

A TRACT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 &
SOUTHWEST QUARTER OF SECTION 10 TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST, 2017

1. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 15 FOOT UTILITY EASEMENTS OR EASEMENTS QUOTE TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER RAPS WILL BE GREATER THAN 20 FEET.
2. PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 29019C 0335E DATED APRIL 19, 2017.
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 UIC.
6. WATER DISTRIBUTION TO BE DESIGNED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT #1 OF BOONE COUNTY.
7. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
8. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
9. THE EXISTING ZONING OF THIS TRACT IS R-1.
10. THIS PLAT CONTAINS 120.39 ACRES.
11. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS. A 5' SIDEWALK SHALL ALSO BE CONSTRUCTED ADJACENT TO STATE ROUTE K, OLD PLANK ROAD & HIGH POINT LANE AT THE TIME OF FINAL PLATTING OF THE ADJACENT PROPERTY.
12. THE LOTS IN SECTION 9 OF THIS TRACT ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS (EXEMPT FROM SAID REGULATIONS DUE TO BEING ORIGINALLY PRELIMINARY PLATTED SEPTEMBER 6, 2005).
13. THE LOTS IN SECTION 10 OF THIS TRACT ARE REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. AS SHOWN BY THE JAMESTOWN USGS QUADRANGLE MAP.
14. NO DIRECT DRIVEWAY ACCESS SHALL BE ALLOWED INTO OLD PLANK ROAD.
15. LOTS C1 - C13 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, RESTROOM FACILITIES, RECREATIONAL FACILITIES, SHELTERS, STORM WATER FEATURES, ETC. AND SHALL BE DEEDED TO THE GATES HOME OWNERS ASSOCIATION.
16. ALL LOTS SHALL HAVE A MINIMUM WIDE OF 60' AT THE BUILDING LINE.
17. 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 ABORIST PRIOR TO LAND DISTURBANCE.
18. NO MORE THAN 100 RESIDENTIAL LOTS SHALL BE PLANNED WITHIN THE GATES DEVELOPMENT BEFORE THE SECOND ENTRANCE (WENTWORTH DRIVE) SHALL BE CONSTRUCTED.
19. IT IS ANTICIPATED THAT THE FUTURE LITTLE BONNE FEMALE CREEK TRAIL IS TO PASS THROUGH THIS PARCEL ON THE NORTH SIDE OF THE CREEK.
20. PROPOSED INTERSECTION WITH OLD PLANK ROAD (ABBOTSBURY LANE & WENTWORTH DRIVE) SHALL INCLUDE A PROPOSED LEFT TURN LANE. SAID LANE TO BE DESIGNED WITH THE CONSTRUCTION PLANS FOR THE RESPECTIVE FINAL PLAT.
21. A MINIMUM OF 19 ACRES OF THE 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 BIORETENTION CELLS, GRASS DETENTION, WET DETENTION, NATIVE PRESERVATION OR ANY OTHER BMP INDICATED IN THE CITY OF COLUMBIA STORM WATER MANUAL.

PREPARED BY:

CROCKETT

ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0977

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS _____ DAY OF _____, 2017.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA,
MISSOURI, THIS _____ DAY OF _____, 2017.

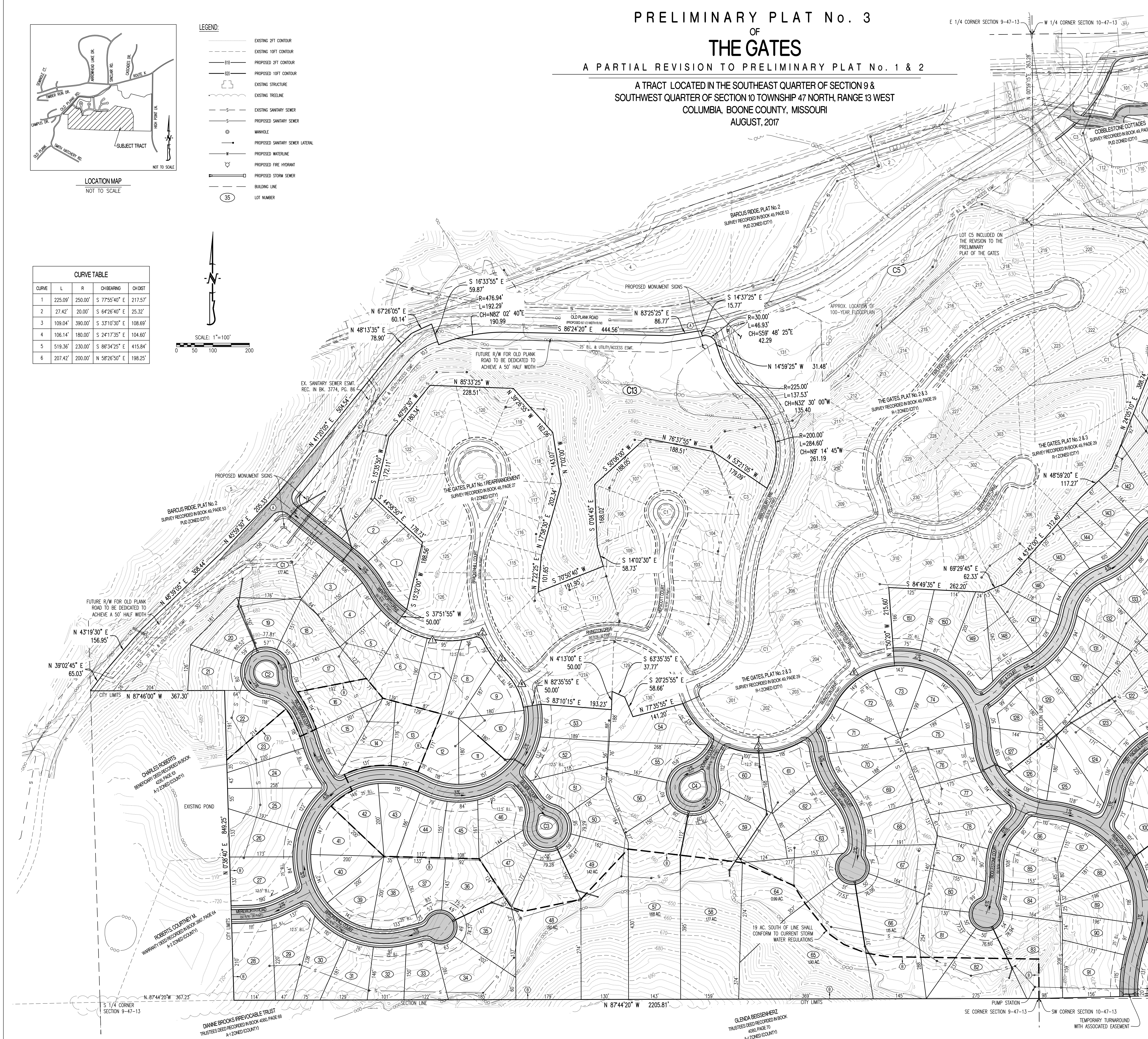
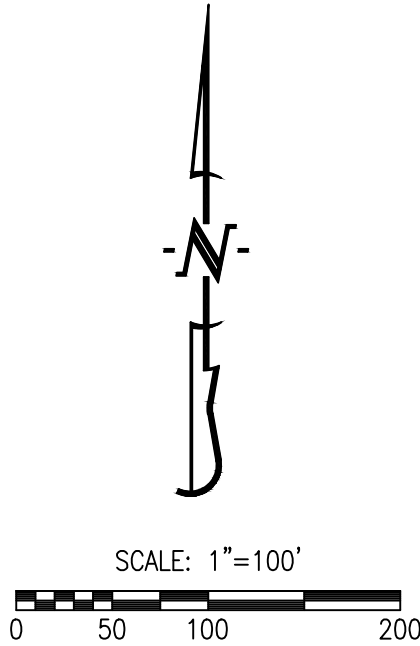
BRIAN TREECE, MAYOR

08/08/2017

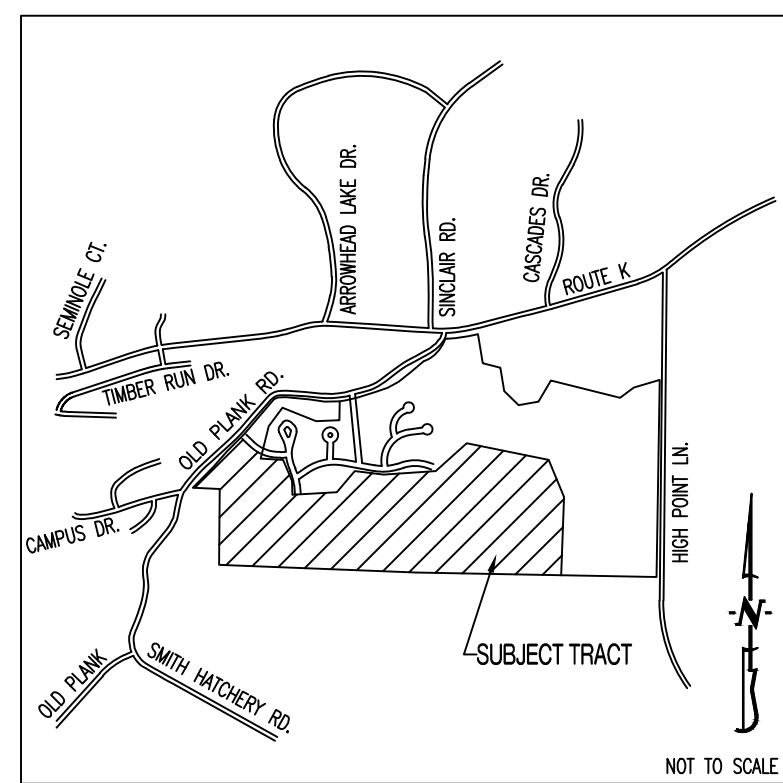
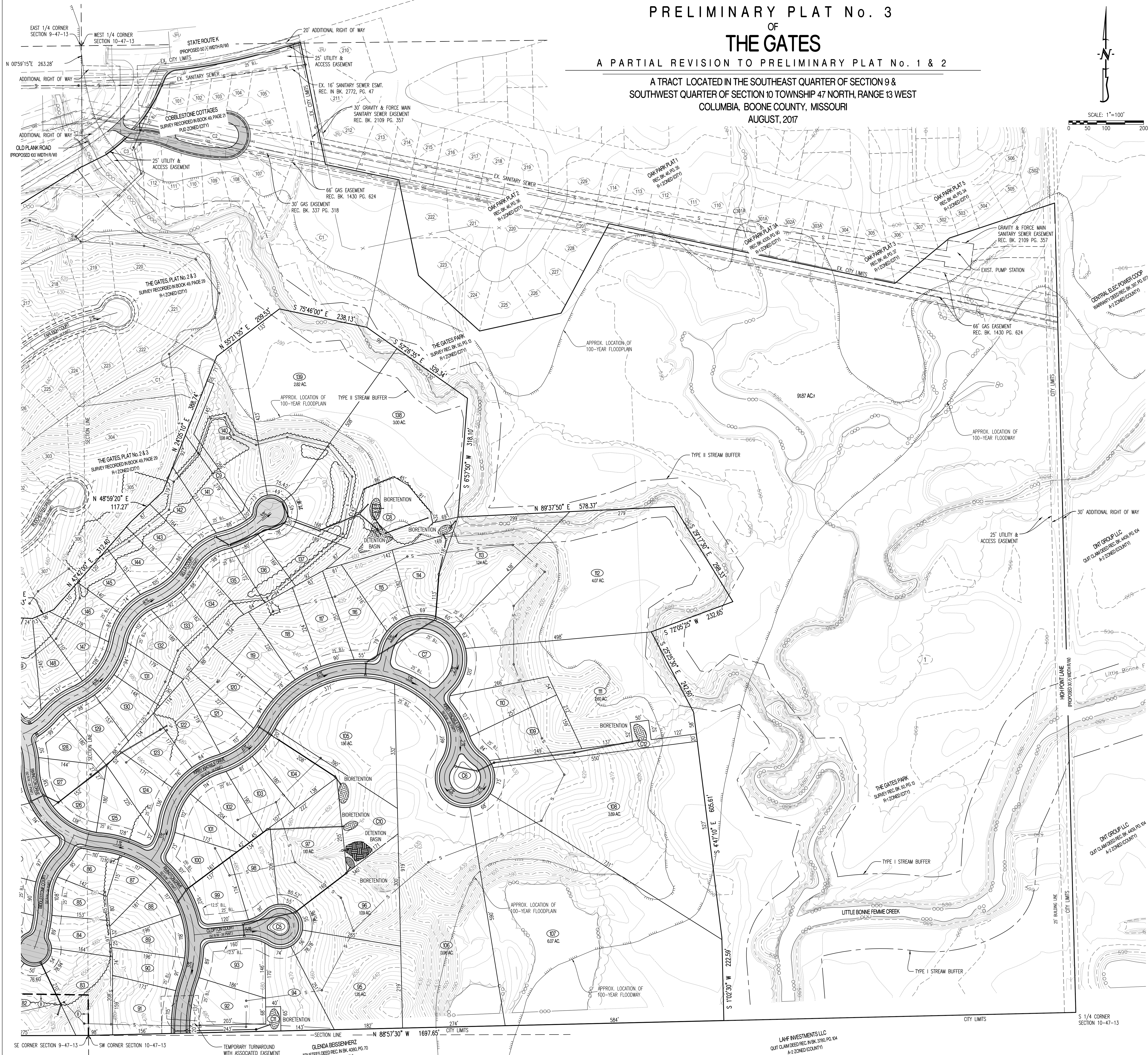
TIMOTHY D. CROCKETT - PE-2004000775

_____ SHEFI A AMIN CITY CLERK

CURVE	L	R	CH BEARING	CH DIST
1	225.09'	250.00'	S 77°55'40" E	217.57'
2	27.42'	20.00'	S 64°26'40" E	25.32'
3	109.04'	390.00'	S 33°10'30" E	108.69'
4	106.14'	180.00'	S 24°17'35" E	104.60'
5	519.36'	230.00'	S 86°34'25" E	415.84'
6	207.42'	200.00'	N 58°26'50" E	198.25'



PRELIMINARY PLAT No. 3
OF
THE GATES
A PARTIAL REVISION TO PRELIMINARY PLAT No. 1 & 2
A TRACT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 &
SOUTHWEST QUARTER OF SECTION 10 TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST, 2017



LEGEND:

---	EXISTING 2FT CONTOUR
---	EXISTING 10FT 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
XX	LOT NUMBER
---	PROPOSED PAVEMENT
---	PROPOSED DETENTION/BIORETENTION
---	EXISTING TREELINE

OWNER:
MICHAEL D. TOMPKINS
6000 S HWY KK
COLUMBIA, MO 65203

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

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.
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- NO DIRECT DRIVEWAY ACCESS SHALL BE ALLOWED ONTO OLD PLANK ROAD.
- LOTS C1 - C13 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, RESTROOM FACILITIES, RECREATIONAL FACILITIES, SHELTERS, STORM WATER FEATURES, ETC. AND SHALL BE DEEDED TO THE GATES HOME OWNERS ASSOCIATION.
- 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.
- NO MORE THAN 100 RESIDENTIAL LOTS SHALL BE PLATTED WITHIN THE GATES DEVELOPMENT BEFORE THE SECOND ENTRANCE (WENTWORTH DRIVE) SHALL BE CONSTRUCTED.
- IT IS ANTICIPATED THAT THE FUTURE LITTLE BONNE FEMME CREEK TRAIL IS TO PASS THROUGH THIS PARCEL ON THE NORTH SIDE OF THE CREEK.
- PROPOSED INTERSECTION WITH OLD PLANK ROAD (ABGOTSBUARY LANE & WENTWORTH DRIVE) SHALL INCLUDE A PROPOSED LEFT TURN LANE. SAID LANE TO BE DESIGNED WITH THE CONSTRUCTION PLANS FOR THE RESPECTIVE FINAL PLAT.
- A MINIMUM OF 19 ACRES OF THE 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 BIORETENTION CELLS, DRY DETENTION, WET DETENTION, NATIVE PRESERVATION OR ANY OTHER BMP IDENTIFIED IN THE CITY OF COLUMBIA STORM WATER MANUAL.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, AND THE SOUTHWEST QUARTER OF SECTION 10, ALL OF LAND SHOWN IN TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE SURVEY RECORDED IN BOOK 2985, PAGE 175 AND THE SURVEY RECORDED IN BOOK 2404, PAGE 56 AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4228, PAGE 171 AND BEING PART OF THE LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4333, PAGE 153, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

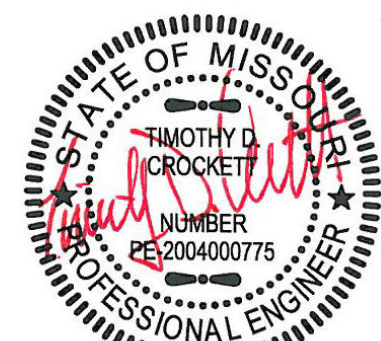
BEGINNING AT THE WESTERMOST CORNER OF SAID SURVEY RECORDED IN BOOK 2985, PAGE 175 BEING THE CENTERLINE OF OLD PLANK ROAD, THENCE WITH THE CENTERLINE OF SAID ROAD AND THE LINES OF SAID SURVEY, N 39°22'45"E, 65.03 FEET; THENCE N 43°19'30"E, 156.95 FEET; THENCE N 48°39'05"E, 308.44 FEET; THENCE N 45°59'30"E, 205.33 FEET; THENCE N 41°20'05"E, 504.54 FEET; THENCE N 48°13'35"E, 78.90 FEET; THENCE N 67°26'05"E, 60.14 FEET; THENCE LEAVING SAID CENTERLINE, S 16°33'55"E, 59.87 FEET; THENCE 192.29 FEET ALONG A 476.94-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 82°02'40"E, 190.99 FEET; THENCE S 86°24'20"E, 444.56 FEET; THENCE N 83°25'40"E, 86.77 FEET TO THE WEST LINE OF THE GATES, PLAT NO. 1, BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4228, PAGE 171 AND BEING PART OF THE LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4333, PAGE 153, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A CHORD S 59°48'25"E, 42.29 FEET; THENCE S 14°59'25"E, 31.48 FEET; THENCE 137.53 FEET ALONG A 225.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 32°30'00"E, 135.40 FEET; THENCE 284.60 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 9°14'45"E, 261.19 FEET; THENCE N 57°21'05"E, 179.09 FEET; THENCE N 76°37'55"W, 186.51 FEET; THENCE S 30°06'00"W, 168.05 FEET; THENCE S 14°02'30"E, 58.73 FEET; THENCE N 7°22'25"E, 101.65 FEET; THENCE N 17°38'30"E, 202.34 FEET; THENCE N 7°02'00"W, 143.07 FEET; THENCE N 39°26'55"W, 162.06 FEET; THENCE N 85°33'25"W, 228.51 FEET; THENCE S 40°59'30"W, 180.34 FEET; THENCE S 15°35'50"W, 172.11 FEET; THENCE S 44°58'50"E, 178.73 FEET; THENCE S 15°32'00"W, 188.56 FEET; THENCE S 37°51'50"W, 50.00 FEET; THENCE 225.09 FEET ALONG A 250.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 77°55'40"E, 217.57 FEET; THENCE 27.42 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 64°26'40"E, 25.32 FEET; THENCE 109.04 FEET ALONG A 380.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 33°10'30"E, 108.69 FEET; THENCE 108.14 FEET ALONG A 180.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 24°17'35"E, 104.64 FEET; THENCE N 82°35'55"E, 50.00 FEET; THENCE S 83°10'15"E, 193.23 FEET; THENCE N 41°30'00"E, 50.00 FEET; THENCE S 63°35'35"E, 37.77 FEET; THENCE S 20°25'55"E, 58.66 FEET; THENCE N 77°35'55"E, 141.20 FEET TO THE SOUTHWEST CORNER OF THE GATES, PLAT NO. 2 & 3, RECORDED IN PLAT BOOK 49, PAGE 29; THENCE WITH THE LINES OF SAID PLAT, 519.36 FEET ALONG A 230.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 86°34'25"E, 415.84 FEET; THENCE 207.42 FEET ALONG A 200.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 52°26'30"E, 198.25 FEET; THENCE N 1°52'00"W, 215.60 FEET; THENCE S 84°42'35"E, 262.20 FEET; THENCE N 69°29'45"E, 62.33 FEET; THENCE N 45°42'00"E, 312.40 FEET; THENCE N 48°59'20"E, 117.27 FEET; THENCE N 24°05'10"E, 388.74 FEET; THENCE N 55°21'55"E, 209.53 FEET; THENCE S 75°46'00"E, 238.13 FEET TO THE WEST LINE OF THE GATES PARK, RECORDED IN PLAT BOOK 50, PAGE 13; THENCE WITH THE LINES OF SAID PLAT, S 52°26'35"E, 329.34 FEET; THENCE S 65°50'30"E, 318.10 FEET; THENCE N 89°37'50"E, 578.37 FEET; THENCE S 29°17'30"E, 298.33 FEET; THENCE S 72°05'25"W, 232.65 FEET; THENCE S 25°25'30"E, 242.60 FEET; THENCE S 4°47'10"E, 605.61 FEET; THENCE S 1°02'30"W, 222.59 FEET TO THE SOUTH LINE OF SAID SECTION 10; THENCE WITH THE SOUTH LINE OF SAID SECTION, N 89°57'30"W, 1697.65 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE WITH THE SOUTH LINE OF SAID SECTION 9, N 87°44'20"W, 2205.81 FEET TO THE EAST LINE OF THE SURVEY RECORDED IN BOOK 2746, PAGE 64; THENCE WITH THE LINES OF SAID SURVEY, N 03°38'40"E, 849.25 FEET; THENCE N 87°46'00"W, 367.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 120.39 ACRES.

PREPARED BY:

CROCKETT
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Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com

Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151304



TIMOTHY D. CROCKETT - PE-200400075

08/08/2017
DATE

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2017.

RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS ____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

LAW INVESTMENTS LLC
QUIT CLAIM DEED REC. IN BK. 3780, PG. 04
A-2 ZONED (CITY)