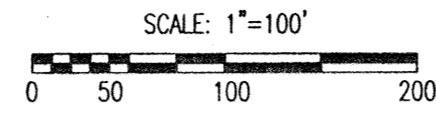


PRELIMINARY PLAT TUSCANY RIDGE

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.

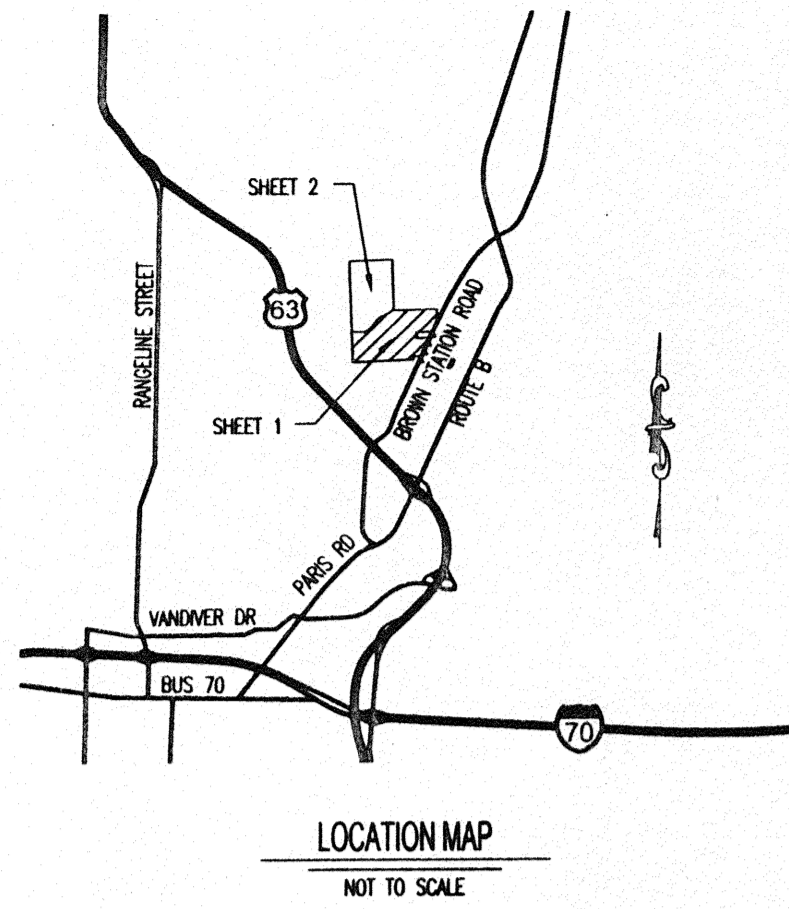
LOTS 499, 500, 501, 502, AND 503 ARE NOT TO BE DEVELOPED FOR RESIDENTIAL PURPOSES. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP THESE LOTS WITH NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, CLUBHOUSE, PLAY GROUNDS, ETC. IT IS THE INTENT OF THE DEVELOPER TO TRANSFER OWNERSHIP OF THESE LOTS TO THE HOME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

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

CHRYL L. HANKINS,
MARY C. CHEEKS, &
ROBERT R.
TURNER
BOOK 1684 PAGE 641
ZONE R-1 & A-1

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
NO. 0004600775
DATE: JANUARY 12, 2006
REV: MARCH 8, 2006

RECEIVED
MAR 9 2006
PLANNING DEPT.

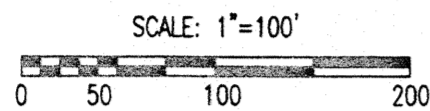
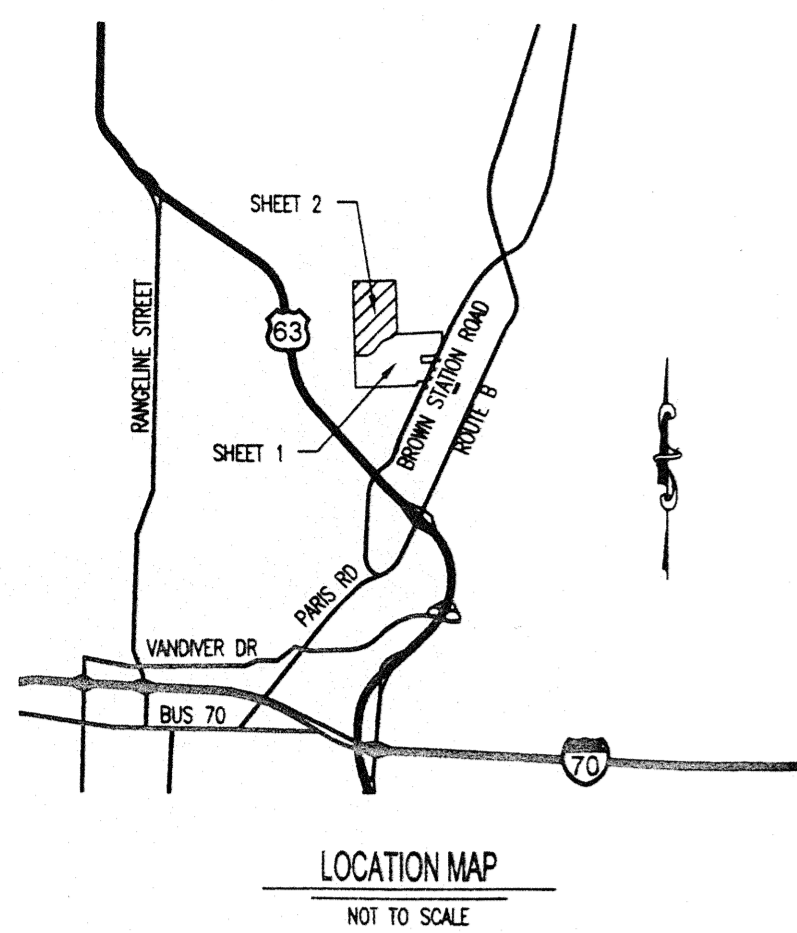
PRELIMINARY PLAT TUSCANY RIDGE

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

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



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 PLAN 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.



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 1663, PAGE 632
A-1 ZONE

PREPARED BY:

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

TIMOTHY D. CROCKETT
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
NO. 000000000

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