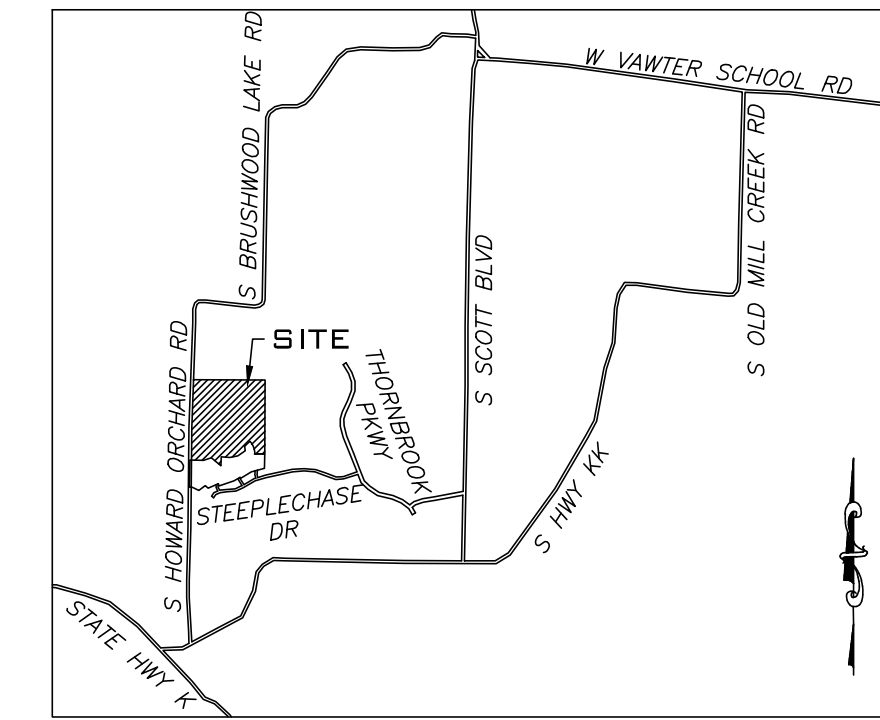


PRELIMINARY PLAT STEEPLECHASE ESTATES

SEPTEMBER 28, 2015



LOCATION MAP
NOT TO SCALE

UTILITIES

NATURAL GAS

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

TELEPHONE

CENTURYLINK
625 E. CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: DON WILSON
(573) 886-3500

WATER

CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DONNIE NICHOLSON
(573) 874-7315

SANITARY SEWER

CITY OF COLUMBIA
P.O. BOX 6015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: LINDSEY SCHAEFER
(573) 441-5481

CABLE TV

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

ELECTRICITY

CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: JONI TROYER
(573) 874-7321

OWNER:

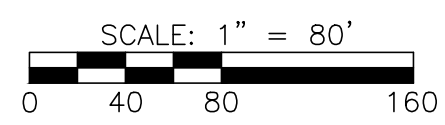
THE COLUMBIA DEVELOPMENT GROUP, LLC
3810 BUTTOWOOD DRIVE
SUITE 101
COLUMBIA, MO 65203
(573) 817-2010

SITE DATA

ZONING: R-1
ACREAGE: 47.1
LOCATION: NORTHWEST QUARTER OF SECTION 5,
T47N, R13W, CITY OF COLUMBIA, BOONE
COUNTY, MISSOURI

GENERAL NOTES:

- THIS PRELIMINARY PLAT IS A REVISION TO THE PRELIMINARY PLAT OF WESTBROOK, PLAT NO. 1 AS APPROVED ON APRIL 20, 2006.
- THIS TRACT IS ZONED R-1.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- DEVELOPER WILL COORDINATE WITH COLUMBIA WATER AND LIGHT FOR THE DESIGN OF WATER & ELECTRIC LINES TO SERVE THIS AREA.
- DEVELOPER WILL COORDINATE WITH AMEREN/UE FOR DESIGN OF NATURAL GAS TO THE SITE.
- 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.
- LOT NUMBER SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- THE CUL-DE-SACS ARE PROPOSED TO HAVE A MINIMUM PAVEMENT RADIUS OF 38 FEET.
- NO DIRECT ACCESS SHALL BE ALLOWED DIRECTLY ONTO HOWARD ORCHARD ROAD FROM SINGLE FAMILY LOTS.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL INTERNAL STREETS AND ALONG THE EAST SIDE OF HOWARD ORCHARD.
- ALL LOTS SHALL HAVE A MINIMUM 25' FRONT BUILDING SETBACK UNLESS OTHERWISE NOTED.
- 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.
- 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 ARE 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 PLATING.
- DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 16' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 100-YEAR RAINFALL EVENT.
- STREET ALIGNMENTS MAY BE ALTERED WITH FINAL DESIGN AS NEEDED TO MAXIMIZE SIGHT DISTANCE, AND MINIMIZE GRADING DISTURBANCE AT ENGINEERS DISCRETION.
- 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.
- THIS TRACT IS SUBJECT TO THE DEVELOPMENT AGREEMENT AS APPROVED BY ORDINANCE #18963 AND RECORDED IN BOOK 2926, PAGE 94.



BEARINGS ARE REFERENCED TO STEEPLECHASE ESTATE PLAT 4

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 3 OF THE SURVEY RECORDED IN BOOK 2910, PAGE 22 OF THE BOONE COUNTY RECORDS.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

STREAM BUFFER STATEMENT

THIS TRACT DOES NOT INCLUDE ANY STREAMS THAT ARE REGULATED BY 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 OF THE CITY OF COLUMBIA CODE OF ORDINANCES

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #29019C0270D DATED MARCH 17, 2011.

STORM WATER

STORM WATER MANAGEMENT SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY STAFF FOR REVIEW FOLLOWING APPROVAL OF THE PRELIMINARY PLAT.

THE DESIGN OF THE PUBLIC STORM WATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE CONCEPTUAL STORM WATER MANAGEMENT SHOWN ON THE PRELIMINARY PLAT APPROVED 4/26/2006. THE RUNOFF FROM THE ADDITIONAL 5 LOTS SHOWN ON THIS PLAT WILL BE TREATED BY A STORM WATER FEATURE TO BE LOCATED ON COMMON LOT C6. THE EXISTING LAKE LOCATED ON LOT C3 WILL BE USED TO PROVIDE STORM WATER DETENTION FOR THE ADDITIONAL 5 LOTS.

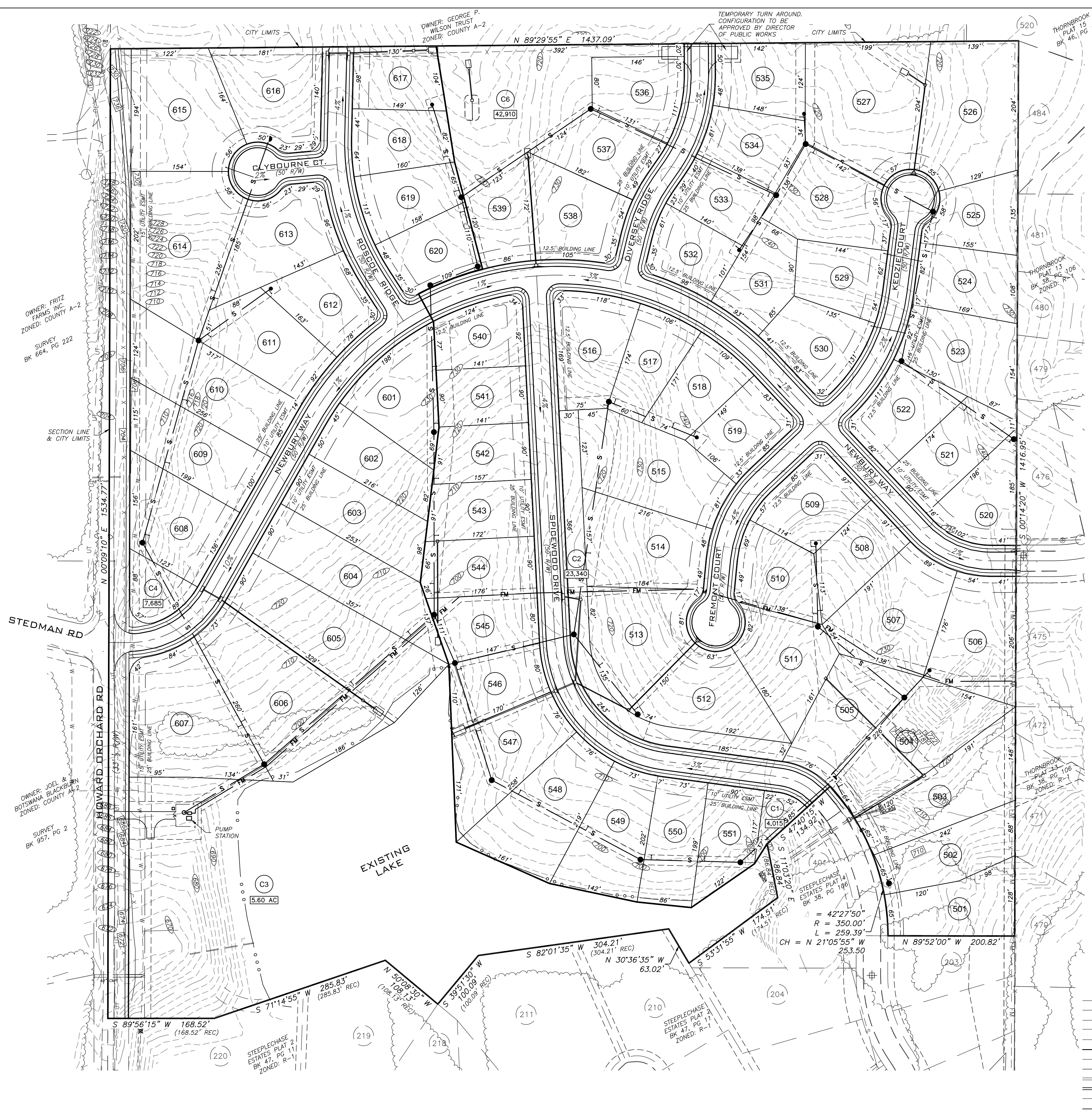
PHASING NOTE

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN TWO PHASES THAT SHALL BE CONCURRENTLY SUBMITTED FOR REVIEW.

BENCHMARK DATA

NORTH RM OF EXISTING MANHOLE LOCATED WEST OF SPICWOOD DRIVE APPROXIMATELY 225 FEET SOUTH OF THE NORTH TERMINUS OF PAVEMENT.
ELEV= 715.60

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



LEGEND

○	EXISTING SANITARY MANHOLE
●	PROPOSED SANITARY MANHOLE
⊙	EXISTING SANITARY CLEANOUT
⊚	PROPOSED SANITARY CLEANOUT
⊕	EXISTING FIRE HYDRANT
⊖	EXISTING ELECTRIC TRANSFORMER
⊗	EXISTING TELEPHONE BOX
⊘	EXISTING UTILITY POLE
⊙	EXISTING WATER VALVE
⊚	PROPOSED STREET GRADE (CONCEPTUAL)
⊕	PROPOSED HIGH POINT (CONCEPTUAL)
—	EXISTING FENCE
—	EXISTING UNDERGROUND ELECTRIC
—	EXISTING OVER-HEAD ELECTRIC
—	EXISTING GAS
—	EXISTING SANITARY
—	PROPOSED SANITARY
—	EXISTING WATER
—	PROPOSED WATER
—	EXISTING STORM SEWER
—	PROPOSED STORM SEWER
—	EXISTING CABLE TELEVISION
—	EXISTING FLOWLINE (E)
—	EXISTING TREELINE
—	APPROXIMATE PRESERVED TREELINE
—	EXISTING CONTOUR

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ___ DAY OF ___, 2015.

STEPHEN REICHLIN, CHAIRMAN