

PRELIMINARY PLAT
FOX LAIR, PRELIMINARY PLAT NO. 1

A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 20 AND THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY 9, 2007

OWNER/SUBDIVIDER
MILL CREEK MANOR, INC.
1908 FAIRVIEW RD.
COLUMBIA, MO 65203

NOTES:

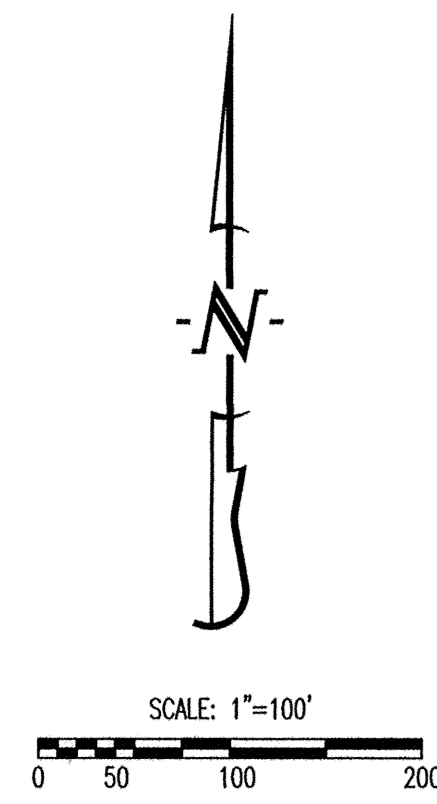
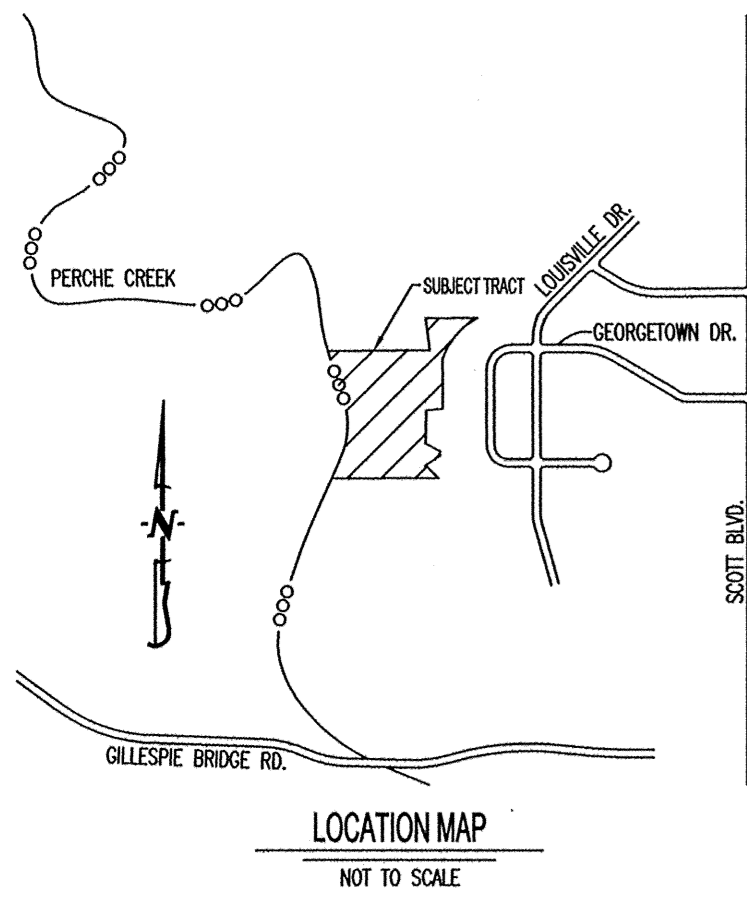
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY WATER AND LIGHT DEPARTMENT.
- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
- THE 100-YEAR FLOODPLAIN, AS SHOWN ON FIRM COMMUNITY PANEL 290034-0108 DATED: JUNE 15, 1983, IS SHOWN ON THE ADJACENT DRAWING.
- THE STREAM BUFFER SHOWN ON THE ADJACENT DRAWING IS CONCEPTUAL. THE FINAL LOCATION OF THE STREAM BUFFER WILL BE DETERMINED AT THE TIME OF THE FINAL PLAT AND DESIGN OF SITE GRADING.
- THE STREET R/W SHALL BE RESIDENTIAL, WIDTH AS NOTED ON THE PLAN.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY. FINAL NUMBERS WILL BE DETERMINED DURING PLATTING.
- THE EXISTING ZONING OF THIS TRACT IS R-1.
- THIS PLAT CONTAINS 32.6 ACRES.
- THE CUL-DE-SACS ARE PROPOSED TO HAVE A MINIMUM PAVEMENT RADIUS OF 38 FEET.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL STREETS.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
- THE APPROXIMATE LIMITS OF THE STREAM BUFFERS FOR THE TYPE 1 AND 2 STREAMS, PER THE USGS QUADRANGLE MAP, ARE SHOWN AND ARE INTENDED TO COMPLY WITH ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES. AN ADDITIONAL 50' OF STREAM BUFFER HAS BEEN SHOWN ON LOTS 3-6, 13, 14, 15, 16, AND 21-26 BECAUSE THE SLOPE OF THE EXISTING GROUND EXCEEDS 25%.
- A FINAL PLAT FOR LOTS 15 THROUGH 26 SHALL NOT BE APPROVED UNTIL A FINAL PLAT SHOWING ACCESS FROM THE ADJOINING TRACT TO THE NORTH IS APPROVED. THE FINAL LOCATION OF CORSAK COURT AND FENNEC COURT WILL BE COORDINATED WITH THE DEVELOPMENT OF THE TRACT TO THE NORTH. THE CITY SHALL BEAR NO RESPONSIBILITY FOR FORCING THE PROPERTY OWNER TO THE NORTH TO PROVIDE THE NEEDED STREETS.
- THE TOTAL LENGTH OF STREAM ALONG THE WEST BOUNDARY OF THIS TRACT IS 1400'. THE REQUIRED BUFFER WIDTH FOR THIS STREAM IS 100 FEET PLUS 50 FEET BECAUSE THE SLOPE EXCEEDS 25%. THE TOTAL AREA OF THIS BUFFER IS 4.82 ACRES. THE BUFFER SHOWN ON LOT 15 HAS BEEN NARROWED AS SHOWN. THE NARROWING HAS NOT REDUCED THE WIDTH OF THE BUFFER TO LESS THAN THE STREAMSIDE ZONE. THE AVERAGE WIDTH OF THE BUFFER ALONG THE EAST SIDE OF THIS TRACT IS 150' AS REQUIRED. THE REMAINDER OF THE BUFFER ALONG THE WEST SIDE HAS BEEN EXPANDED TO COMPENSATE FOR THE NARROWED AREA. THE AREA OF THE NARROWED PORTION IS 0.24 ACRES, WHICH IS 4.9% OF THE TOTAL AREA OF THIS BUFFER.

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 8th DAY OF February, 2007.

Jerry Wade
JERRY WADE, CHAIRPERSON

PREPARED BY:
CROCKETT
ENGINEERING
CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
NUMBER 000000000
CHRISTOPHER M. SAMPSON, P.E.
2-9-07
DATE



LEGEND:

- 820--- EXISTING INDEX CONTOUR
- EXISTING TREELINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- PROPOSED STORM SEWER
- BUILDING LINE
- PROPOSED LOT NUMBER
- EXISTING LOT NUMBER
- 100 YEAR FLOODPLAIN
- FLOODWAY
- EDGE OF WATER / FLOODLINE
- OUTER STREAM BUFFER
- STREAMSIDE BUFFER
- OUTER STREAM BUFFER WITH NO AVERAGING



WEST CLIFF
PUD PLAN
APPROVED MAY 3, 2004

VIRTUAL REALTY, LLC
CITY PUD-2 ZONE