

PRELIMINARY PLAT  
**THE VILLAGES OF  
 ARBOR POINTE PHASE 4  
 PRELIMINARY PLAT**

PART OF TRACT 1 OF SURVEY RECORDED IN BOOK 720,  
 PAGE 359 AND PART OF SURVEY RECORDED IN BOOK  
 2980, PAGE 49; BEING PART OF THE EAST 1/2 OF  
 SECTION 20 AND NORTHWEST 1/4 OF SECTION 21  
 IN T49N, R12W, CITY OF COLUMBIA,  
 BOONE COUNTY, MISSOURI  
 APRIL 1, 2019



**OWNER/DEVELOPER** LIFESTYLE DEVELOPMENT, INC.  
 C/O DON STOHLDRIER  
 5818 SCREAMING EAGLE LN  
 COLUMBIA, MO 65201

**SITE DATA**  
 ACREAGE: 38.3 ACRES  
 SECTION-TOWNSHIP-RANGE: 20-49-12 AND 21-49-12

**STREAM BUFFER STATEMENT**  
 THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS DETERMINED BY THE USGS MAP FOR BROWNS QUADRANGLE, BOONE COUNTY, MISSOURI.

**FLOOD PLAIN STATEMENT**  
 THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3(d)(4), PER THE BOONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0170E, DATED APRIL 19, 2017.

**STORMWATER MANAGEMENT**  
 1. THIS DEVELOPMENT IS NOT SUBJECT TO ALL OF THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-A-87(e). SEE SUPPORTING DOCUMENTATION BY SEPARATE LETTER.

**LANDSCAPING AND TREE PRESERVATION**  
 1. THERE IS 12,896 LF OF STREET FRONTAGE. 12,869 LF/40 FT. = 323 STREET TREES REQUIRED. EXACT PLACEMENT OF TREES TO BE DETERMINED BY CITY OF COLUMBIA AT THE TIME DEVELOPMENT PLANS ARE REVIEWED.  
 2. STREET TREES SHALL COMPLY WITH SECTION 29-4.4(d)(2)-(vi) OF THE CITY CODE.  
 3. REMOVAL AND REPLACEMENT OF SIGNIFICANT TREES SHALL COMPLY WITH SECTION 29-4.4(g)(1)-(3) OF THE CITY CODE. THERE ARE THREE (3) SIGNIFICANT DECIDUOUS TREES ON THIS SITE LIKELY TO BE REMOVED DURING CONSTRUCTION.  
 LOT #110 - 23 DBH  
 LOT #111 - 20 DBH  
 LOT #124 - 21 DBH  
 \*EACH TREE IS A RED OAK SPECIES.

**LEGAL DESCRIPTION**  
 PART OF TRACT 1 OF SURVEY RECORDED IN BOOK 720, PAGE 359 AND PART OF SURVEY RECORDED IN BOOK 2980, PAGE 49; BEING PART OF THE EAST HALF OF SECTION 20 AND NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4365, PAGE 175, ALL RECORDS OF BOONE COUNTY, MISSOURI AND CONTAINING 38.3 ACRES.

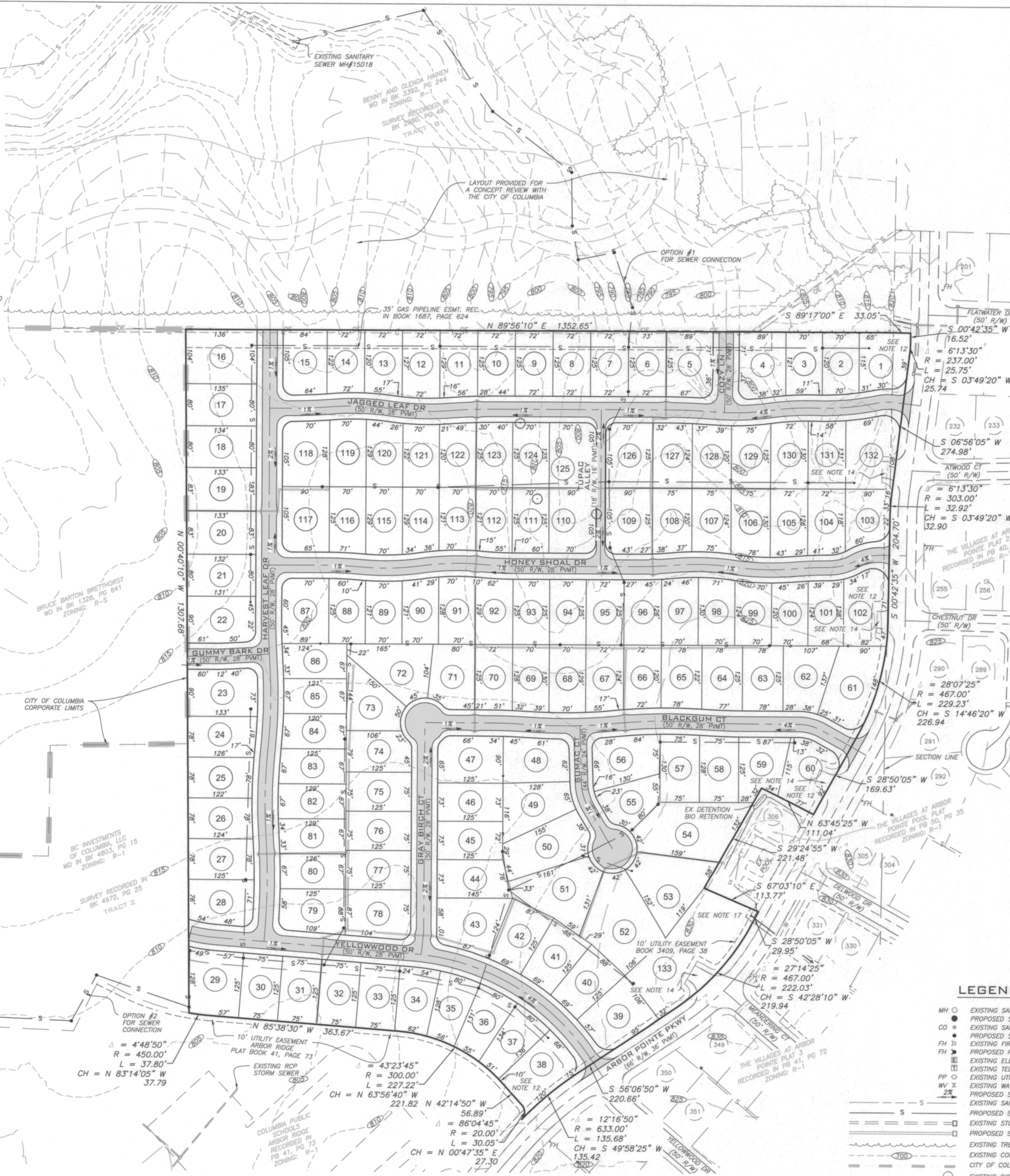
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



JAY GEBHARDT  
 MO PE-25052  
 MAY 1, 2019  
 SURVEY AND PLAT BY  
 A CIVIL GROUP  
 CORPORATE NO. 2001006116

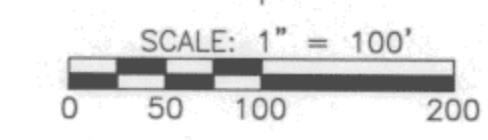
**A CIVIL GROUP**  
 CIVIL ENGINEERING - PLANNING - SURVEYING  
 3401 BROADWAY BUSINESS PARK COURT  
 SUITE 105  
 COLUMBIA, MO 65203  
 PH: (573) 817-5750, FAX: (573) 817-1677  
 MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

- GENERAL NOTES**
- THERE ARE NO BUILDINGS CURRENTLY ON THIS SITE.
  - LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
  - CITY OF COLUMBIA W&L WILL PROVIDE ELECTRIC SERVICE ADJACENT TO ALL PROPOSED STREETS. ELECTRIC DISTRIBUTION DESIGN BY CITY OF COLUMBIA W&L STREET LIGHTING BY CITY OF COLUMBIA W&L.
  - SANITARY SEWER SERVICE TO THIS PLAT WILL BE PROVIDED BY PUBLIC GRAVITY SEWER EXTENSION FROM EXISTING CITY OF COLUMBIA GRAVITY SEWER MAIN, AS SHOWN ON THIS PLAT. CONNECTION POINT IS EXISTING MH#15018 LOCATED NORTHWEST OF THE SITE. AS AN ALTERNATIVE, SANITARY SEWER MAY BE PROVIDED FROM THE SOUTH CONNECTING TO MH#15C77.
  - ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS TO BE LOCATED WITHIN MINIMUM WIDTH EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER DEPTH IS GREATER THAN 16 FEET. PUBLIC SANITARY SEWERS SHALL BE BUILT IN COMPLIANCE WITH CITY OF COLUMBIA STANDARDS AND SPECIFICATIONS.
  - ALL LOTS SHALL HAVE A BUILDING SETBACK IN COMPLIANCE WITH THEIR ZONING.
  - 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. AN EXISTING 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE WEST SIDE OF ARBOR POINTE PARKWAY.
  - NATURAL GAS DISTRIBUTION TO BE DESIGNED AND PROVIDED BY AMEREN MISSOURI.
  - 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 GRADES, STORM SEWER PIPE AND STORM INLETS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
  - THERE ARE NO COMMON AREA LOTS WITH THIS PHASE OF THE VILLAGES OF ARBOR POINTE.
  - SINGLE-FAMILY RESIDENTIAL LOTS SHALL BE PROHIBITED FROM TAKING DRIVEWAY ACCESS ONTO ARBOR POINTE PARKWAY. THIS APPLIES TO THE FOLLOWING LOTS AS LABELED ON THIS PLAT: 1, 38, 39, 60, 61, 102, 103 AND 132.
  - SIDEWALKS SHALL BE REQUIRED ALONG ALL PUBLIC STREETS, EXCEPT THE RESIDENTIAL ALLEY AND THE ACCESS STREET WHICH IS A CUL-DE-SAC LESS THAN 250 FEET. SUMAC COURT IS THE ONLY STREET TO BE CLASSIFIED AS AN ACCESS STREET LESS THAN 250 FEET IN LENGTH AND DOES NOT REQUIRE SIDEWALKS.
  - ALL EXISTING ENTRANCES NOT BEING USED SHALL BE REMOVED. THE EXISTING RIGHT-OF-WAY AND UTILITY EASEMENTS SHALL BE VACATED AS NECESSARY AT THE TIME OF FINAL PLATTING.
  - ALL RESIDENTIAL STREET TRUNCATIONS FOR RIGHT-OF-WAY AND PAVEMENT SHALL BE A 20-FOOT RADIUS. THIS INCLUDES THE RESIDENTIAL ALLEY.
  - NO PARKING SHALL BE PERMITTED ON EITHER SIDE OF RESIDENTIAL ALLEY.
  - LOT 133 WILL BE ADDED TO POOL LOT BY OWNERSHIP AND SHALL NOT BE USED FOR RESIDENTIAL DEVELOPMENT.



**LEGEND**

- MH ○ EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- CO ○ EXISTING SANITARY CLEANOUT
- PROPOSED SANITARY CLEANOUT
- FH ○ EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING ELECTRIC TRANSFORMER
- EXISTING TELEPHONE BOX
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- HW X PROPOSED STREET GRADE
- 2% EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING TREETREE
- EXISTING CONTOUR
- CITY OF COLUMBIA CORPORATE LIMITS
- EXISTING SIGNIFICANT DECIDUOUS TREE



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 9 DAY OF May 2019.  
 Sara Joe, Chairman