

# THE VILLAS AT VINTAGE FALLS

P.U.D. PLAN

DECEMBER 18, 2003

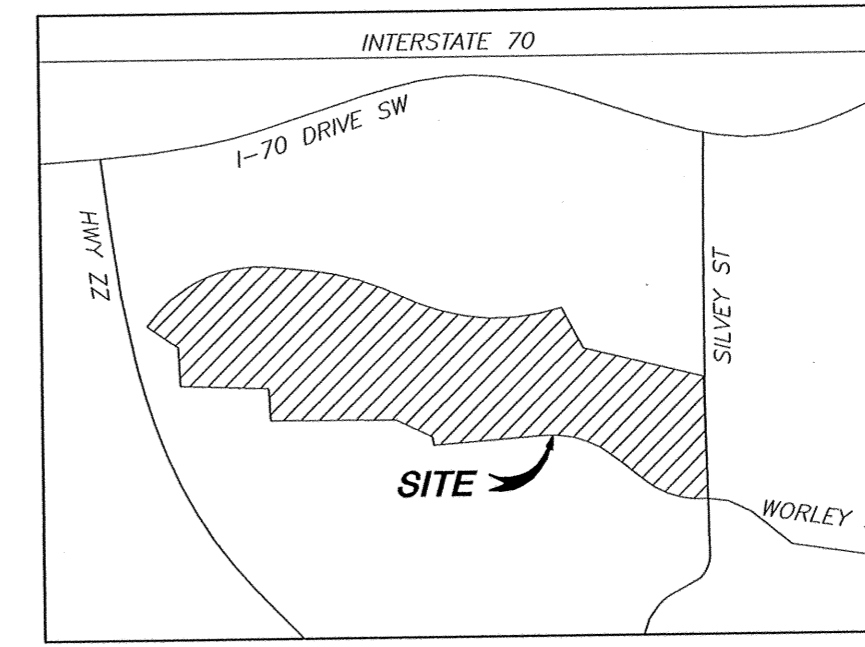
REVISED: JANUARY 15, 2004

REVISED: JANUARY 22, 2004

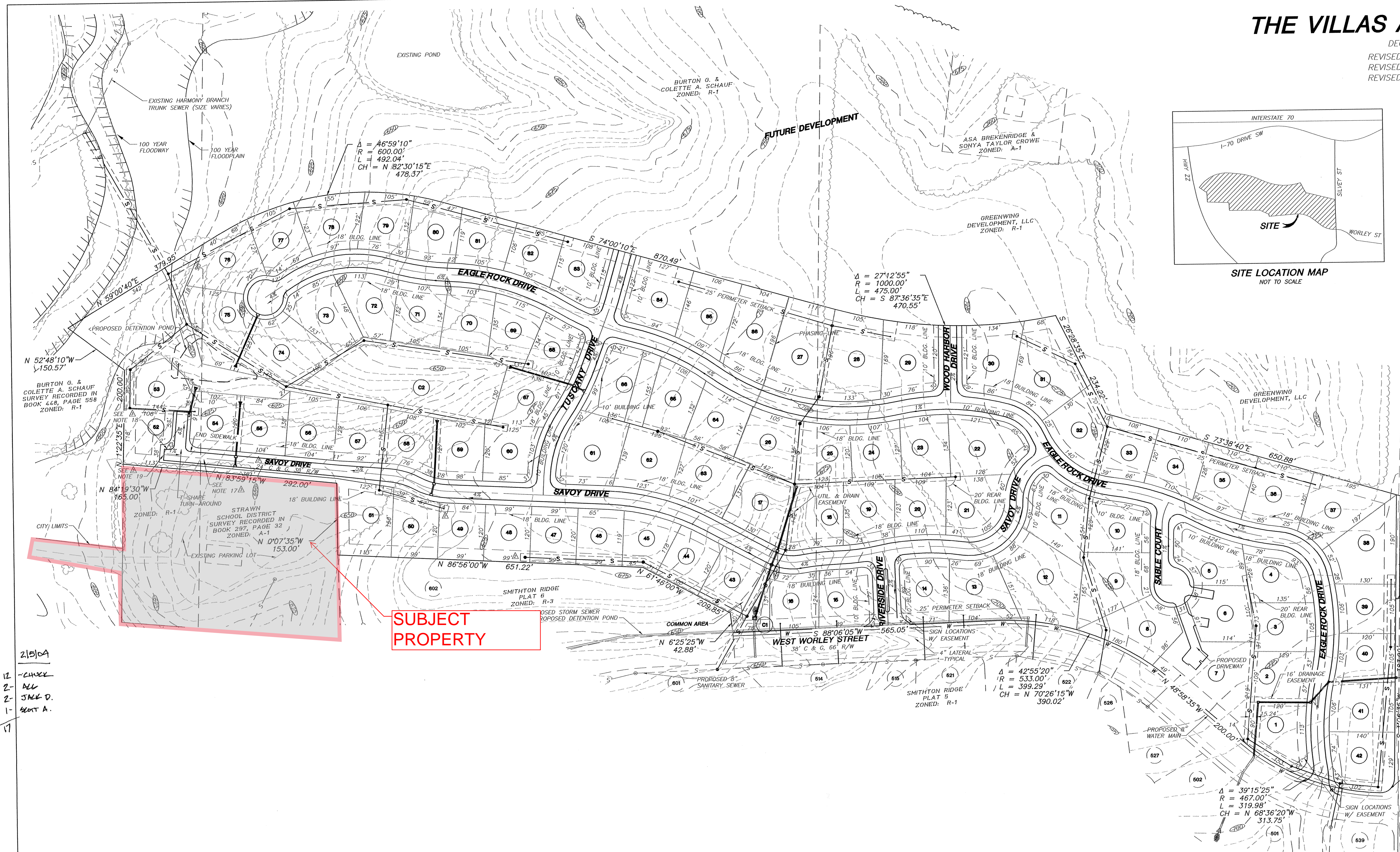
REVISED: FEBRUARY 5, 2004

### NOTES

1. LOCATION OF WATER AND ELECTRIC LINES TO BE DETERMINED BY THE CITY OF COLUMBIA WATER AND LIGHT DEPARTMENT.
2. THERE WILL BE A 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY SEWER AND STORM SEWER LINES.
3. ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
4. THERE WILL BE A MINIMUM 10' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
5. ALL STREETS SHALL BE 28' CURB AND GUTTER, AND HAVE A 50' RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
6. THE TOTAL AREA OF THIS TRACT IS 39.91 ACRES; THE AREA OF THIS TRACT WITHOUT THE PROPOSED RIGHT-OF-WAY IS 33.06 ACRES.
7. THE NUMBER OF PROPOSED UNITS ON THIS TRACT IS 172.
8. THE COMMON DENSITY = 172/39.91 = 4.31 UNITS/ACRE.
9. THE PUD DENSITY = 172/33.06 = 5.20 OR PUD-6.
10. ALL LOTS WILL HAVE TWO UNITS EACH.
11. A LAND DISTURBANCE PLAN SHALL BE SUBMITTED WITH THE FINAL PLATS FOR THIS TRACT.
12. THE SIDE YARD BUILDING LINE SHALL BE FIVE FEET MIN. AND MEASURED FROM THE LOT LINE TO THE FOUNDATION.
13. THE FRONT BUILDING LINE SHALL BE 18' UNLESS NOTED OTHERWISE.
14. THE MAXIMUM HEIGHT OF ALL BUILDINGS SHALL BE 38'.
15. NO DRIVEWAY ACCESS SHALL BE ALLOWED ONTO SILVEY STREET OR WORLEY STREET.
16. THE MINIMUM OF 50% OF OPEN SPACE/LANDSCAPING SHALL BE MAINTAINED FOR THIS SITE PLAN AS PER PUD STATEMENT OF INTENT.
17. THERE SHALL BE NO PARKING ALLOWED ALONG EITHER SIDE OF THE 24' WIDTH PART OF SAVOY DRIVE.
18. DRIVEWAY ACCESS IS PROHIBITED ON THE SHORTER LEG OF TURN-AROUND.
19. A BARRIER IS NEEDED AT THE END OF THE PAVEMENT. THIS BARRIER SHOULD BE PROVIDED AND INSTALLED BY THE DEVELOPER AND WILL NEED TO MEET THE REQUIREMENTS RECOMMENDED BY THE CITY'S TRAFFIC ENGINEER.
20. THE DETENTION FACILITIES WILL NEED TO BE CONSTRUCTED WITH EACH PHASE OF THE DEVELOPMENT.



SITE LOCATION MAP  
NOT TO SCALE



**SUBJECT PROPERTY**

2/15/04  
 12 - CHECK  
 2 - ALL  
 2 - JACK D.  
 1 - BOB A.  
 17

**PARKING DATA**  
 REQUIRED:  
 SINGLE FAMILY UNIT - 2 SPACES PER UNIT  
 PROVIDED:  
 ALL UNITS TO HAVE A 2-CAR GARAGE WHICH PROVIDES 2-SPACES IN GARAGE AND 2-SPACES IN DRIVEWAY FOR 4-SPACES PER UNIT.

**MONUMENT SIGN DATA**  
 SIGN LOCATIONS AS SHOWN ON RIVERSIDE AND EAGLE ROCK DRIVE.  
 MAX. HEIGHT= 4', MAX. AREA= 16 SQ. FT., AND SHALL BE LOCATED A MIN. 10' SETBACK FROM THE PROPERTY LINE.  
 MAXIMUM 2 SIGNS TOTAL ALLOWED, 1 SIGN ON RIVERSIDE DR. AND ONE SIGN ON EAGLE ROCK DRIVE, ON EITHER SIDE OF THE STREET OR IN ISLAND OF RIVERSIDE DRIVE.

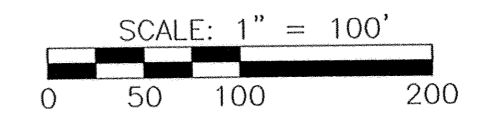
**FLOOD PLAIN STATEMENT**  
 THE LOCATION OF THE 100-YEAR FLOOD PLAIN IS AS SHOWN ON THIS P.U.D. PLAN.

**SITE DATA**  
 EXISTING ZONING: R-1  
 REQUESTED ZONING: PUD-6  
 ACREAGE: 39.91 ACRES  
 LOCATION: NORTH HALF OF SECTION 9 & 9, TOWNSHIP 48 NORTH, RANGE 13 WEST

**OWNERS**  
 BURTON & COLETTE SCHAUF AND GREENWING DEVELOPMENT, LLC  
 1123 WILKES BLVD. COLUMBIA, MO 65201 (573) 874-4000

**CONTRACT PURCHASER / DEVELOPER**  
 FAIRWAY MEADOWS, CORP.  
 C/O JACK DAUGHERTY  
 5714 SHORTLINE DRIVE COLUMBIA, MO 65203 (573) 445-1202

- LEGEND**
- 1% PROPOSED STREET GRADE
  - PROPOSED STORM DRAINAGE STRUCTURE/PIPE
  - S PROPOSED SANITARY SEWER
  - S EXISTING SANITARY SEWER
  - X FENCE
  - PP UTILITY POLE
  - TREES
  - MH MANHOLE
  - C.O. CLEAN OUT
  - 700 EXISTING CONTOUR
  - TREE LINE



COLUMBIA SCHOOL DISTRICT DEED BOOK 1079, PAGE 544 AND DEED BOOK 1079, PAGE 546

PREPARED BY

**A CIVIL GROUP**  
 CIVIL ENGINEERING, PLANNING, SURVEYING  
 1010 FAY STREET  
 COLUMBIA, MD 21041  
 PHONE: (573)881-5750, FAX: (573)881-6071



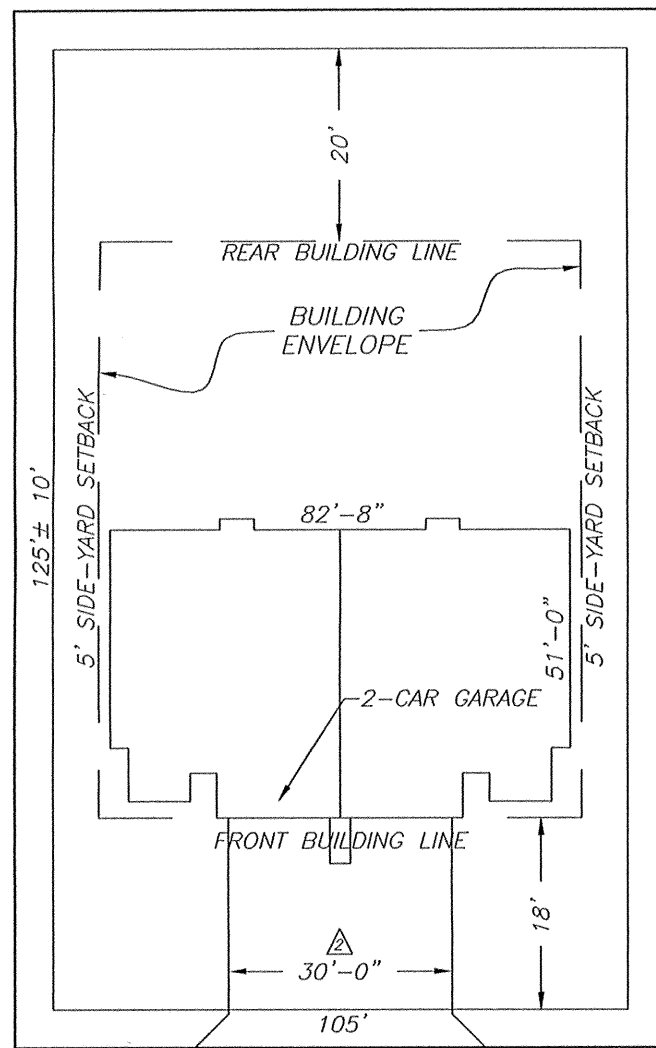
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 19th DAY OF FEBRUARY, 2004.

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS 19th DAY OF MARCH, 2004.

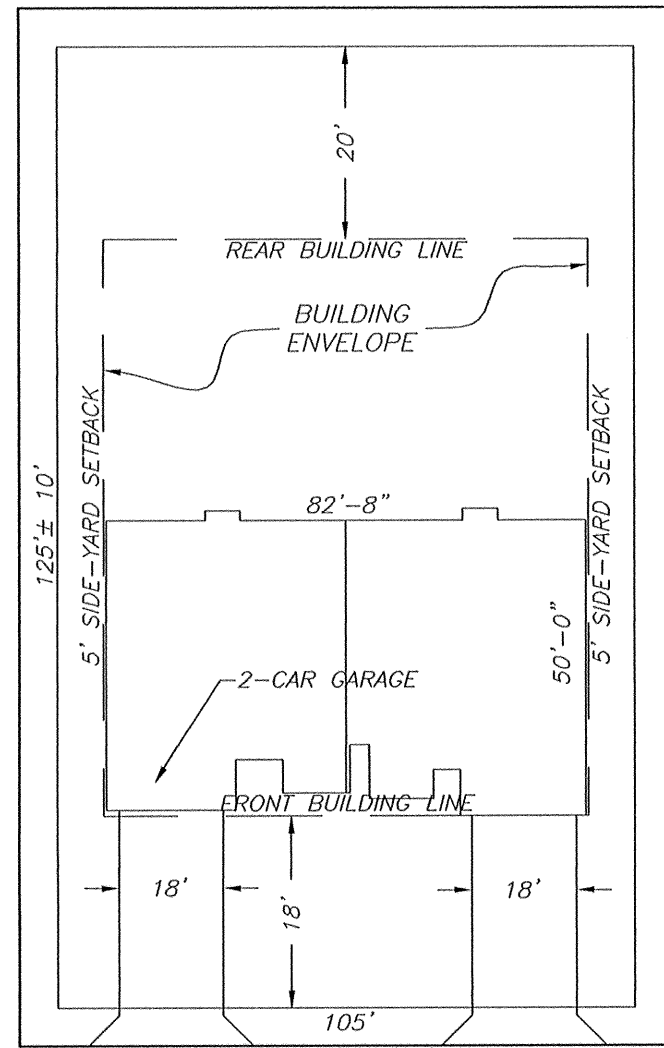
*Darwin A. Hindman*  
 DARWIN A. HINDMAN, MAYOR

*Sheela Amin*  
 SHEELA AMIN, CITY CLERK

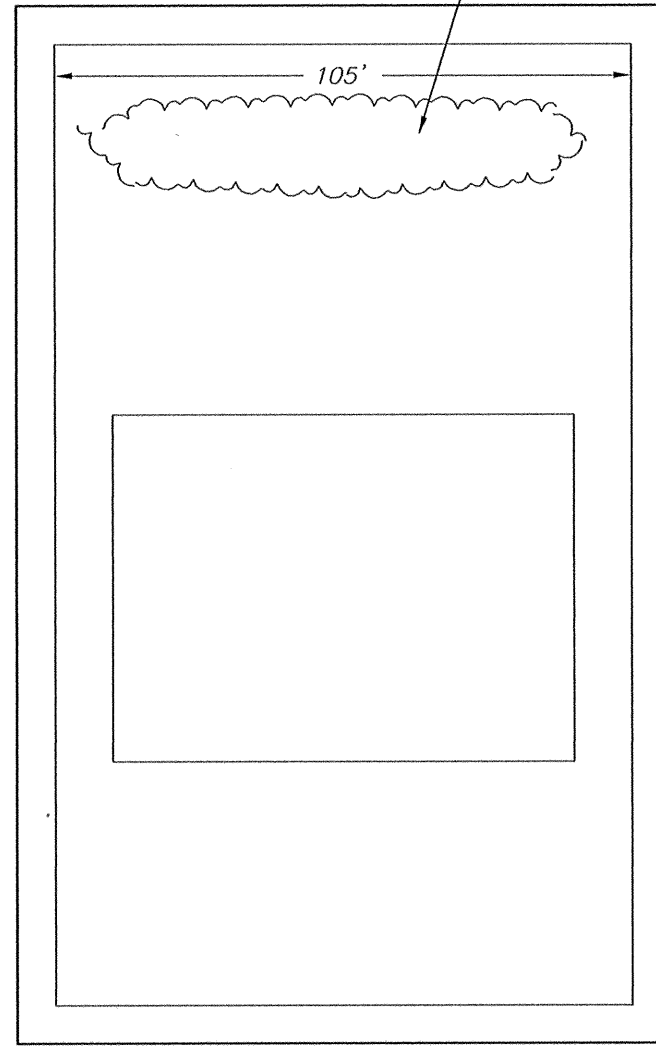
REQUIRED SCREENING OF BACK PATIOS SHALL BE ACCOMPLISHED BY DIFFERENT METHODS CONSISTING OF LANDSCAPING, OR BERMS OR FENCING OR WALLS, ALL OF WHICH WILL MEET OR EXCEED THE CITY'S STANDARDS FOR SCREENING FOR THIS SITUATION



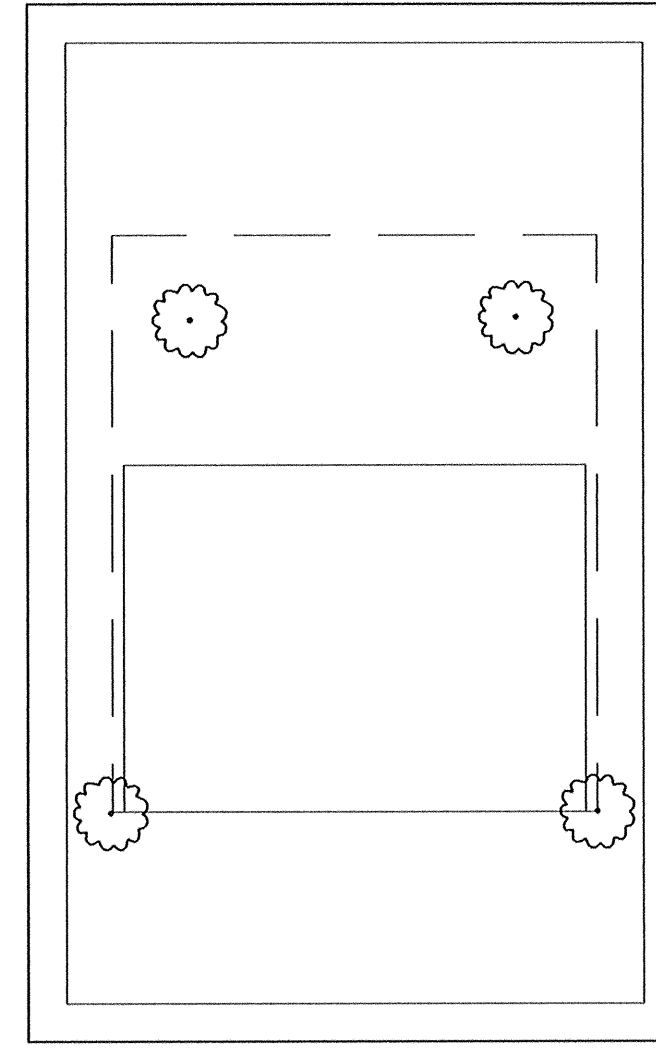
**TYPICAL LOTS**  
DRIVEWAY 1



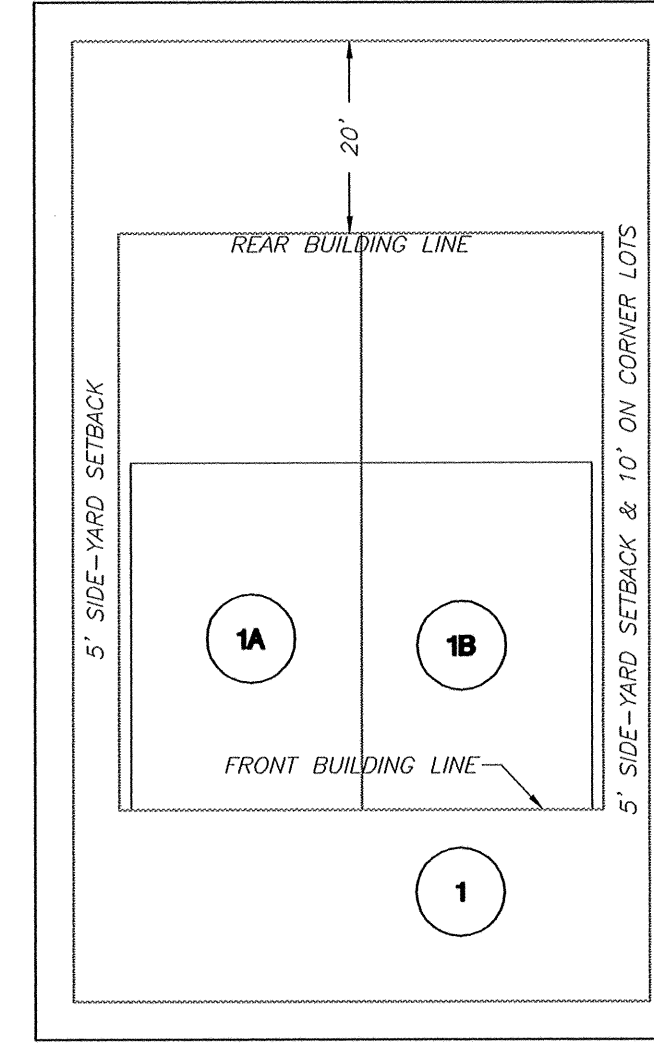
**TYPICAL LOTS**  
DRIVEWAY 2



**TYPICAL LANDSCAPING**  
(LOTS THAT BACK-UP TO WEST WORLEY STREET)



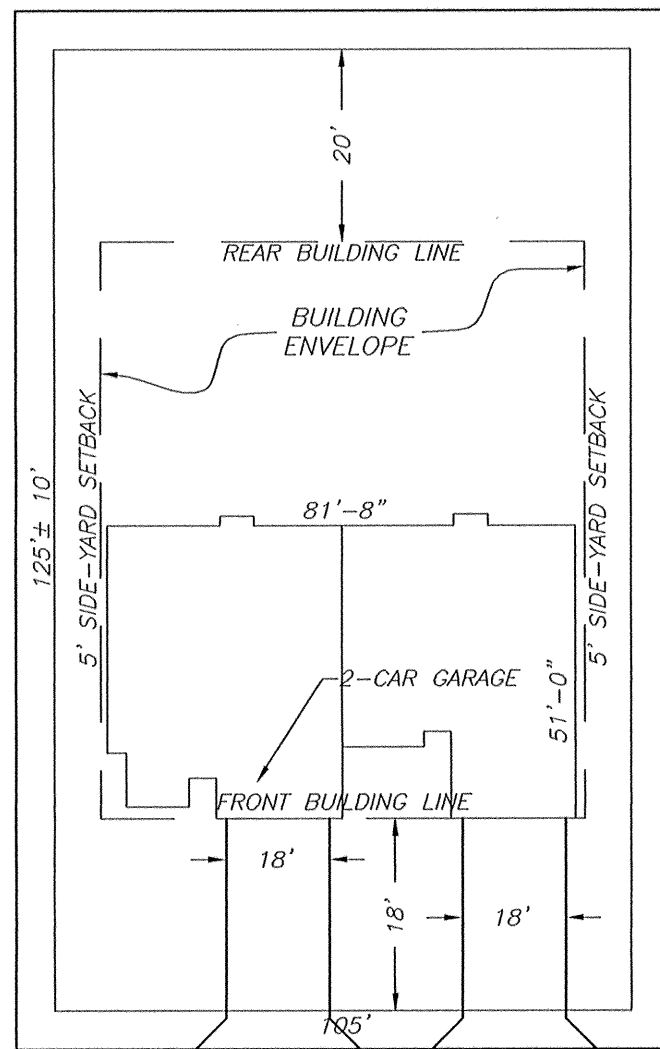
**TYPICAL LANDSCAPING**  
(REMAINING LOTS)



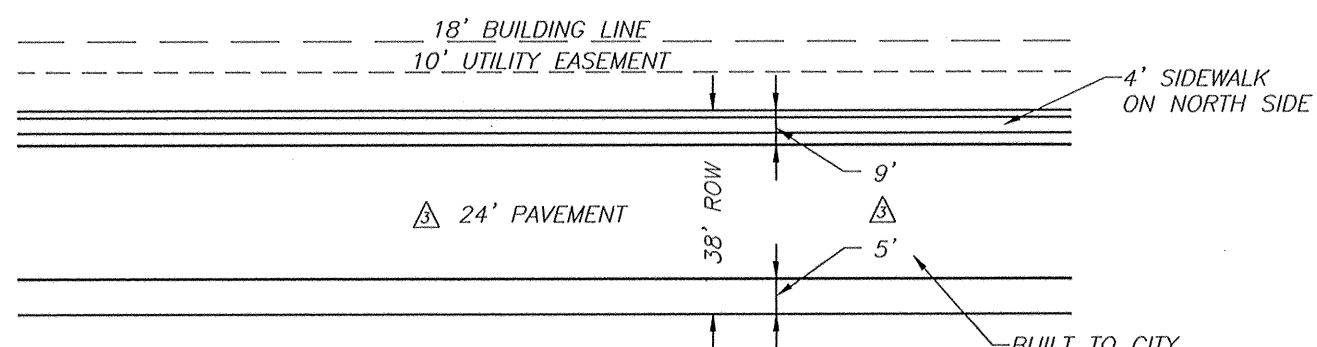
**TYPICAL FUTURE**  
ZERO LOT-LINE

(SEE NOTE 16 FOR MINIMUM PERCENTAGE OF LANDSCAPING)

**TYPICAL LAYOUTS PUD LOTS**



**TYPICAL LOTS**  
DRIVEWAY 3



**SAVOY STREET**  
DETAIL

BUILT TO CITY THICKNESS STANDARDS FOR RESIDENTIAL STREETS

**UTILITIES**

**WATER**

CITY OF COLUMBIA  
P.O. BOX 6015  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: DONNIE NICHOLSON  
(573)874-7532

**TELEPHONE**

CENTURYTEL  
625 E. CHERRY  
COLUMBIA, MISSOURI 65205  
CONTACT: DON WILSON  
(573)886-3500

**ELECTRICITY**

CITY OF COLUMBIA  
P.O. BOX 6015  
WATER & LIGHT DEPT.  
COLUMBIA, MISSOURI 65205  
CONTACT: JONI TROYER  
(573)874-7321

**NATURAL GAS**

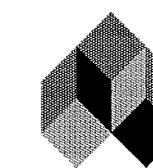
AMEREN UE  
P.O. BOX M  
COLUMBIA, MISSOURI 65205  
CONTACT: GARY WHISTLER  
(573)876-3030

**CABLE TV**

MEDIACOM  
901 NORTH COLLEGE AVENUE  
COLUMBIA, MISSOURI 65201  
CONTACT: JIMMY RUNYON  
(573)443-1535

**SANITARY SEWER**

CITY OF COLUMBIA  
P.O. BOX 6015  
PUBLIC WORKS DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: DAVE SORRELL  
(573)874-7250



**A CIVIL GROUP**  
CIVIL ENGINEERING, PLANNING, SURVEYING  
1010 FAY STREET  
COLUMBIA, MO 65201  
PHONE: (573)811-5150, FAX: (573)811-1471

