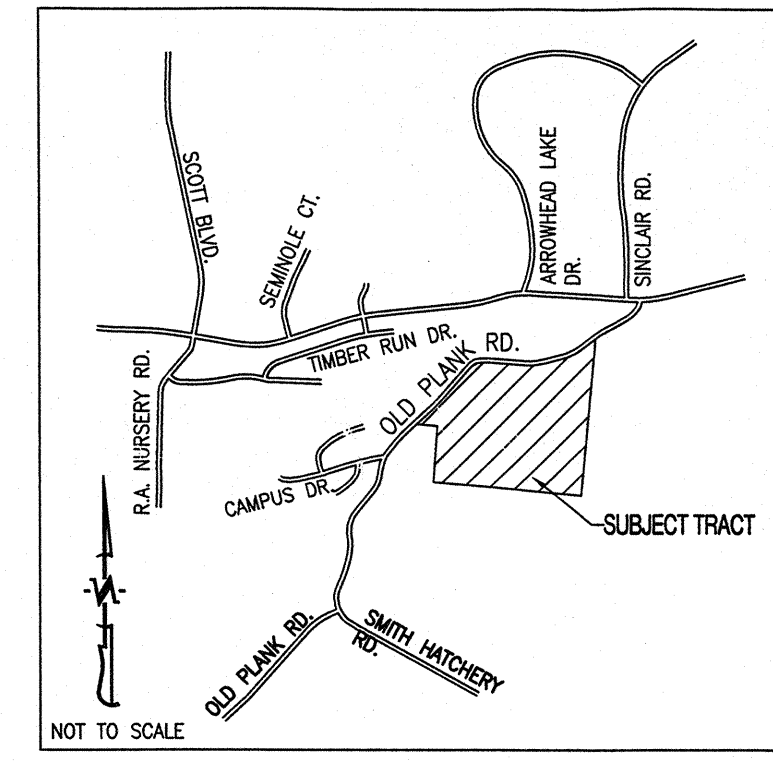


REVISION TO THE
PRELIMINARY PLAT
OF
THE GATES

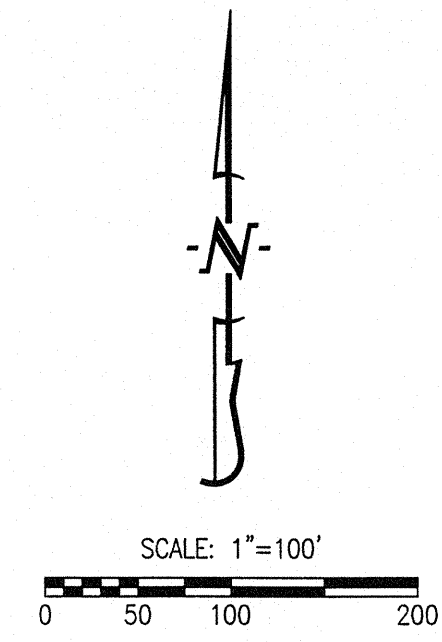
A TRACT LOCATED IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, POLK COUNTY, MISSOURI
MAY, 2014

RECEIVED
MAY - 6 2014
PLANNING DEPT.

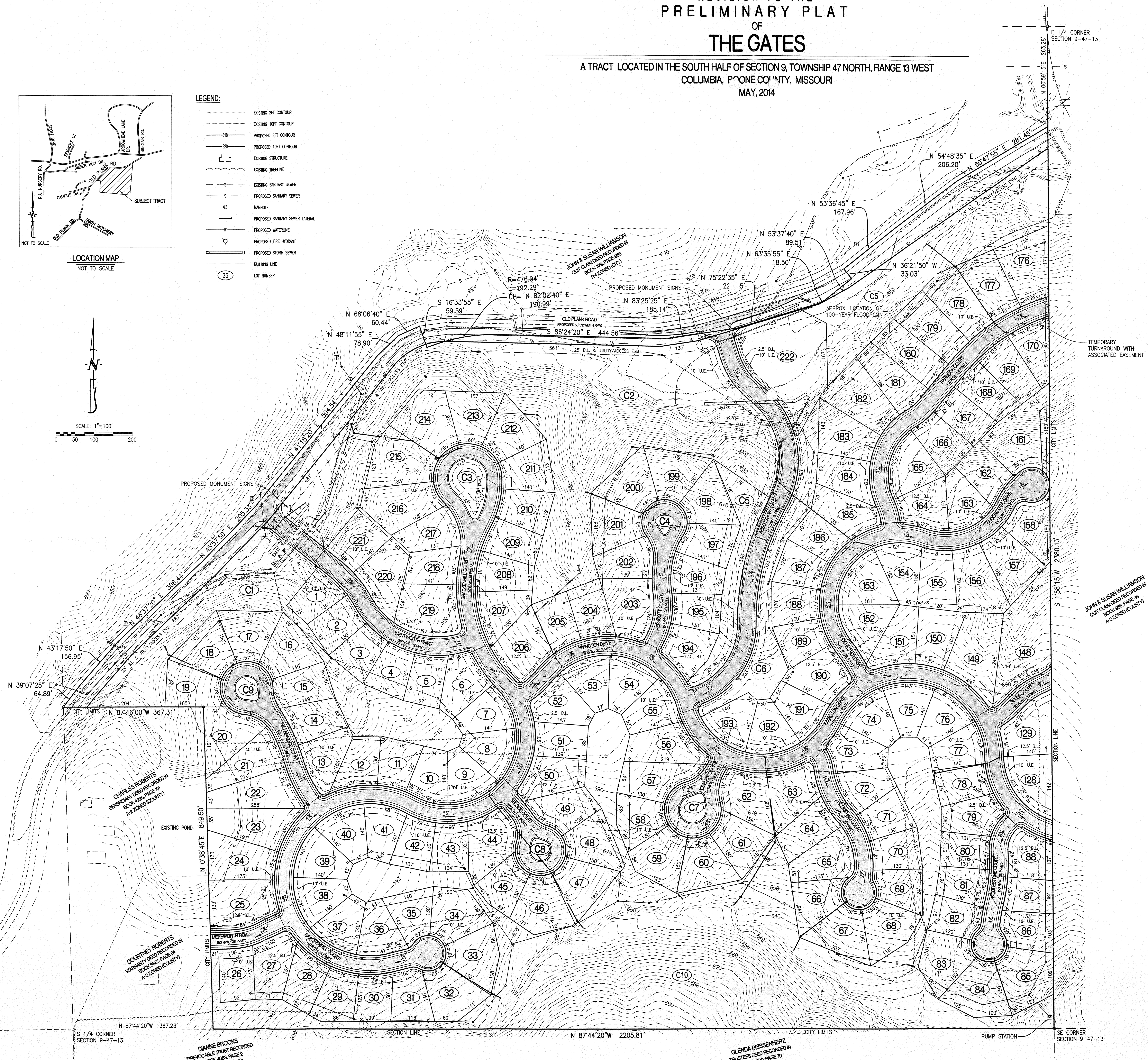
ORIGINAL



LOCATION MAP
NOT TO SCALE



- LEGEND:**
- EXISTING ST CONTOUR
 - EXISTING 10FT CONTOUR
 - PROPOSED ST CONTOUR
 - PROPOSED 10FT CONTOUR
 - EXISTING STRUCTURE
 - EXISTING WETLAND
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - WINDMILL
 - PROPOSED SANITARY SEWER LATERAL
 - PROPOSED WATERLINE
 - PROPOSED FIRE MAINLINE
 - PROPOSED STORM SEWER
 - RAILING LINE
 - LOT NUMBER



NOTES:

- 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.
- PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 29019C 0355D DATED MARCH 17, 2011.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- THERE SHALL BE A MINIMUM OF A 10 FOOT WIDE UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
- WATER DISTRIBUTION TO BE DESIGNED BY BOONE COUNTY PUBLIC WATER SUPPLY, DISTRICT #1.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONING OF THIS TRACT IS R-1.
- THIS PLAT CONTAINS 96.30 ACRES.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDE OF ALL INTERNAL STREETS.
- THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS (PRELIMINARY PLATTED SEPTEMBER 6, 2005).
- NO DIRECT DRIVEWAY ACCESS SHALL BE ALLOWED ONTO OLD PLANK ROAD.
- LOTS C1 - C10 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, RESTROOM FACILITIES, RECREATIONAL FACILITIES, SHELTERS, STORM WATER FEATURES, ETC.
- ALL LOTS SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE.
- A MINIMUM OF 25% OF THE TREES CLASSIFIED AS CLIMAX FOREST AND LOCATED ON THIS TRACT SHALL BE PRESERVED. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO LAND DISTURBANCE.
- A MINIMUM OF 19 ACRES OF THIS PRELIMINARY PLAT SHALL CONFORM TO THE CURRENT STORM WATER REGULATIONS FOR THE CITY OF COLUMBIA. THE BMP'S FOR THIS COMPLIANCE MAY BE INSTALLED AT ANY PHASE OF THE DEVELOPMENT, HOWEVER THEY MUST AT LEAST BE IDENTIFIED PRIOR TO THE APPROVAL OF THE SECOND FINAL PLAT. SAID BMP'S MAY INCLUDE BIOTEXTURE CELLS, DRY DETENTION, WEI DETENTION, NATIVE PRESERVATION OR ANY OTHER BMP IDENTIFIED IN THE CITY OF COLUMBIA STORM WATER MANUAL.
- PROPOSED INTERSECTIONS WITH OLD PLANK ROAD (WENTWORTH DRIVE AND ABBOTTSBURY LANE) SHALL INCLUDE PROPOSED LEFT TURN LANES. SAID LANES TO BE DESIGNED WITH THE CONSTRUCTION PLANS FOR THE RESPECTIVE FINAL PLATS.

LEGAL DESCRIPTION:

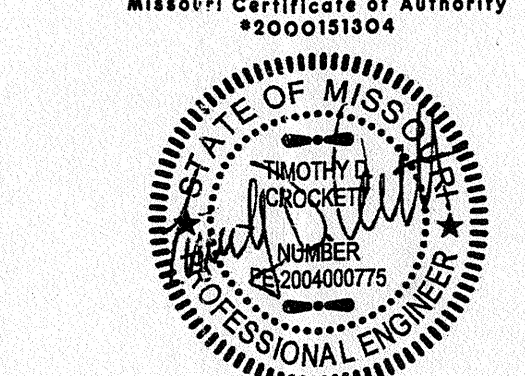
A TRACT OF LAND BEING PART OF THE SURVEY RECORDED IN BOOK 2985, PAGE 175 AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4228, PAGE 171 OF COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING, 96.30 ACRES.

OWNER:
GATES REAL ESTATE LLC
6000 S HWY KK
COLUMBIA, MO 65203

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 5TH DAY OF MAY, 2014.

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

2408 North Stadium Road
Columbia, Missouri 65203
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certified of Authority
REGISTERED



TIMOTHY D. CROCKETT - PE-2004000775

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2014.

ROBERT McDAVID, MAYOR

SHEILA AMIN, CITY CLERK