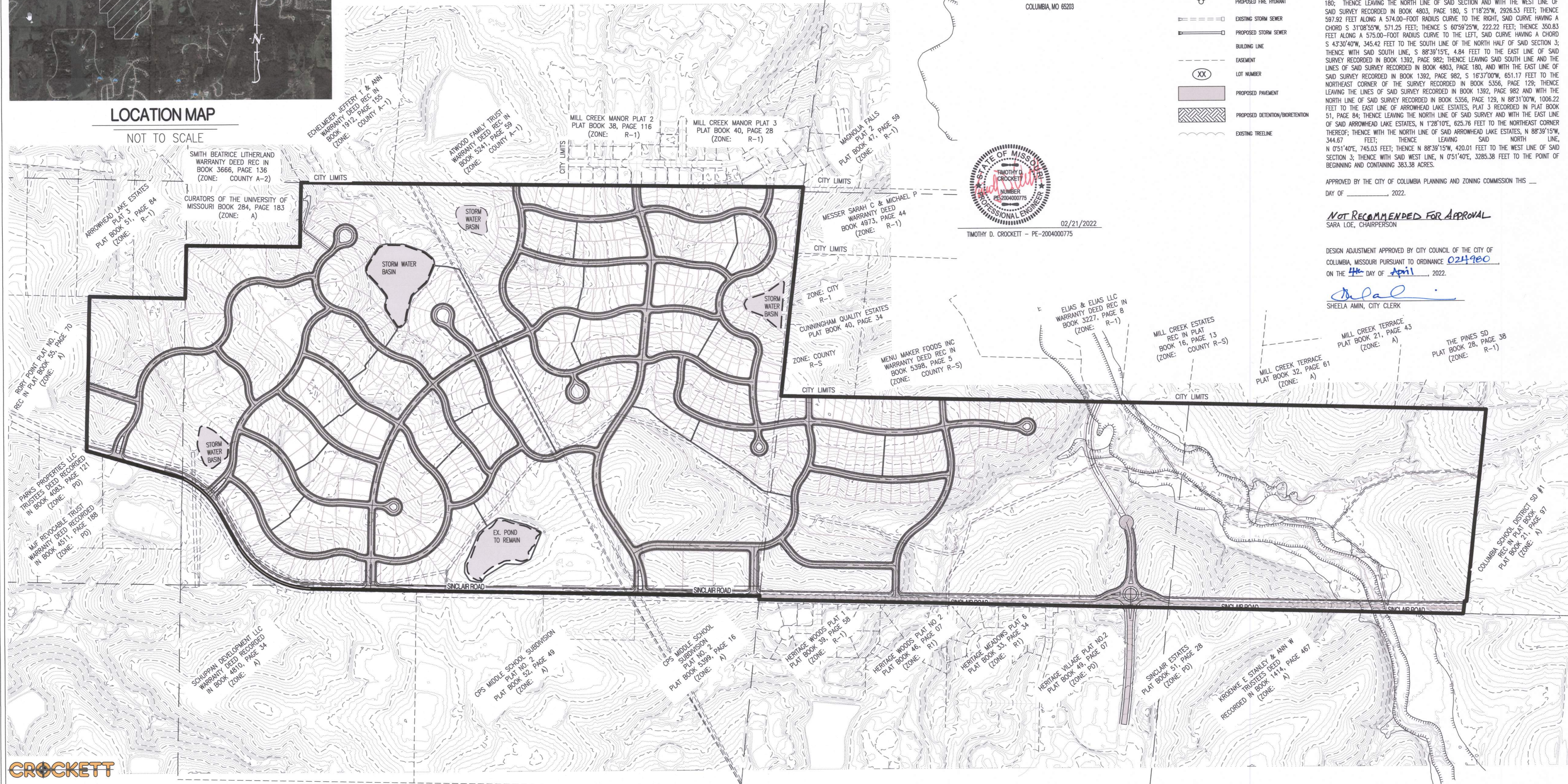
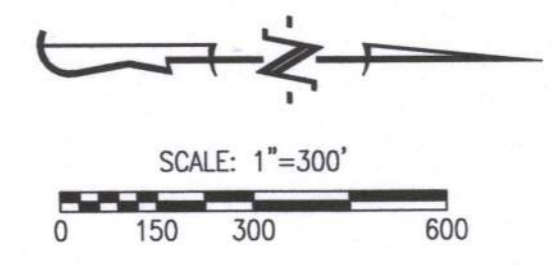


PRELIMINARY PLAT FOR LEGACY FARMS

A MAJOR SUBDIVISION LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST & THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST. COLUMBIA, BOONE COUNTY, MISSOURI DECEMBER, 2021



LOCATION MAP NOT TO SCALE



OWNER:
CURATORS OF THE UNIVERSITY OF MISSOURI
225 UNIVERSITY HALL
COLUMBIA, MO 65211

DEVELOPER:
LEGACY LAND DEVELOPMENT, LLC
5786 S. ROUTE K
COLUMBIA, MO 65203



02/21/2022
TIMOTHY D. CROCKETT - PE-2004000775

- 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
A TRACT OF LAND LOCATED IN THE WEST HALF SECTION 34 TOWNSHIP 48 NORTH, RANGE 13 WEST AND SECTION 3, TOWNSHIP 47 NORTH RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 1392, PAGE 982 AND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 88, PAGE 153 AND BOOK 152, PAGE 359 AND THE GUARDIANS DEED RECORDED IN BOOK 113, PAGE 235 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3, AS SHOWN IN SAID SURVEY, AND WITH THE NORTH LINE OF SAID SECTION, S 83°32'05"E, 1371.48 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SAID SECTION 34, AS SHOWN IN SAID SURVEY; THENCE LEAVING THE NORTH LINE OF SAID SECTION 3 AND WITH THE WEST LINE OF SAID SURVEY, N 12°5'15"E, 3566.59 FEET; THENCE N 12°5'55"E, 1047.87 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF COLUMBIA SCHOOL DISTRICT SUBDIVISION NUMBER 1, RECORDED IN PLAT BOOK 21, PAGE 97; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID SURVEY AND THE SOUTH LINE OF SAID LOT 1, S 83°49'15"E, 1262.28 FEET; THENCE CONTINUING WITH THE LINES OF SAID SURVEY, S 6°42'05"W, 11.92 FEET; THENCE S 83°03'05"E, 82.14 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 34; THENCE WITH SAID EAST LINE OF SAID NORTHWEST QUARTER, AS SHOWN IN SAID SURVEY RECORDED IN BOOK 1392, PAGE 982, S 1°30'30"W, 4607.63 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE OF SAID SECTION 3, N 83°32'05"W, 23.08 FEET TO THE NORTHWEST CORNER OF TRACT 3 OF THE SURVEY RECORDED IN BOOK 4803, PAGE 180; THENCE LEAVING THE NORTH LINE OF SAID SECTION AND WITH THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 4803, PAGE 180, S 11°18'25"W, 2926.53 FEET; THENCE 597.92 FEET ALONG A 574.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 31°08'55"W, 571.25 FEET; THENCE S 60°59'25"W, 222.22 FEET; THENCE 350.83 FEET ALONG A 575.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 43°30'40"W, 345.42 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 3; THENCE WITH SAID SOUTH LINE, S 88°39'15"E, 4.84 FEET TO THE EAST LINE OF SAID SURVEY RECORDED IN BOOK 1392, PAGE 982; THENCE LEAVING SAID SOUTH LINE AND THE LINES OF SAID SURVEY RECORDED IN BOOK 4803, PAGE 180, AND WITH THE EAST LINE OF SAID SURVEY RECORDED IN BOOK 1392, PAGE 982, S 16°37'00"W, 651.17 FEET TO THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 5356, PAGE 129; THENCE LEAVING THE LINES OF SAID SURVEY RECORDED IN BOOK 1392, PAGE 982 AND WITH THE NORTH LINE OF SAID SURVEY RECORDED IN BOOK 5356, PAGE 129, N 88°31'00"W, 1006.22 FEET TO THE EAST LINE OF ARROWHEAD LAKE ESTATES, PLAT 3 RECORDED IN PLAT BOOK 51, PAGE 84; THENCE LEAVING THE NORTH LINE OF SAID SURVEY AND WITH THE EAST LINE OF SAID ARROWHEAD LAKE ESTATES, N 12°8'10"E, 625.76 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WITH THE NORTH LINE OF SAID ARROWHEAD LAKE ESTATES, N 88°39'15"W, 344.67 FEET; THENCE LEAVING SAID NORTH LINE, N 05°1'40"E, 745.03 FEET; THENCE N 88°39'15"W, 420.01 FEET TO THE WEST LINE OF SAID SECTION 3; THENCE WITH SAID WEST LINE, N 05°1'40"E, 3285.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 383.38 ACRES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS DAY OF _____, 2022.

NOT RECOMMENDED FOR APPROVAL
SARA LOE, CHAIRPERSON

DESIGN ADJUSTMENT APPROVED BY CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI PURSUANT TO ORDINANCE 024960 ON THE 4th DAY OF April, 2022.

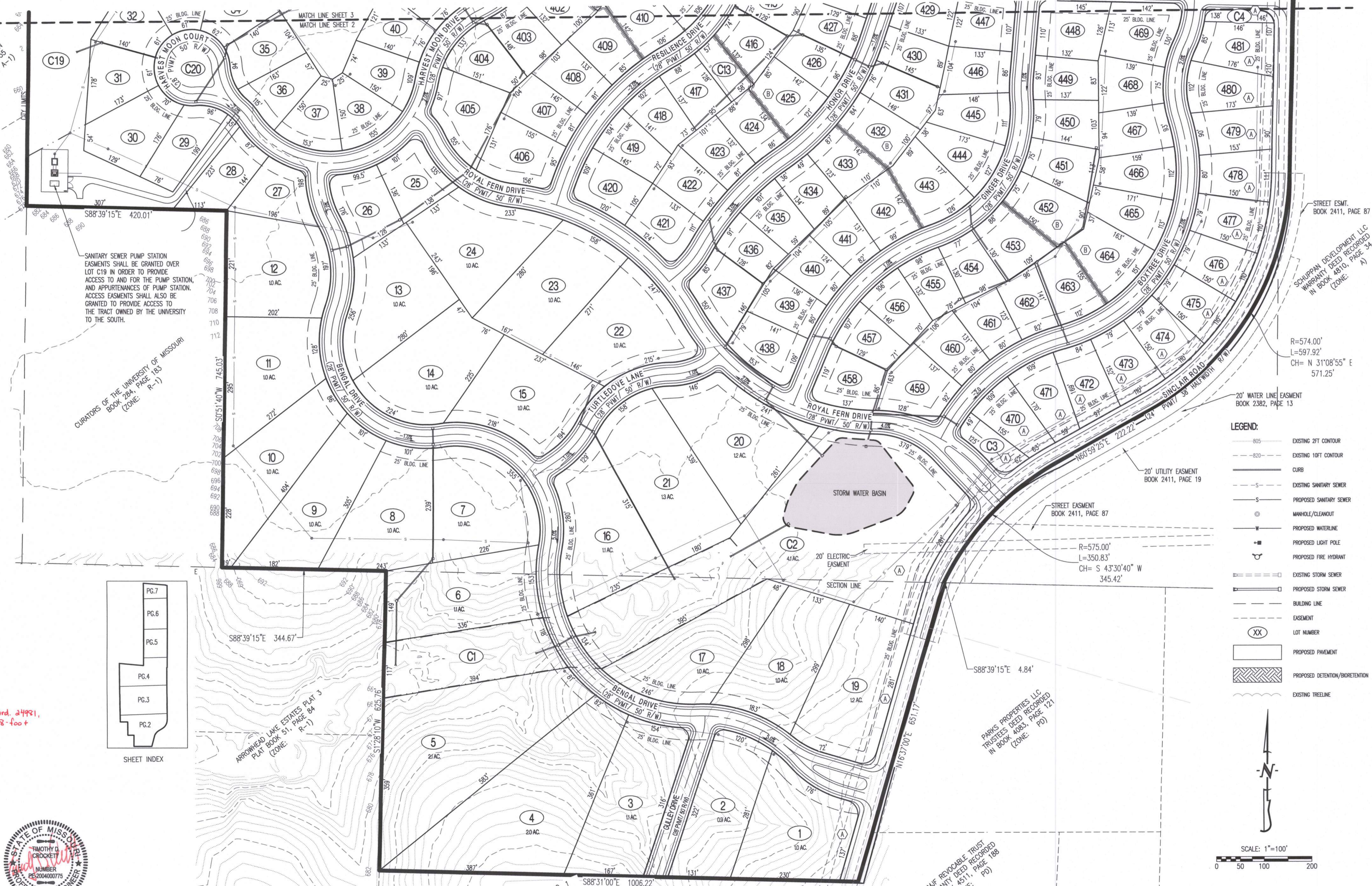
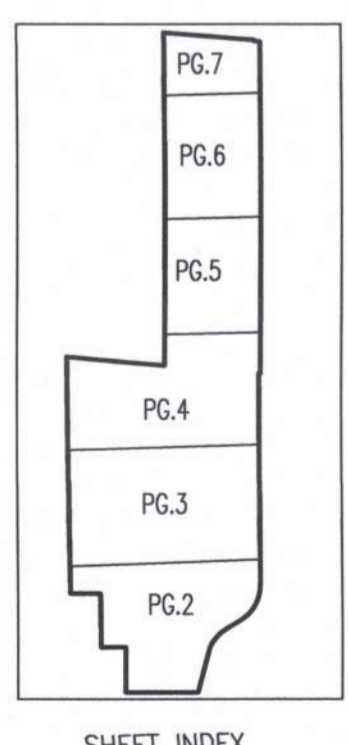
Sheela Amin
SHEELA AMIN, CITY CLERK

PRELIMINARY PLAT FOR LEGACY FARMS

A MAJOR SUBDIVISION LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST & THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST. COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER, 2021

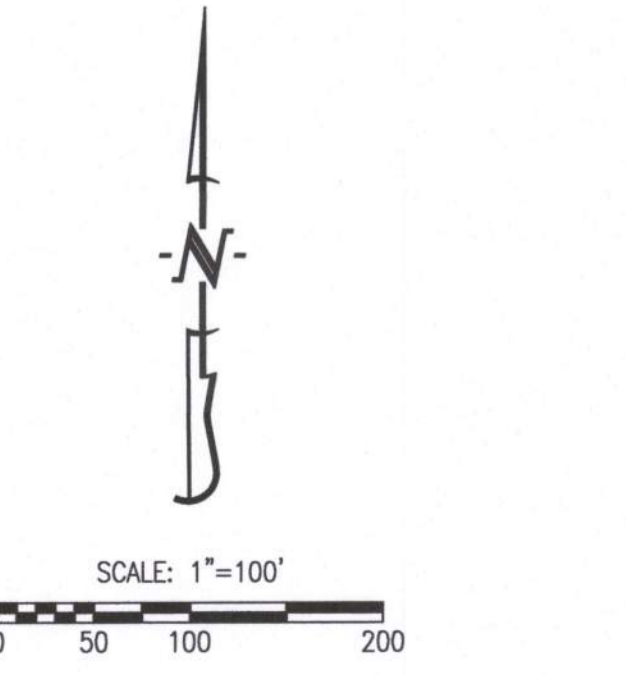
NOTES:

- 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.
- A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AE, AS DESCRIBED IN SECTION 29-2.3(4)(I) OF THE CODE OF ORDINANCES AND SHOWN ON THE F.E.M.A. FIRM MAP PANEL #29019C0286, 29019C0270E AND 29019C0290E DATED APRIL 19, 2017.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE PROPOSED ZONING OF THIS TRACT IS R-1, R-MF AND M-N.
- THIS PLAT CONTAINS 383.38 ACRES.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS. THERE SHALL BE AN 8 FOOT PEDWAY ALONG THE WEST SIDE OF SINCLAIR ROAD. SAID PEDWAY SHALL BE CONSTRUCTED AT THE TIME OF EACH ADJACENT LOT IS BUILT ON.
- REGULATED STREAM BUFFER EXISTS ON THIS TRACT OF AND REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
- LOT C1-C21 ARE COMMON LOTS AND ARE TO BE TRANSFERRED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, AMENITIES, SIGNAGE, SIDEWALKS, TRAILS AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S. LOT C6 IS INTENDED TO BE USED FOR SWIMMING POOL, PLAYGROUND, BALL FIELD, ECT.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
- ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
- THERE SHALL BE NO DIRECT DRIVEWAY ACCESS FROM ANY LOT ONTO SINCLAIR ROAD OR CRABAPPLE LANE. EXCEPT FOR LOTS C6 AND 496 WHICH SHALL HAVE ACCESS TO CRABAPPLE LANE AND LOTS 497, 498 AND 499 WHICH SHALL HAVE ACCESS TO SINCLAIR ROAD.
- THERE SHALL BE A 20' UTILITY EASEMENT ALONG SINCLAIR ROAD.
- THE WATERLINE IN THE EXISTING 20 FOOT WATERLINE EASEMENT SHALL REMAIN IN PLACE WHERE POSSIBLE. THIS WATERLINE MAY BE RELOCATED AS NEEDED AT THE DEVELOPERS EXPENSE. ANY RELOCATION SHALL BE WITH THE APPROVAL OF CPWSD#1.
- A 50-FOOT WIDE TRAIL EASEMENT SHALL BE DEDICATED ON THE FINAL PLAT THAT DEDICATES SAID TRAIL EASEMENT ALONG THE MILL CREEK. SAID EASEMENT SHALL BE LOCATED INSIDE THE DEDICATED STREAM BUFFER AND LOCATED MORE SPECIFICALLY ON LOTS 498, 500 AND/OR 501.
- THE CONNECTIVITY INDEX FOR THIS PLAT IS 1.653.
- 10-FOOT PEDESTRIAN EASEMENTS SHALL BE GRANTED AS SHOWN TO PROVIDE PEDESTRIAN CONNECTIVITY WITHIN THE DEVELOPMENT. ~~THE~~ *Per Ord. 24921, an 8-foot* WIDE SIDEWALK SHALL BE CONSTRUCTED WITHIN SAID EASEMENT. SAID SIDEWALKS SHALL BE CONSTRUCTED IN PHASES WITH EACH SECTMENT BEING BUILT WHEN THE FIRST ADJACENT HOME IS CONSTRUCTED. SIDEWALK SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY PERMIT FOR ADJACENT LOT. NOTWITHSTANDING THE FOREGOING, IN THE EVENT A HOME IS NOT CONSTRUCTED ON ONE OR MORE OF THE LOTS ADJACENT TO A PEDESTRIAN EASEMENT WITHIN A PERIOD OF FIVE (5) YEARS FOLLOWING APPROVAL OF THE FINAL PLAT FOR THAT PHASE OF THE DEVELOPMENT, ~~THE~~ *The 9* FOOT SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER(S) OF THE LOTS ADJACENT TO SUCH PEDESTRIAN EASEMENT PRIOR TO THE CONSTRUCTION OF THE ADJACENT HOME. THE MAINTENANCE OF THESE SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOA. SIDEWALKS ON COMMON LOTS SHALL BE CONSTRUCTED AT THE TIME OF STREET CONSTRUCTION WITH SAID PLAT.

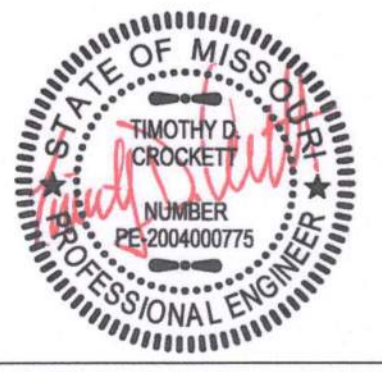


LEGEND:

- 805 --- EXISTING 2FT CONTOUR
- 820 --- EXISTING 10FT CONTOUR
- CURB
- S- EXISTING SANITARY SEWER
- S- PROPOSED SANITARY SEWER
- ⊙ MANHOLE/CLEANOUT
- W- 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



CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nitong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com



TIMOTHY D. CROCKETT - PE-2004000775
02/21/2022

PARKS PROPERTIES LLC
TRUSTEES DEED RECORDED
IN BOOK 4893, PAGE 121
(ZONE: PD)

RORY POINT PLAT NO. 1
PLAT BOOK 55, PAGE 70
(ZONE: A)

SCHUPPAN DEVELOPMENT LLC
WARRANTY DEED RECORDED
IN BOOK 4810, PAGE 34
(ZONE: A)

R=574.00'
L=597.92'
CH= N 31°08'55" E
571.25'

20' WATER LINE EASEMENT
BOOK 2382, PAGE 13

20' UTILITY EASEMENT
BOOK 2411, PAGE 19

STREET EASEMENT
BOOK 2411, PAGE 87

R=575.00'
L=350.83'
CH= S 43°30'40" W
345.42'

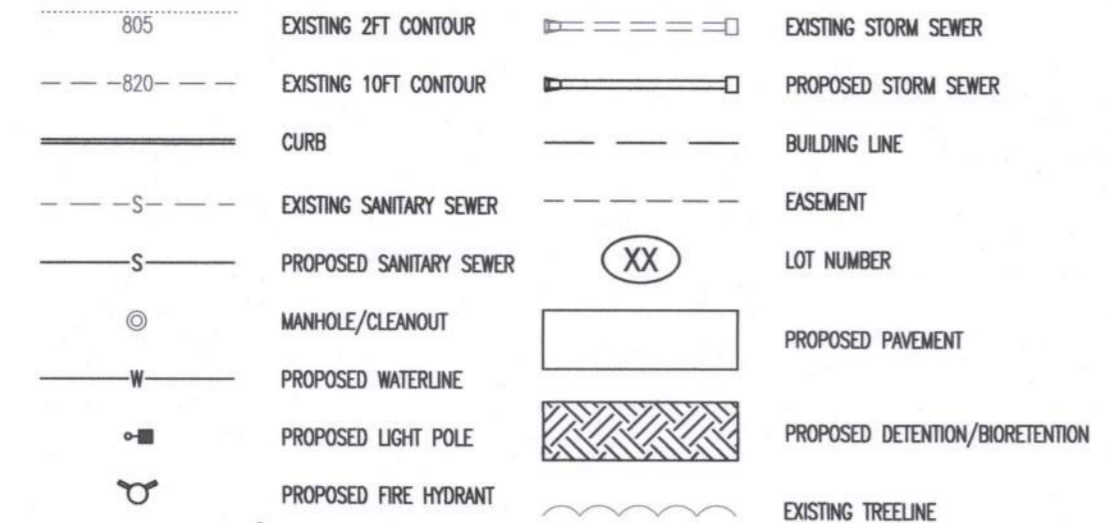
PARKS PROPERTIES LLC
TRUSTEES DEED RECORDED
IN BOOK 4893, PAGE 121
(ZONE: PD)

MIF REVOCABLE TRUST
WARRANTY DEED RECORDED
IN BOOK 4511, PAGE 188
(ZONE: PD)

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.
- A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AE, AS DESCRIBED IN SECTION 29-2.3(d)(4)(i) OF THE CODE OF ORDINANCES AND SHOWN ON THE F.E.M.A. FIRM MAP PANEL #29019C0286E, 29019C0270E AND 29019C0290E DATED APRIL 19, 2017.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE PROPOSED ZONING OF THIS TRACT IS R-1, R-MF AND M-N.
- THIS PLAT CONTAINS 383.38 ACRES.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS. THERE SHALL BE AN 8 FOOT PEDESTALY ALONG THE WEST SIDE OF SINCLAIR ROAD. SAID PEDESTALY SHALL BE CONSTRUCTED AT THE TIME OF EACH ADJACENT LOT IS BUILT ON.
- REGULATED STREAM BUFFER EXISTS ON THIS TRACT OF AND REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
- LOT C1-C21 ARE COMMON LOTS AND ARE TO BE TRANSFERRED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, AMENITIES, SIGNAGE, SIDEWALKS, TRAILS AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S. LOT C6 IS INTENDED TO BE USED FOR SWIMMING POOL, PLAYGROUND, BALL FIELD, ECT.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
- ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
- THERE SHALL BE NO DIRECT DRIVEWAY ACCESS FROM ANY LOT ONTO SINCLAIR ROAD OR CRABAPPLE LANE. EXCEPT FOR LOTS C6 AND 496 WHICH SHALL HAVE ACCESS TO CRABAPPLE LANE AND LOTS 497, 498 AND 499 WHICH SHALL HAVE ACCESS TO SINCLAIR ROAD.
- THERE SHALL BE A 20' UTILITY EASEMENT ALONG SINCLAIR ROAD.
- THE WATERLINE IN THE EXISTING 20 FOOT WATERLINE EASEMENT SHALL REMAIN IN PLACE WHERE POSSIBLE. THIS WATERLINE MAY BE RELOCATED AS NEEDED AT THE DEVELOPERS EXPENSE. ANY RELOCATION SHALL BE WITH THE APPROVAL OF CPWSD#1.
- A 50-FOOT WIDE TRAIL EASEMENT SHALL BE DEDICATED ON THE FINAL PLAT THAT DEDICATES SAID TRAIL EASEMENT ALONG THE MILL CREEK. SAID EASEMENT SHALL BE LOCATED INSIDE THE DEDICATED STREAM BUFFER AND LOCATED MORE SPECIFICALLY ON LOTS 498, 500 AND/OR 501.
- THE CONNECTIVITY INDEX FOR THIS PLAT IS 1.653.
- 10-FOOT PEDESTRIAN EASEMENTS SHALL BE GRANTED AS SHOWN TO PROVIDE PEDESTRIAN CONNECTIVITY WITHIN THE DEVELOPMENT. SAID SIDEWALK SHALL BE CONSTRUCTED WITHIN SAID EASEMENT. SAID SIDEWALKS SHALL BE CONSTRUCTED IN PHASES WITH EACH SEGMENT BEING BUILT WHEN THE FIRST ADJACENT HOME IS CONSTRUCTED. SIDEWALK SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY PERMIT FOR ADJACENT LOT. NOTWITHSTANDING THE FOREGOING, IN THE EVENT A HOME IS NOT CONSTRUCTED ON ONE OR MORE OF THE LOTS ADJACENT TO A PEDESTRIAN EASEMENT WITHIN A PERIOD OF FIVE (5) YEARS FOLLOWING APPROVAL OF THE FINAL PLAT FOR THAT PHASE OF THE DEVELOPMENT, THE 5-FOOT SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER(S) OF THE LOTS ADJACENT TO SUCH PEDESTRIAN EASEMENT PRIOR TO THE CONSTRUCTION OF THE ADJACENT HOME. THE MAINTENANCE OF THESE SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOA. SIDEWALKS ON COMMON LOTS SHALL BE CONSTRUCTED AT THE TIME OF STREET CONSTRUCTION WITH SAID PLAT.

LEGEND:

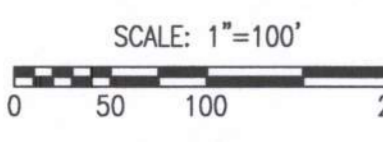
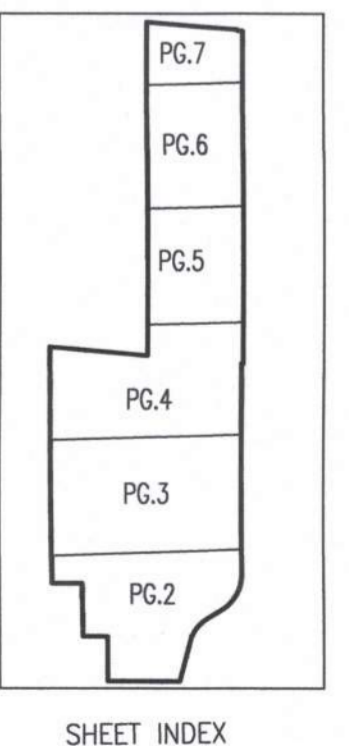
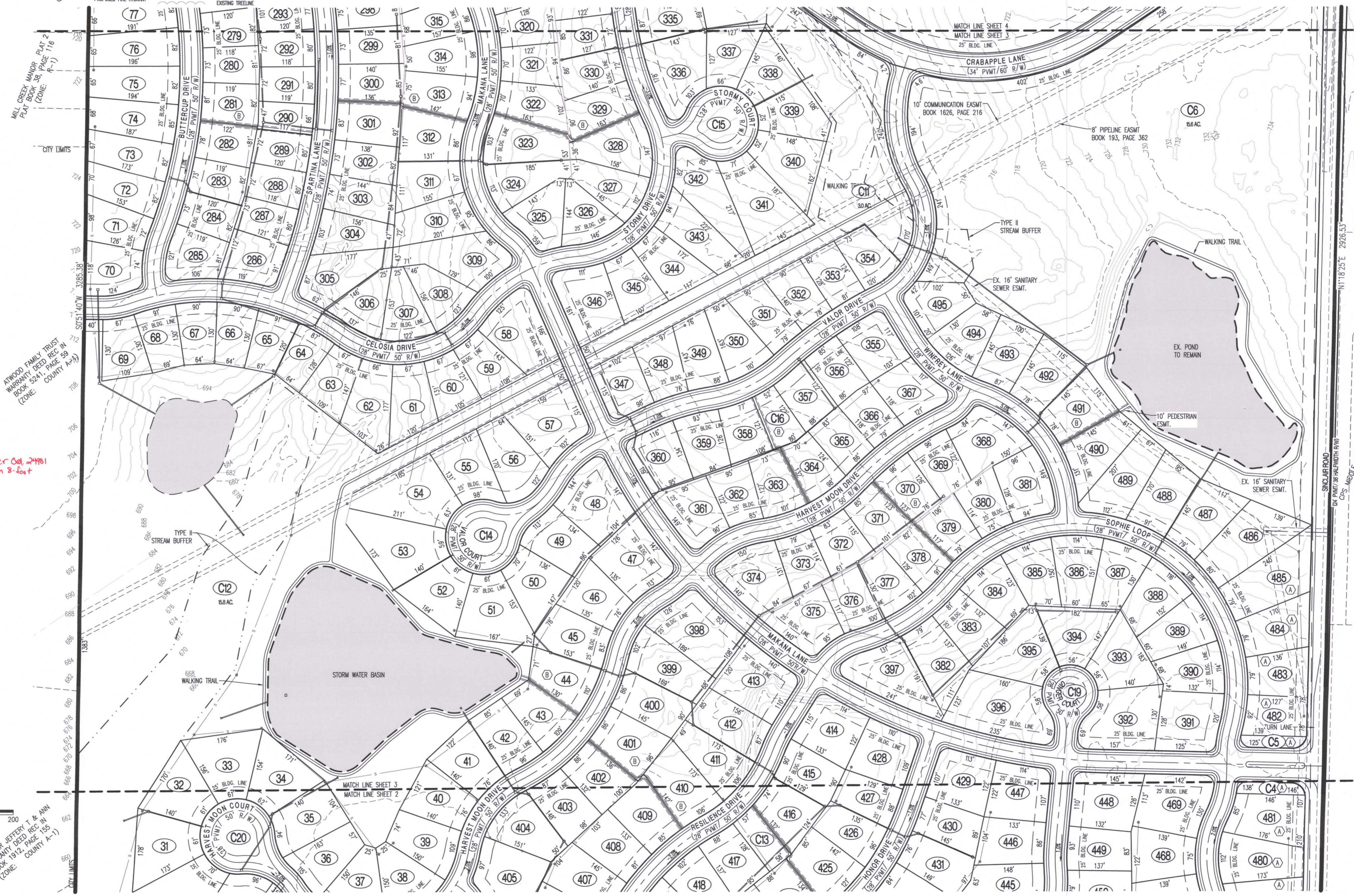


PRELIMINARY PLAT FOR LEGACY FARMS

A MAJOR SUBDIVISION LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST & THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST. COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER, 2021



02/21/2022
TIMOTHY D. CROCKETT - PE-2004000775



SCALE: 1"=100'
EICHELMER JEFFERY T & ANN
WARRANTY DEED REC IN
BOOK 1912, PAGE 155
(ZONE: COUNTY A-1)

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292

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.
- A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AE, AS DESCRIBED IN SECTION 29-2.3(4)(1) OF THE CODE OF ORDINANCES AND SHOWN ON THE F.E.M.A. FIRM MAP PANEL #29019C0286E, 29019C0270E AND 29019C0290E DATED APRIL 19, 2017.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE PROPOSED ZONING FOR THIS TRACT IS R-1, R-MF AND M-N.
- THIS PLAT CONTAINS 383.38 ACRES.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS. THERE SHALL BE AN 8 FOOT PEWYALONG THE WEST SIDE OF SINCLAIR ROAD. SAID PEWYALONG SHALL BE CONSTRUCTED AT THE TIME OF EACH ADJACENT LOT IS BUILT ON.
- REGULATED STREAM BUFFER EXISTS ON THIS TRACT OF AND REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
- LOT C1-C21 ARE COMMON LOTS AND ARE TO BE TRANSFERRED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, AMENITIES, SIGNAGE, SIDEWALKS, TRAILS AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S. LOT C6 IS INTENDED TO BE USED FOR SWIMMING POOL, PLAYGROUND, BALL FIELD, ECT.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
- ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
- THERE SHALL BE NO DIRECT DRIVEWAY ACCESS FROM ANY LOT ONTO SINCLAIR ROAD OR CRABAPPLE LANE. EXCEPT FOR LOTS C6 AND 496 WHICH SHALL HAVE ACCESS TO CRABAPPLE LANE AND LOTS 497, 498 AND 499 WHICH SHALL HAVE ACCESS TO SINCLAIR ROAD.
- THERE SHALL BE A 20' UTILITY EASEMENT ALONG SINCLAIR ROAD.
- THE WATERLINE IN THE EXISTING 20 FOOT WATERLINE EASEMENT SHALL REMAIN IN PLACE WHERE POSSIBLE. THIS WATERLINE MAY BE RELOCATED AS NEEDED AT THE DEVELOPERS EXPENSE. ANY RELOCATION SHALL BE WITH THE APPROVAL OF CPWSD#1.
- A 50-FOOT WIDE TRAIL EASEMENT SHALL BE DEDICATED ON THE FINAL PLAT THAT DEDICATES SAID TRAIL EASEMENT ALONG THE MILL CREEK. SAID EASEMENT SHALL BE LOCATED INSIDE THE DEDICATED STREAM BUFFER AND LOCATED MORE SPECIFICALLY ON LOTS 498, 500 AND/OR 501.
- THE CONNECTIVITY INDEX FOR THIS PLAT IS 1.653.
- 10-FOOT PEDESTRIAN EASEMENTS SHALL BE GRANTED AS SHOWN TO PROVIDE PEDESTRIAN CONNECTIVITY WITHIN THE DEVELOPMENT. SAID SIDEWALKS SHALL BE CONSTRUCTED WITHIN SAID EASEMENT. SAID SIDEWALKS SHALL BE CONSTRUCTED IN PHASES WITH EACH SEGMENT BEING BUILT WHEN THE FIRST ADJACENT HOME IS CONSTRUCTED. SIDEWALK SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY PERMIT FOR ADJACENT LOT. NOTWITHSTANDING THE FOREGOING, IN THE EVENT A HOME IS NOT CONSTRUCTED ON ONE OR MORE OF THE LOTS ADJACENT TO A PEDESTRIAN EASEMENT WITHIN A PERIOD OF FIVE (5) YEARS FOLLOWING APPROVAL OF THE FINAL PLAT FOR THAT PHASE OF THE DEVELOPMENT, THE 10-FOOT SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER(S) OF THE LOTS ADJACENT TO SUCH PEDESTRIAN EASEMENT PRIOR TO THE CONSTRUCTION OF THE ADJACENT HOME. THE MAINTENANCE OF THESE SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOA. SIDEWALKS ON COMMON LOTS SHALL BE CONSTRUCTED AT THE TIME OF STREET CONSTRUCTION WITH SAID PLAT.



02/21/2022
TIMOTHY D. CROCKETT - PE-2004000775

PRELIMINARY PLAT FOR LEGACY FARMS

A MAJOR SUBDIVISION LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST & THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST. COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER, 2021

LEGEND:

- 805 - EXISTING 2FT CONTOUR
- 820 - EXISTING 10FT CONTOUR
- CLRB - CURB
- S - EXISTING SANITARY SEWER
- S - PROPOSED SANITARY SEWER
- W - PROPOSED WATERLINE
- W - PROPOSED LIGHT POLE
- W - PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BORRETENTION
- EXISTING TREELINE



SCALE: 1"=100'

0 50 100 200

SHEET INDEX

PG.7
PG.6
PG.5
PG.4
PG.3
PG.2

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nilong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

PRELIMINARY PLAT - LEGACY FARMS PLAT

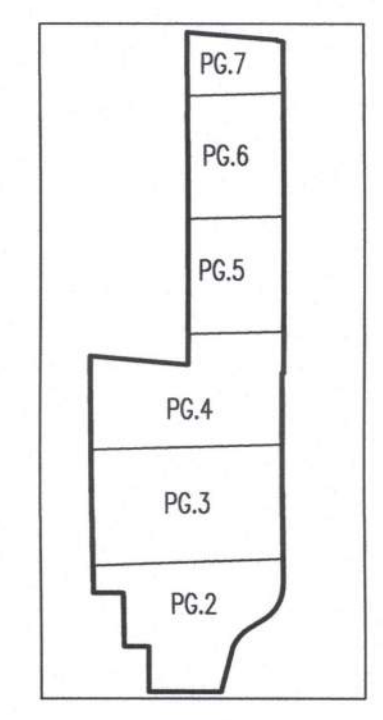
CDS MIDDLE SCHOOL SUBDIVISION PLAT NO. 2, PAGE 16
CDS MIDDLE SCHOOL SUBDIVISION PLAT NO. 2, PAGE 49

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.
- A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AE, AS DESCRIBED IN SECTION 29-2.3(4)(i) OF THE CODE OF ORDINANCES AND SHOWN ON THE F.E.M.A. FIRM MAP PANEL #29019C0286E, 29019C0270E AND 29019C0290E DATED APRIL 19, 2017.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE PROPOSED ZONING OF THIS TRACT IS R-1, R-MF AND M-N.
- THIS PLAT CONTAINS 383.38 ACRES.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS. THERE SHALL BE AN 8 FOOT PEDWAY ALONG THE WEST SIDE OF SINCLAIR ROAD. SAID PEDWAY SHALL BE CONSTRUCTED AT THE TIME OF EACH ADJACENT LOT IS BUILT ON.
- REGULATED STREAM BUFFER EXISTS ON THIS TRACT OF AND REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
- LOT C1-C21 ARE COMMON LOTS AND ARE TO BE TRANSFERRED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, AMENITIES, SIGNAGE, SIDEWALKS, TRAILS AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S. LOT C6 IS INTENDED TO BE USED FOR SWIMMING POOL, PLAYGROUND, BALL FIELD, ECT.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
- ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
- THERE SHALL BE NO DIRECT DRIVEWAY ACCESS FROM ANY LOT ONTO SINCLAIR ROAD OR CRABAPPLE LANE, EXCEPT FOR LOTS C6 AND 496 WHICH SHALL HAVE ACCESS TO CRABAPPLE LANE AND LOTS 497, 498 AND 499 WHICH SHALL HAVE ACCESS TO SINCLAIR ROAD.
- THERE SHALL BE A 20' UTILITY EASEMENT ALONG SINCLAIR ROAD.
- THE WATERLINE IN THE EXISTING 20 FOOT WATERLINE EASEMENT SHALL REMAIN IN PLACE WHERE POSSIBLE. THIS WATERLINE MAY BE RELOCATED AS NEEDED AT THE DEVELOPERS EXPENSE. ANY RELOCATION SHALL BE WITH THE APPROVAL OF CPWSD#1.
- A 50-FOOT WIDE TRAIL EASEMENT SHALL BE DEDICATED ON THE FINAL PLAT THAT DEDICATES SAID TRAIL EASEMENT ALONG THE MILL CREEK. SAID EASEMENT SHALL BE LOCATED INSIDE THE DEDICATED STREAM BUFFER AND LOCATED MORE SPECIFICALLY ON LOTS 498, 500 AND/OR 501.
- THE CONNECTIVITY INDEX FOR THIS PLAT IS 1.653.
- 10-FOOT PEDESTRIAN EASEMENTS SHALL BE GRANTED AS SHOWN TO PROVIDE PEDESTRIAN CONNECTIVITY WITHIN THE DEVELOPMENT. ~~10-FOOT~~ *Per Ord. 24921, on 3-foot*
- WIDE SIDEWALK SHALL BE CONSTRUCTED WITHIN SAID EASEMENT. SAID SIDEWALKS SHALL BE CONSTRUCTED IN PHASES WITH EACH SEGMENT BEING BUILT WHEN THE FIRST ADJACENT HOME IS CONSTRUCTED. SIDEWALK SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY PERMIT FOR ADJACENT LOT. NOTWITHSTANDING THE FOREGOING, IN THE EVENT A HOME IS NOT CONSTRUCTED ON ONE OR MORE OF THE LOTS ADJACENT TO A PEDESTRIAN EASEMENT WITHIN A PERIOD OF FIVE (5) YEARS FOLLOWING APPROVAL OF THE FINAL PLAT FOR THAT PHASE OF THE DEVELOPMENT, ~~THE 10-FOOT SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER(S) OF THE LOTS ADJACENT TO SUCH PEDESTRIAN EASEMENT PRIOR TO THE CONSTRUCTION OF THE ADJACENT HOME. THE MAINTENANCE OF THESE SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOA. SIDEWALKS ON COMMON LOTS SHALL BE CONSTRUCTED AT THE TIME OF STREET CONSTRUCTION WITH SAID PLAT.~~

LEGEND:

- 805 EXISTING 2FT CONTOUR
- 820 EXISTING 10FT 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



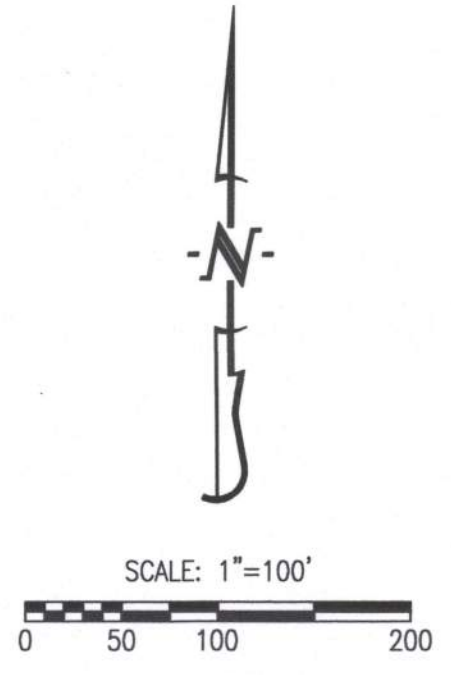
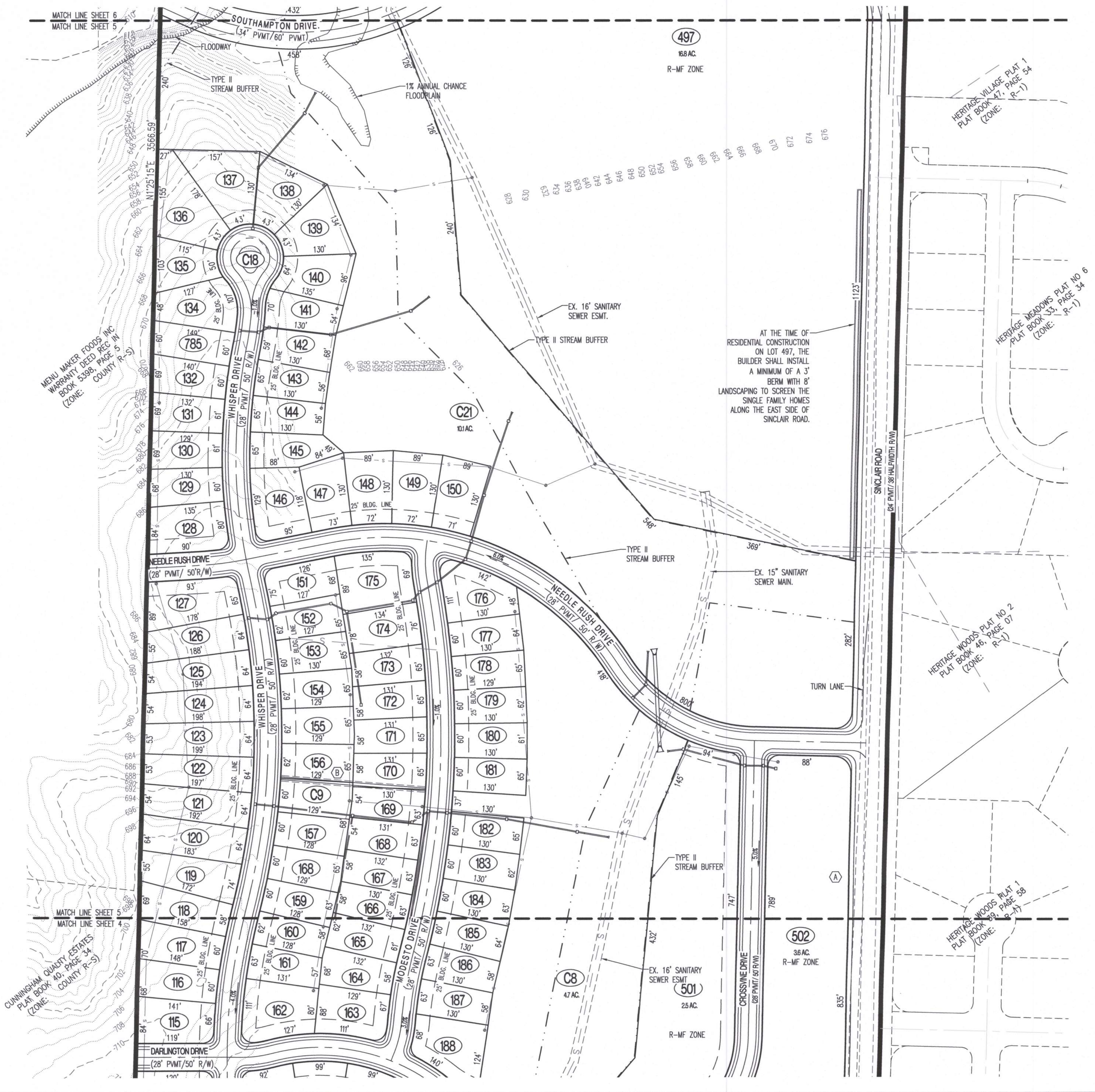
SHEET INDEX



02/21/2022
TIMOTHY D. CROCKETT - PE-2004000775

PRELIMINARY PLAT FOR LEGACY FARMS

A MAJOR SUBDIVISION LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST & THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST.
COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER, 2021



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.
- A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AE, AS DESCRIBED IN SECTION 29-2.3(d)(4)(i) OF THE CODE OF ORDINANCES AND SHOWN ON THE F.E.M.A. FIRM MAP PANEL #29019C0286E, 29019C0270E AND 29019C0290E DATED APRIL 19, 2017.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE PROPOSED ZONING OF THIS TRACT IS R-1, R-MF AND M-N.
- THIS PLAT CONTAINS 383.38 ACRES.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS. THERE SHALL BE AN 8 FOOT PEDWAY ALONG THE WEST SIDE OF SINCLAIR ROAD. SAID PEDWAY SHALL BE CONSTRUCTED AT THE TIME OF EACH ADJACENT LOT IS BUILT ON.
- REGULATED STREAM BUFFER EXISTS ON THIS TRACT OF AND REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
- LOT C1-C21 ARE COMMON LOTS AND ARE TO BE TRANSFERRED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, AMENITIES, SIGNAGE, SIDEWALKS, TRAILS AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S. LOT C6 IS INTENDED TO BE USED FOR SWIMMING POOL, PLAYGROUND, BALL FIELD, ECT.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
- ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
- THERE SHALL BE NO DIRECT DRIVEWAY ACCESS FROM ANY LOT ONTO SINCLAIR ROAD OR CRABAPPLE LANE. EXCEPT FOR LOTS C6 AND 496 WHICH SHALL HAVE ACCESS TO CRABAPPLE LANE AND LOTS 497, 498 AND 499 WHICH SHALL HAVE ACCESS TO SINCLAIR ROAD.
- THERE SHALL BE A 20' UTILITY EASEMENT ALONG SINCLAIR ROAD.
- THE WATERLINE IN THE EXISTING 20 FOOT WATERLINE EASEMENT SHALL REMAIN IN PLACE WHERE POSSIBLE. THIS WATERLINE MAY BE RELOCATED AS NEEDED AT THE DEVELOPERS EXPENSE. ANY RELOCATION SHALL BE WITH THE APPROVAL OF CPMSO#1.
- A 50-FOOT WIDE TRAIL EASEMENT SHALL BE DEDICATED ON THE FINAL PLAT THAT DEDICATES SAID TRAIL EASEMENT ALONG THE MILL CREEK. SAID EASEMENT SHALL BE LOCATED INSIDE THE DEDICATED STREAM BUFFER AND LOCATED MORE SPECIFICALLY ON LOTS 498, 500 AND/OR 501.
- THE CONNECTIVITY INDEX FOR THIS PLAT IS 1.653.
- 10-FOOT PEDESTRIAN EASEMENTS SHALL BE GRANTED AS SHOWN TO PROVIDE PEDESTRIAN CONNECTIVITY WITHIN THE DEVELOPMENT. **10-FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED WITHIN SAID EASEMENT. SAID SIDEWALKS SHALL BE CONSTRUCTED IN PHASES WITH EACH SEGMENT BEING BUILT WHEN THE FIRST ADJACENT HOME IS CONSTRUCTED. SIDEWALK SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY PERMIT FOR ADJACENT LOT. NOTWITHSTANDING THE FOREGOING, IN THE EVENT A HOME IS NOT CONSTRUCTED ON ONE OR MORE OF THE LOTS ADJACENT TO A PEDESTRIAN EASEMENT WITHIN A PERIOD OF FIVE (5) YEARS FOLLOWING APPROVAL OF THE FINAL PLAT FOR THAT PHASE OF THE DEVELOPMENT, THE 8-FOOT SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER(S) OF THE LOTS ADJACENT TO SUCH PEDESTRIAN EASEMENT PRIOR TO THE CONSTRUCTION OF THE ADJACENT HOME. THE MAINTENANCE OF THESE SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOA. SIDEWALKS ON COMMON LOTS SHALL BE CONSTRUCTED AT THE TIME OF STREET CONSTRUCTION WITH SAID PLAT.**

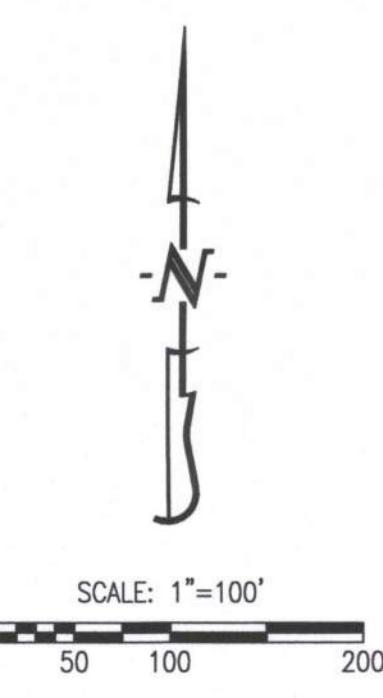
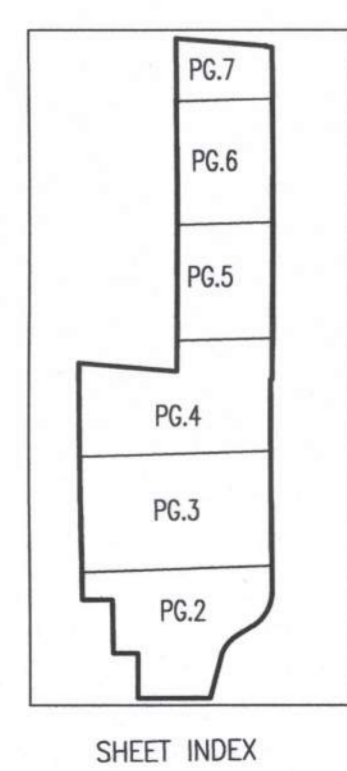
Per Ord. 24921, an 8-foot



02/21/2022
TIMOTHY D. CROCKETT - PE-2004000775

LEGEND:

---805---	EXISTING 2FT CONTOUR
---820---	EXISTING 10FT CONTOUR
---	CURB
-S-	EXISTING SANITARY SEWER
S	PROPOSED SANITARY SEWER
⊙	MANHOLE/CLEANOUT
W	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

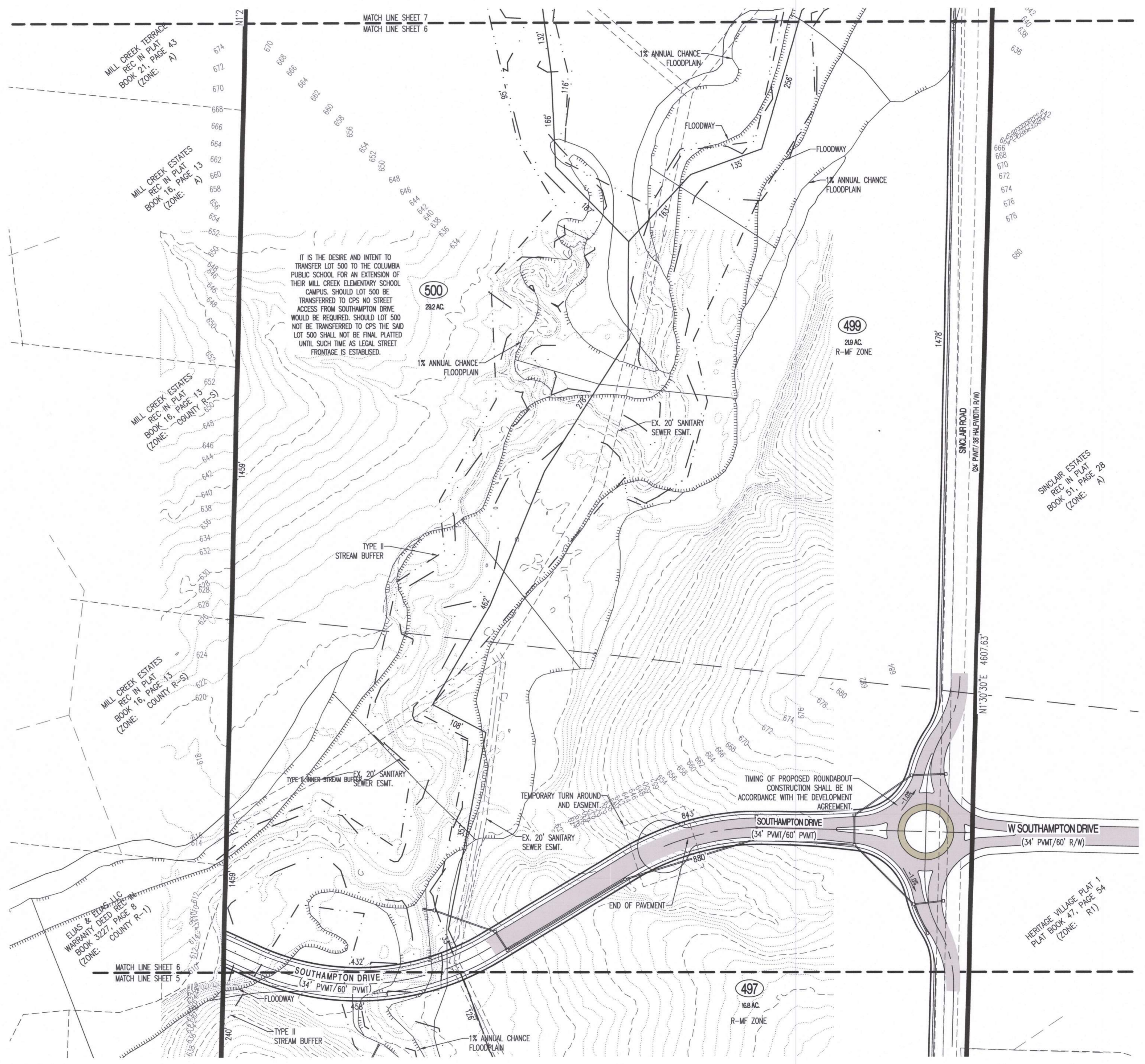


CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nitong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

JOB#140132

PRELIMINARY PLAT FOR LEGACY FARMS

A MAJOR SUBDIVISION LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST & THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST. COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER, 2021



IT IS THE DESIRE AND INTENT TO TRANSFER LOT 500 TO THE COLUMBIA PUBLIC SCHOOL FOR AN EXTENSION OF THEIR MILL CREEK ELEMENTARY SCHOOL CAMPUS. SHOULD LOT 500 BE TRANSFERRED TO CPS NO STREET ACCESS FROM SOUTHAMPTON DRIVE WOULD BE REQUIRED. SHOULD LOT 500 NOT BE TRANSFERRED TO CPS THE SAID LOT 500 SHALL NOT BE FINAL PLATTED UNTIL SUCH TIME AS LEGAL STREET FRONTAGE IS ESTABLISHED.

499
29 AC
R-MF ZONE

497
18.8 AC
R-MF ZONE

SINCLAIR ESTATES
REC IN PLAT
BOOK 51, PAGE 28
(ZONE: A)

HERITAGE VILLAGE PLAT 1
PLAY BOOK 47, PAGE 54
(ZONE: R1)

ELIAS B. YELDS, LLC
WARRANTY DEED REC IN PLAT
BOOK 3227, PAGE 8
(ZONE: COUNTY R-1)

MILL CREEK TERRACE
REC IN PLAT
BOOK 21, PAGE 43
(ZONE: A)

MILL CREEK ESTATES
REC IN PLAT
BOOK 16, PAGE 13
(ZONE: A)

MILL CREEK ESTATES
REC IN PLAT
BOOK 16, PAGE 13
(ZONE: COUNTY R-S)

MILL CREEK ESTATES
REC IN PLAT
BOOK 16, PAGE 13
(ZONE: COUNTY R-S)

ELIAS B. YELDS, LLC
WARRANTY DEED REC IN PLAT
BOOK 3227, PAGE 8
(ZONE: COUNTY R-1)

NOTES:

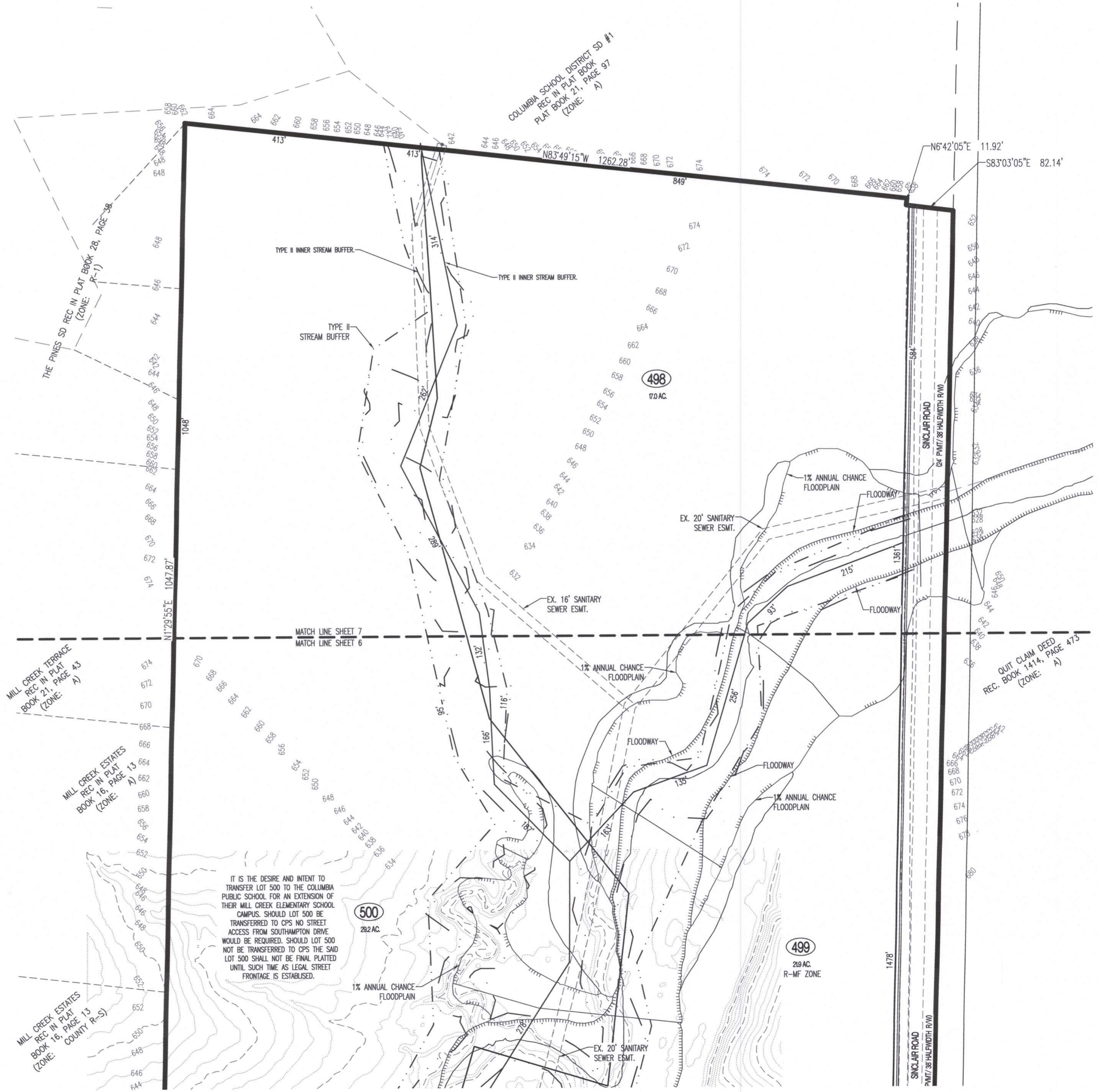
- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
- A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AE, AS DESCRIBED IN SECTION 29-2.3(4)(i) OF THE CODE OF ORDINANCES AND SHOWN ON THE F.E.M.A. FIRM MAP PANEL #2901900286E, 2901900270E AND 2901900290E DATED APRIL 19, 2017.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE PROPOSED ZONING OF THIS TRACT IS R-1, R-MF AND M-NL.
- THIS PLAT CONTAINS 383.38 ACRES.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS. THERE SHALL BE AN 8 FOOT PEDIWAY ALONG THE WEST SIDE OF SINCLAIR ROAD, SAID PEDIWAY SHALL BE CONSTRUCTED AT THE TIME OF EACH ADJACENT LOT IS BUILT ON.
- REGULATED STREAM BUFFER EXISTS ON THIS TRACT AND IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-220, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP.
- LOT C1-C21 ARE COMMON LOTS AND ARE TO BE TRANSFERRED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, AMENITIES, SIGNAGE, SIDEWALKS, TRAILS AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S. LOT C8 IS INTENDED TO BE USED FOR SWIMMING POOL, PLAYGROUND, BALL FIELD, ECT.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
- ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
- THERE SHALL BE NO DIRECT DRIVEWAY ACCESS FROM ANY LOT ONTO SINCLAIR ROAD OR CRABAPPLE LANE, EXCEPT FOR LOTS C6 AND 496 WHICH SHALL HAVE ACCESS TO CRABAPPLE LANE AND LOTS 497, 498 AND 499 WHICH SHALL HAVE ACCESS TO SINCLAIR ROAD.
- THERE SHALL BE A 20' UTILITY EASEMENT ALONG SINCLAIR ROAD.
- THE WATERLINE IN THE EXISTING 20 FOOT WATERLINE EASEMENT SHALL REMAIN IN PLACE WHERE POSSIBLE. THIS WATERLINE MAY BE RELOCATED AS NEEDED AT THE DEVELOPERS EXPENSE. ANY RELOCATION SHALL BE WITH THE APPROVAL OF CPWSD#1.
- A 50-FOOT WIDE TRAIL EASEMENT SHALL BE DEDICATED ON THE FINAL PLAT THAT DEDICATES SAID TRAIL EASEMENT ALONG THE MILL CREEK. SAID EASEMENT SHALL BE LOCATED INSIDE THE DEDICATED STREAM BUFFER AND LOCATED MORE SPECIFICALLY ON LOTS 498, 500 AND/OR 501.
- THE CONNECTIVITY INDEX FOR THIS PLAT IS 1.653.
- 10-FOOT PEDESTRIAN EASEMENTS SHALL BE GRANTED AS SHOWN TO PROVIDE PEDESTRIAN CONNECTIVITY WITHIN THE DEVELOPMENT. ~~8-FOOT~~ **Per Ord. 24974, an 8-foot** WIDE SIDEWALK SHALL BE CONSTRUCTED WITHIN SAID EASEMENT. SAID SIDEWALKS SHALL BE CONSTRUCTED IN PHASES WITH EACH SEGMENT BEING BUILT WHEN THE FIRST ADJACENT HOME IS CONSTRUCTED. SIDEWALK SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY PERMIT FOR ADJACENT LOT. NOTWITHSTANDING THE FOREGOING, IN THE EVENT A HOME IS NOT CONSTRUCTED ON ONE OR MORE OF THE LOTS ADJACENT TO A PEDESTRIAN EASEMENT WITHIN A PERIOD OF FIVE (5) YEARS FOLLOWING APPROVAL OF THE FINAL PLAT FOR THAT PHASE OF THE DEVELOPMENT, **The 8-foot** SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER(S) OF THE LOTS ADJACENT TO SUCH PEDESTRIAN EASEMENT PRIOR TO THE CONSTRUCTION OF THE ADJACENT HOME. THE MAINTENANCE OF THESE SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOA. SIDEWALKS ON COMMON LOTS SHALL BE CONSTRUCTED AT THE TIME OF STREET CONSTRUCTION WITH SAID PLAT.

PRELIMINARY PLAT FOR LEGACY FARMS

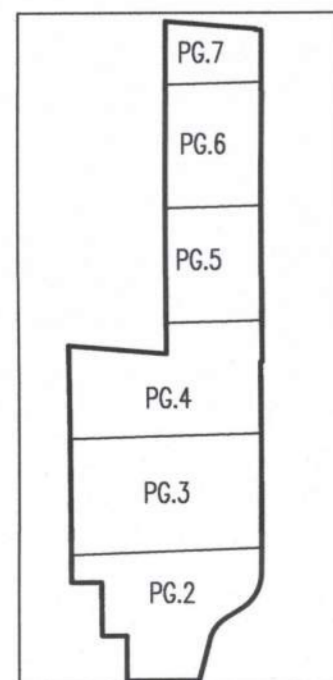
A MAJOR SUBDIVISION LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST & THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST. COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER, 2021

LEGEND:

	EXISTING 2FT CONTOUR
	EXISTING 10FT 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



02/21/2022
TIMOTHY D. CROCKETT - PE-2004000775



SHEET INDEX



SCALE: 1"=100'
0 50 100 200

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0992

Introduced by Treece

First Reading 3-21-22

Second Reading 4-4-22

Ordinance No. 024981

Council Bill No. B 92-22A

AN ORDINANCE

approving the Preliminary Plat of "Legacy Farms" located on the west side of Sinclair Road and approximately 700 feet south of Nifong Boulevard; setting forth a condition for approval to have a development agreement executed and delivered to the City to establish public infrastructure obligations; authorizing the City Manager to execute a development agreement; directing the City Clerk to have the development agreement recorded; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Preliminary Plat of "Legacy Farms," as certified and signed by the surveyor on February 21, 2022, a subdivision located on the west side of Sinclair Road and approximately 700 feet south of Nifong Boulevard, containing approximately 383.38 acres upon the condition that the width of the sidewalks in Note 20 on said Preliminary Plat be amended from six feet (6') wide to eight feet (8') wide and that such eight foot (8') wide sidewalks are required to be reflected on any future final plat submitted for approval. Approval of such Preliminary Plat, as amend, hereby confers upon the subdivider the following rights for a period of five (5) years from the date of this approval:

- (A) The terms and conditions under which the preliminary plat was given approval shall not be changed except as required by subsection (C);
- (B) The subdivider may submit on or before the expiration date a final plat for the whole or any part of the subdivision for approval;
- (C) Each final plat for land included in the preliminary plat application shall comply with any new technical or engineering standards or requirements adopted by Council between the date of the preliminary plat approval and the date of each final plat application for land included in the preliminary plat;
- (D) If the subdivider fails to submit a combined total of one-fourth (1/4) of the preliminarily approved lots (in either a single or multiple) final plats before the

expiration date, the preliminary plat approval shall expire and be of no force or effect; and

- (E) The Director of Community Development may grant a one (1) year extension to the expiration date if no change to a City ordinance would require a change in the plat. An appeal from an adverse decision by the Director on preliminary plat extension shall be made to the Council. Any subsequent extension(s) on preliminary plat expiration date shall be made to Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to the issuance of permits for development of the property, or approval of any Final Plat of this Subdivision, and in no event later than August 1, 2022, Legacy Land Development, LLC shall acquire title to the property and shall execute and deliver to the City a development agreement to establish public infrastructure obligations associated with the construction of the subdivision that is in substantial conformance with the terms and conditions as shown on "Attachment A" attached hereto and made a part of this ordinance.


SECTION 3. The City Manager is hereby authorized to execute a development agreement with Legacy Land Development, LLC that is in substantial conformance with the terms and conditions as shown on "Attachment A."

SECTION 4. The City Clerk is authorized and directed to have the development agreement recorded in the office of the Boone County Recorder of Deeds.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.

PASSED this 4th day of April, 2022.

ATTEST:




City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor