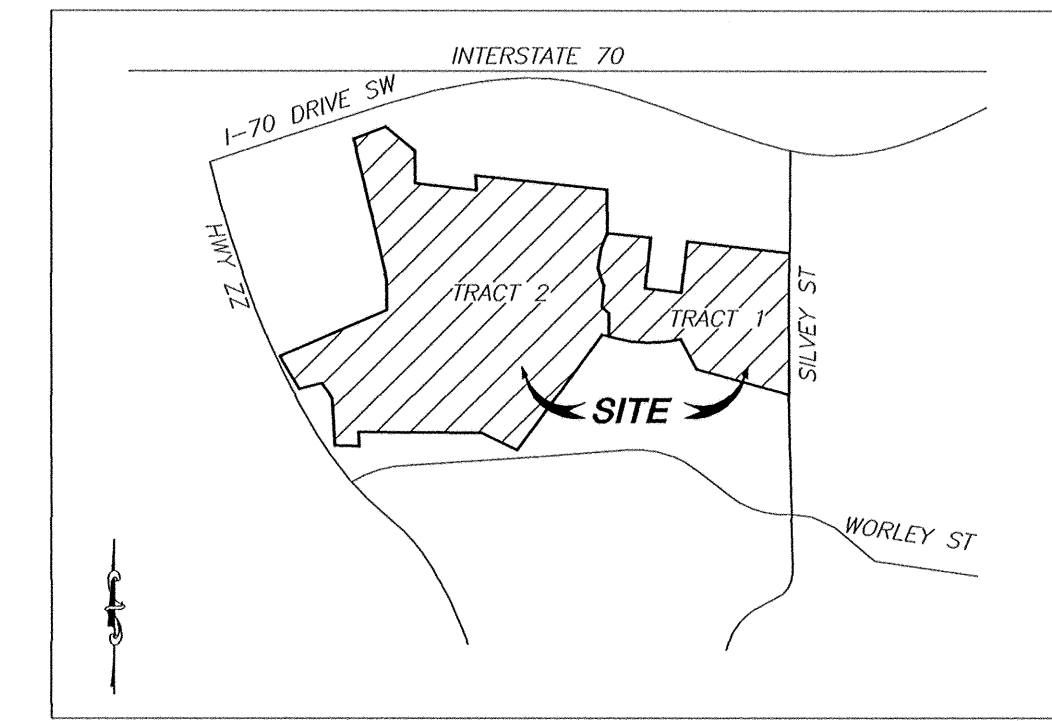


PUD PLAN NORTH VINTAGE FALLS

DECEMBER 12, 2006
REVISED MARCH 8, 2007
REVISED APRIL 6, 2007
REVISED MAY 25, 2007



LOCATION MAP
NOT TO SCALE

LEGEND

- STREET SIGN
- WM EXISTING WATER METER
- GP GUARD POST
- PH EXISTING FIRE HYDRANT
- WV EXISTING WATER VALVE
- E EXISTING IRON PIPE
- (R) REMOVE
- S SET-IRON
- (REC.) RECORD
- ♿ HANDICAPPED PARKING
- MH EXISTING SANITARY MANHOLE
- CO EXISTING SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE
- ◆ PROPOSED SANITARY CLEANOUT
- PP POWER POLE
- ROOF DRAIN
- GUY WIRE
- X EXISTING FENCE
- U/E EXISTING UNDERGROUND ELECTRIC
- T EXISTING UNDERGROUND TELEPHONE
- G EXISTING GAS
- OE EXISTING OVER-HEAD ELECTRIC
- S EXISTING SANITARY
- W EXISTING WATER
- U/E PROPOSED UNDERGROUND ELECTRIC
- W PROPOSED WATER
- G PROPOSED GAS
- S PROPOSED SANITARY
- PROPOSED STORM SEWER
- T PROPOSED UNDERGROUND TELEPHONE
- FLOWLINE (E)
- EXISTING TREELINE
- PRESERVED TREELINE
- EXISTING ZONING LINE

LEGAL DESCRIPTION

TWO TRACTS OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE SURVEY RECORDED IN BOOK 957 AT PAGE 789 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
COMMENCING AT NORTHWESTERLY CORNER OF LOT 27 OF VINTAGE FALLS PLAT 1A AS RECORDED IN PLAT BOOK 40 AT PAGE 36 OF THE RECORDS OF BOONE COUNTY; THENCE 574°00'10"E, 50.60 FEET; TO THE POINT OF BEGINNING; THENCE N1°08'20"E, 149.03 FEET; THENCE N41°52'45"W, 67.61 FEET; THENCE N2°28'40"E, 154.18 FEET; THENCE N1°18'45"W, 131.43 FEET; THENCE N13°31'35"E, 134.58 FEET; THENCE N21°16'50"E, 125.31 FEET; THENCE S83°57'45"E, 319.36 FEET; THENCE S62°15'50"W, 349.65 FEET; THENCE S83°38'30"E, 250.19 FEET; THENCE N6°16'25"E, 349.86 FEET; THENCE S83°41'05"E, 692.10 FEET; THENCE S10°07'00"W, 1011.52 FEET; THENCE N 23°38'40"W, 650.87 FEET; THENCE N 26°28'35"W, 234.22 FEET; THENCE ALONG A 1000.00-FOOT RADIUS CURVE TO THE RIGHT, 475.00 FEET, SAID CURVE HAVING A CHORD N87°36'35"W, 470.55 FEET TO A POINT OF BEGINNING AND CONTAINING 23.05 ACRES.

TRACT 2
BEGINNING AT NORTHWESTERLY CORNER OF LOT 27C OF VINTAGE FALLS PLAT 1A AS RECORDED IN PLAT BOOK 40 AT PAGE 36 OF THE RECORDS OF BOONE COUNTY; THENCE S16°54'50"W, 196.22 FEET; THENCE S23°33'55"W, 50.01 FEET; THENCE ALONG A NON-TANGENT 525.00-FOOT RADIUS CURVE TO THE LEFT, 15.86 FEET, SAID CURVE HAVING A CHORD S67°59'00"E, 15.86 FEET; THENCE S21°56'40"W, 115.18 FEET; THENCE S64°48'45"E, 20.44 FEET; THENCE S28°14'00"W, 180.60 FEET; THENCE S61°46'00"E, 30.00 FEET; THENCE S28°14'00"W, 120.00 FEET; THENCE N61°46'00"W, 130.90 FEET; THENCE N88°54'25"W, 651.44 FEET; THENCE N01°06'15"W, 153.00 FEET; THENCE N84°57'55"W, 293.14 FEET; THENCE N84°57'45"W, 163.86 FEET; THENCE S0°47'15"W, 180.10 FEET; THENCE N83°03'45"W, 223.50 FEET; THENCE N11°34'45"W, 158.60 FEET; THENCE N27°34'35"W, 242.04 FEET; THENCE N55°08'45"W, 147.74 FEET; THENCE S05°14'45"W, 271.75 FEET; THENCE N39°32'45"W, 43.52 FEET; THENCE N42°24'35"W, 100.12 FEET; THENCE N39°32'45"W, 14.18 FEET; THENCE N58°59'45"E, 847.68 FEET; THENCE N11°32'15"E, 221.55 FEET; THENCE N11°54'25"W, 817.00 FEET; THENCE N67°59'05"E, 223.00 FEET; THENCE S51°17'45"E, 300.53 FEET; THENCE S05°01'10"W, 279.02 FEET; THENCE S85°32'25"E, 529.21 FEET; THENCE N72°44'00"W, 102.01 FEET; THENCE S85°31'55"E, 799.14 FEET; THENCE S05°01'10"W, 149.03 FEET; THENCE N4°00'10"W, 50.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 63.59 ACRES.

GENERAL NOTES

- CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
- BUILDING ENVELOPES WITHIN BUILDING LINES ON DETAIL SHEET ARE APPROXIMATE. THESE BUILDING DIMENSIONS WILL VARY BUT WILL NOT EXCEED THE BUILDING LINES. THE DEVELOPER RETAINS ALL THE RIGHTS TO VARY THE DIMENSIONS OF THE BUILDING.
- TRACT IS CURRENTLY ZONED PUD-3.6, PUD-6, & R-1. ZONING LINES AND ZONING LABELS ON PLAN REPRESENTS EXISTING ZONING. ALL EXISTING PUD-3.6 AND PUD-6 IN TRACTS 1 AND 2 TO BE REZONED TOGETHER WITH A REVISED STATEMENT OF INTENT TO PUD-3.6. ALL EXISTING R-1 TO REMAIN R-1.
- DRIVEWAY APPROACH, SIDEWALKS, AND HANDICAPPED SPACES ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED AS SOON AS GENERAL GRADING OPERATIONS ARE COMPLETE. IF VEGETATIVE COVER CAN NOT BE ESTABLISHED PRIOR TO THE ONSET OF WINTER, AN ALTERNATIVE METHOD OF STABILIZATION SHALL BE USED UNTIL VEGETATIVE COVER IS ESTABLISHED.
- ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
- THERE WILL BE A MINIMUM 10' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
- THERE WILL BE A MINIMUM 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY SEWER AND STORM SEWER LINES.
- ALL STREETS SHALL BE 28' CURB AND CUTTER, AND HAVE A 50' RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
- NO RESIDENTIAL DRIVEWAY ACCESS SHALL BE ALLOWED ONTO SILVEY STREET.
- THIS LINE REPRESENTS THE ZONING LINE BETWEEN THE NORTH BOUNDARY OF THE ORIGINAL PUD-6 "THE VILLAS AT VINTAGE FALLS" PUD PLAN DATED FEBRUARY 5, 2004 AND THE PUD ZONING GRANTED MARCH 15, 2004.

- A 25' PERIMETER SETBACK IS REQUIRED PUD ZONED PROPERTY EXCEPT WHERE THE PROPERTY ADJUTS PUD LOTS IN THE EXISTING VINTAGE FALLS SUBDIVISION TO THE SOUTH.
- A 60' HALF-WIDTH RIGHT-OF-WAY AND A 30' TEMPORARY CONSTRUCTION EASEMENT HAVE BEEN SHOWN FOR THE FUTURE WIDENING OF SCOTT BOULEVARD AND WILL BE DEDICATED UPON FINAL PLATTING.
- LOTS C21, C22, C23, C24, AND C31 ARE COMMON AREAS AND WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION. IN LIEU OF COMMON AREAS FOR ISLANDS WITHIN THE STREET RIGHT-OF-WAY, RIGHT-OF-USE PERMITS SHALL BE USED AT THE TIME OF FINAL PLATTING.
- THE DEVELOPER SHALL PAY \$25.00 PER FOOT FEE FOR PUD'S ON UNIMPROVED COLLECTOR STREETS AT THE TIME OF FINAL PLATTING OF THESE LOTS. THIS FEE WILL BE REFUNDED TO THE DEVELOPER IF NOT USED BY THE CITY WITHIN 10 YEARS. THIS FEE IS IN LIEU OF ALL FUTURE TAX BILLS FOR SILVEY STREET.
- THE 30' PROPOSED GREENSPACE TRAIL EASEMENT AND SUPPLEMENTAL ACCESS EASEMENT SHALL NOT BE REQUIRED IF THE CITY OF COLUMBIA PARKS & RECREATION DEPARTMENT CHOOSES TO FOLLOW THE NEW ALIGNMENT OF SCOTT BLVD. THE EASEMENT WOULD BE DEDICATED AT THE TIME OF FINAL PLATTING IF NECESSARY.
- THE DEVELOPMENT WILL BE BUILT IN THREE SEPARATE PHASES ACCORDING TO THE FIRST DIGIT IN THE LOT NUMBER, ALTHOUGH SPECIFIC ORDER OF PHASES MAY VARY. THE TWO LARGE LOTS (501 AND 601) MAY BE INCLUDED WITH AN ADJACENT PHASE.
- THERE IS NO PUBLIC WATER LINE ALONG SILVEY STREET, A 16" WATER LINE ENDS JUST NORTH OF WORLEY STREET.
- THERE ARE 212 UNITS PROPOSED IN THE TRACT WITH PROPOSED ZONING OF PUD-3.6.

BENCHMARK DATA

EXISTING MANHOLE SOUTHEAST OF THE PROPOSED INTERSECTION OF WORLEY AND WILD GINGER DRIVE.
TOP = 708.71

FLOOD PLAN STATEMENT

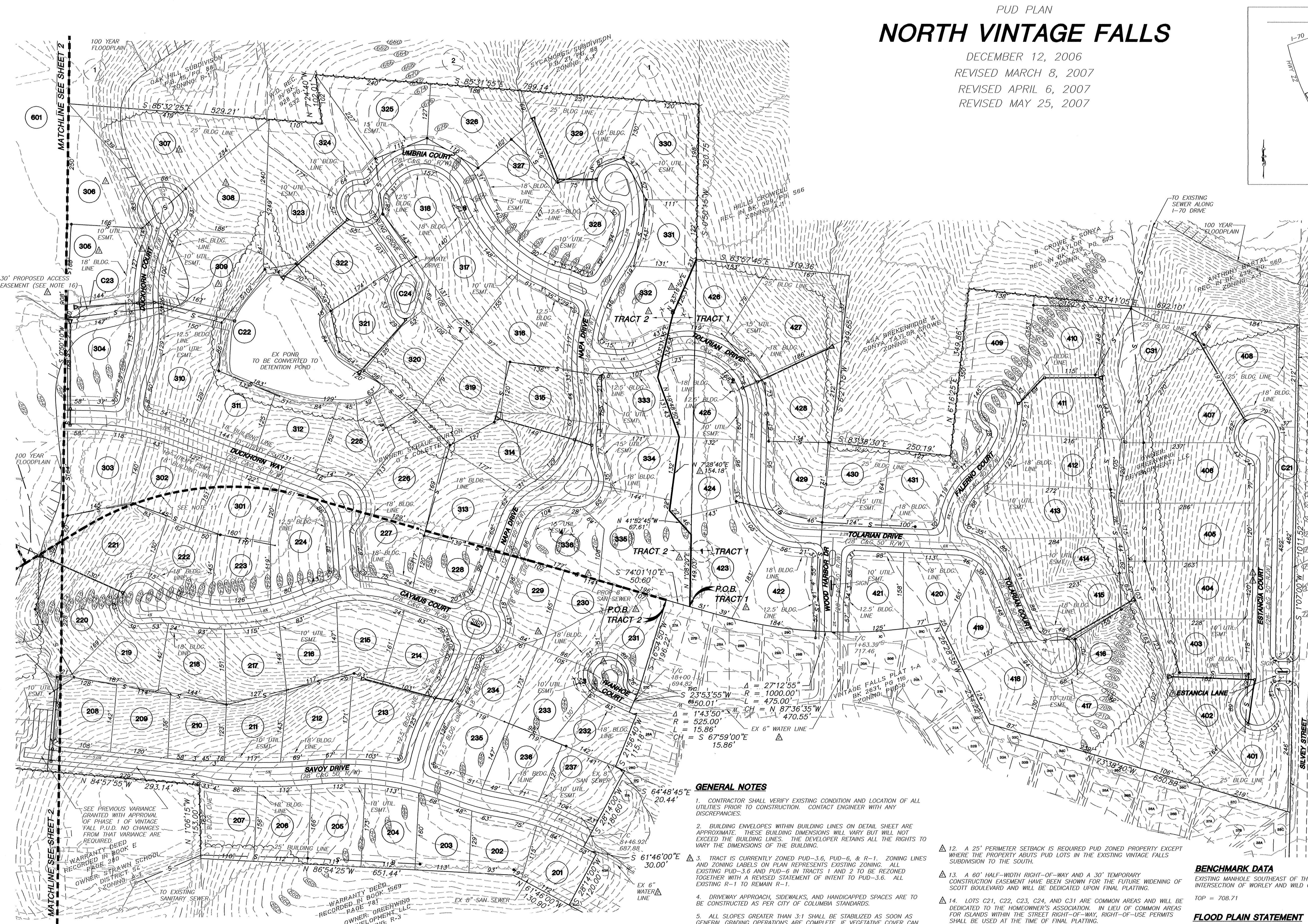
THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAPS #290036 0010B AND #290036 0009B DATED: AUGUST 16, 1995

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI. A 100' BUFFER HAS BEEN PROVIDED FOR THE TYPE-1 STREAM WITH ADJACENT SLOPES LESS THAN 14% GRADE.

CONCEPTUAL STORM DRAINAGE NOTES

- THE STORM DRAINAGE SHOWN IS CONCEPTUAL.
- A FULL STORM WATER PLAN SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.



OWNERS
TRACT 1
BURTON & COLETTE SCHAUF
504 N STRAWN RD.
COLUMBIA, MO 65203
TRACT 2
GREENWING DEVELOPMENT LLC
1123 WILKES BLVD.
COLUMBIA, MO 65201
(573) 874-4000
&
BURTON & COLETTE SCHAUF
504 N STRAWN RD.
COLUMBIA, MO 65203

DEVELOPERS
TRACT 1
FAIRWAY MEADOWS, CORP.
C/O JACK DAUGHERTY
5714 SHORTLINE DRIVE
COLUMBIA, MO 65203
(573) 445-1202
TRACT 2
GREENWING DEVELOPMENT LLC
1123 WILKES BLVD.
COLUMBIA, MO 65201
(573) 874-4000

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 29th DAY OF JULY, 2007.

JEFF BARROW, CHAIRPERSON
DARWIN HINDMAN, MAYOR
SHEILA AMIN, CITY CLERK

TREE PRESERVATION
VINTAGE FALLS PUD
SITE = 86.64 AC
CLIMAX FOREST COVER = 62.4 AC
REQUIRED 25% = 15.6 AC
TREES TO BE SAVED = 17.0 AC

SCALE: 1" = 100'
0 50 100 200

PUD PLAN
Plotted by: jeff, 29 Jun 2007 - 7:57am

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
1123 WILKES BLVD., SUITE 450
COLUMBIA, MO 65201
PHONE: (573) 871-9150, FAX: (573) 871-9171

STATE OF MISSOURI
JAY ALAN GERHARDT
REGISTERED PROFESSIONAL ENGINEER
NUMBER 153-2001001009

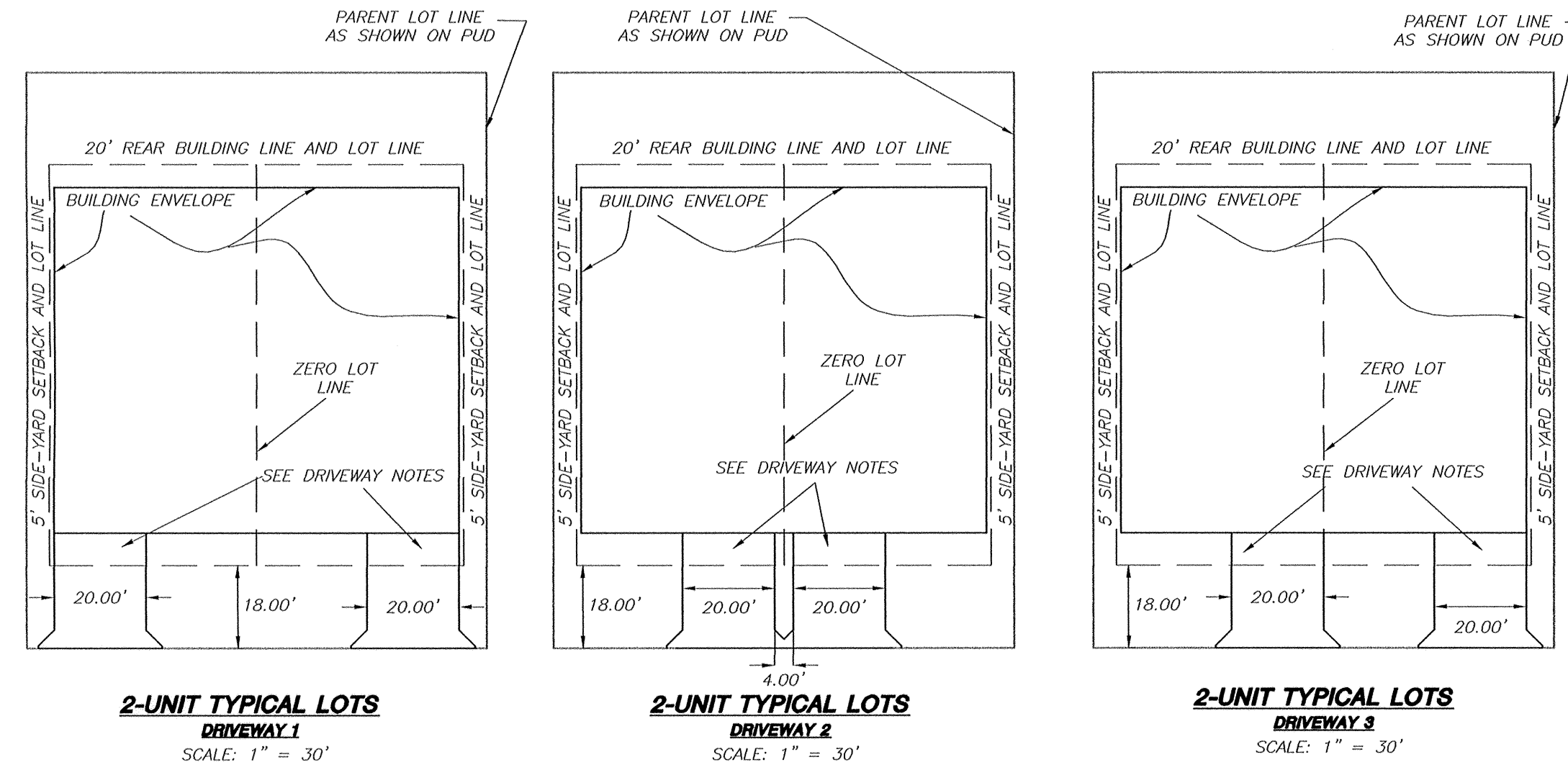
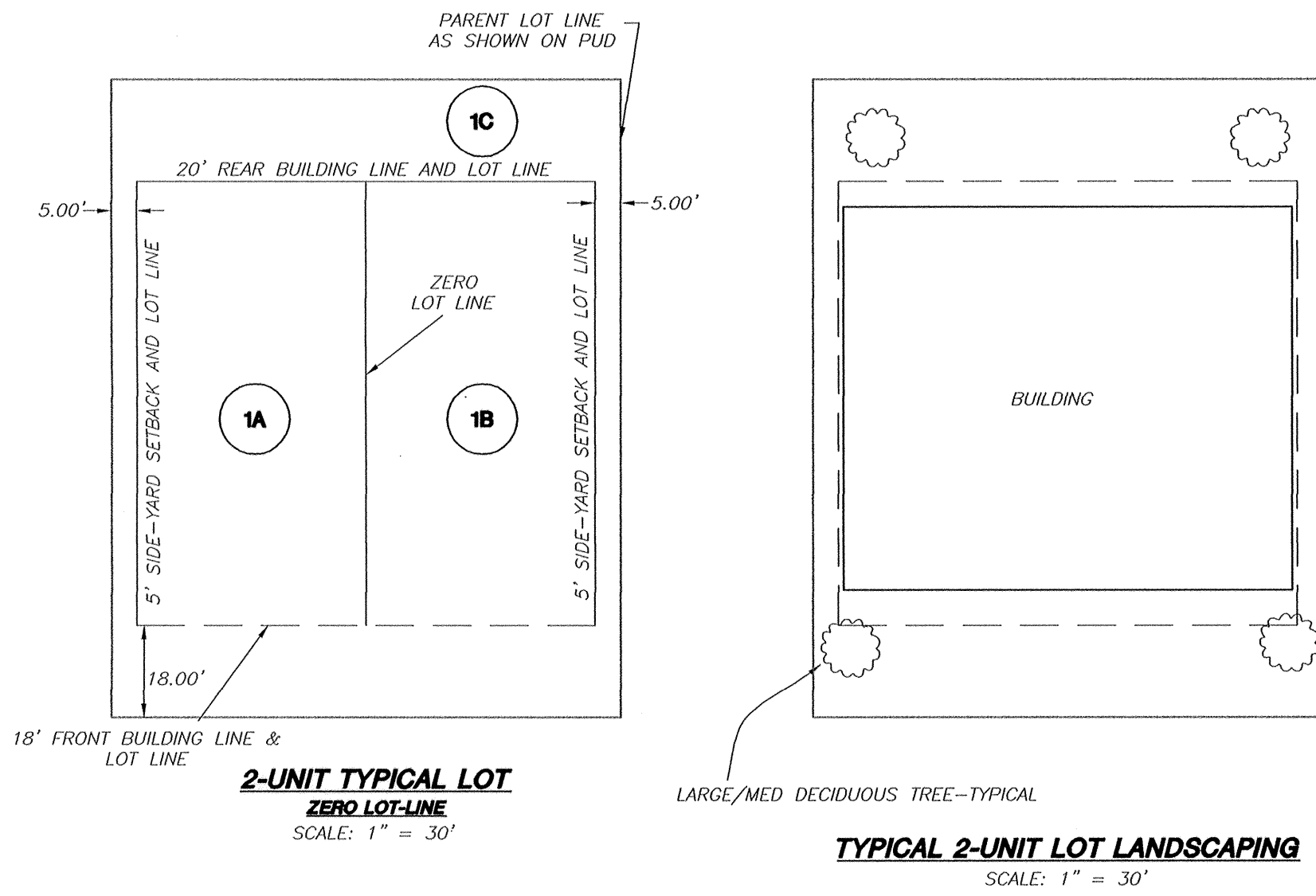
STATE OF MISSOURI
JAY ALAN GERHARDT
REGISTERED PROFESSIONAL SURVEYOR
NUMBER 153-2001001009

| | | | |
|---------|----------------|-----|-----------|
| DATE | DESCRIPTION | BY | JOB NO. |
| 3/28/07 | CITY COMMENTS | JTK | DAUG07.02 |
| 4/2/07 | CITY COMMENTS | JTK | DAUG07.02 |
| 3/9/07 | CLIENT CHANGES | JTK | DAUG07.02 |

DRAWN BY: TAK
ENGR: JAG
DATE: 12/12/06
DATE: DAUG07-02
SHEET 1 OF 2

PUD PLAN
NORTH VINTAGE FALLS

DECEMBER 12, 2006
 REVISED MARCH 9, 2007
 REVISED APRIL 6, 2007
 REVISED MAY 25, 2007



SIGNAGE
 THERE WILL BE THREE PROPOSED SIGNS; ONE FOR THE ROUND ABOUT, ONE FOR THE ENTRANCE ONTO RULLY COURT, AND ONE FOR THE ENTRANCE ONTO WOODHARBOR DRIVE.
 MAX HEIGHT= 4'; MAX AREA= 16 SQ FT, AND A MINIMUM SETBACK OF 10' FROM THE ROW.

UTILITIES

WATER
 CITY OF COLUMBIA
 P.O. BOX 6015
 WATER & LIGHT DEPARTMENT
 COLUMBIA, MISSOURI 65205
 CONTACT: DONNIE NICHOLSON
 (573)874-7532

TELEPHONE
 CENTURYTEL
 625 E. CHERRY
 COLUMBIA, MISSOURI 65205
 CONTACT: DON WILSON
 (573)886-3500

ELECTRICITY
 CITY OF COLUMBIA
 P.O. BOX 6015
 WATER & LIGHT DEPT.
 COLUMBIA, MISSOURI 65205
 CONTACT: JONI TROYER
 (573)874-7321

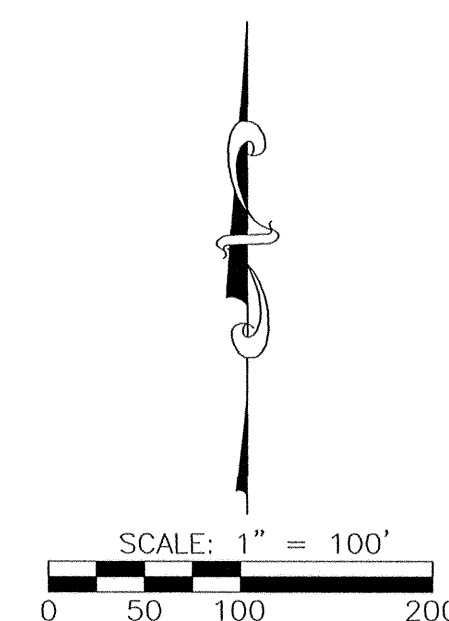
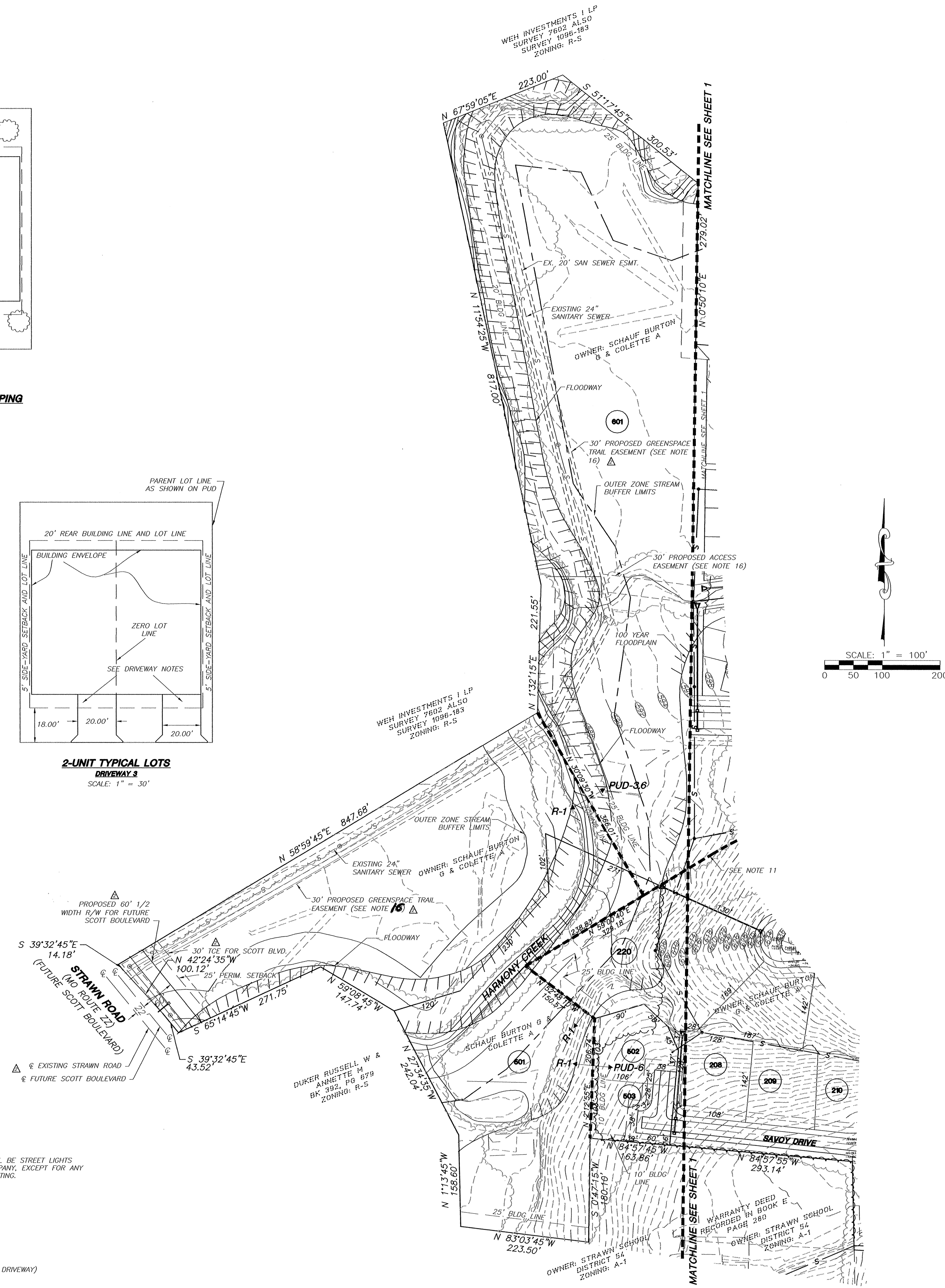
NATURAL GAS
 AMEREN UE
 P.O. BOX M
 COLUMBIA, MISSOURI 65205
 CONTACT: GARY WHIFFLER
 (573) 876-3030

CABLE TV
 MEDIACOM
 301 NORTH COLLEGE AVENUE
 COLUMBIA, MISSOURI 65201
 CONTACT: JIMMY RUNYON
 (573)443-1535

SANITARY SEWER
 CITY OF COLUMBIA
 P.O. BOX 6015
 PUBLIC WORKS DEPARTMENT
 COLUMBIA, MISSOURI 65205
 CONTACT: ANDY LISTER
 (573)874-7564

PARKING LIGHTING
 A MAJORITY OF THE LIGHTING WILL BE STREET LIGHTS INSTALLED BY THE ELECTRIC COMPANY, EXCEPT FOR ANY DECORATIVE AND ACCESSORY LIGHTING.

PARKING DATA
 REQUIRED:
 2 SPACES/UNIT
 PROVIDED:
 4 SPACES/UNIT (2 GARAGE & 2 DRIVEWAY)



LOT-LINE NOTES

- THESE ARE TYPICAL CONFIGURATIONS THAT SHALL BE APPLIED TO ALL LOTS IN THIS PUD ZONING DISTRICT. ALL DWELLING UNITS WILL BE SINGLE-FAMILY ATTACHED VILLAS WITH NO MORE THAN 2 UNITS ATTACHED TOGETHER.
- THE BUILDING FLOORPLAN IN ALL LOTS MAY VARY AT DEVELOPER'S DISCRETION. STRUCTURES SHOWN ON PLANS ARE JUST ONE OF THE POSSIBLE FLOORPLANS.

DRIVEWAY NOTES

- DRIVEWAY LOCATIONS AND DESIGNS MAY BE AT DEVELOPER'S DISCRETION WITHIN THE CITY'S DRIVEWAY REGULATIONS. SIDE-ENTRY DRIVES THAT MEET THE CITY'S DRIVEWAY REGULATIONS WILL ALSO BE ALLOWED.

CONCEPTUAL LANDSCAPING PLAN

- THE DEVELOPER IS ALSO THE BUILDER FOR ALL THE HOMES.
- LANDSCAPING SHALL BE PROVIDED BY THE BUILDER AND SHALL INCLUDE SODDED YARDS, LANDSCAPED BEDS AND A VARIETY OF TREES.
- THE LANDSCAPE SHALL ALSO BE IRRIGATED.
- ALL LANDSCAPING MAINTENANCE WILL BE PROVIDED BY THE HOME OWNERS ASSOCIATION.
- 2-UNIT LOTS ARE LANDSCAPED AS SHOWN IN THE "TYPICAL 2-UNIT LOT LANDSCAPING" DETAIL.
- LANDSCAPING MAY BE ENHANCED BY DEVELOPER IF TIME AND BUDGET ALLOWS.

PUD PLAN
 Plotted by: jeff, 29 Jun 2007 - 7:59am

A CIVIL GROUP
 CIVIL ENGINEERING, PLANNING, SURVEYING
 1123 WILKES BLVD., SUITE 450
 COLUMBIA, MO 65201
 PHONE: (573)871-5750, FAX: (573)871-1671

WARRANTY DEED
 RECORDED IN BOOK E
 PAGE 260
 DISTRICT 5A
 OWNER: STRAWN SCHOOL
 ZONING: A-1

| | | | | | | |
|-----|---------|----------------|-----|-----------|-------|----|
| NO. | DATE | DESCRIPTION | BY | JOB NO. | SHEET | OF |
| Δ | 3/28/07 | CITY COMMENTS | JTK | DAUG07.02 | 2 | 2 |
| Δ | 4/9/07 | CITY COMMENTS | JTK | | | |
| Δ | 3/9/07 | CLIENT CHANGES | JTK | | | |

DRAWN BY: TAK
 DATE: 12/12/06
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