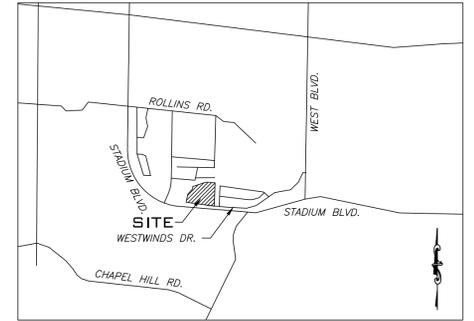


PRELIMINARY PLAT HIDDEN HAVEN

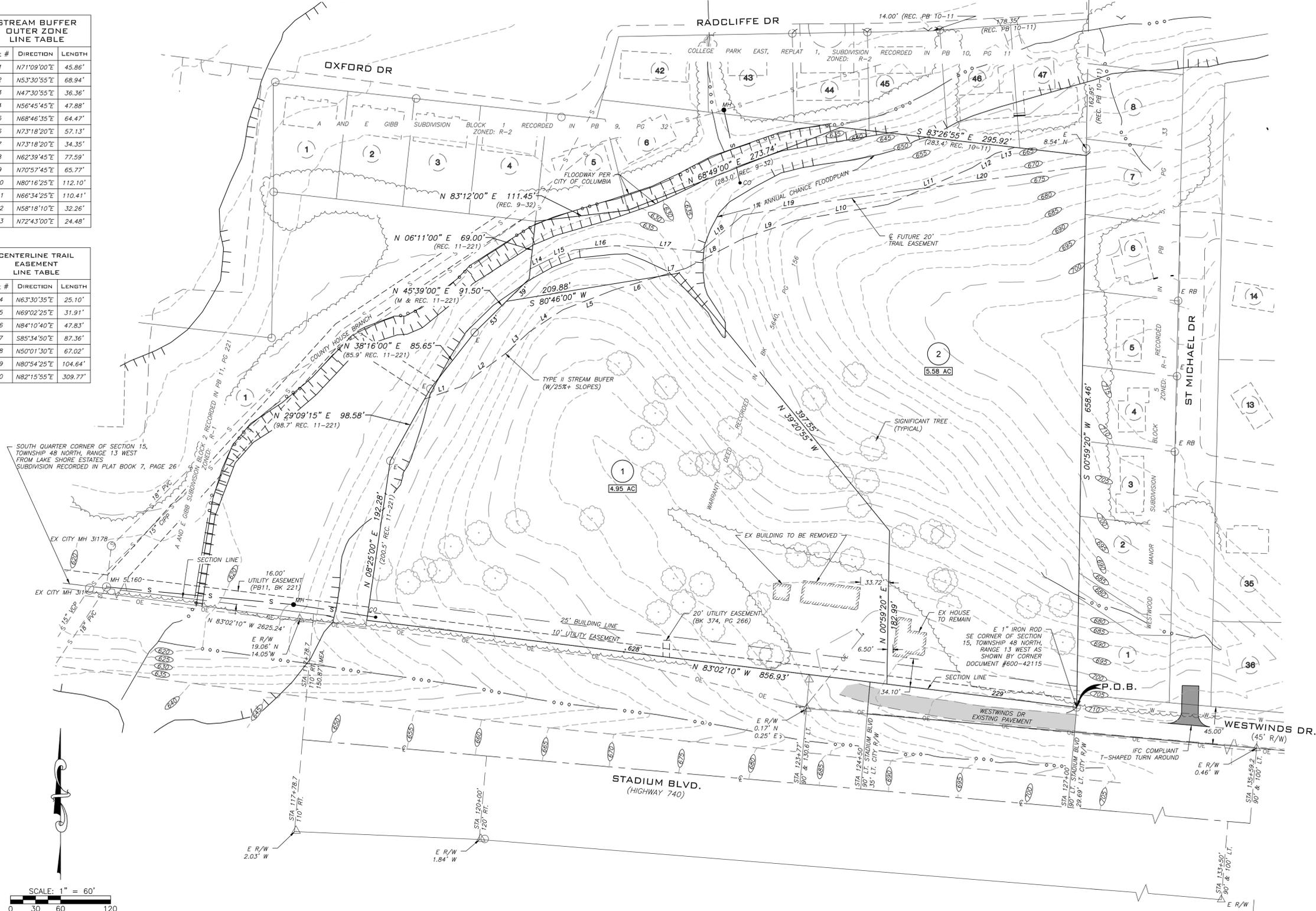
BEING PART OF THE SOUTHEAST 1/4
OF SECTION 15, T48N, R13W, CITY OF COLUMBIA,
BOONE COUNTY, MISSOURI
SUBMITTED JULY 5, 2022



LOCATION MAP
NOT TO SCALE

LINE #	DIRECTION	LENGTH
L1	N71°09'00"E	45.86'
L2	N53°30'55"E	68.94'
L3	N47°30'55"E	36.36'
L4	N56°45'45"E	47.88'
L5	N68°46'35"E	64.47'
L6	N73°18'20"E	57.13'
L7	N73°18'20"E	34.35'
L8	N62°39'45"E	77.59'
L9	N70°57'45"E	65.77'
L10	N80°16'25"E	112.10'
L11	N66°34'25"E	110.41'
L12	N58°18'10"E	32.26'
L13	N72°43'00"E	24.48'

LINE #	DIRECTION	LENGTH
L14	N63°30'35"E	25.10'
L15	N69°02'25"E	31.91'
L16	N84°10'40"E	47.83'
L17	S85°34'50"E	87.36'
L18	N50°01'30"E	67.02'
L19	N80°54'25"E	104.64'
L20	N82°15'55"E	309.77'



OWNER/DEVELOPER
SONYA ANDREASSEN-HENDERSON
SONYA.ANDREASSEN@PNC.COM

SITE DATA
ACREAGE: 10.53 ACRES
SECTION-TOWNSHIP-RANGE: 15-48-13
EXISTING ZONING: R-1

STREAM BUFFER STATEMENT
THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI. A TYPE II STREAM BUFFER AS REGULATED IS SHOWN.

FLOOD PLAIN STATEMENT
A PORTION OF THIS TRACT IS LOCATED WITHIN A ZONE X (SHADED) FLOOD HAZARD AREA AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3(d)(4), PER THE FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0280E, DATED APRIL 19, 2017.

STORMWATER MANAGEMENT
1. THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-A-87(e).

LANDSCAPING AND TREE PRESERVATION
1. THERE IS CURRENTLY 856.93 LF OF STREET FRONTAGE, 856.93 LF/40 FT. = 22 STREET TREES REQUIRED. A FUTURE REQUEST FOR VACATION OF A PORTION OF WESTWINDS DRIVE MAY CHANGE THIS FOOTAGE AND NUMBER OF STREET TREES REQUIRED. EXACT PLACEMENT OF TREES TO BE DETERMINED BY CITY OF COLUMBIA AT THE TIME DEVELOPMENT PLANS ARE REVIEWED.
2. STREET TREES SHALL COMPLY WITH SECTION 29-4.4(d)(2)(i-vii) OF THE CITY CODE.
3. REMOVAL AND REPLACEMENT OF SIGNIFICANT TREES SHALL COMPLY WITH SECTION 29-4.4(g)(1-3) OF THE CITY CODE. THERE ARE FORTY-SEVEN (47) SIGNIFICANT DECIDUOUS TREES ON THIS SITE.

PROPERTY DESCRIPTION
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5640, PAGE 156, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 13 ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WESTWINDS DRIVE; THENCE ALONG THE SAID RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY LINE OF STADIUM BOULEVARD (STATE ROUTE 740), N 83°02'10"W, 856.93 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE N 08°25'00"E, 192.28 FEET; THENCE N 29°09'15"E, 98.58 FEET; THENCE N 38°16'00"E, 85.65 FEET; THENCE N 45°39'00"E, 91.50 FEET; THENCE N 06°11'00"E, 69.00 FEET; THENCE N 83°12'00"E, 111.45 FEET, THENCE N 68°49'00"E, 273.74 FEET; THENCE S 83°26'55"E, 295.92 FEET TO A POINT LYING ON THE EAST LINE OF SAID SECTION 15; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 15 S 00°59'20"W, 658.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.53 ACRES.

GENERAL NOTES

- LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
- SANITARY SEWER SERVICE TO THIS PLAT WILL BE PROVIDED BY PUBLIC GRAVITY SEWER EXTENSION FROM EXISTING CITY OF COLUMBIA GRAVITY SEWER MAIN, AS SHOWN ON THIS PLAT. CONNECTION POINT IS EXISTING MH #311 LOCATED WEST OF THE PROPERTY AND NORTH OF STADIUM BOULEVARD.
- ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS TO BE LOCATED WITHIN MINIMUM WIDTH EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER DEPTH IS GREATER THAN 16 FEET. PUBLIC SANITARY SEWERS SHALL BE BUILT IN COMPLIANCE WITH CITY OF COLUMBIA STANDARDS AND SPECIFICATIONS.
- ALL LOTS SHALL HAVE A BUILDING SETBACK IN COMPLIANCE WITH THEIR ZONING.
- A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL PROPOSED STREETS SHOWN UNLESS LABELED OTHERWISE. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED AND PROVIDED BY AMEREN MISSOURI.
- FORTY-SEVEN SIGNIFICANT TREES HAVE BEEN IDENTIFIED FOR PRESERVATION. THESE TREES MAY BE REPLACED OR SUBSTITUTED PER ORDINANCE REQUIREMENTS.

LEGEND

○	EXISTING IRON PIPE OR REBAR	FM	PROPOSED FORCEMAIN
○	EXISTING MoDOT RIGHT-OF-WAY MARKER	S	EXISTING SANITARY
MH	EXISTING SANITARY MANHOLE	S	PROPOSED SANITARY
●	PROPOSED SANITARY MANHOLE	---	EXISTING STORM SEWER
CO	EXISTING SANITARY CLEANOUT	---	PROPOSED STORM SEWER
●	PROPOSED SANITARY CLEANOUT	---	EXISTING TREELINE
FH	EXISTING FIRE HYDRANT	---	EXISTING CONTOUR
FH	PROPOSED FIRE HYDRANT	---	CITY OF COLUMBIA CORPORATE LIMITS
⊞	EXISTING ELECTRIC TRANSFORMER	---	EXISTING SIGNIFICANT DECIDUOUS TREE
⊞	EXISTING TELEPHONE BOX		
PP	EXISTING UTILITY POLE		
WV	EXISTING WATER VALVE		
2%	PROPOSED STREET GRADE		

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2023.

SARA LOE, CHAIRPERSON



JAY GEBHARDT
MO E-25052
JANUARY 3, 2023

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NO. 2001006116



A CIVIL GROUP
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