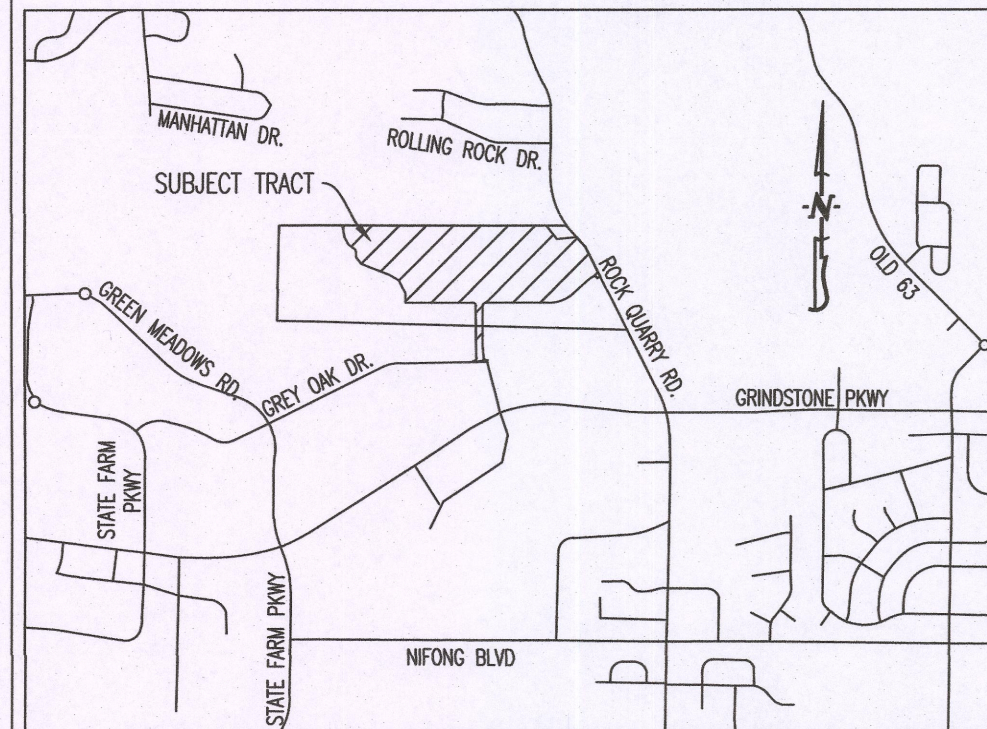




LOCATION MAP
NOT TO SCALE

SCALE: 1"=100'

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

OWNER:
GRINDSTONE ACRES, LLC.
5 DANFORTH CIR
COLUMBIA, MO 65201

DEVELOPER:
LANDMARK CONSTRUCTION, LLC
ONE BUCKHEAD PLAZA
3060 PEACHTREE ROAD NW
ATLANTA, GA 30305

PRELIMINARY PLAT & PLANNED DEVELOPMENT

THE RETREAT AT COLUMBIA

A MAJOR SUBDIVISION LOCATED IN SECTION 30,
TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 30, 2026

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TWO TRACTS OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1370, PAGE 39 AND BOOK 1370, PAGE 38 AS SHOWN BY A SURVEY RECORDED IN BOOK 279, PAGE 392 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:

COMMENCING AT THE SOUTHWEST CORNER OF A SAID TRACT OF LAND AND WITH THE WEST LINE THEREOF, SAID LINE ALSO BEING THE WEST LINE OF SAID SECTION 30, N 1°11'15"E, 886.14 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID TRACT OF LAND, S 89°56'35"E, 592.90 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID NORTH LINE, S 89°56'35"E, 1906.46 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY BOOK 377, PAGE 476; THENCE LEAVING SAID NORTH LINE AND WITH THE WEST LINE OF SAID TRACT, S 38°28'30"E, 157.51 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH LINE OF SAID TRACT, N 83°34'00"E, 183.80 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID CORNER ALSO BEING ON THE EAST LINE OF SAID TRACT DESCRIBED BY A WARRANTY DEED RECORDED IN BOOK 1370, PAGE 39; THENCE LEAVING SAID SOUTH LINE AND WITH SAID EAST LINE, S 42°49'05"E, 125.02 FEET; THENCE CONTINUING WITH SAID EAST LINE, S 26°44'50"E, 309.03 FEET; THENCE LEAVING SAID EAST LINE, S 63°15'10"W, 33.00 FEET; THENCE 47.91 FEET ALONG A 30.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 72°29'35"W, 42.98 FEET; THENCE 48.85 FEET ALONG A 217.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 55°18'40"W, 48.75 FEET; THENCE S 48°51'45"W, 203.59 FEET; THENCE 239.42 FEET ALONG A 333.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 69°27'35"W, 234.30 FEET; THENCE N 89°56'35"W, 586.17 FEET; THENCE 47.12 FEET ALONG A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 45°03'25"W, 42.43 FEET; THENCE S 0°03'25"W, 391.76 FEET; THENCE 88.02 FEET ALONG A 467.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 5°20'30"E, 87.89 FEET; THENCE 48.05 FEET ALONG A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 56°37'50"E, 43.08 FEET TO THE SOUTH LINE OF SAID TRACT, SAID LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF GRAY OAK DRIVE; THENCE WITH SAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES, S 77°28'50"W, 30.25 FEET; THENCE 51.26 FEET ALONG A 211.18-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 84°26'00"W, 51.13 FEET; THENCE N 88°36'45"W, 53.08 FEET; THENCE LEAVING SAID SOUTH LINE, 52.72 FEET ALONG A 30.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 41°02'40"E, 46.19 FEET; THENCE 87.04 FEET ALONG A 533.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 4°37'15"W, 86.94 FEET; THENCE N 0°03'25"E, 391.76 FEET; THENCE 47.12 FEET ALONG A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 44°56'35"W, 42.43 FEET; THENCE N 89°56'35"W, 632.68 FEET; THENCE N 0°03'25"E, 86.19 FEET; THENCE N 21°58'10"W, 117.31 FEET; THENCE N 64°42'05"W, 397.90 FEET; THENCE N 38°36'55"W, 78.35 FEET; THENCE N 8°02'00"W, 72.00 FEET; THENCE N 53°17'10"W, 76.45 FEET; THENCE N 30°47'00"W, 79.63 FEET; THENCE N 9°58'45"W, 106.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.71 ACRES.

LEGEND OF SYMBOLS:

	EXISTING TREELINE		EXISTING SIGNS
	PROPOSED CURB		EXISTING POWER POLE
	EXISTING STRUCTURE		EXISTING GAS VALVE
	EDGE OF WATERWAY		EXISTING WATER VALVE
	EXISTING WATERLINE		EXISTING GAS METER
	PROPOSED WATERLINE		EXISTING WATER METER
	EXISTING GAS LINE		DUMPSTER PAD
	PROPOSED GAS LINE		EXISTING FIRE HYDRANT
	EXISTING UNDERGROUND TELEPHONE		MANHOLE
	EXISTING UNDERGROUND CABLE TELEVISION		EXISTING SANITARY SEWER LATERAL
	EXISTING OVERHEAD ELECTRIC		PROPOSED SANITARY SEWER LATERAL
	EXISTING UNDERGROUND ELECTRIC		EXISTING AIR CONDITIONER
	EXISTING OVERHEAD ELEC. & TV		EXISTING TELEPHONE PEDESTAL
	EXISTING OVERHEAD ELEC., TV & TELE.		EXISTING LIGHT POLE
	EXISTING SANITARY SEWER		EXISTING GUY WIRE
	PROPOSED SANITARY SEWER		EXISTING MINOR CONTOUR
	PROPOSED FIRE HYDRANT		EXISTING MAJOR CONTOUR
	EXISTING STORM SEWER		PROPOSED PAVEMENT
	PROPOSED STORM SEWER		

NOTES:

- THIS SITE CONTAINS 32.71 ACRES.
- CURRENT ZONING IS A. PENDING REZONING TO PD.
- THIS TRACT IS LOCATED IN ZONE-X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL NO 290190287E DATED APRIL 19TH, 2017.
- PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- WATER & ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT. WATERLINES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.
- THE BUILDINGS AND PARKING SHOWN ON THIS PLAN MAY BE CONSTRUCTED IN SEPARATE PHASES AS LONG AS ADEQUATE PARKING AND OTHER SITE REQUIREMENTS ARE PROVIDED FOR THE BUILDING BEING CONSTRUCTED AT THAT TIME.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE.
- DEVELOPMENT WILL FOLLOW ALL CITY CODES FOR SIGNAGE.
- THE MAX BUILDING HEIGHT FOR THIS DEVELOPMENT IS 35 FEET.
- THIS DEVELOPMENT SHALL FOLLOW ALL CITY OF COLUMBIA STANDARDS AND REGULATIONS FOR STORMWATER.
- THE BUILDING SETBACKS, OF LOT 1 SHALL BE:
FRONT: 25 FEET
REAR: 25 FEET
SIDE: 25 FEET
- ALL FDC'S FOR THE BUILDING SHALL BE LOCATED WITHIN 100' OF A FIRE HYDRANT.

PARKING CALCULATIONS:

PARKING REQUIRED:		
16 - 2 BEDROOM UNITS	2 SPACES/UNIT	= 32 SPACES
24 - 3 BEDROOM UNITS	2.5 SPACES/UNIT	= 60 SPACES
154 - 4 BEDROOM UNITS	2.5 SPACES/UNIT	= 385 SPACES
PLUS 1 SPACE / 5 UNITS:		= 39 SPACES
SPACES REQUIRED:		= 516 SPACES
BICYCLE SPACES REQUIRED:		= 37 SPACES (5% OF TOTAL)
TOTAL SPACES PROVIDED:		= 731 SPACES

DENSITY CALCULATIONS:

LOT PUD AREA (GROSS):	32.71 ACRES
LOT PUD AREA (NET):	28.71 ACRES
PROPOSED NUMBER OF UNITS:	194
PROPOSED DENSITY:	6.75 UNITS / ACRE
PROPOSED ZONING:	PD

CALCULATIONS:

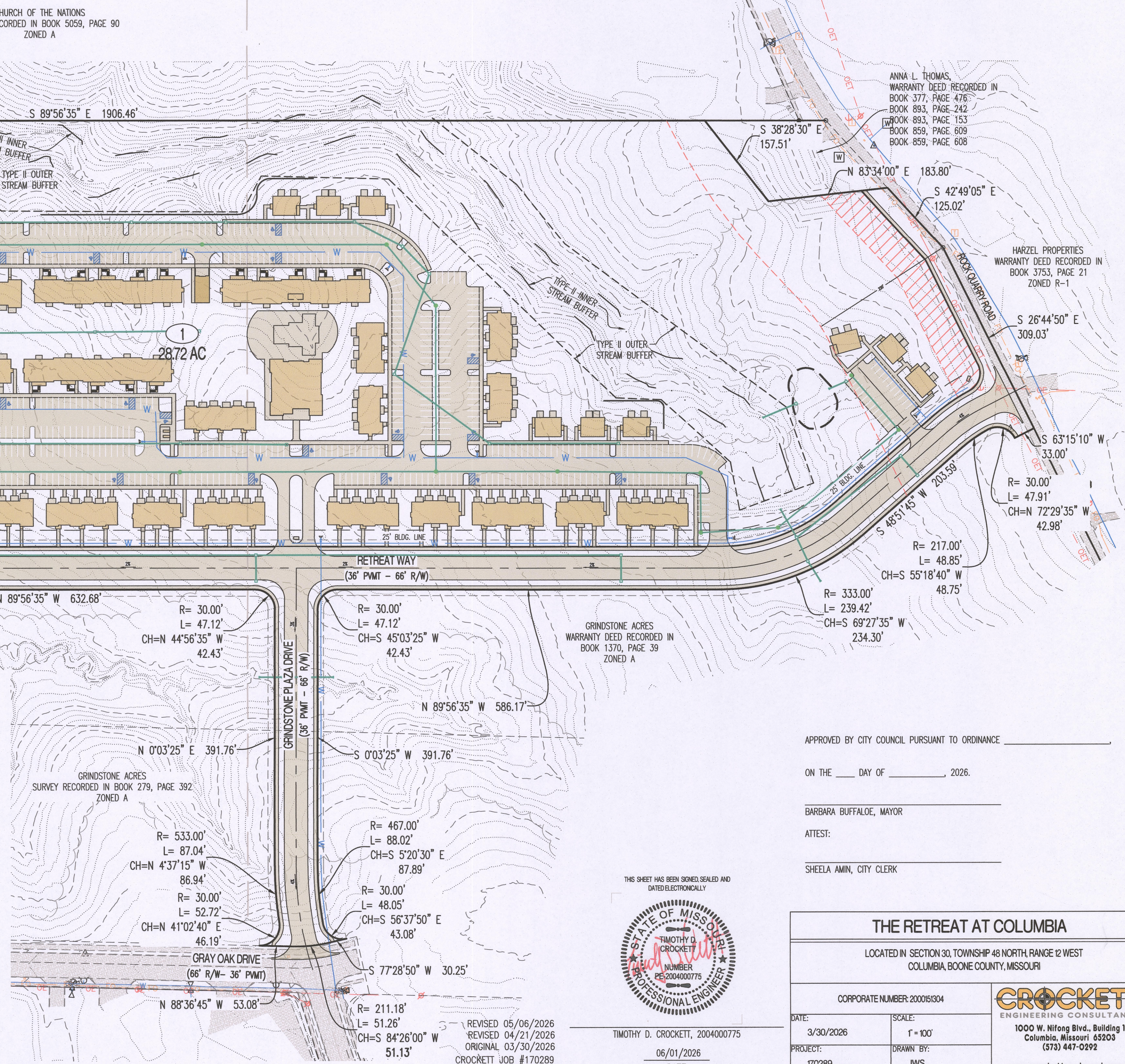
AREA:	
TOTAL LOT AREA =	32.71 ACRES
TOTAL NET AREA =	28.71 ACRES
TOTAL PERVIOUS (OF NET AREA) =	18.44 ACRES± (64.5%)
TOTAL NET IMPERVIOUS (OF NET AREA) =	10.16 ACRES± (35.5%)

STORMWATER NOTES:

STORMWATER QUALITY STANDARDS SHALL BE MET BY USING CITY OF COLUMBIA APPROVED BMP(S) (BEST MANAGEMENT PRACTICE). PROPOSED STORMWATER BMP(S) WILL BE SIZED AT THE TIME OF FINAL DESIGN.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS ____ DAY OF _____, 2026.

NOT RECOMMENDED FOR APPROVAL
SHARON GEUEA JONES, CHAIRPERSON



APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE _____

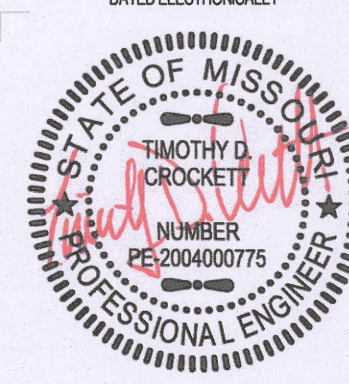
ON THE ____ DAY OF _____, 2026.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2004000775

06/01/2026

DATE

THE RETREAT AT COLUMBIA

LOCATED IN SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200016104

DATE:

3/30/2026

PROJECT:

170289

SCALE:

1"=100'

DRAWN BY:

JWS

CROCKETT
ENGINEERING CONSULTANTS

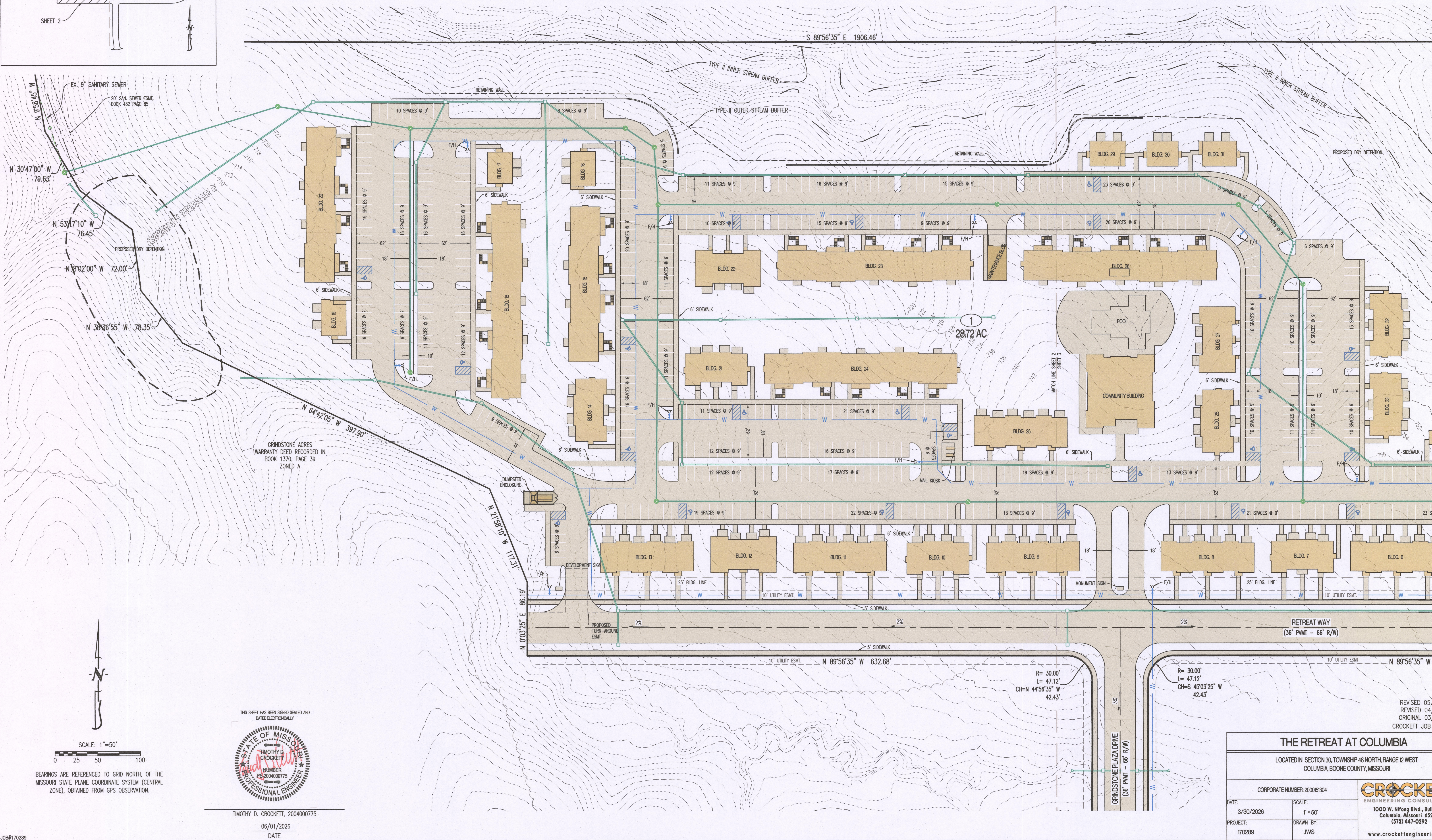
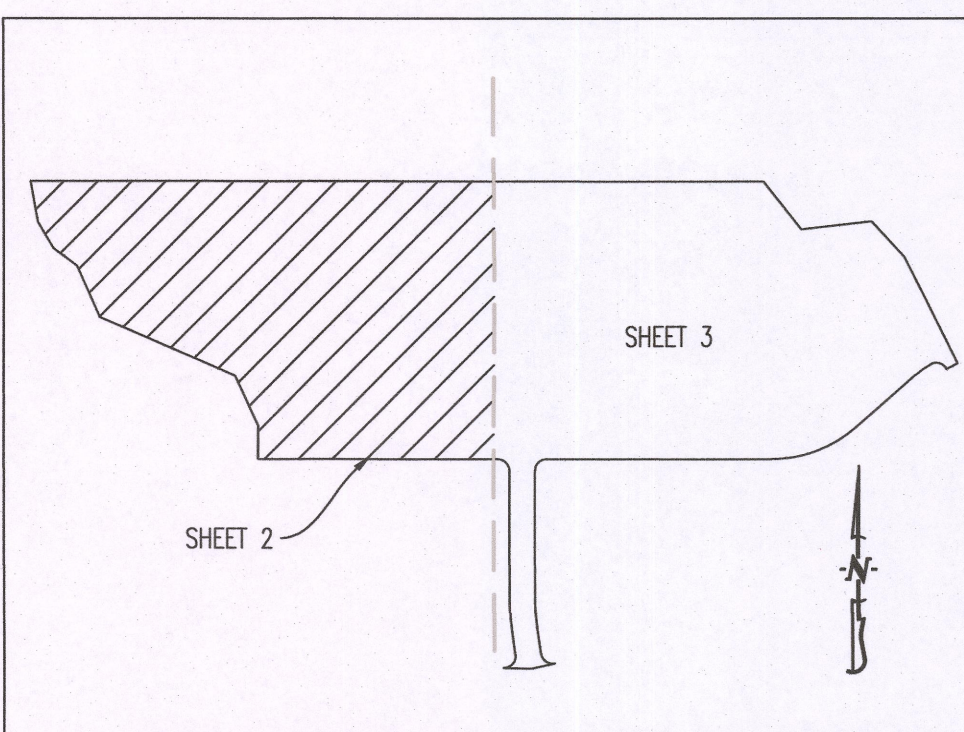
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com

PRELIMINARY PLAT & PLANNED DEVELOPMENT

THE RETREAT AT COLUMBIA

A MAJOR SUBDIVISION LOCATED IN SECTION 30,
TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 30, 2026



REVISED 05/06/2026
REVISED 04/21/2026
ORIGINAL 03/30/2026
CROCKETT JOB #170289

THE RETREAT AT COLUMBIA

LOCATED IN SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200061304

DATE:
3/30/2026
PROJECT:
170289

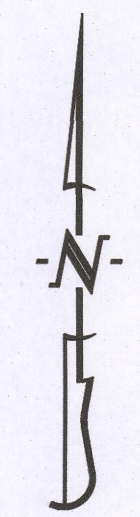
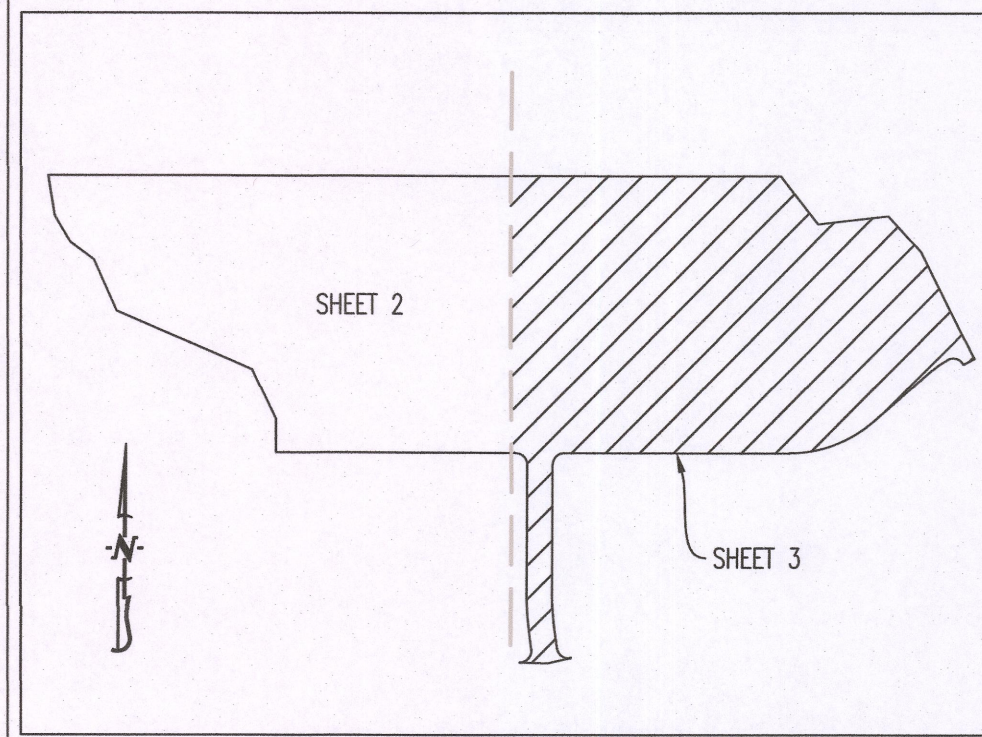
SCALE:
1" = 50'
DRAWN BY:
JWS

CROCKETT
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PRELIMINARY PLAT & PLANNED DEVELOPMENT

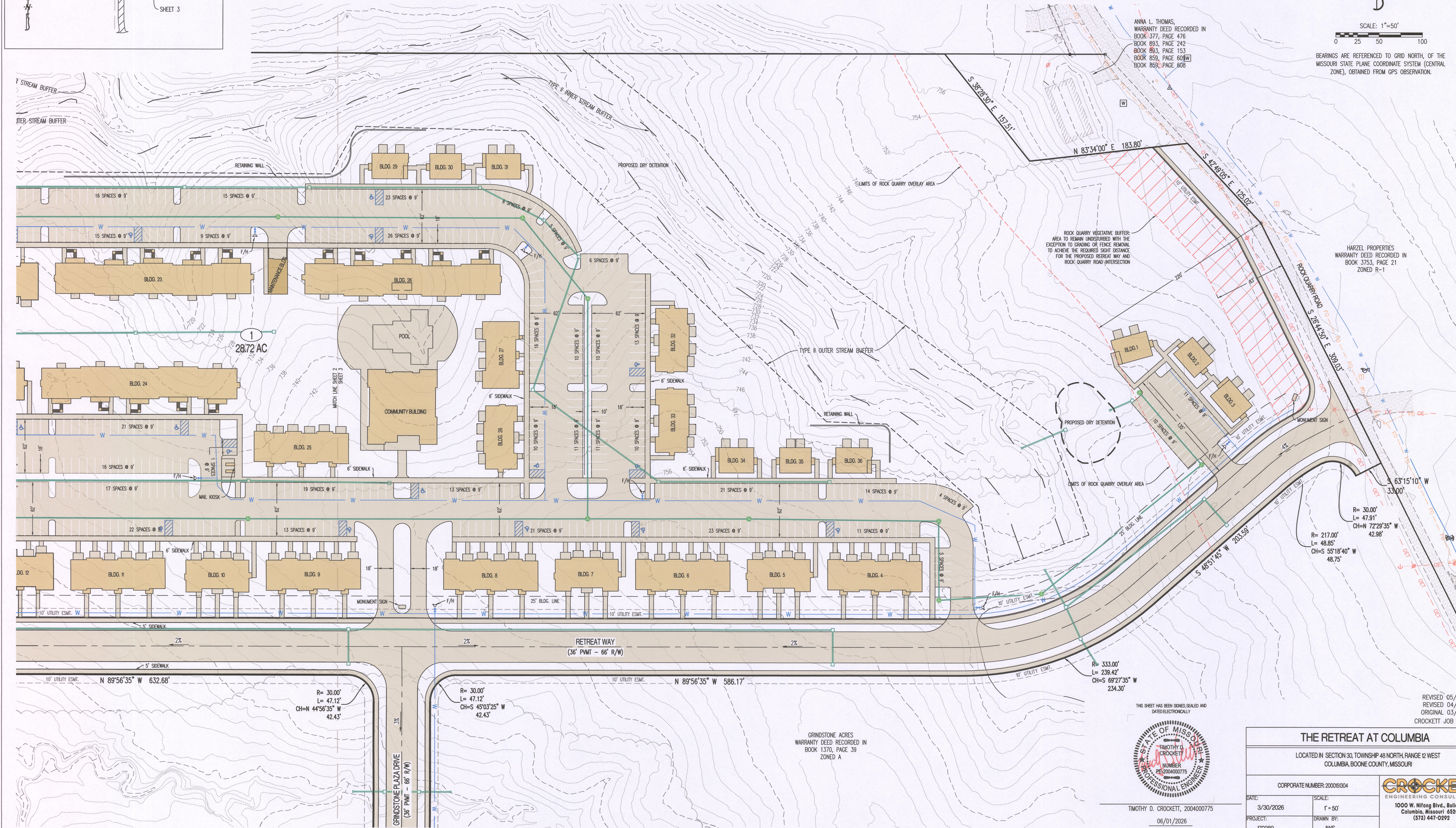
THE RETREAT AT COLUMBIA

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COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 30, 2026

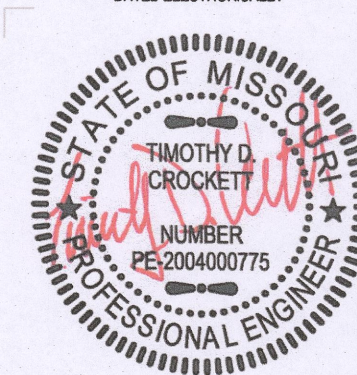


SCALE: 1"=50'
0 25 50 100

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE
MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL
ZONE), OBTAINED FROM GPS OBSERVATION.



THIS SHEET HAS BEEN SIGNED SEALED AND
DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2004000775
06/01/2026
DATE

REVISED 05/06/2026
REVISED 04/21/2026
ORIGINAL 03/30/2026
CROCKETT JOB #170289

THE RETREAT AT COLUMBIA

LOCATED IN SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 20006304

DATE:
3/30/2026
PROJECT:
170289

SCALE:
1"=50'
DRAWN BY:
JWS

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
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www.crockettengineering.com