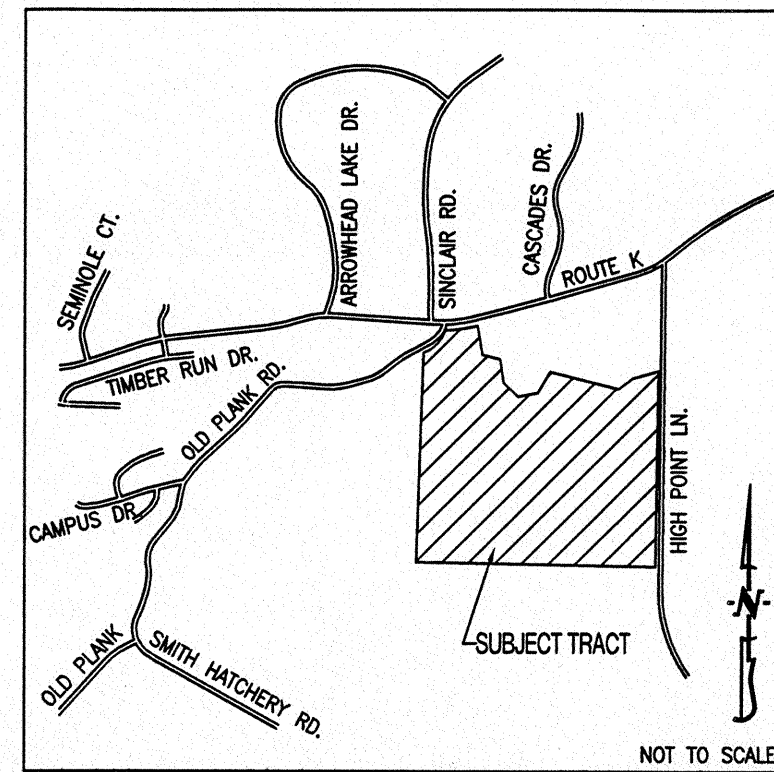


PRELIMINARY PLAT
FOR
THE GATES, PLAT 2

A TRACT LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL, 2014



- LEGEND:
- 805 EXISTING 21' CONTOUR
 - 620 EXISTING 10' 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:

- 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.
- PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 29019C 02250 & 29019C 03550 DATED MARCH 17, 2011.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN I.E.
- WATER DISTRIBUTION TO BE DESIGNED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT #1 OF BOONE COUNTY.
- 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 A-2 (PENDING REZONING TO R-1 AND PUD 4).
- THIS PLAT CONTAINS 130.76 ACRES.
- 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.
- 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 JAMESTOWN USSS QUADRANGLE MAP.
- NO DIRECT DRIVEWAY ACCESS SHALL BE ALLOWED ONTO OLD PLANK ROAD FROM ANY LOT EXCEPT FOR LOT 300 & LOT D1. ACCESS TO LOT 300 & LOT D1 SHALL ONLY BE FROM OLD PLANK ROAD AND MUST BE A MINIMUM OF 200' FROM MO ROUTE K.
- NO DIRECT DRIVEWAY ACCESS SHALL BE ALLOWED ONTO MO ROUTE K.
- LOT D1 IS INTENDED TO BE GRANTED AS RIGHT-OF-WAY SHOULD THE CITY DESIRE THIS AREA. IF DESIRED, DEVELOPER SHALL GRANT TO CITY AT NO COST. IF THE AREA IS NOT DESIRED THEN THE DEVELOPER RESERVES THE RIGHT TO USE THIS LOT FOR FUTURE DEVELOPMENT.
- LOTS C2 - C10 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, RESTROOM FACILITIES, RECREATIONAL FACILITIES, SHELTERS, STORM WATER FEATURES, ETC. LOTS C2 - C10 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 BONNIE FEMME CREEK TRAIL IS TO PASS THROUGH THIS PARCEL ON THE NORTH SIDE OF THE CREEK.
- SIDEWALK ALONG LOT C1 ADJACENT TO ROUTE K SHALL BE CONSTRUCTED CONCURRENTLY WITH THE SIDEWALK ON THE PUD TRACT TO THE WEST LOT 300 WHEN SAID LOT 300 IS PLATTED. SHOULD LOT C1 BE EITHER UNDER CONTRACT OR SOLD TO THE CITY OF COLUMBIA THEN THIS SIDEWALK WILL BE THE RESPONSIBILITY OF THE CITY.

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SURVEY RECORDED IN BOOK 2404, PAGE 56 AND BEING PART OF THE LAND DESCRIBED BY THE QUIT CLAIM DEED WARRANTY DEED RECORDED IN BOOK 968, PAGE 34 OF COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING, 130.76 ACRES.

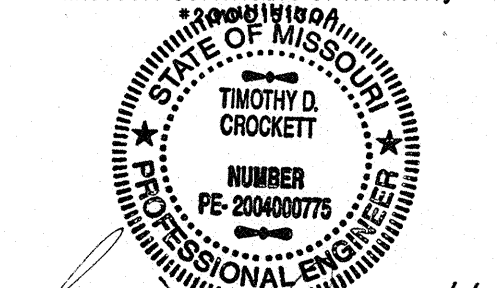
OWNER:
JOHN & SUSAN WILLIAMSON
4906 COATS LANE
COLUMBIA, MO 65203

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 5TH DAY OF JUNE, 2014.

STEPHEN REICHLIN OR RAVAN PURI

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
2008 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority



TIMOTHY D. CROCKETT
PE-200400775

06/05/2014
DATE

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS ____ DAY OF ____, 2014.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

LAHF INVESTMENTS LLC
QUIT CLAIM DEED REC. IN BK. 3780, PG. 104
A-1 ZONED (COUNTY)