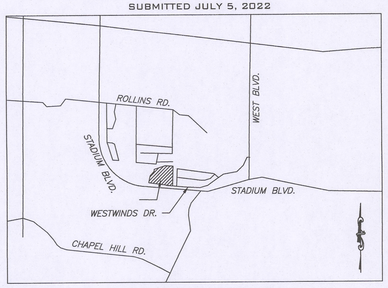
PRELIMINARY PLAT
HIDDEN HAVEN

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 15, T48N, R13W, AND PART OF THE NORTHEAST 1/4 OF SECTION 22, T48N, R13WCITY OF COLUMBIA,
BOONE COUNTY, MISSOURI

SUBMITTED JULY 5, 2022



LOCATION MAP
NOT TO SCALE

STREAM BUFFER OUTER ZONE LINE TABLE		
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	91.47'
L7	N62°39'45"E	77.59'
L8	N70°57'45"E	65.77'
L9	N80°16'25"E	112.10'
L10	N66°34'25"E	110.41'
L11	N58°18'10"E	32.26'
L12	N72°43'00"E	22.77'

CENTERLINE TRAIL EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	N63°30'35"E	25.10'
L14	N69°02'25"E	31.91'
L15	N84°10'40"E	47.83'
L16	N88°18'55"E	16.82'
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'

SCALE: 1" = 60'
0 30 60 120

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MODOT VRS NETWORK

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 4TH DAY OF August, 2022.

SARA LOE, CHAIRPERSON

LEGEND

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

GENERAL NOTES

1. LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
2. 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.
3. 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.
4. ALL LOTS SHALL HAVE A BUILDING SETBACK IN COMPLIANCE WITH THEIR ZONING.
5. 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.
6. NATURAL GAS DISTRIBUTION TO BE DESIGNED AND PROVIDED BY AMEREN MISSOURI.
7. DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 16' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 1% ANNUAL CHANCE RAINFALL EVENT.
8. STREET GRADES, STORM SEWER PIPE AND STORM INLETS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
9. FORTY-SEVEN SIGNIFICANT TREES HAVE BEEN IDENTIFIED FOR PRESERVATION. THESE TREES MAY BE REPLACED OR SUBSTITUTED PER ORDINANCE REQUIREMENTS.
10. THERE WILL BE A FUTURE REQUEST TO VACATE THE CITY PORTION OF THE WESTWINDS DRIVE RIGHT-OF-WAY ADJACENT TO THIS TRACT. SEE GRAPHIC ABOVE FOR LOCATION OF PROPOSED RIGHT-OF-WAY VACATION.
11. FURTHER SUBDIVISION OF EITHER LOT IS PROHIBITED UNLESS RIGHT-OF-WAY IS DEDICATED AND STREETS ARE CONSTRUCTED TO SERVE ALL LOTS.
12. AN ACCESS EASEMENT SHALL BE PROVIDED ACROSS LOT 2 WHEN A REQUEST IS MADE TO VACATE THE CITY PORTION OF WESTWINDS DRIVE.

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

SITE DATA
ACREAGE: 10.79 ACRES
SECTION-TOWNSHIP-RANGE: 15-48-13 & 22-48-13
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(c)(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, AND THE NORTHEAST QUARTER OF SECTION 22, 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 S 05°02'05"W, 29.69 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STADIUM BOULEVARD (STATE ROUTE 740); THENCE WITH WITH THE NORTH RIGHT-OF WAY LINE OF STADIUM BOULEVARD (STATE ROUTE 740), N 05°01'30"E, 40.61; THENCE N 83°02'10"W, 534.44 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 10.79 ACRES.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

STATE OF MISSOURI — JAY ALAN GEBHARDT — NUMBER 25052 — REGISTERED PROFESSIONAL ENGINEER

JAY GEBHARDT
MO PE-25052
JULY 29, 2022

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NO. 2001006116

A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

CITY CASE # 216-2022 | HENK22-02 | SHEET 1 OF 1

X:\Project\HENK - KYLE HENDERSON\1607 WESTWINDS\DRAWINGS\HENK22-02_Hidden Haven Preliminary Plat.dwg Preliminary Plat