXISTING WATER
W	PROPOSED WATER
SS	EXISTING STORM SEWER
SS	PROPOSED STORM SEWER
CATV	EXISTING CABLE TELEVISION
○ ○ ○	EXISTING FLOWLINE (E)
~ ~ ~	EXISTING TREELINE
~ ~ ~	APPROXIMATE PRESERVED TREELINE
○ ○ ○	EXISTING CONTOUR
---	CITY OF COLUMBIA CORPORATE LIMITS



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

APPROVED AS A PRELIMINARY PLAT REVISION
 THIS DAY OF _____, 2016.

TIMOTHY TEDDY, DIRECTOR OF COMMUNITY DEVELOPMENT

X:\Project\Stouffer\Arbor Pointe\Drawings\Sheet 16 - OF ARBOR POINTE POOL PRELIMINARY PLAT.dwg PRELIMINARY PLAT