

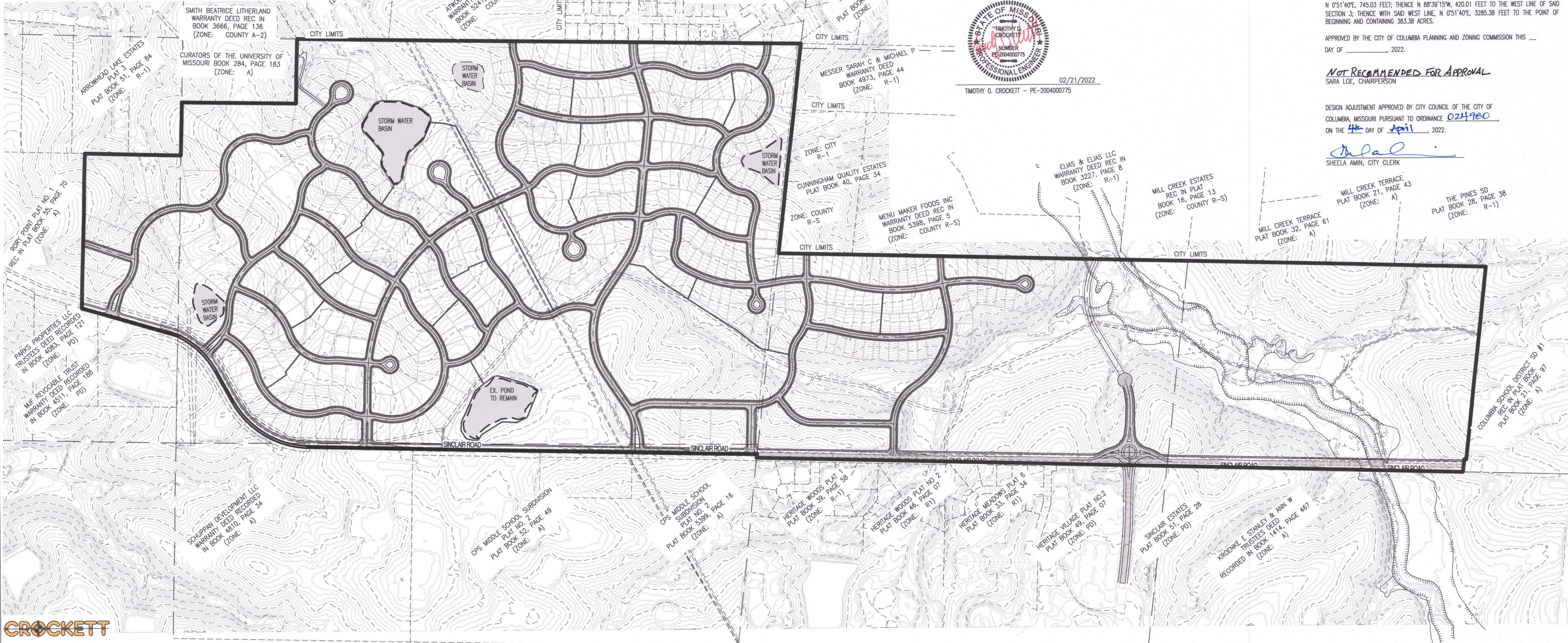
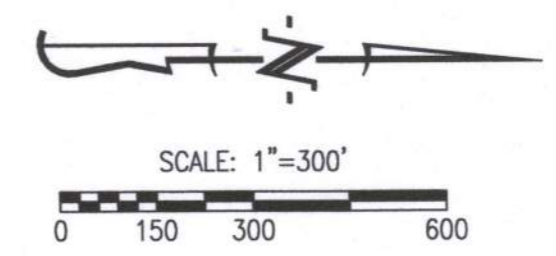
# PRELIMINARY PLAT FOR LEGACY FARMS

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 THE 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 0°51'40"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 0°51'40"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

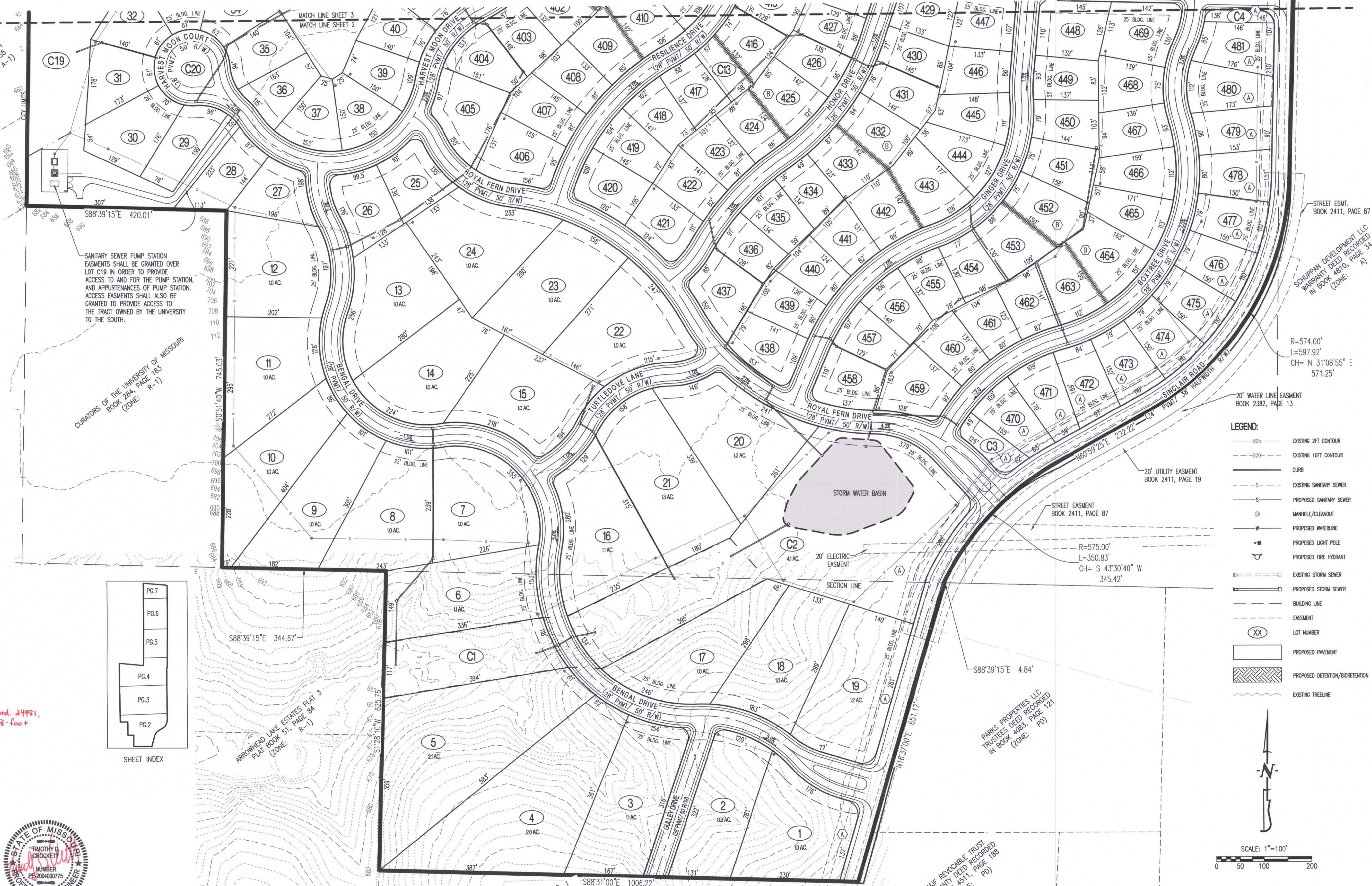
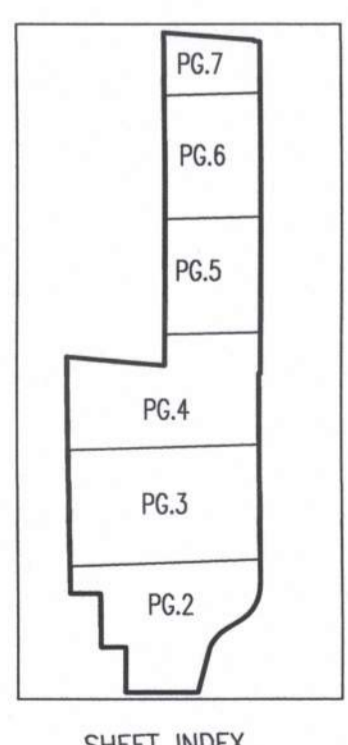


# PRELIMINARY PLAT FOR LEGACY FARMS

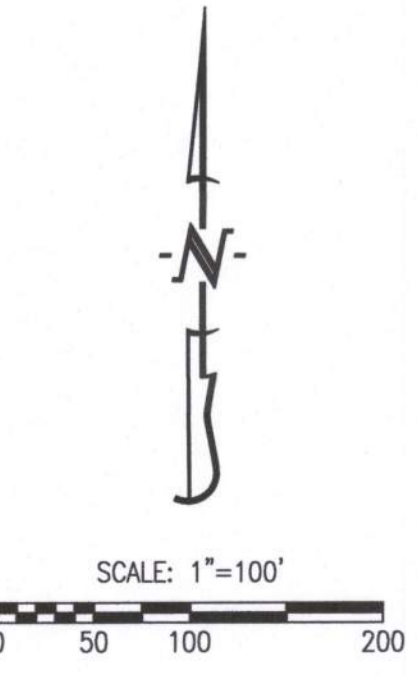
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DECEMBER, 2021

### NOTES:

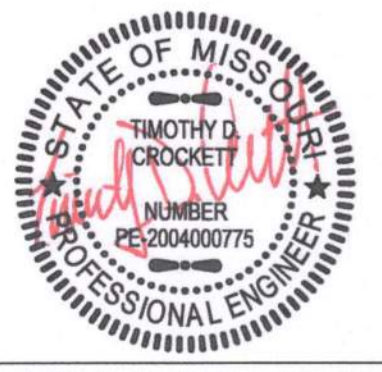
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- A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AE, AS DESCRIBED IN SECTION 29-2.3(4)(I) OF THE CODE OF ORDINANCES AND SHOWN ON THE F.E.M.A. FIRM MAP PANEL #29019C0286, 29019C0270E AND 29019C0290E DATED APRIL 19, 2017.
- THE 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
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  - PROPOSED LIGHT POLE
  - PROPOSED FIRE HYDRANT
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  - PROPOSED STORM SEWER
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  - EASEMENT
  - LOT NUMBER
  - PROPOSED PAVEMENT
  - PROPOSED DETENTION/BIORETENTION
  - EXISTING TREELINE



**CROCKETT**  
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www.crockettengineering.com



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

PARKS PROPERTIES LLC  
TRUSTEES DEED RECORDED  
IN BOOK 4883, PAGE 121  
(ZONE: PD)

RORY POINT PLAT NO. 1  
PLAT BOOK 55, PAGE 70  
(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

ECHENMEIER BEFFERTY T &  
WARRANTY DEED REC IN  
BOOK 1912, PAGE 55  
(ZONE: COUNTY A-1)

STREET ESMT.  
BOOK 2411, PAGE 87

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

SANITARY SEWER PUMP STATION  
EASEMENTS SHALL BE GRANTED  
OVER LOT C19 IN ORDER TO PROVIDE  
ACCESS TO AND FOR THE PUMP STATION,  
AND APPURTENANCES OF PUMP STATION.  
ACCESS EASEMENTS SHALL ALSO BE  
GRANTED TO PROVIDE ACCESS TO  
THE TRACT OWNED BY THE UNIVERSITY  
TO THE SOUTH.

CURATORS OF THE UNIVERSITY OF MISSOURI  
BOOK 284, PAGE 183  
(ZONE: R-1)

ARROWHEAD LAKE ESTATES PLAT 3  
PLAT BOOK 500, PAGE 84  
(ZONE: R-1)

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



NOTES:

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LEGEND:

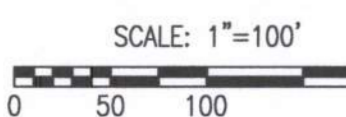
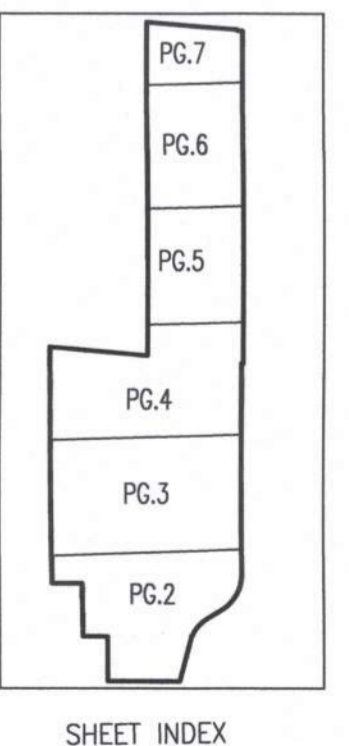
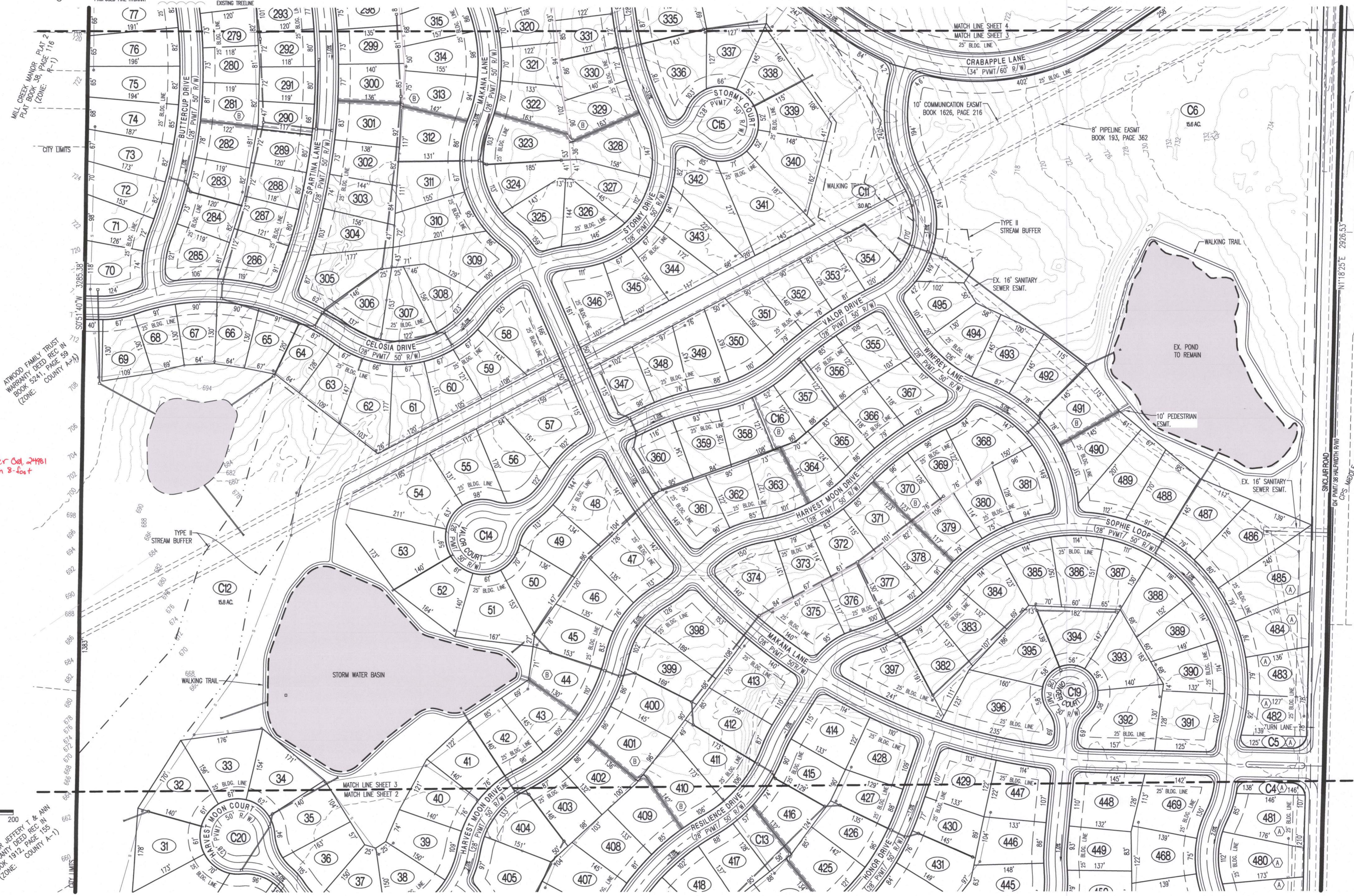


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DECEMBER, 2021



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



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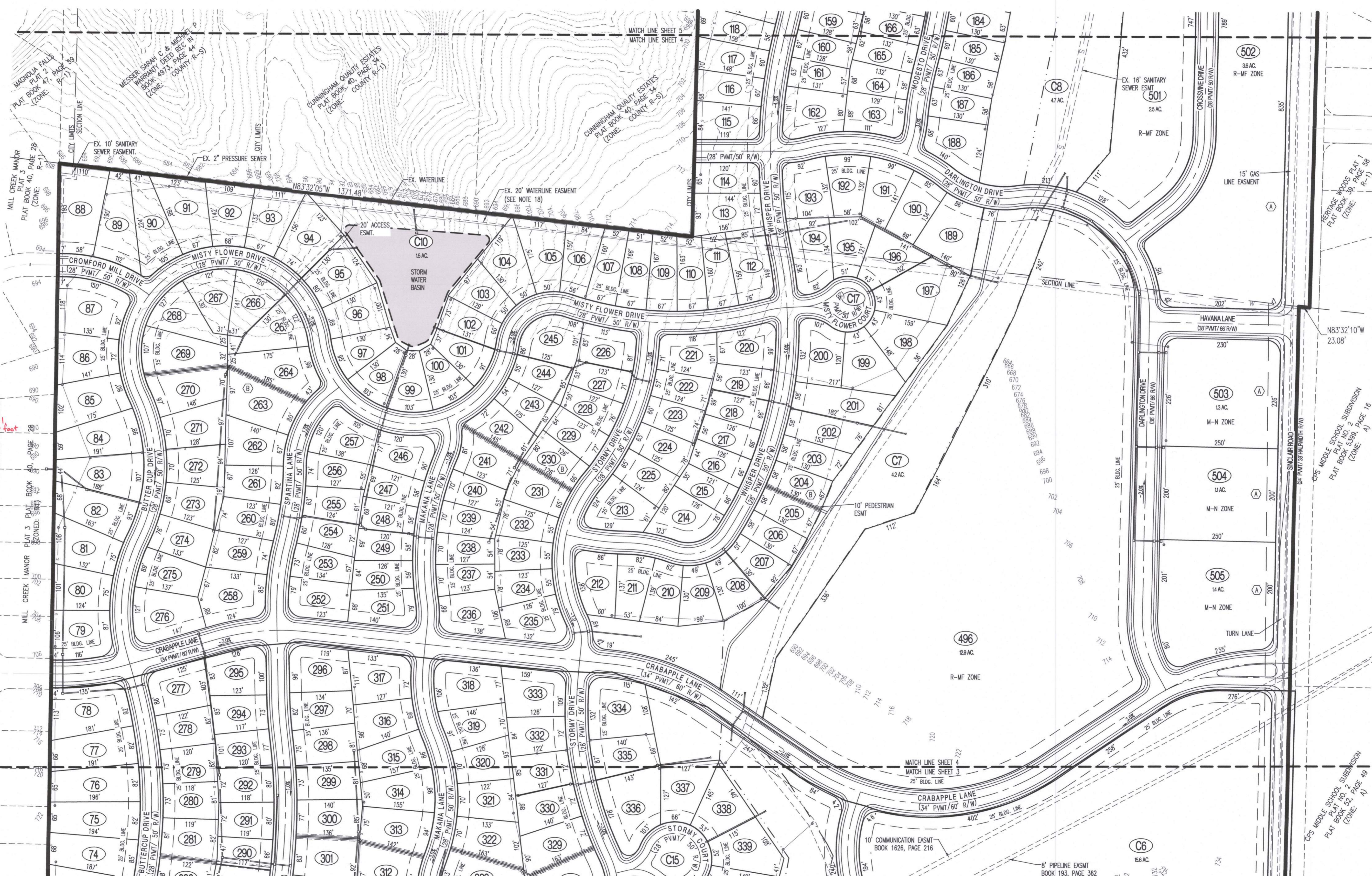
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- XX LOT NUMBER
- PROPOSED PAVEMENT
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- EXISTING TREELINE



SCALE: 1"=100'

SHEET INDEX

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

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PRELIMINARY PLAT - LEGACY FARMS PLAT

CDS MIDDLE SCHOOL SUBDIVISION PLAT NO. 2, PAGE 16

CDS MIDDLE SCHOOL SUBDIVISION PLAT NO. 2, PAGE 49

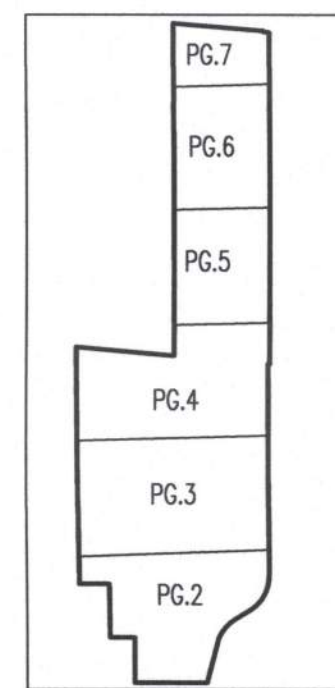


NOTES:

- 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
- 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
- LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BIORETENTION
- EXISTING TREELINE



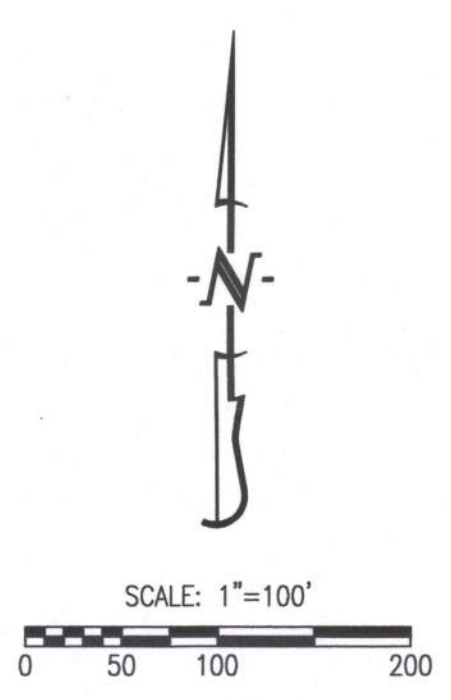
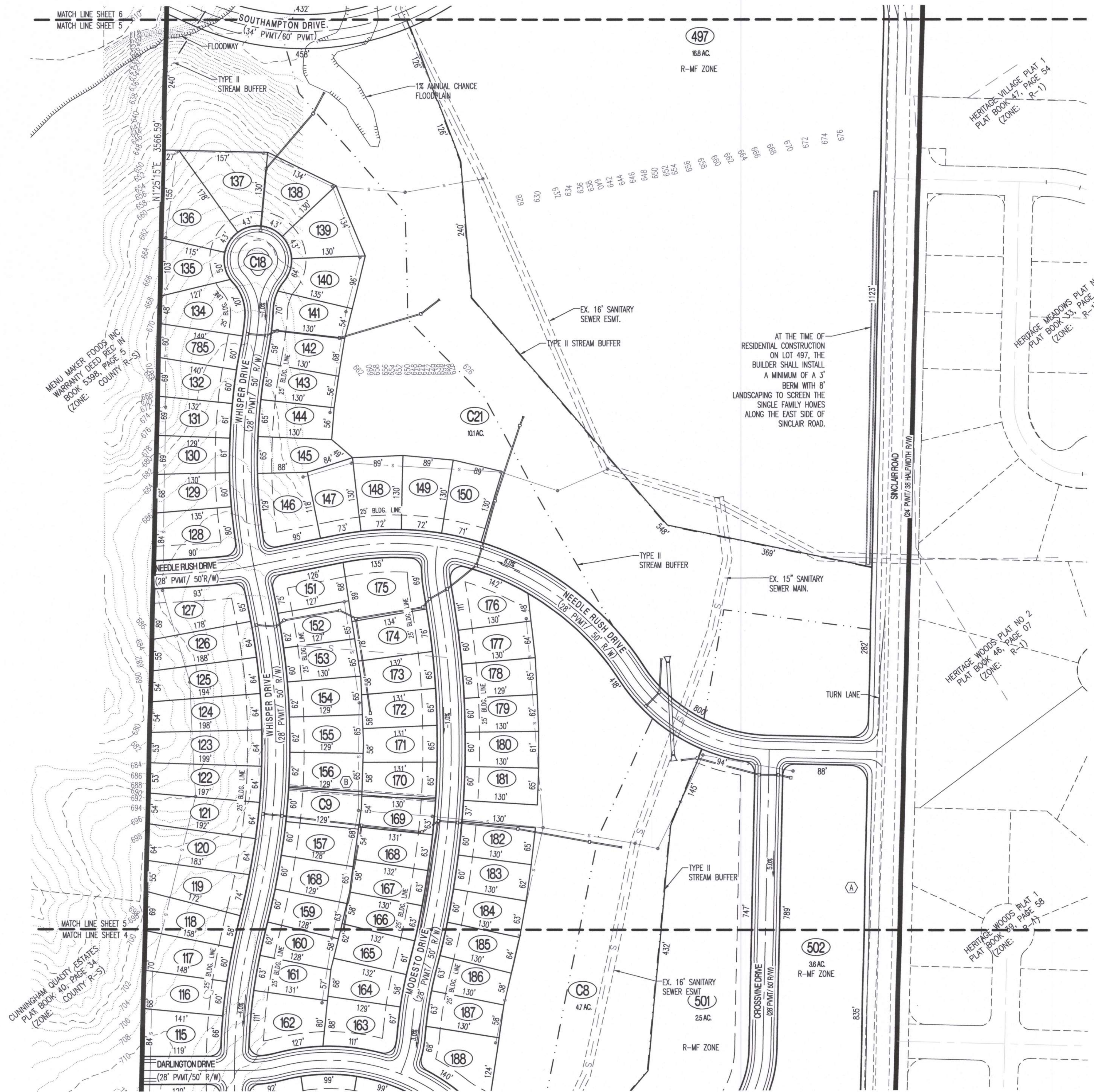
SHEET INDEX



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:

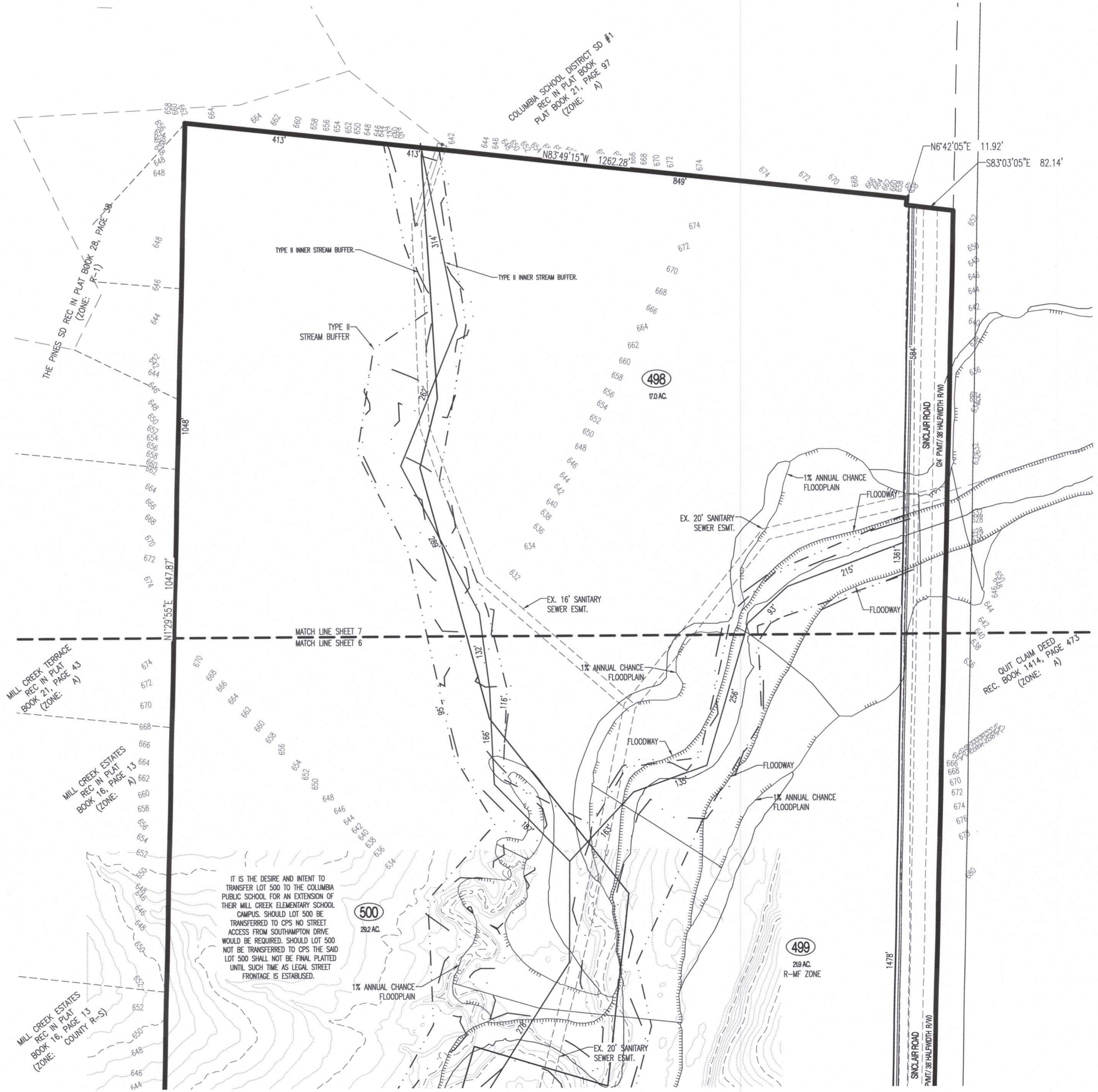
- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
- A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AE, AS DESCRIBED IN SECTION 29-2.3(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 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-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

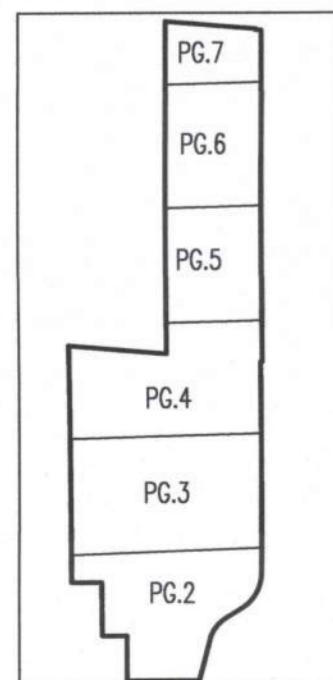
A MAJOR SUBDIVISION LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST & THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST. COLUMBIA, BOONE COUNTY, MISSOURI  
DECEMBER, 2021

**LEGEND:**

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



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