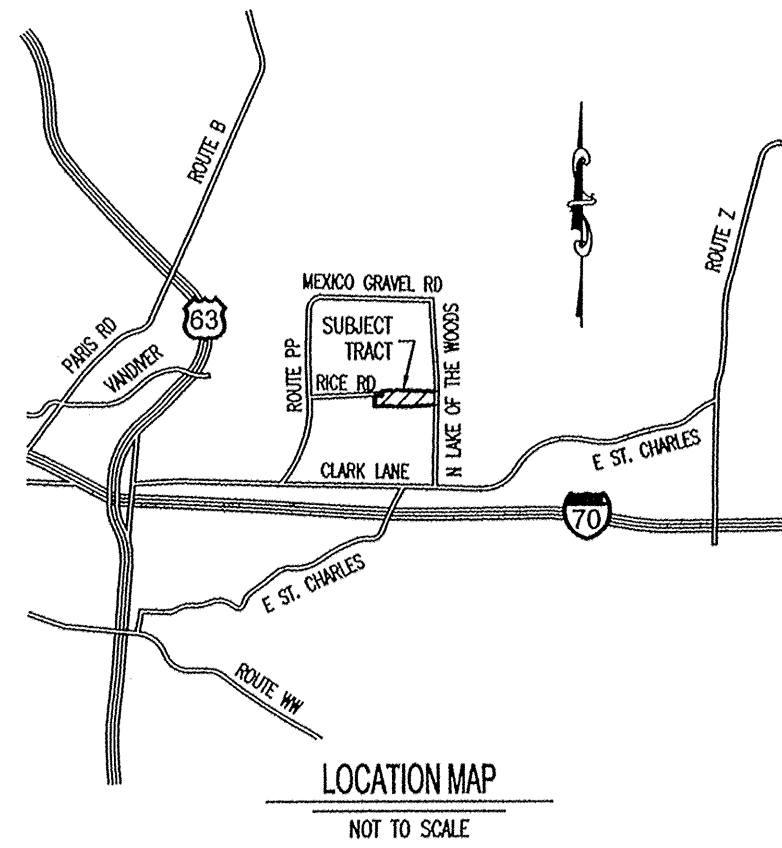
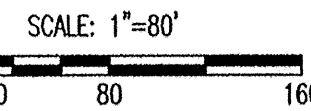


PRELIMINARY PLAT
FOREST HILLS, PLAT No. 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 12 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI
 MARCH, 2006

OWNER:
 BENNIE & LINDA JOHNSTON
 2331 NORTH LAKE OF THE WOODS ROAD
 COLUMBIA, MISSOURI 65202

DEVELOPER:
 MICHAEL MCCLAREN
 2103 TADLEY
 COLUMBIA, MISSOURI 65203



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.

NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOOD PLAN AS ADOPTED BY THE CITY OF COLUMBIA.

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 RIGHTS-OF-WAY.

ALL STREET GRADE CHANGES WILL BE CONNECTED BY ADEQUATE VERTICAL CURVES AT THE TIME OF THE FINAL STREET DESIGN.

NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.

LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.

THE EXISTING ZONING OF THIS TRACT IS R-1.

THIS PLAT CONTAINS 33.96 ACRES.

LOTS 16 AND 73 ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND CAN BE USED FOR LANDSCAPING, NEIGHBORHOOD SIGNAGE, AND/OR GREEN SPACE, AND ARE NOT TO BE USED FOR RESIDENTIAL PURPOSES.

A 5' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO ALL STREETS, INCLUDING ALONG LOTS 1, 83, AND 84.

ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.

SUGAR MAPLE DRIVE IS TO BE DESIGNED AND CONSTRUCTED FROM THE SOUTH PROPERTY LINE OF THIS PRELIMINARY PLAT TO NORTH WATERFRONT DRIVE USING THE BOONE COUNTY PUBLIC WORKS DESIGN STANDARDS. A GATE WITH A BOX BOX IS TO BE INSTALLED BY THE DEVELOPER AS SHOWN. THIS GATE SHALL ONLY BE OPENED BY PUBLIC OFFICIALS (FIRE DEPARTMENT, POLICE DEPARTMENT, ETC.) IN TIMES OF PUBLIC NEED. THIS GATE SHALL REMAIN IN PLACE UNTIL SUCH TIME AS RICE ROAD IS EXTENDED FROM ITS CURRENT TERMINUS TO LAKE OF THE WOODS ROAD.

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 19th DAY OF January, 2006.

Janey L. Wade
 - CHAIRPERSON

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS, LLC
 2008 North Stadium Boulevard
 Columbia, Missouri 65202
 (673) 447-0292

Timothy D. Crockett
 TIMOTHY D. CROCKETT
 NUMBER
 PE: 2004000775
 PROFESSIONAL ENGINEER
 DATE: 4-4-06

