

LOCATION MAP  
NOT TO SCALE

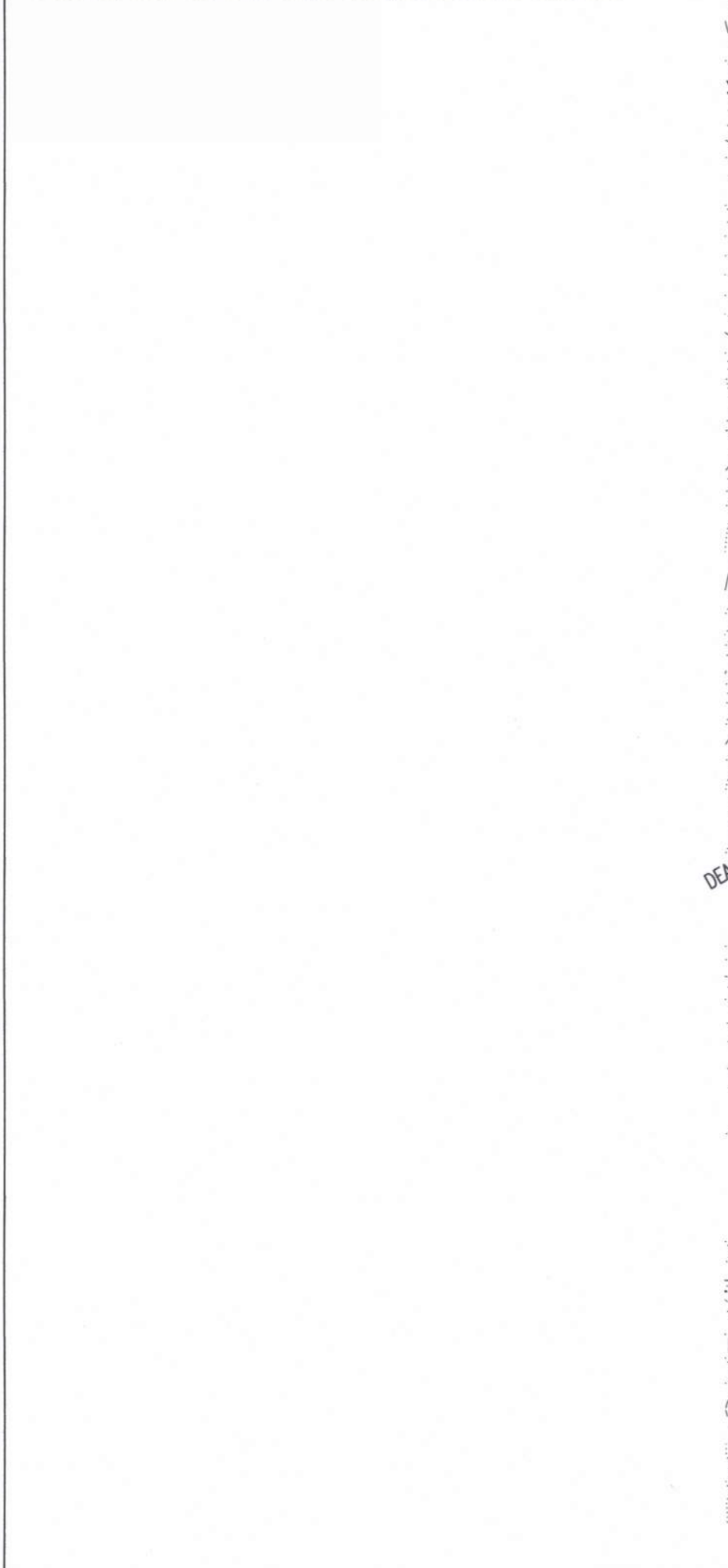
# PRELIMINARY PLAT FOR OLD HAWTHORNE NORTH

A TRACT LOCATED IN SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST,  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY PROJECT #105-2021

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 14, AND THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF THE LAND SHOWN IN THE SURVEYS RECORDED IN BOOK 5290, PAGE 80 AND BOOK 5316, PAGE 106 AND DESCRIBED BY THE TRUSTEE'S DEEDS RECORDED IN BOOK 5292, PAGE 61 AND BOOK 5344, PAGE 1 AND BEING ALL OF LOT 516 OF OLD HAWTHORNE PLAT 5, RECORDED IN PLAT BOOK 41, PAGE 38 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5145, PAGE 152 AND BEING PART OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4087, PAGE 17 AND BEING ALL OF LOT C1 OF OLD HAWTHORNE, PLAT NO. 9 RECORDED IN PLAT BOOK 47, PAGE 5 AND BEING PART OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4836, PAGE 57 AND BEING ALL OF LOT C2 OF VISTAS AT OLD HAWTHORNE, PLAT NO. 1 RECORDED IN PLAT BOOK 40, PAGE 108 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

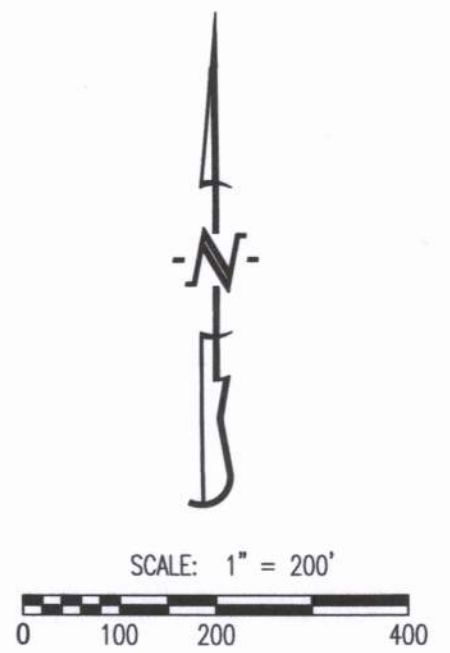
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 14, AS SHOWN IN THE SURVEY RECORDED IN BOOK 5157 PAGE 33; THENCE WITH THE EAST LINE OF SAID NORTHWEST QUARTER, S 1°45'50"W, 2548.42 FEET TO THE CENTER OF SAID SECTION 14 AND THE NORTHEAST CORNER OF OLD HAWTHORNE PLAT 5, RECORDED IN PLAT BOOK 41, PAGE 38; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, AND THE NORTH LINE OF SAID OLD HAWTHORNE SUBDIVISION, N 88°54'15"W, 385.96 FEET TO NORTHEAST CORNER OF SAID LOT 516; THENCE LEAVING SAID NORTH LINE AND WITH THE LINES OF SAID LOT 516, S 24°44'10"W, 130.30 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CROOKED SWITCH COURT; THENCE CONTINUING WITH THE LINES OF SAID LOT 516, ANOTHER 454.07 FEET ALONG A 125.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 77°04'50"W, 460.79 FEET; THENCE N 88°53'55"W, 206.49 FEET; THENCE 31.28 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 44°05'20"W, 28.19 FEET; THENCE N 0°43'10"E, 5.04 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE LEAVING THE LINES OF SAID LOT 516 AND SAID SOUTH LINE, N 88°54'15"W, 50.00 FEET TO NORTHEAST CORNER OF SAID LOT C1 OF OLD HAWTHORNE PLAT NO. 9, RECORDED IN PLAT BOOK 47, PAGE 5; THENCE LEAVING SAID SOUTH LINE AND WITH THE LINES OF SAID LOT C1, S 0°43'10"E, 4.80 FEET; THENCE 31.57 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 45°52'30"W, 28.39 FEET; THENCE N 88°54'10"W, 79.43 FEET; THENCE 109.91 FEET ALONG A 1025.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 88°01'35"W, 109.86 FEET; THENCE 92.73 FEET ALONG A 975.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 87°40'45"W, 92.70 FEET; THENCE N 88°35'45"W, 232.86 FEET; THENCE 168.45 FEET ALONG A 975.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 84°38'50"W, 168.24 FEET; THENCE 148.83 FEET ALONG A 1025.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 83°51'25"W, 148.70 FEET; THENCE N 88°01'00"W, 99.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT C2 OF THE VISTAS AT OLD HAWTHORNE, PLAT 1, RECORDED IN PLAT BOOK 40, PAGE 108; THENCE LEAVING THE LINES OF SAID LOT C1 AND WITH THE LINES OF SAID LOT C2, 66.94 FEET ALONG A 425.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 87°31'15"W, 66.86 FEET; THENCE S 87°00'35"W, 81.28 FEET; THENCE 10.88 FEET ALONG A 75.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 87°09'55"W, 10.87 FEET; THENCE N 88°40'45"W, 361.49 FEET; THENCE 91.54 FEET ALONG A 425.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 85°09'00"W, 91.36 FEET; THENCE S 78°58'50"W, 80.60 FEET; THENCE 62.27 FEET ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 73°28'55"W, 62.27 FEET; THENCE N 72°55'5"W, 70.53 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE WITH SAID NORTH LINE, S 89°38'40"E, 182.55 FEET TO THE WEST LINE OF SAID SECTION 14; THENCE LEAVING THE LINES OF SAID LOT C2 AND WITH SAID WEST LINE, N 1°45'45"E, 1477.48 FEET TO THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 374, RANGE 422; THENCE LEAVING SAID WEST LINE AND WITH THE LINES OF SAID SURVEY, S 83°50'25"E, 565.47 FEET; THENCE S 87°47'20"E, 754.29 FEET TO THE SOUTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 374, PAGE 422; THENCE WITH THE EAST LINE THEREOF, N 2°10'45"E, 1283.96 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE WITH THE NORTH LINE OF SAID SECTION, S 88°32'30"E, 1369.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 125.76 ACRES.



OWNER:	OWNER:	OWNER:	DEVELOPER:
VISTAS AT OLD HAWTHORNE HOMES ASSOCIATION	OLD HAWTHORNE DEVELOPMENT LLC	BOONE DEVELOPMENT INC.	OLD HAWTHORNE DEVELOPMENT LLC.
5818 SCREAMING EAGLE LN. COLUMBIA, MO 65201	6221 E. BROADWAY COLUMBIA, MO 65201	6221 E. BROADWAY COLUMBIA, MO 65201	6221 E. BROADWAY COLUMBIA, MO 65201

LEGEND:

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

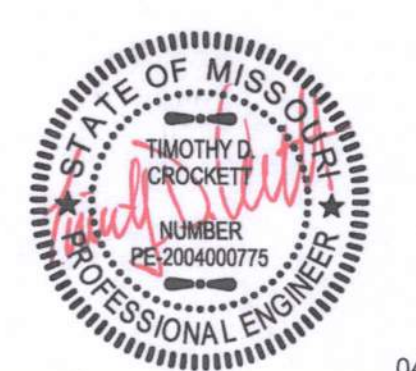


1. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
2. THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESCRIBED IN SECTION 29-2.3(d)(4)(i) OF THE CODE OF ORDINANCES AND SHOWN ON THE F.E.M.A. FIRM MAP PANEL #29019C0295E 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 ADJACENT TO ALL STREET RIGHTS-OF-WAY, EXCEPT ALONG RICHLAND ROAD WHERE A 20-FOOT SHALL BE DEDICATED.
5. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
6. WATER DISTRIBUTION TO BE SUPPLIED BY PWS# #9.
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 125.76 ACRES.
11. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS, AS WELL AS AN 8' PAVED WALK ALONG RICHLAND ROAD, UNLESS OTHERWISE NOTED.
12. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP. THIS TRACT CONTAINS A TYPE II STREAM BUFFER.
13. LOTS C1-C10 ARE COMMON LOTS AND ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, SIGNAGE, AMENITIES AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S.
14. THERE IS CLIMAX FOREST LOCATED ON THIS TRACT AS IDENTIFIED BY THE TREE PRESERVATION PLAN FOR OLD HAWTHORNE NORTH.
15. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
16. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
17. EXISTING STRUCTURES ARE TO BE REMOVED FROM THE SITE.
18. LOTS C10 AND 101-106 SHALL HAVE NO DRIVEWAY ACCESS TO RICHLAND ROAD.
19. THE CONNECTIVITY INDEX FOR THIS PLAT IS 1.6.
20. THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT ONTO RICHLAND ROAD.
21. 12-FOOT PEDESTRIAN EASEMENTS SHALL BE GRANTED AS SHOWN TO PROVIDE PEDESTRIAN CONNECTIVITY WITHIN THE DEVELOPMENT, AN 8-FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED WITHIN SAID EASEMENT. SAID SIDEWALKS SHALL BE CONSTRUCTED IN PHASES WITH EACH SEGMENT BEING BUILT WHEN THE FIRST ADJACENT HOME IS CONSTRUCTED. SIDEWALK SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY PERMIT FOR ADJACENT LOT. NOTWITHSTANDING THE FOREGOING, IN THE EVENT A HOME IS NOT CONSTRUCTED ON ONE OR MORE OF THE LOTS ADJACENT TO A PEDESTRIAN EASEMENT WITHIN A PERIOD OF FIVE (5) YEARS FOLLOWING APPROVAL OF THE ORIGINAL FINAL PLAT FOR ANY PHASE OF THE DEVELOPMENT, THE 8-FOOT SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER(S) OF THE LOTS ADJACENT TO SUCH PEDESTRIAN EASEMENT PRIOR TO THE CONSTRUCTION OF THE ADJACENT HOME.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SARA LOE, CHAIRPERSON



04/28/2021  
TIMOTHY D. CROCKETT - PE-200400075

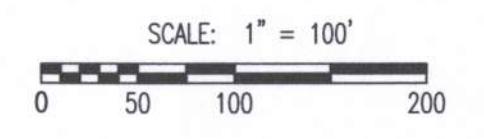
PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 W. Nilong Blvd. Bldg. 1  
Columbia, Missouri 65203  
(573) 447-0292  
www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority #200015101

- 09/30/2021 REV 4
- 08/12/2021 REV 3
- 05/26/2021 REV 2
- 04/28/2021 REV 1
- 03/01/2021 ORIGINAL



LEGEND:

- 605 --- EXISTING MINOR CONTOUR
- 820 --- EXISTING MAJOR CONTOUR
- C — CURB
- S — EXISTING SANITARY SEWER
- S — PROPOSED SANITARY SEWER
- — MANHOLE/CLEANOUT
- W — PROPOSED WATERLINE
- L — PROPOSED LIGHT POLE
- F — PROPOSED FIRE HYDRANT
- --- EXISTING STORM SEWER
- --- PROPOSED STORM SEWER
- — BUILDING LINE
- --- EASEMENT
- XX — LOT NUMBER
- — PROPOSED PAVEMENT
- --- PROPOSED DETENTION
- --- EXISTING TREELINE
- --- WATERWAY



PRELIMINARY PLAT  
FOR  
**OLD HAWTHORNE NORTH**  
A TRACT LOCATED IN SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST,  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY PROJECT #105-2021

OWNER:  
VISTAS AT OLD HAWTHORNE HOMES ASSOCIATION  
5818 SCREAMING EAGLE LN.  
COLUMBIA, MO 65201

OWNER:  
BOONE DEVELOPMENT INC.  
6221 E. BROADWAY  
COLUMBIA, MO 65201

OWNER:  
OLD HAWTHORNE DEVELOPMENT LLC  
6221 E. BROADWAY  
COLUMBIA, MO 65201

DEVELOPER:  
OLD HAWTHORNE DEVELOPMENT LLC.  
6221 E. BROADWAY  
COLUMBIA, MO 65201

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- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ADJACENT TO ALL STREET RIGHTS-OF-WAY, EXCEPT ALONG RICHLAND ROAD WHERE A 20-FOOT SHALL BE DEDICATED.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
- WATER DISTRIBUTION TO BE SUPPLIED BY PWSO #9.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONING OF THIS TRACT IS R-1.
- THIS PLAT CONTAINS 125.76 ACRES.
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- THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP. THIS TRACT CONTAINS A TYPE II STREAM BUFFER.
- LOTS C1-C10 ARE COMMON LOTS AND ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, SIGNAGE, AMENITIES AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S.
- THERE IS CLIMAX FOREST LOCATED ON THIS TRACT AS IDENTIFIED BY THE TREE PRESERVATION PLAN FOR OLD HAWTHORNE NORTH.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
- ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
- EXISTING STRUCTURES ARE TO BE REMOVED FROM THE SITE.
- LOTS C10 AND 101-106 SHALL HAVE NO DRIVEWAY ACCESS TO RICHLAND ROAD.
- THE CONNECTIVITY INDEX FOR THIS PLAT IS 1.6.
- THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT ONTO RICHLAND ROAD.
- 12-FOOT PEDESTRIAN EASEMENTS SHALL BE GRANTED AS SHOWN TO PROVIDE PEDESTRIAN CONNECTIVITY WITHIN THE DEVELOPMENT. AN 8-FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED WITHIN SAID EASEMENT. SAID SIDEWALKS SHALL BE CONSTRUCTED IN PHASES WITH EACH SEGMENT BEING BUILT WHEN THE FIRST ADJACENT HOME IS CONSTRUCTED. SIDEWALK SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY PERMIT FOR ADJACENT LOT. NOTWITHSTANDING THE FOREGOING, IN THE EVENT A HOME IS NOT CONSTRUCTED ON ONE OR MORE OF THE LOTS ADJACENT TO A PEDESTRIAN EASEMENT WITHIN A PERIOD OF FIVE (5) YEARS FOLLOWING APPROVAL OF THE ORIGINAL FINAL PLAN FOR ANY PHASE OF THE DEVELOPMENT, THE 8-FOOT SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER(S) OF THE LOTS ADJACENT TO SUCH PEDESTRIAN EASEMENT PRIOR TO THE CONSTRUCTION OF THE ADJACENT HOME.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SARA LOE, CHAIRPERSON



TIMOTHY D. CROCKETT - PE-2004000775

PREPARED BY:



1000 W. Nifong Blvd., Bldg. 1  
Columbia, Missouri 65203  
(314) 447-0292

www.crockettengineering.com

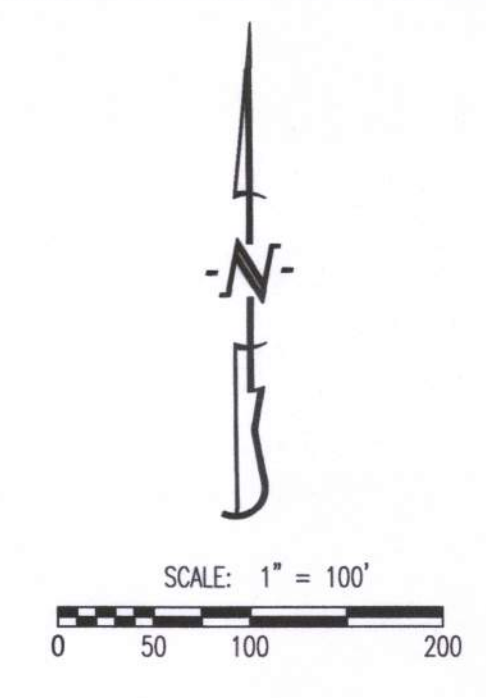
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority #200018101

09/30/2021 REV 4  
08/12/2021 REV 3  
05/26/2021 REV 2  
04/28/2021 REV 1  
03/01/2021 ORIGINAL





- LEGEND:**
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  - 820--- EXISTING MAJOR CONTOUR
  - CURB
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PRELIMINARY PLAT  
FOR  
**OLD HAWTHORNE NORTH**  
A TRACT LOCATED IN SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST,  
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8. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
9. THE EXISTING ZONING OF THIS TRACT IS R-1.
10. THIS PLAT CONTAINS 125.76 ACRES.
11. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS, AS WELL AS AN 8' PEDWAY ALONG RICHLAND ROAD, UNLESS OTHERWISE NOTED.
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THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SARA LOE, CHAIRPERSON



TIMOTHY D. CROCKETT - PE-2004000775

PREPARED BY:  
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ENGINEERING CONSULTANTS  
1000 W. Nifong Blvd., Bldg. 1  
Columbia, Missouri 65203  
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