

NOTES:

WATER DISTRIBUTION TO BE DESIGNED BY THE CITY WATER AND LIGHT DEPARTMENT.

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PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AND AS SHOWN BY THE ADJACENT DRAWING. FLOOD PLAIN SHOWN IS PER FIRM PANEL 290036 0002 B, EFFECTIVE DATE DECEMBER 1, 1981.

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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 UE.

LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.

THE EXISTING ZONING OF THIS TRACT IS R-1.

THIS PLAT CONTAINS 138.74 ACRES.

A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL STREETS.

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

LOTS 499, 500, 501, 502, AND 503 ARE NOT TO BE DEVELOPED FOR RESIDENTIAL PURPOSES. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP THESE LOTS WITH NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, CLUBHOUSE, PLAY GROUNDS, ETC. IT IS THE INTENT OF THE DEVELOPER TO TRANSFER OWNERSHIP OF THESE LOTS TO THE HOME OWNER'S ASSOCIATION IN THE FUTURE.

THERE IS TO BE NO DIRECT ACCESS FROM LOTS 1, 227, 228, 238, AND 240-248 ONTO BROWN STATION ROAD.

THE PROPOSED TRAFFIC CALMING DEVICES SHALL BE DESIGNED AT THE TIME OF THE FINAL PLAT. THE DEVICE MAY BE A LANDSCAPED ISLAND, A PAVED ISLAND, SPEED TABLES, ETC. THE FINAL DESIGN OF THE TRAFFIC CALMING DEVICE SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.

THE TRAIL EASEMENT AS SHOWN BY THE PLAT CROSSING LOTS 499-502 IS TO BE GRANTED FOR THE PURPOSES OF PEDESTRIAN ACCESS FROM THIS DEVELOPMENT TO THE EXISTING CITY PARK AND FAIRGROUNDS AND FROM THE FAIR GROUNDS TO THE CITY PARK. THE EXACT LOCATION AND WIDTH OF EASEMENT WILL BE DETERMINED AT THE TIME OF THE FINAL PLAT. THE DEVELOPER AND THE PARKS AND RECREATION DEPARTMENT WILL WORK TOGETHER TO MAKE THESE DETERMINATIONS.

IT IS THE INTENT OF THE DEVELOPER DESIGN VENETIAN PARKWAY, GRANT A 66-FOOT RIGHT-OF-WAY, GRADE THE PROPOSED STREET (EXCEPT FOR DRAINAGE CROSSINGS) AND GRADE THE ADJACENT SUBDIVISION ACCORDINGLY.

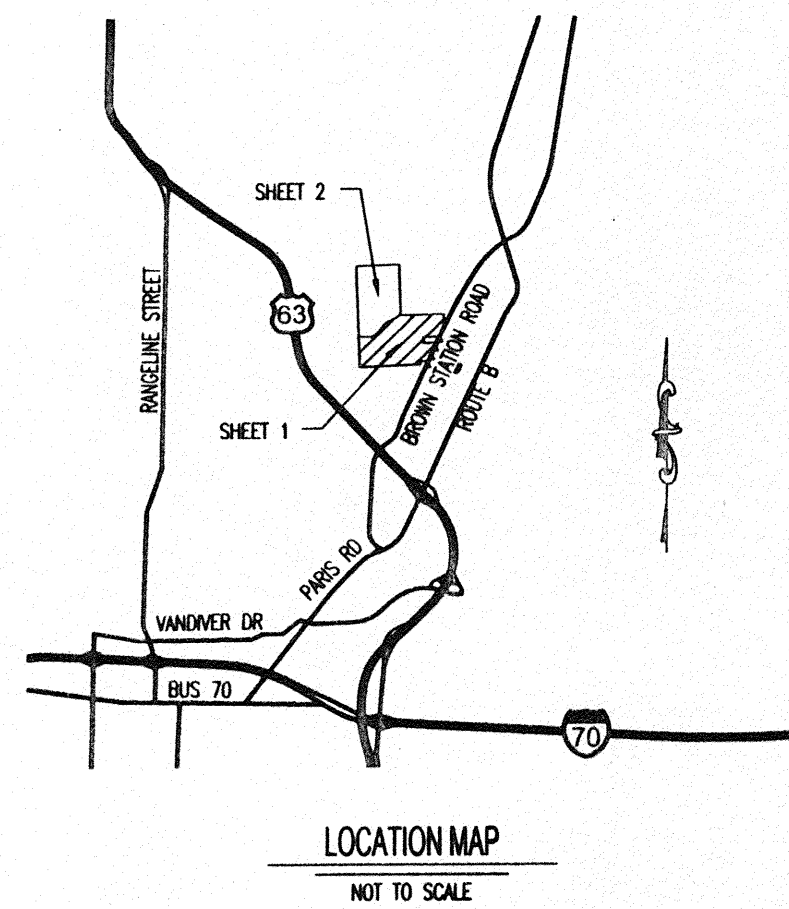
SCALE: 1"=100'
0 50 100 200

OWNER/DEVELOPER:

STEVE HERIGON CONSTRUCTION, INC.
4101 WHITE TIGER STREET
COLUMBIA, MO 65202

PRELIMINARY PLAT
TUSCANY RIDGE

A MAJOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20 AND
NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY, 2006



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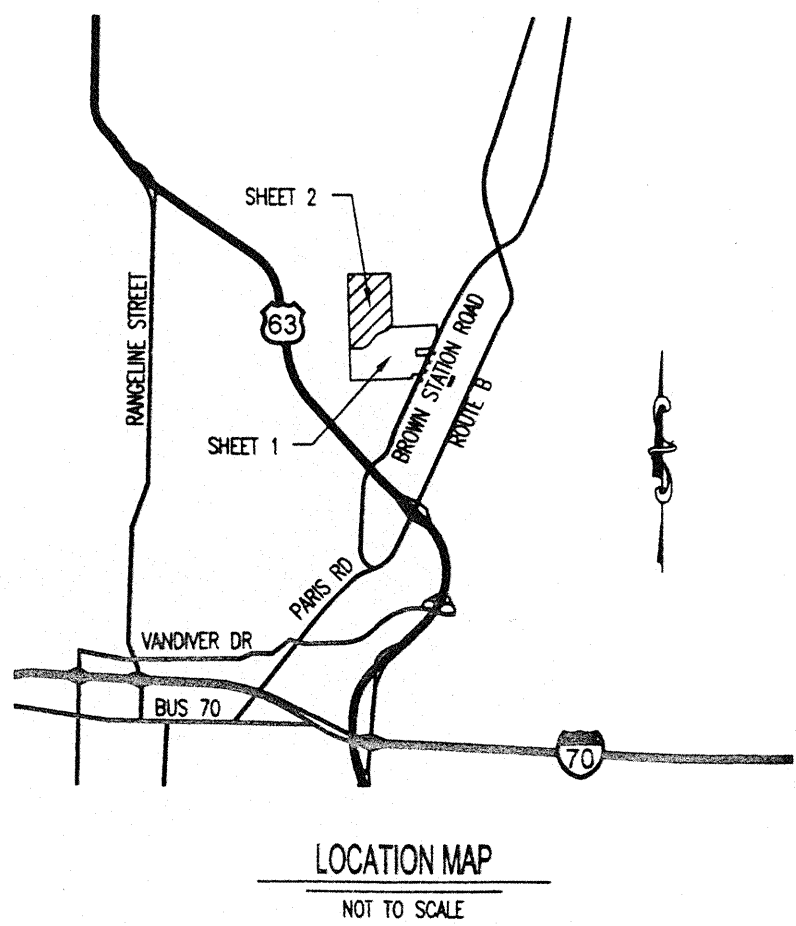
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This full-size version of the plat does not reflect the 20-ft easements & minor adjustments req. by Pw. Otherwise, it is identical to the reduction provided to Council members w/ 4-10-06 Sept recap

A revised FULL-VERSION of the plat showing these changes will be available prior to Council meeting on 5-1-06 w/ P&Z chairman's signature

PRELIMINARY PLAT TUSCANY RIDGE

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NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY, 2006

OWNER/DEVELOPER:
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APPROVED BY THE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2005.

JERRY WADE - CHAIRPERSON

CITY OF COLUMBIA &
COUNTY OF BOONE
BOOK 1588 PAGE 156
COUNTY ZONE M-1

BOONE COUNTY
BOOK 1588 PAGE 176
COUNTY ZONE M-1

BILLY B.
BRETHORST
BOOK 1588 PAGE 641
A-1 ZONE



PREPARED BY:

CROCKETT
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2008 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0222

TIMOTHY D. CROCKETT
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
NO. 000000000
EXPIRATION DATE 12/31/2010

DATE: JANUARY 12, 2006
REV: MARCH 8, 2006