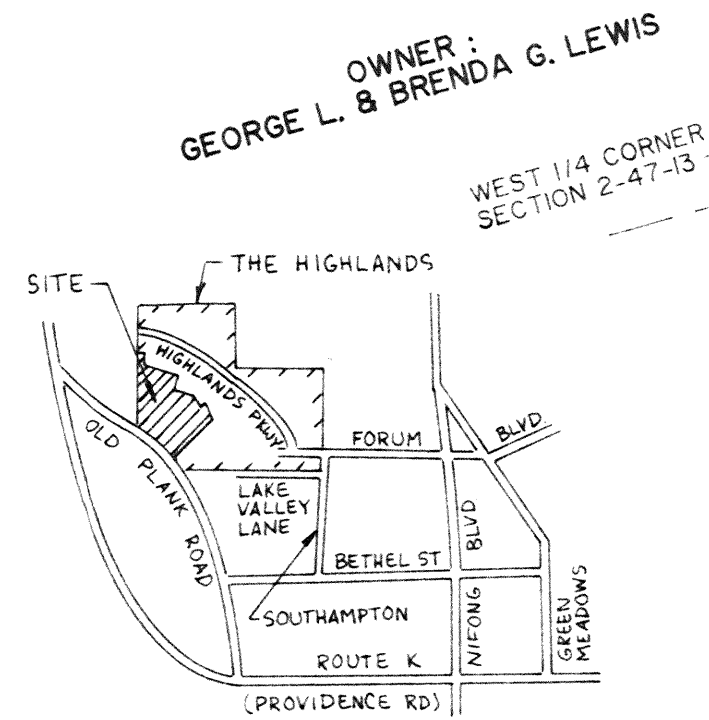




LOCATION MAP
(NO SCALE)

SCALE: 1" = 100'
0 50 100 200

LEGEND

- S--- EXISTING SANITARY SEWER
- P--- PROPOSED STORM SEWER
- I--- PIPE / INLETS
- 2%--- PROPOSED STREET GRADE

NOTES

- ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
- STREET RIGHT-OF-WAYS WILL BE 50' WIDE (28' PAVEMENT) WITH 94" DIAMETER (70' PAVEMENT) CUL-DE-SACS UNLESS OTHERWISE NOTED.
- ALL ADJACENT PROPERTY IS ZONED R-1 PUD AND OWNED BY HIGHLANDS PROPERTIES CO. UNLESS OTHERWISE NOTED.
- THERE WILL BE A 10' UTILITY EASEMENT ALONG ALL STREETS AND A 16' EASEMENT FOR ALL STORM SEWER LINES AND STRUCTURES.
- WATER LINES WILL BE 6" PVC AND STORM SEWER WILL BE CMP AT APPROXIMATE SIZE AS SHOWN.
- STORMWATER MANAGEMENT PLAN HAS BEEN SUBMITTED UNDER SEPARATE COPY.
- THERE WILL BE A 50' FRONT BUILDING LINE ALONG THE STREET FRONTAGE OF ALL LOTS.
- ALL INTERSECTING STREET AND CUL-DE-SAC RIGHT-OF-WAYS WILL HAVE A 20' RADIUS CURVE.
- ALL LANDSCAPING IS NATIVE TIMBER AND EXISTING HARDWOODS OF MEDIUM DENSITY.
- SIDEWALKS ARE NOT REQUIRED IN THIS DEVELOPMENT.
- STORMWATER DETENTION PLANS WILL BE SUBMITTED AS PART OF THE ROAD CONSTRUCTION PLANS AT THE TIME OF FINAL PLAT SUBMITTAL.
- ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED BETWEEN HIGHLANDS PARKWAY AND HIGHLANDS COURT AT THE TIME OF FINAL PLAT SUBMITTAL.
- ALL STREET RIGHT-OF-WAYS WILL BE PUBLIC.
- PERCOLATION TEST RESULTS FOR INDIVIDUAL ONSITE WASTEWATER DISPOSAL WILL BE PART OF THE CONSTRUCTION PLANS AT THE TIME OF FINAL PLAT SUBMITTAL.

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NW 1/4 OF SECTION 2, T47N, R13W, COLUMBIA, BOONE COUNTY, MISSOURI.

BEGINNING AT THE W 1/4 CORNER OF SECTION 2-47-13; THENCE N 0°07'26" W, 50.02 FEET; THENCE N 88°22'32" E, 321.75 FEET; THENCE N 16°03'23" E, 941.65 FEET; THENCE S 73°59'48" E, 390.50 FEET; THENCE N 18°22'24" E, 470.46 FEET; THENCE N 16°00'12" E, 50.00 FEET; THENCE N 56°22'42" E, 375.03 FEET; THENCE N 48°57' W, 164.85 FEET; THENCE N 6°30' E, 400.00 FEET; THENCE S 38°35'20" E, 110.82 FEET; THENCE S 10°50' W, 456.15 FEET; THENCE S 30°16' W, 171.75 FEET; THENCE S 39°00' W, 436.40 FEET; THENCE S 88°22'32" W, 1905.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.06 ACRES

APPROVED BY THE COLUMBIA CITY COUNCIL THIS 18th DAY OF Sept. 1987.

Rodney D. Smith LAURA H. DANIEL, CITY CLERK
RODNEY D. SMITH, MAYOR

OWNERS:
JAMES ROBERT & CARRIE LOGAN
LOU & LOUISE JONES

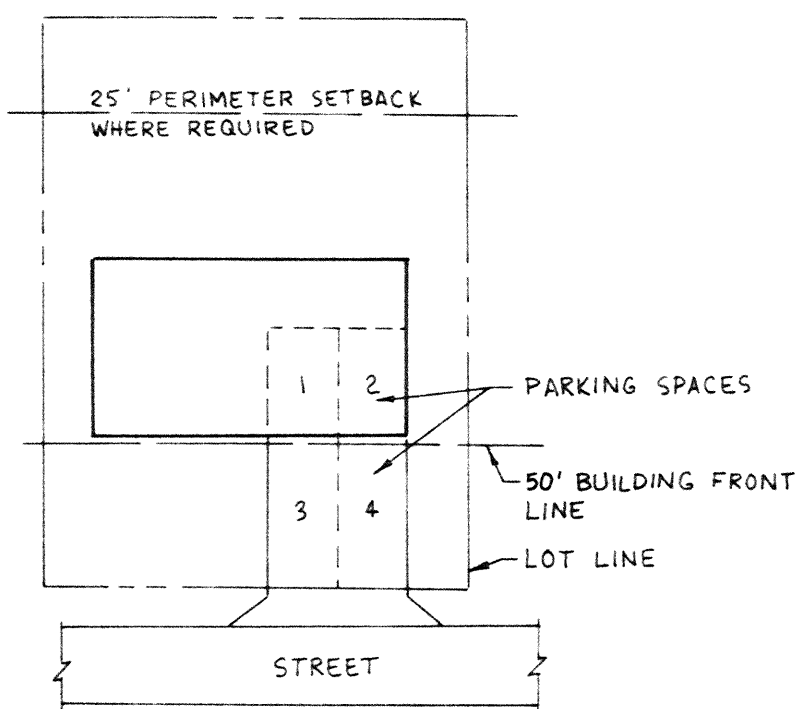
APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS 6th DAY OF August, 1987.

LARRY R. NIEDERGERKE, CHAIRMAN

THE HIGHLANDS PLAT 7
ZONED: R-1

THE HIGHLANDS PLAT 1
ZONED: R-1

THE HIGHLANDS PLAT 4



TYPICAL LOT DETAIL
(NO SCALE)

TOTAL PROJECT DATA	
ZONING DISTRICT	R-1 P.U.D.
TOTAL AREA	53.06 ACRES
PROPOSED UNITS	16 UNITS
GROSS DENSITY	0.30 UNITS/AC
ON SITE PARKING	64
PARKING RATIO	4.0
NET AREA	49.3 ACRES
NET DENSITY	0.33 UNITS/AC

OWNER

HIGHLAND PROPERTIES CO., A MISSOURI PARTNERSHIP
209-A EAST GREEN MEADOWS ROAD, COLUMBIA, MO.

DEVELOPER

INNOVATIVE MANAGEMENT & INVESTMENTS
209 GREEN MEADOWS ROAD
COLUMBIA, MO 65203
(314) 449-0044

FINAL P.U.D. PLAN THE HIGHLANDS-PHASE 8

PLANNED UNIT DEVELOPMENT

JULY 16, 1987

REVISED: JULY 28, 1987

PREPARED BY
ALLSTATE CONSULTANTS

Ron C. Shy
RON C. SHY
L.S. 1509