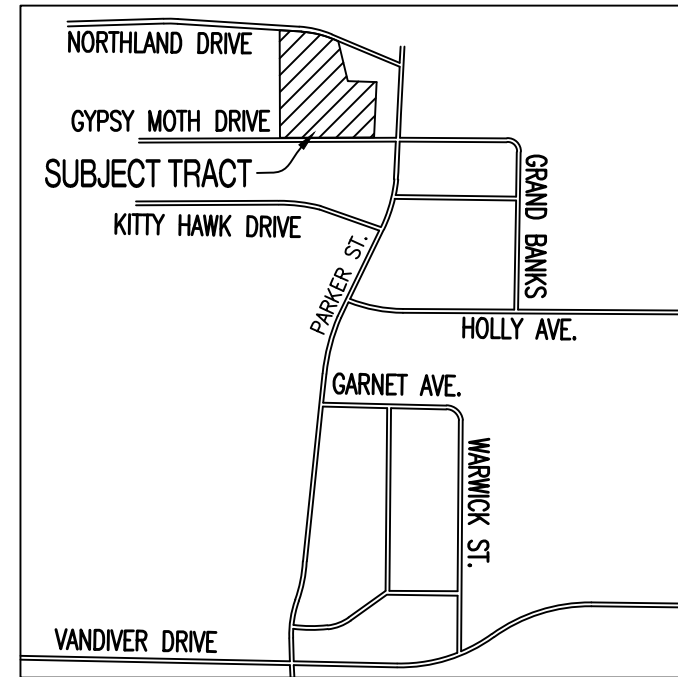


PRELIMINARY PLAT FOR KITTY HAWK MANOR, PLAT No. 6

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



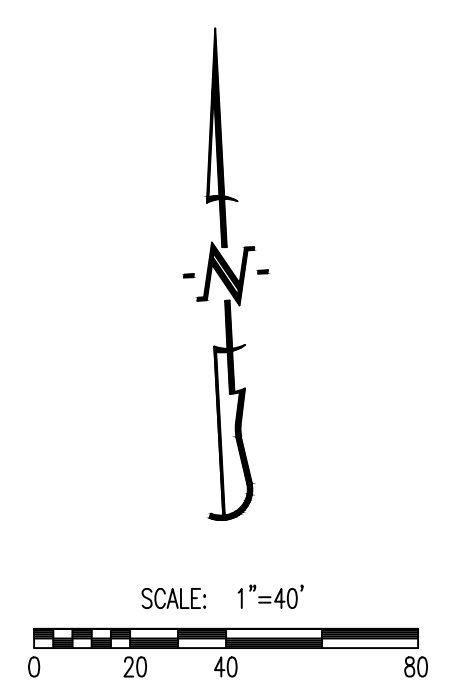
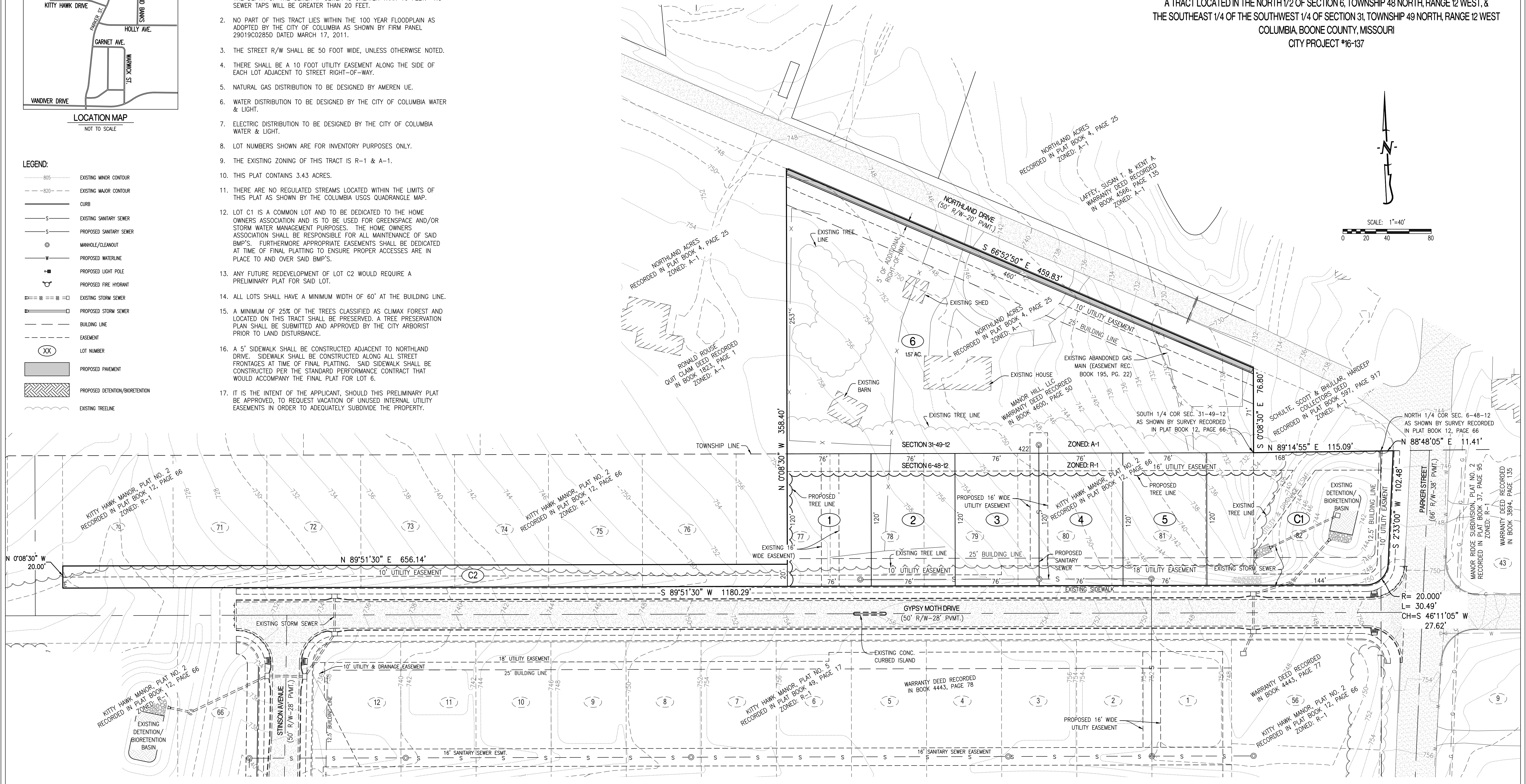
LOCATION MAP NOT TO SCALE

LEGEND:

- Legend items: 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:

- Notes 1-17: 1. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER... 2. NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN... 3. THE STREET R/W SHALL BE 50 FOOT WIDE... 4. THERE SHALL BE A 10 FOOT UTILITY EASEMENT... 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 3.43 ACRES... 11. THERE ARE NO REGULATED STREAMS... 12. LOT C1 IS A COMMON LOT AND TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION... 13. ANY FUTURE REDEVELOPMENT OF LOT C2 WOULD REQUIRE A PRELIMINARY PLAT... 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... 16. A 5' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO NORTHLAND DRIVE... 17. IT IS THE INTENT OF THE APPLICANT, SHOULD THIS PRELIMINARY PLAT BE APPROVED, TO REQUEST VACATION OF UNUSED INTERNAL UTILITY EASEMENTS...



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 78, 79, 80, 81, 82 & PART OF LOTS 70, 71, 72, 73, 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 3.43 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: CROCKETT 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

- 07/11/2016 CITY COMMENTS
07/15/2016 CITY COMMENTS
08/31/2016 P&Z REVISION
09/06/2016 CITY COMMENTS