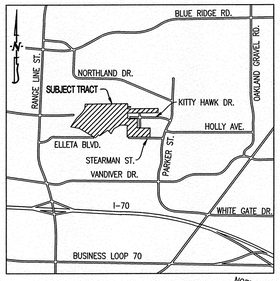
PREVIOUSLY APPROVED



LOCATION MAP
NOT TO SCALE

CLIMAX FOREST CALCULATIONS:	
TOTAL EXISTING CLIMAX FOREST	26.79 AC.
CLIMAX FOREST TO BE PRESERVED	8.51 AC. (31.8%)

PRELIMINARY PLAT

KITTY HAWK MANOR

SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI
CITY PROJECT #14-169

PRELIMINARY PLAT: KITTY HAWK MANOR

LEGEND:

- EXISTING 2FT CONTOUR
- EXISTING 10FT CONTOUR
- 818 PROPOSED 2FT CONTOUR
- 820 PROPOSED 10FT CONTOUR
- EXISTING STRUCTURE
- EXISTING TREELINE
- EDGE OF WATERWAY
- S EXISTING SANITARY SEWER
- S PROPOSED SANITARY SEWER
- MANHOLE
- PROPOSED SANITARY SEWER LATERAL
- W EXISTING WATERLINE
- W PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER
- BUILDING LINE (B.L.)
- 1 LOT NUMBER
- BLDG.ENVEL. BUILDING ENVELOPE (TYPICAL)
- PROPOSED DETENTION/BIORETENTION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 0°33'35" E	100.00'
L2	S 0°33'35" E	50.00'

CURVE TABLE				
CURVE	L	R	CH BEARING	CH DIST
1	34.24'	25.00'	S 50°12'35" W	31.62'

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 6, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF WARRANTY DEEDS RECORDED IN BOOK 2546 PAGE 78, BOOK 768 PAGE 554 AND BOOK 2332 PAGE 110.

NOTES:

THE EXISTING ZONING OF THIS TRACT IS R-1 & R-3.

THIS TRACT CONTAINS 46.41 ACRES.

DWELLINGS LOCATED WITHIN THE DEVELOPMENT (WITH THE EXCEPTION OF LOTS 81, 82, 83 & 84) SHALL BE SINGLE FAMILY DETACHED. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', MEASURED PER CITY OF COLUMBIA REGULATIONS.

PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 29019C0280D & 29019C0285D DATED MARCH 17, 2011.

ALL SANITARY SEWERS SHALL BE LOCATED WITHIN THE APPROPRIATE WIDTH EASEMENT. SAID EASEMENTS SHALL BE GRANTED AT THE TIME OF FINAL DESIGN.

ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS SHALL 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.

WATER DISTRIBUTION SHALL BE PROVIDED BY CITY OF COLUMBIA.

NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.

ELECTRIC DISTRIBUTION TO BE DESIGNED BY CITY OF COLUMBIA WATER & LIGHT.

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.

LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.

ALL LOTS SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE.

ALL LOTS SHALL CONTAIN A MINIMUM OF TWO PARKING SPACES LOCATED BEHIND THE BUILDING LINE.

A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF THE PROPOSED STREETS LOCATED INTERNAL TO THIS DEVELOPMENT. A 5' SIDEWALK SHALL ALSO BE CONSTRUCTED ADJACENT TO PARKER STREET. ALL SIDEWALKS ADJACENT TO COMMON LOTS SHALL BE CONSTRUCTED AT THE TIME OF STREET CONSTRUCTION.

THERE IS REGULATED STREAM BUFFER IDENTIFIED ON THIS TRACT BY ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES AND AS SHOWN BY THE COLUMBIA USGS QUADRANGLE.

A TREE PRESERVATION PLAN SHALL BE SUBMITTED WITH THE FINAL DESIGN PLANS FOR THIS DEVELOPMENT. A MINIMUM OF 25% OF THE CLIMAX FOREST SHALL BE PRESERVED.

THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR STORMS.

LOTS C1 – C4 ARE COMMON LOTS AND ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE AND STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S. FURTHERMORE APPROPRIATE EASEMENTS SHALL BE DEDICATED AT TIME OF FINAL PLATTING TO ENSURE PROPER ACCESSES ARE IN PLACE TO AND OVER SAID BMP'S.

LOT 82 SHALL NOT BE DEVELOPED UNTIL SUCH TIME AS TWO POINTS OF ACCESS ARE PROVIDED FOR SAID LOT.

ROADWAY CONSTRUCTION PLANS FOR STEARMAN STREET FROM PARKER STREET WEST TO THE TERMINUS OF THE EXISTING RIGHT OF WAY SHALL BE SUBMITTED CONCURRENTLY WITH THE REQUEST FOR FINAL PLAT OF EITHER LOT 83 OR 84, AND NO OCCUPANCY PERMITS SHALL BE ISSUED FOR EITHER LOT UNTIL THE ROADWAY IS CONSTRUCTED.

DEVELOPER SHALL GRANT RIGHT OF WAY AS SHOWN FOR BIG BEAR BLVD. AT THE TIME THE WESTERLY CUL-DE-SACS ARE FINAL PLATTED. DEVELOPER SHALL ALSO GRANT TO THE CITY OF COLUMBIA ANY NEEDED TEMPORARY CONSTRUCTION EASEMENTS AS IDENTIFIED BY THE CITY AT THAT TIME AT NO COST TO THE CITY. PROPOSED BIG BEAR BLVD. RIGHT OF WAY AND SAID TEMPORARY CONSTRUCTION EASEMENTS SHALL NOT AFFECT THE CONSTRUCTIBILITY OF ANY SINGLE-FAMILY LOT AS SHOWN.

DEVELOPER WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION COST OF BIG BEAR BLVD.

CONSTRUCTION OF THE PORTION OF STINSON AVENUE CONNECTING TO KITTY HAWK IS REQUIRED PRIOR TO ANY DEVELOPMENT WEST OF STINSON AVENUE.

OWNER:
(A) MANOR HOMES LLC
215 N STADIUM BLVD. SUITE 207
COLUMBIA, MO 65203

OWNER/DEVELOPER:
(B) BURNAM COMPANIES
PO BOX U
COLUMBIA, MO 65205

OWNER:
(C) WINDY POINT PARTNERS LLC
215 N STADIUM BLVD. SUITE 207
COLUMBIA, MO 65203

SCALE: 1"= 100'
0 50 100 200

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151304

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER PE-2004000775
PROFESSIONAL ENGINEER

11/04/2014
TIMOTHY D. CROCKETT – PE-2004000775

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 23rd DAY OF October, 2014.

DR. RAMAN PURI – CHAIRMAN

9/02/2014	ORIGINAL
9/30/2014	CITY COMMENTS
10/15/2014	CITY COMMENTS
11/04/2014	CITY COMMENTS

140148