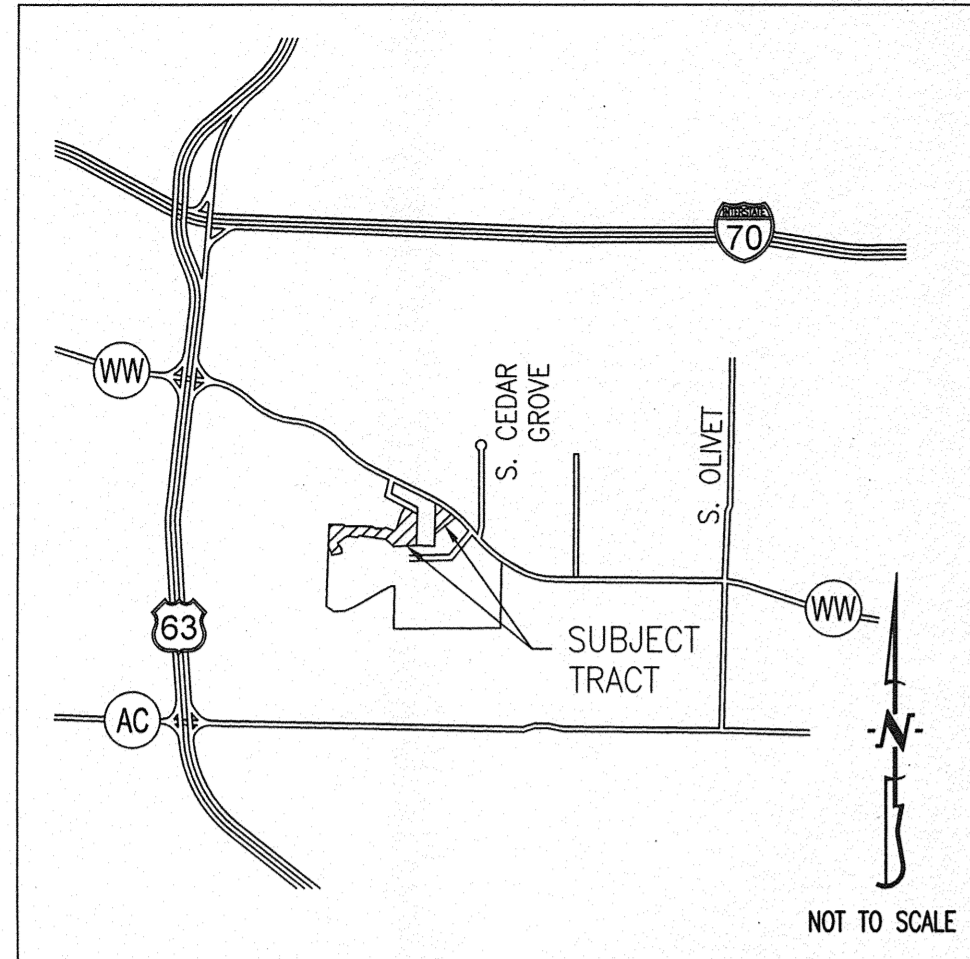# THE VINEYARDS
PRELIMINARY PLAT #3

A TRACT LOCATED IN SECTIONS 21 & 22, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
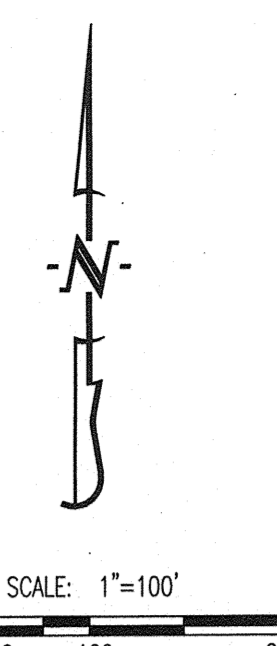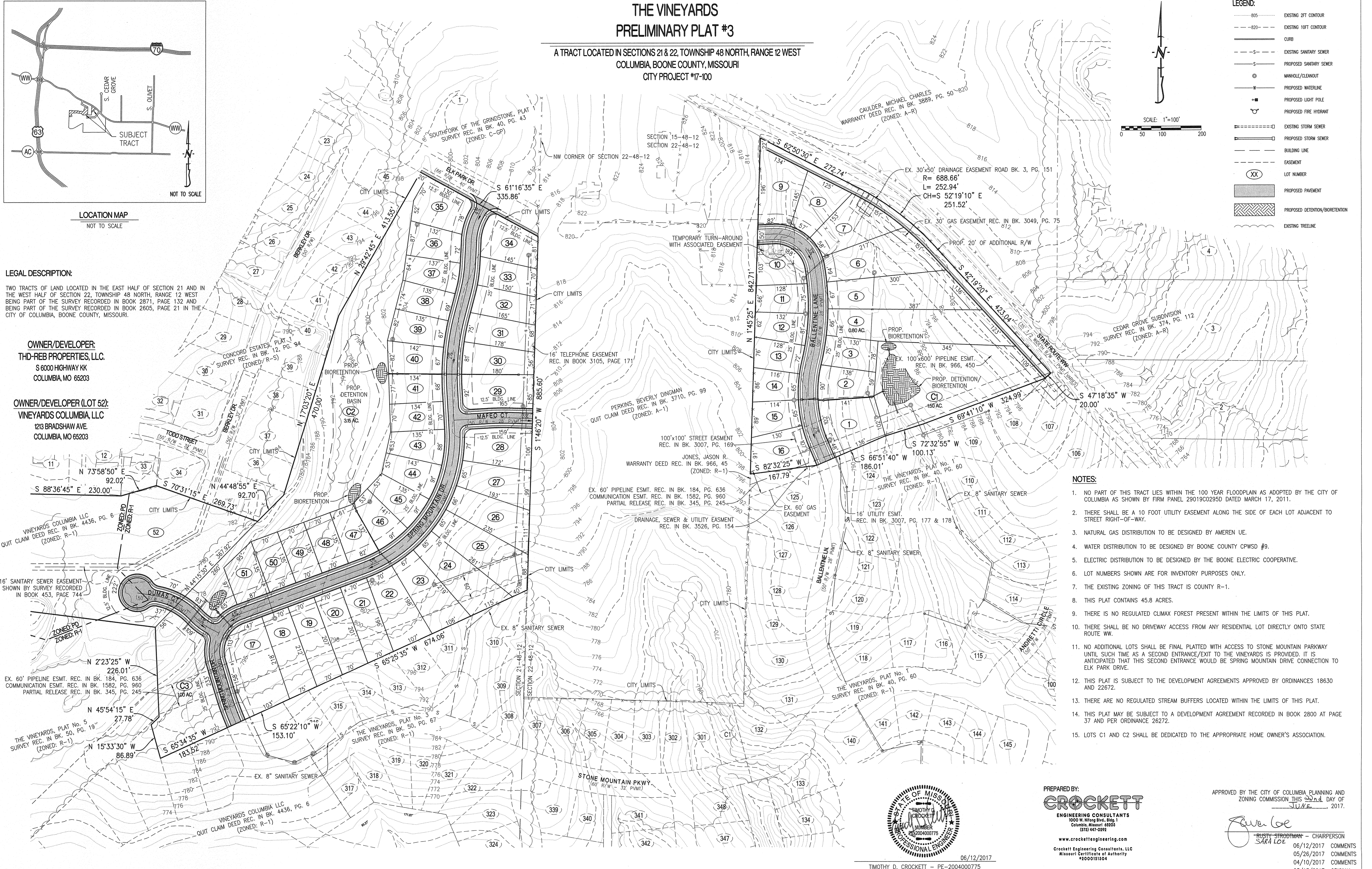CITY PROJECT #17-100

LOCATION MAP
NOT TO SCALE

SCALE: 1"=100'
0 50 100 200

LEGEND:

805	EXISTING 2FT CONTOUR
820	EXISTING 10FT CONTOUR
	CURB
—S—	EXISTING SANITARY SEWER
—S—	PROPOSED SANITARY SEWER
⊚	MANHOLE/CLEANOUT
	PROPOSED WATERLINE
⊷	PROPOSED LIGHT POLE
⊤	PROPOSED FIRE HYDRANT
▭	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	BUILDING LINE
	EASEMENT
XX	LOT NUMBER
	PROPOSED PAVEMENT
	PROPOSED DETENTION/BIORETENTION
	EXISTING TREELINE

LEGAL DESCRIPTION:

TWO TRACTS OF LAND LOCATED IN THE EAST HALF OF SECTION 21 AND IN THE WEST HALF OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST BEING PART OF THE SURVEY RECORDED IN BOOK 2871, PAGE 132 AND BEING PART OF THE SURVEY RECORDED IN BOOK 2605, PAGE 21 IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

OWNER/DEVELOPER:
THD-REB PROPERTIES, LLC.
S 6000 HIGHWAY KK
COLUMBIA, MO 65203

OWNER/DEVELOPER (LOT 52):
VINEYARDS COLUMBIA, LLC.
1213 BRADSHAW AVE.
COLUMBIA, MO 65203

NOTES:

1. NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 29019C0295D DATED MARCH 17, 2011.

2. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.

3. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.

4. WATER DISTRIBUTION TO BE DESIGNED BY BOONE COUNTY CPWSD #9.

5. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.

6. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.

7. THE EXISTING ZONING OF THIS TRACT IS COUNTY R-1.

8. THIS PLAT CONTAINS 45.8 ACRES.

9. THERE IS NO REGULATED CLIMAX FOREST PRESENT WITHIN THE LIMITS OF THIS PLAT.

10. THERE SHALL BE NO DRIVEWAY ACCESS FROM ANY RESIDENTIAL LOT DIRECTLY ONTO STATE ROUTE WW.

11. NO ADDITIONAL LOTS SHALL BE FINAL PLATTED WITH ACCESS TO STONE MOUNTAIN PARKWAY UNTIL SUCH TIME AS A SECOND ENTRANCE/EXIT TO THE VINEYARDS IS PROVIDED. IT IS ANTICIPATED THAT THIS SECOND ENTRANCE WOULD BE SPRING MOUNTAIN DRIVE CONNECTION TO ELK PARK DRIVE.

12. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENTS APPROVED BY ORDINANCES 18630 AND 22672.

13. THERE ARE NO REGULATED STREAM BUFFERS LOCATED WITHIN THE LIMITS OF THIS PLAT.

14. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED IN BOOK 2800 AT PAGE 37 AND PER ORDINANCE 26272.

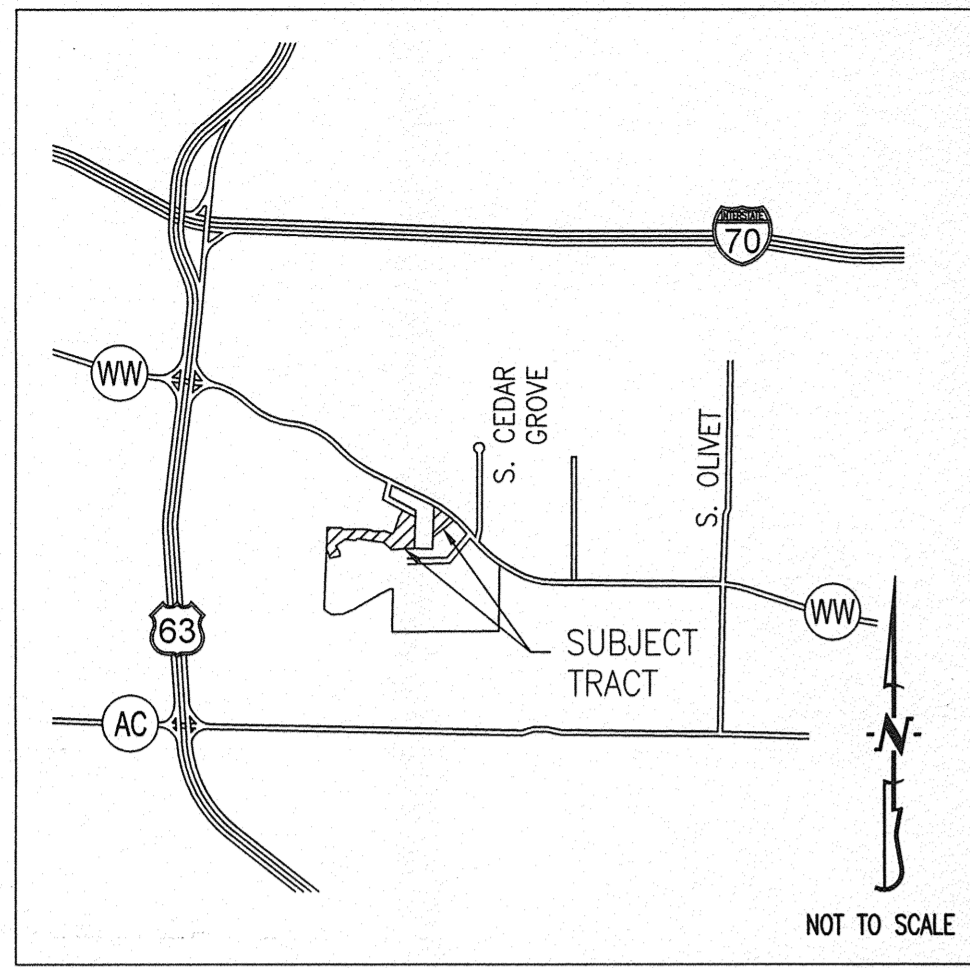15. LOTS C1 AND C2 SHALL BE DEDICATED TO THE APPROPRIATE HOME OWNER'S ASSOCIATION.

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151304

TIMOTHY D. CROCKETT — PE-2004000775
06/12/2017

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 22nd DAY OF JUNE, 2017.

RUSTY STRODTMAN — CHAIRPERSON
SARA LOE

06/12/2017	COMMENTS
05/26/2017	COMMENTS
04/10/2017	COMMENTS
03/13/2017	ORIGINAL

JOB#041371

THE VINEYARDS
PRELIMINARY PLAT #3

A TRACT LOCATED IN SECTIONS 21 & 22, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #17-100

LEGEND:

Symbol	Description
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	PROPOSED STORM SEWER
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SCALE: 1"=100'

SCALE 0 50 100 200

LOCATION MAP
NOT TO SCALE

SUBJECT TRACT

NOT TO SCALE

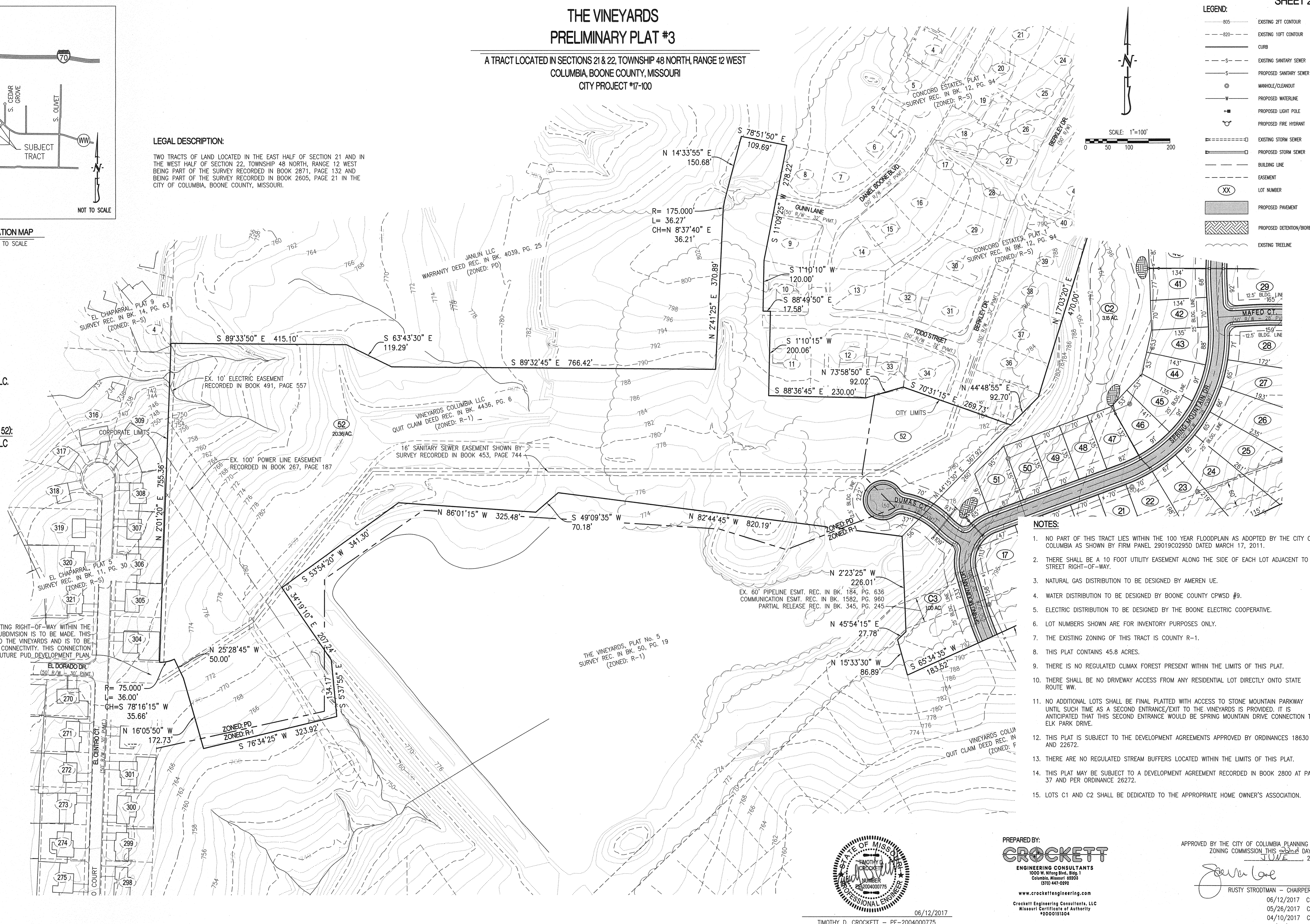**LEGAL DESCRIPTION:**

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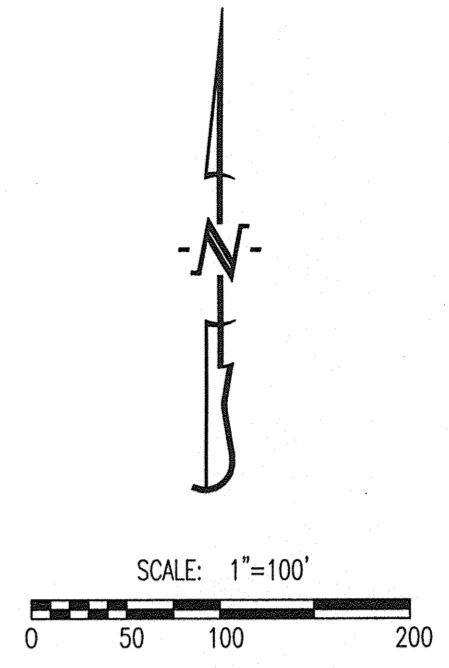S 6000 HIGHWAY KK
COLUMBIA, MO 65203

OWNER/DEVELOPER (LOT 52):
VINEYARDS COLUMBIA, LLC
1213 BRADSHAW AVE.
COLUMBIA, MO 65203

A CONNECTION TO THE EXISTING RIGHT-OF-WAY WITHIN THE EL CHAPPERAL SUBDIVISION IS TO BE MADE. THIS CONNECTION IS TO TIE INTO THE VINEYARDS AND IS TO BE PROVIDED FOR VEHICULAR CONNECTIVITY. THIS CONNECTION WILL BE SHOWN ON THE FUTURE PUD DEVELOPMENT PLAN.
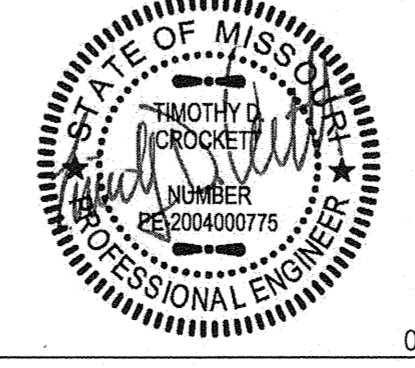
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RUSTY STRODTMAN - CHAIRPERSON

06/12/2017	COMMENTS
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