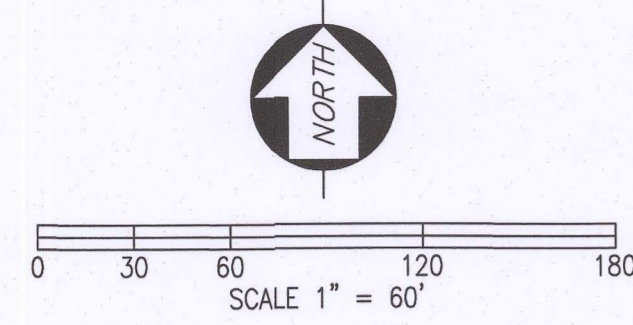


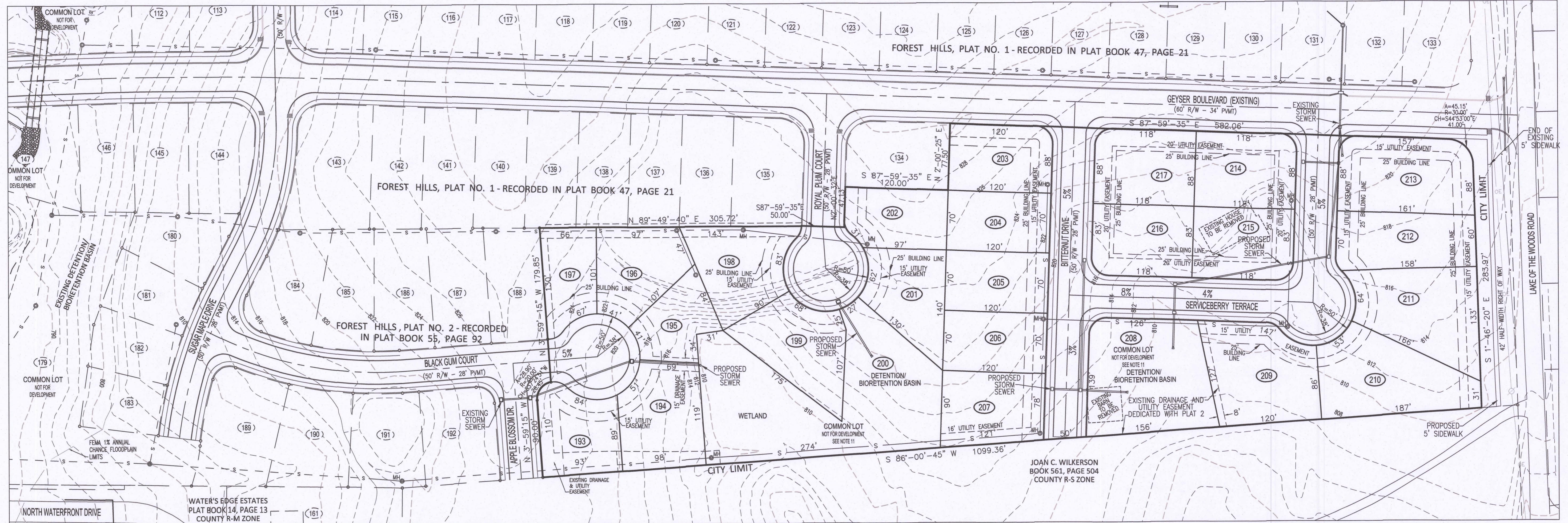
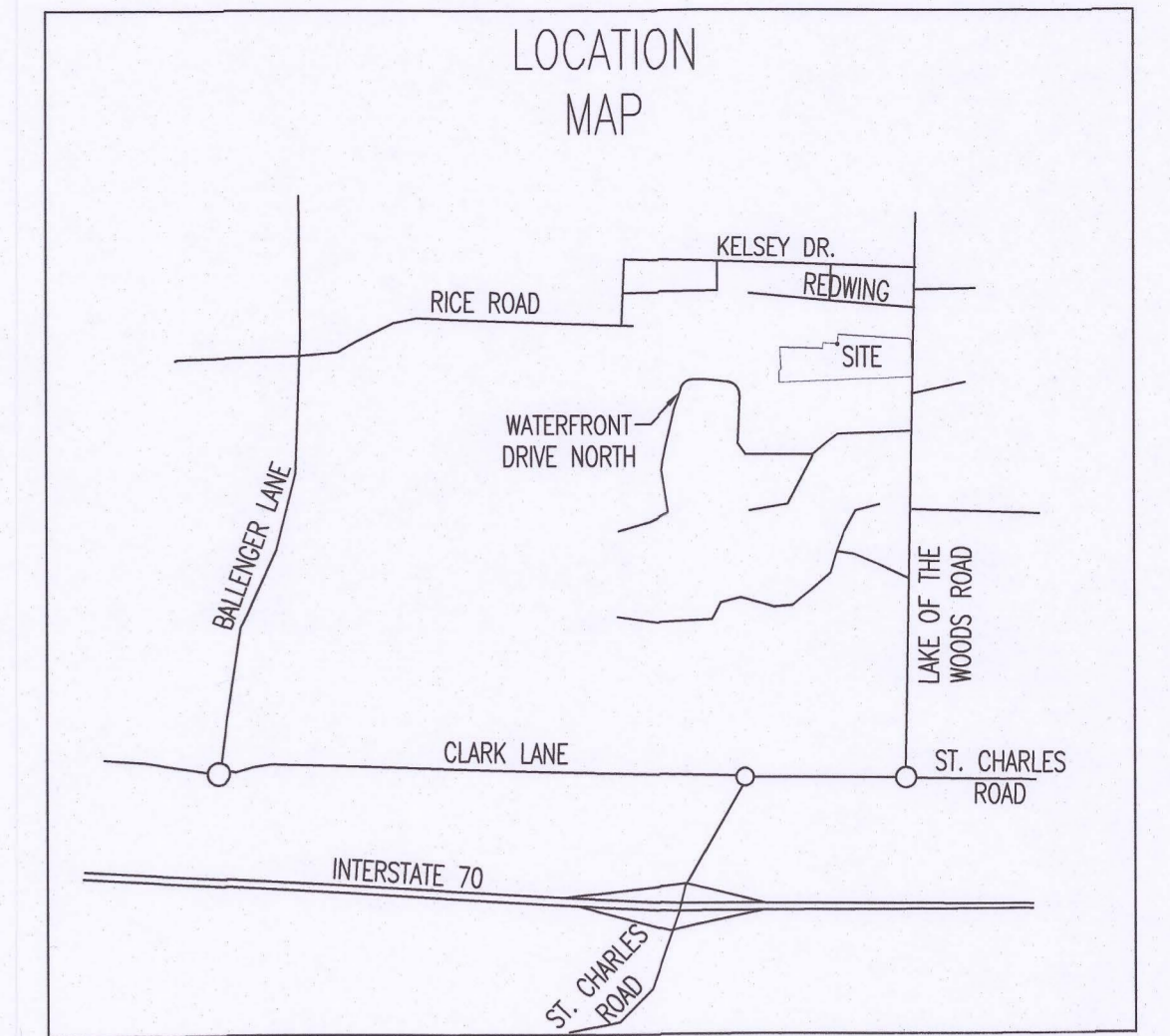
FOREST HILLS, PLAT NO. 3 REVISED PRELIMINARY PLAT

A REVISION TO FOREST HILLS, PLAT NO. 1 PRELIMINARY PLAT - LOTS 28-34, 36-39 AND 94
LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY 28, 2022



LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- s — SANITARY SEWER
- — CENTERLINE
- — STORM SEWER
- (213) PROPOSED LOT NUMBER
- (133) EXISTING LOT NUMBER
- MHO SANITARY SEWER MANHOLE



NOTES:

1. WATER DISTRIBUTION TO BE DESIGNED BY COLUMBIA WATER & LIGHT ENGINEERING DEPARTMENT. ELECTRICAL DISTRIBUTION TO BE COORDINATED WITH BOONE ELECTRIC COOPERATIVE.
2. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG THE FRONTS OF LOTS TO BE LOCATED WITHIN 16' WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET DEEP.
3. THIS TRACT (AREA OF THE REVISED PRELIMINARY PLAT 3) IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS (FIRM) NUMBERS 29019 C 0282 E AND 29019 C 0305 E. BOTH MAPS ARE DATED APRIL 19, 2017.
4. THE STREET RIGHT-OF-WAY SHALL BE 50 FOOT WIDE RESIDENTIAL STREET UNLESS OTHERWISE NOTED.
5. THERE SHALL BE A MINIMUM 15 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHTS-OF-WAY (UNLESS NOTED AS LARGER).
6. ALL STREET GRADE CHANGES WILL BE CONNECTED BY ADEQUATE VERTICAL CURVES AT THE TIME OF THE FINAL STREET DESIGN.
7. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
8. LOT NUMBERS ARE SHOWN FOR INVENTORY PURPOSES ONLY. LOT NUMBERS ARE FINAL IN THE PREVIOUSLY RECORDED PLAT AREAS.
9. THE EXISTING ZONING OF THIS TRACT, AS WELL AS FOREST HILLS PLATS NO. 1 AND 2, IS R-1.
10. THIS REVISED PRELIMINARY PLAT CONTAINS 8.27 ACRES.
11. THE OWNERSHIP OF LOTS 200 AND 208 WILL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION UPON COMPLETION OF CONSTRUCTION. THESE LOTS SHALL BE USED FOR LANDSCAPING, GREEN SPACE, WETLAND PROTECTION AND STORMWATER MANAGEMENT PURPOSES ONLY. THEY SHALL NOT BE USED FOR RESIDENTIAL PURPOSES. THE ENTIRETY OF THESE LOTS WILL BE DEDICATED AS DRAINAGE AND UTILITY EASEMENTS.
12. A 5' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO ALL STREETS INCLUDING LOTS 200 AND 208.
13. THE PORTION OF ROYAL PLUM DRIVE LOCATED WITHIN FOREST HILLS, PLAT NO. 2, WILL BE RENAMED TO BLACKGUM COURT. THE PORTION OF ROYAL PLUM DRIVE LOCATED WITHIN FOREST HILLS, PLAT NO. 1 WILL BE RENAMED TO ROYAL PLUM COURT. THIS CHANGE FROM THE ORIGINAL FOREST HILLS, PLAT NO. 1 PRELIMINARY PLAT IS DUE TO A CONFLICT WITH JURISDICTIONAL WETLAND AREA THAT COULD NOT BE DISTURBED.
14. NO DRIVEWAYS SHALL ACCESS GEYSERS BOULEVARD OR LAKE OF THE WOODS ROAD.
15. BOUNDARY INFORMATION BASED ON RECORD INFORMATION DEVELOPED BY CROCKETT ENGINEERING, BASINGER SURVEYING AND LUECK SURVEYING.
16. ALL LOTS ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS REVISED PRELIMINARY PLAT AREA PER THE COLUMBIA USGS QUADRANGLE MAP.

OWNER/DEVELOPER:
D&D INVESTMENTS OF COLUMBIA, LLC
2100 I-70 DRIVE SW
COLUMBIA, MO 65203

PREPARED BY:



LUEBBERT ENGINEERING
CHRISTINA L. LUEBBERT, P.E.
E-2000150050
SOLE PROPRIETOR
304 TRAVIS COURT
JEFFERSON CITY, MO 65101
573-291-6567

APPROVED BY THE PLANNING AND ZONING COMMISSION
THIS _____ DAY OF _____, 20__.

SARA LOE, CHAIRPERSON