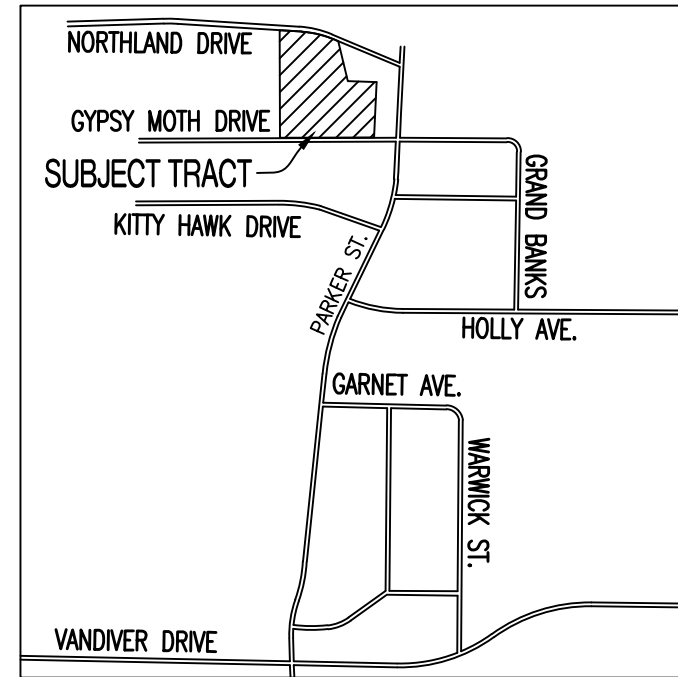


PRELIMINARY PLAT FOR KITTY HAWK MANOR, PLAT No. 6

A TRACT LOCATED IN THE NORTH 1/2 OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST, & THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI CITY PROJECT #16-137



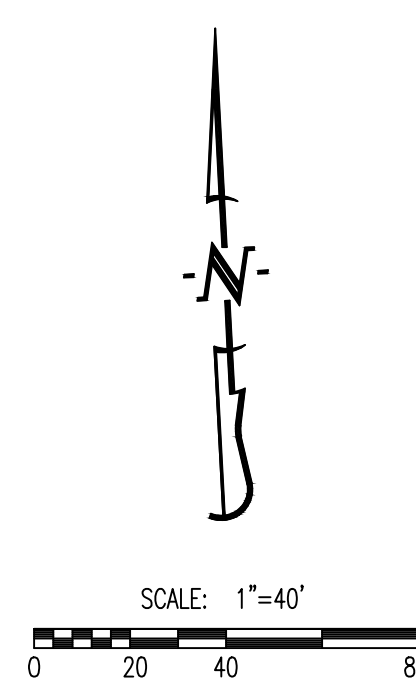
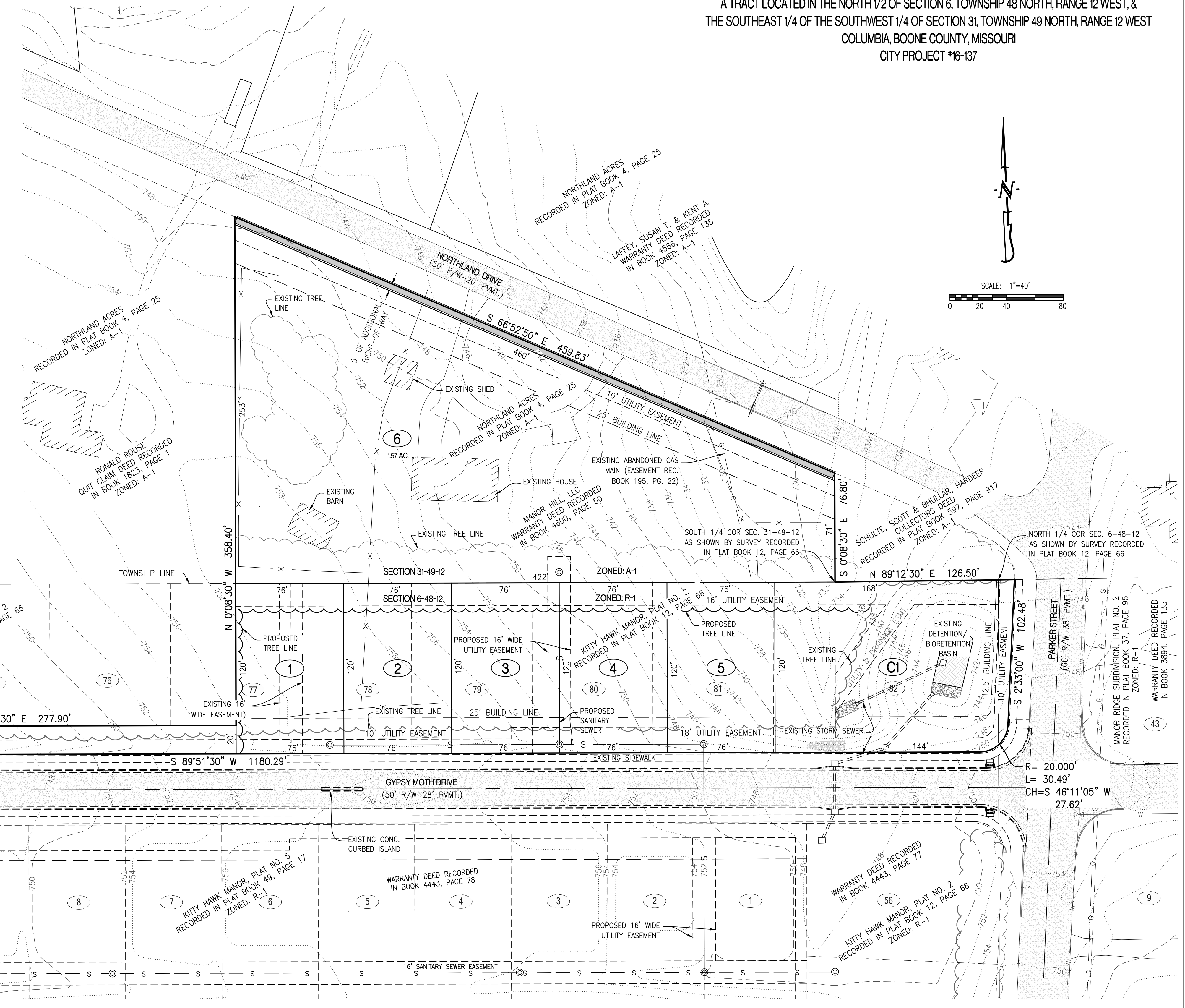
LOCATION MAP NOT TO SCALE

LEGEND:

- 805 - EXISTING MINOR CONTOUR
820 - EXISTING MAJOR CONTOUR
CURB
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
MANHOLE/CLEANOUT
PROPOSED WATERLINE
PROPOSED LIGHT POLE
PROPOSED FIRE HYDRANT
EXISTING STORM SEWER
PROPOSED STORM SEWER
BUILDING LINE
EASEMENT
LOT NUMBER
PROPOSED PAVEMENT
PROPOSED DETENTION/BIORETENTION
EXISTING TREELINE

NOTES:

- 1. 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.
2. NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 29019C0285D DATED MARCH 17, 2011.
3. THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
4. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
5. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
6. WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
7. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
8. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
9. THE EXISTING ZONING OF THIS TRACT IS R-1 & A-1.
10. THIS PLAT CONTAINS 3.80 ACRES.
11. THERE ARE NO REGULATED STREAMS LOCATED WITHIN THE LIMITS OF THIS PLAT AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
12. LOT C1 IS A COMMON LOT AND TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND IS TO BE USED FOR GREENSPACE AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S. FURTHERMORE APPROPRIATE EASEMENTS SHALL BE DEDICATED AT TIME OF FINAL PLATTING TO ENSURE PROPER ACCESSES ARE IN PLACE TO AND OVER SAID BMP'S.
13. ANY FUTURE REDEVELOPMENT OF LOT C2 WOULD REQUIRE A PRELIMINARY PLAT FOR SAID LOT.
14. ALL LOTS SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE.
15. 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.
16. A 5' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO NORTHLAND DRIVE. SIDEWALK SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES AT TIME OF FINAL PLATTING. SAID SIDEWALK SHALL BE CONSTRUCTED PER THE STANDARD PERFORMANCE CONTRACT THAT WOULD ACCOMPANY THE FINAL PLAT FOR LOT 6.
17. IT IS THE INTENT OF THE APPLICANT, SHOULD THIS PRELIMINARY PLAT BE APPROVED, TO REQUEST VACATION OF UNUSED INTERNAL UTILITY EASEMENTS IN ORDER TO ADEQUATELY SUBDIVIDE THE PROPERTY.



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING LOTS 73, 78, 79, 80, 81, 82 & PART OF LOTS 70, 71, 72, 74, 75, 76 & 77 OF KITTY HAWK MANOR, PLAT No. 2 RECORDED IN PLAT BOOK 12, PAGE 66 AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4443, PAGE 78 & BEING A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 49 NORTH, RANGE 12 WEST BEING LOT 33 OF NORTHLAND ACRES, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4600, PAGE 50 AND CONTAINING 3.80 ACRES.

OWNER/DEVELOPER: MANOR HILL LLC 215 N. STADIUM BLVD. SUITE 207 COLUMBIA, MO 65203

CLIMAX FOREST CALCULATIONS: TOTAL EXISTING CLIMAX FOREST 1.17 AC. CLIMAX FOREST TO BE PRESERVED 0.30 AC. (25% MIN.)



ENGINEERING CONSULTANTS 2004 North Stadium Boulevard Columbia, Missouri 65202 (573) 447-0292 www.crockettengineering.com

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS DAY OF 2016.

RUSTY STRODTMAN - VICE CHAIRMAN

05/24/2016 ORIGINAL 07/11/2016 CITY COMMENTS 07/15/2016 CITY COMMENTS