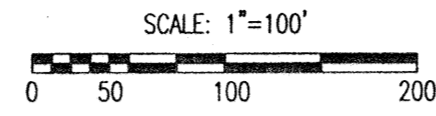


# PRELIMINARY PLAT TUSCANY RIDGE

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

OWNER/DEVELOPER:  
STEVE HERIGON CONSTRUCTION, INC.  
4101 WHITE TIGER STREET  
COLUMBIA, MO 65202



### NOTES:

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

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.

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.

THE STREET R/W SHALL BE 50 FOOT WIDE RESIDENTIAL STREET, UNLESS OTHERWISE NOTED.

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.

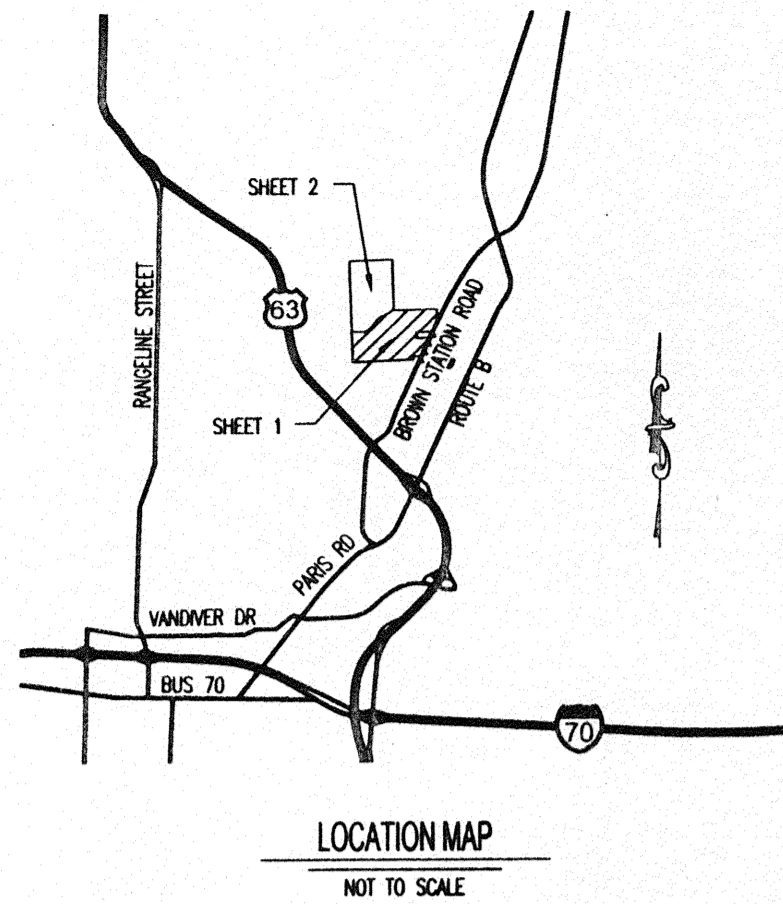
LOTS 499, 500, 501, 502, AND 503 ARE NOT TO BE DEVELOPED FOR RESIDENTIAL PURPOSES. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP THESE LOTS WITH NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, CLUBHOUSE, PLAY GROUNDS, ETC. IT IS THE INTENT OF THE DEVELOPER TO TRANSFER OWNERSHIP OF THESE LOTS TO THE HOME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



BOONE COUNTY FAIRGROUNDS  
BOOK 1389 PAGE 376  
COUNTY ZONE M-1

NORTH AMERICAN  
ISLAMIC TRUST  
BOOK 1382 PAGE 645  
ZONE R-1

CITY OF COLUMBIA  
BOOK 1468 PAGE 622  
ZONE A-1

COLUMBIA INDUSTRIAL  
DEVELOPMENT, PLAT 2A  
BOOK 3689 PAGE 86  
ZONE M-1

OVERTON HEIGHTS  
PLAT BOOK 6 PAGE 25  
ZONE M-C

COLUMBIA INDUSTRIAL  
DEVELOPMENT, PLAT 2  
PLAT BOOK 31 PAGE 35  
ZONE M-C

RUTLEDGE, PLAT 1  
PLAT BOOK 15 PAGE 60  
ZONE R-2

RUTLEDGE, TRACT B  
BOOK 1288 PAGE 455  
ZONE R-2

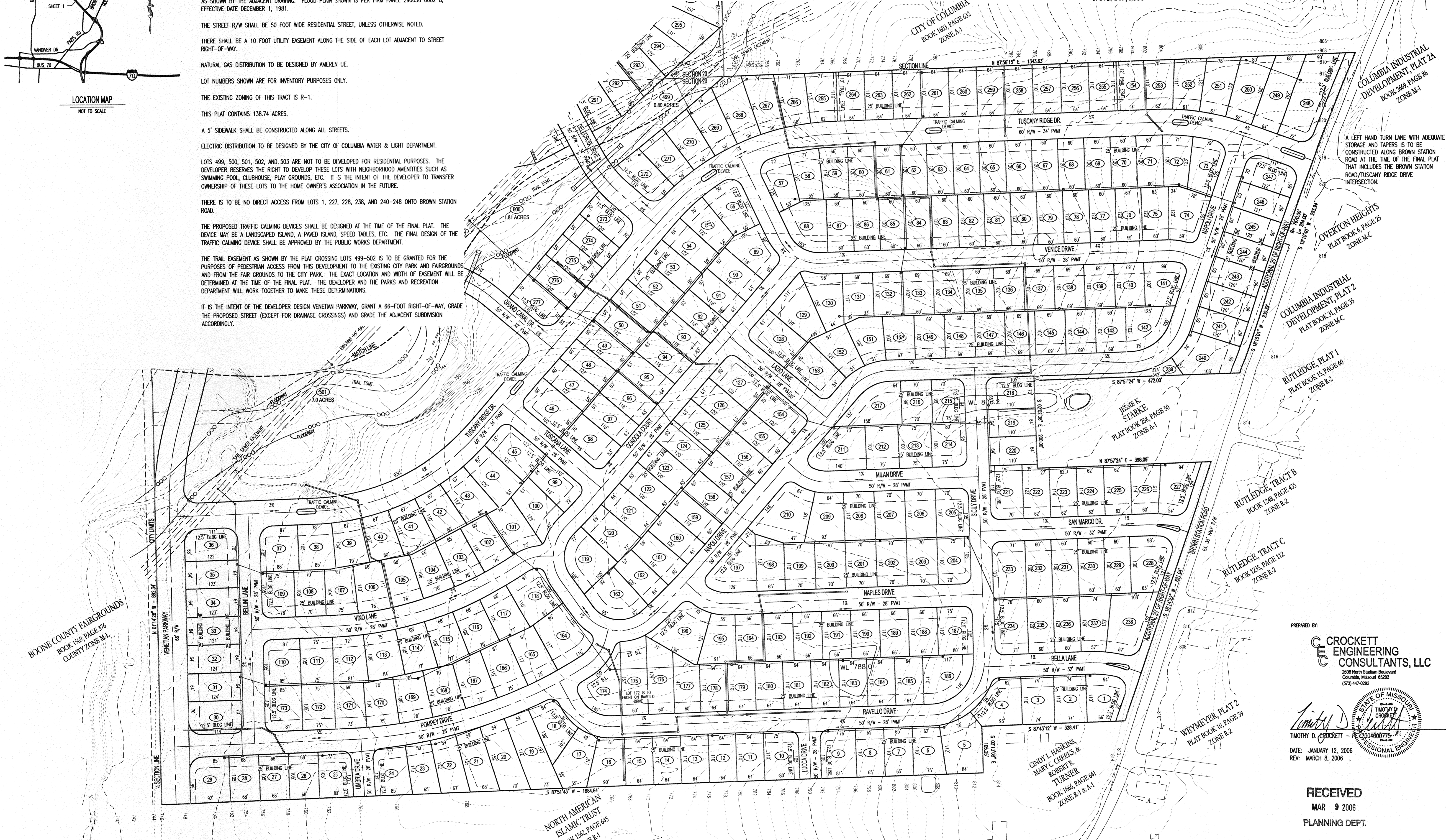
RUTLEDGE, TRACT C  
BOOK 1255 PAGE 112  
ZONE R-2

WEYMEYER, PLAT 2  
PLAT BOOK 10 PAGE 39  
ZONE R-2

PREPARED BY:  
**CROCKETT ENGINEERING CONSULTANTS, LLC**  
2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292

*Timothy D. Crockett*  
TIMOTHY D. CROCKETT  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF MISSOURI  
NO. 000460075  
DATE: JANUARY 12, 2006  
REV: MARCH 8, 2006

RECEIVED  
MAR 9 2006  
PLANNING DEPT.



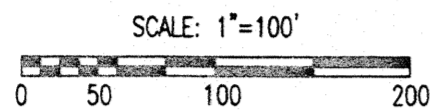
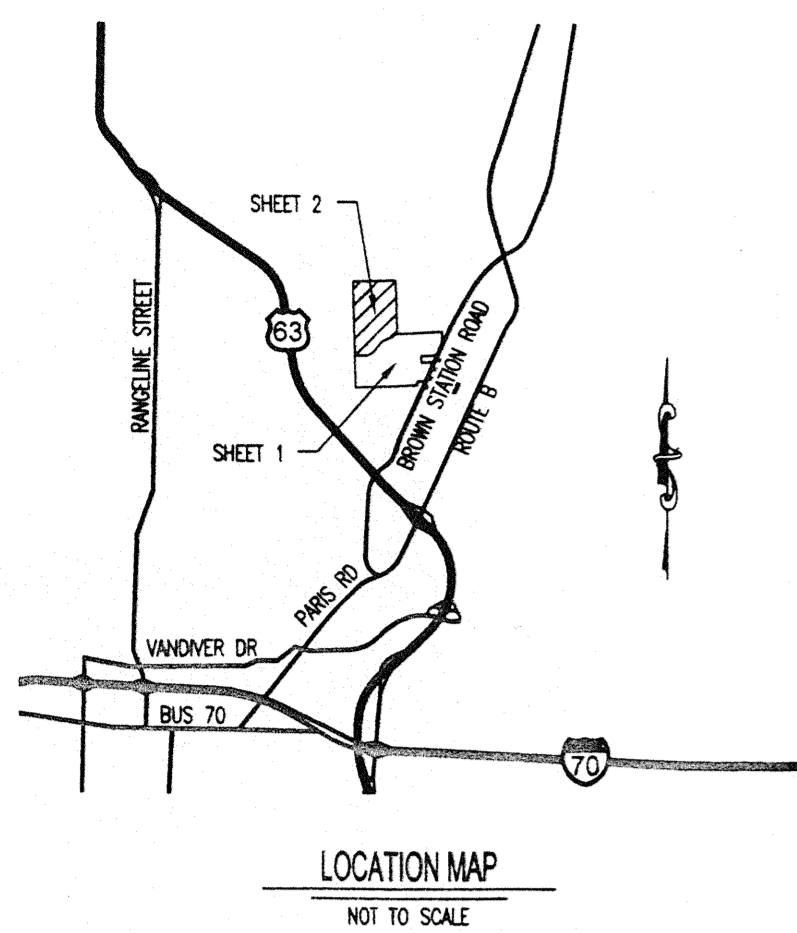
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*This full-size version of the plat does not reflect the 2 20-ft pad easements & minor adjustments req. by Pw. Otherwise, it is identical to the reduction provided to Council members at 4-10-06 City Council meeting.*

*A revised FULL-VERSION of the plat showing changes will be available prior to Council meeting on 5-7-06 w/ P&Z chairman's signature*



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APPROVED BY THE PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

JERRY WADE - CHAIRPERSON

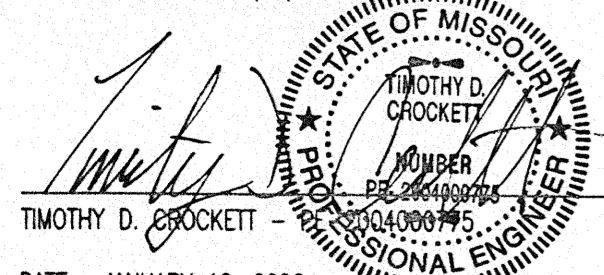
BOONE COUNTY  
BOOK 1588, PAGE 776  
COUNTY ZONE M-1

CITY OF COLUMBIA &  
COUNTY OF BOONE  
BOOK 1588, PAGE 756  
COUNTY ZONE M-1

CITY OF COLUMBIA  
BOOK 1463, PAGE 632  
A-1 ZONE

PREPARED BY:

**CROCKETT  
ENGINEERING  
CONSULTANTS, LLC**  
2008 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292



TIMOTHY D. CROCKETT  
DATE: JANUARY 12, 2006  
REV: MARCH 8, 2006