

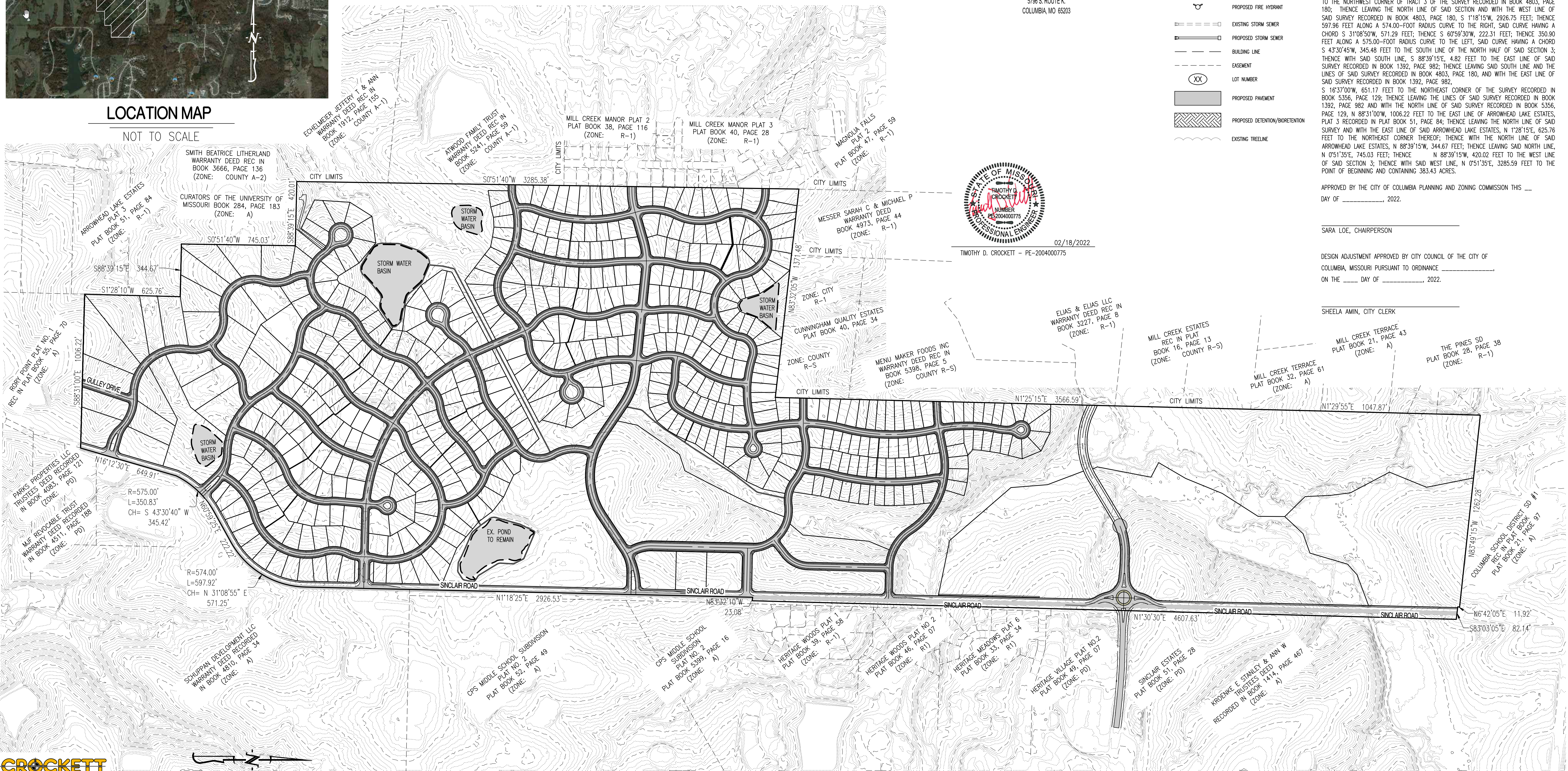
# PRELIMINARY PLAT FOR LEGACY FARMS

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



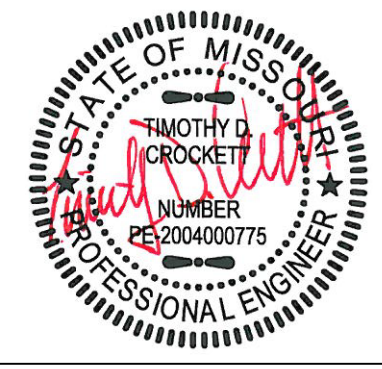
LOCATION MAP

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



02/18/2022  
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
- W — PROPOSED WATERLINE
- L — PROPOSED LIGHT POLE
- F — PROPOSED FIRE HYDRANT
- S — EXISTING STORM SEWER
- S — PROPOSED STORM SEWER
- B — 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°32'20"E, 1371.59 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 1°25'00"E, 3565.95 FEET, THENCE N 1°30'30"E, 1047.81 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°52'45"E, 1262.19 FEET; THENCE CONTINUING WITH THE LINES OF SAID SURVEY, S 7°08'00"W, 11.86 FEET; THENCE S 82°52'10"E, 82.13 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°30'20"W, 4607.95 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, 23.11 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 1°18'15"W, 2926.75 FEET; THENCE 597.96 FEET ALONG A 574.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 31°08'50"W, 571.29 FEET; THENCE S 6°05'30"W, 222.31 FEET; THENCE 350.90 FEET ALONG A 575.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 43°30'45"W, 345.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 3; THENCE WITH SAID SOUTH LINE, S 88°39'15"E, 4.82 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 1°28'15"E, 625.76 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WITH THE NORTH LINE OF SAID ARROWHEAD LAKE ESTATES, N 85°39'15"W, 344.67 FEET; THENCE LEAVING SAID NORTH LINE, N 0°51'35"E, 745.03 FEET; THENCE N 88°39'15"W, 420.02 FEET TO THE WEST LINE OF SAID SECTION 3; THENCE WITH SAID WEST LINE, N 0°51'35"E, 3285.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 383.43 ACRES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SARA LOE, CHAIRPERSON

DESIGN ADJUSTMENT APPROVED BY CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI PURSUANT TO ORDINANCE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

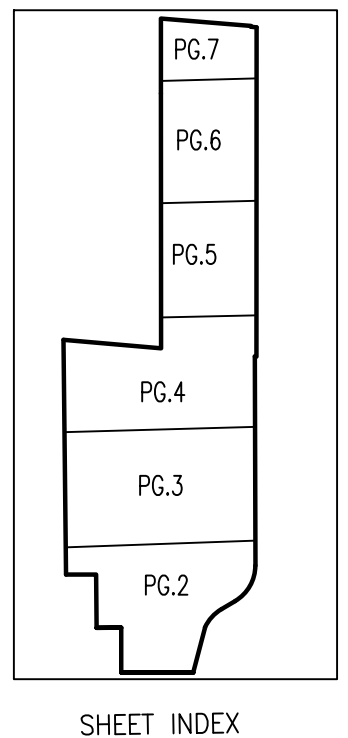
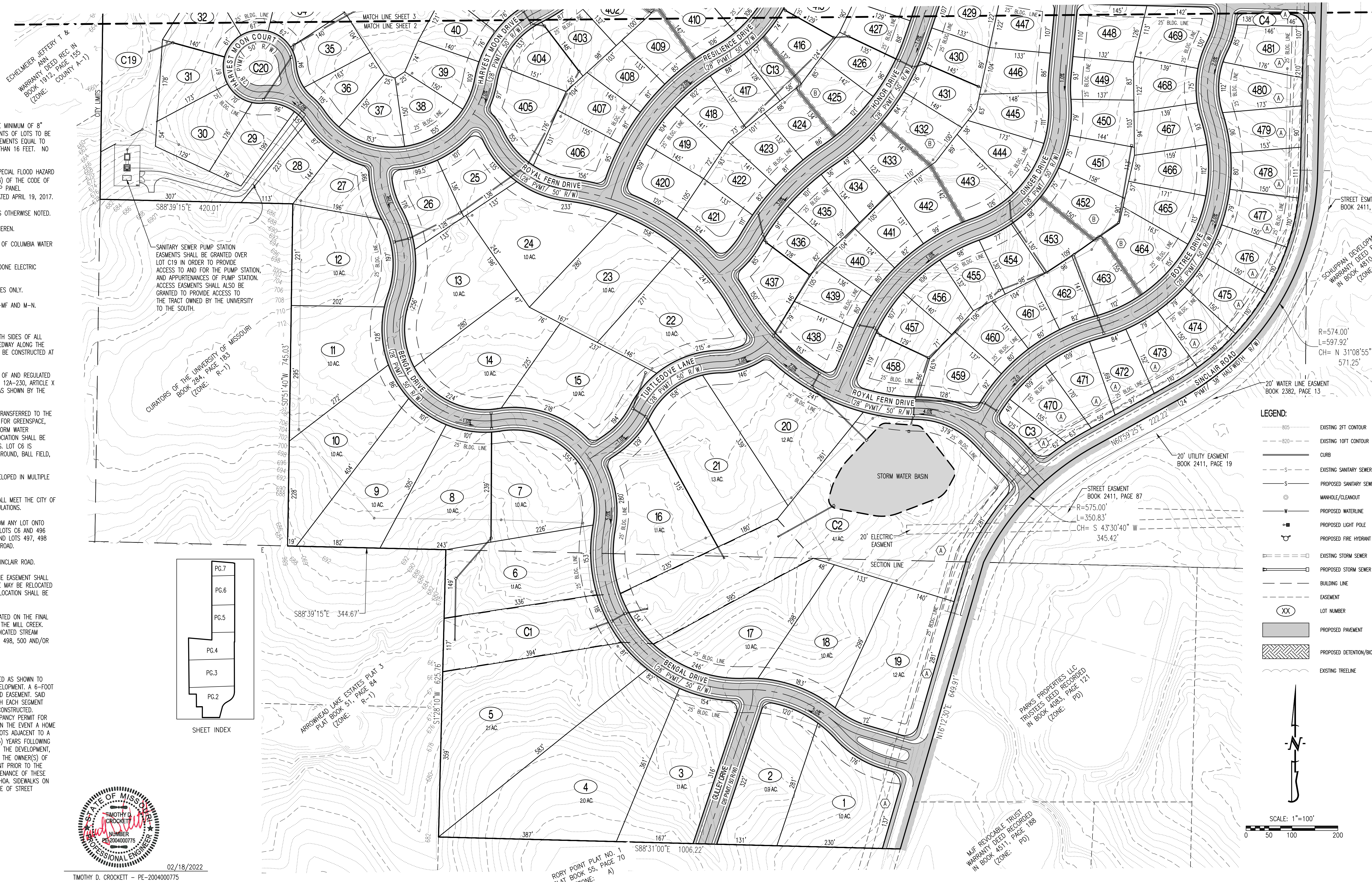
SHEELA AMIN, CITY CLERK

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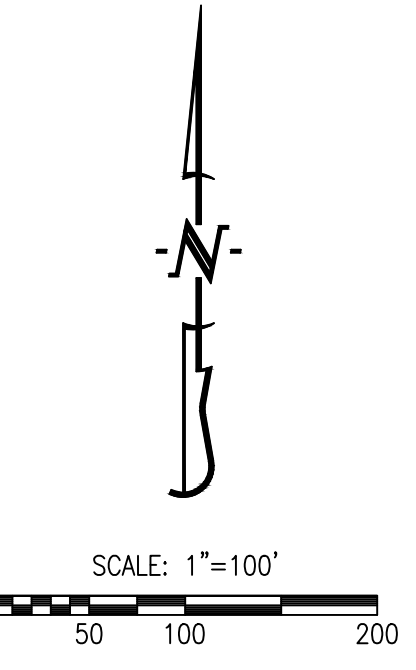
### NOTES:

1. 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.
2. A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AE, AS DESCRIBED IN SECTION 29-2.3(6)(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.
3. THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
4. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
5. WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
6. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
7. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
8. THE PROPOSED ZONING OF THIS TRACT IS R-1, R-MF AND M-N.
9. THIS PLAT CONTAINS 383.43 ACRES.
10. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERNAL STREETS. THERE SHALL BE AN 8' FOOT PEDIWAY ALONG THE WEST SIDE OF SINCLAIR ROAD. SAID PEDIWAY SHALL BE CONSTRUCTED AT THE TIME OF EACH ADJACENT LOT IS BUILT ON.
11. 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.
12. 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.
13. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
14. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
15. 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.
16. THERE SHALL BE A 20' UTILITY EASEMENT ALONG SINCLAIR ROAD.
17. 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.
18. 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.
19. THE CONNECTIVITY INDEX FOR THIS PLAT IS 1.653.
20. 10-FOOT PEDESTRIAN EASEMENTS SHALL BE GRANTED AS SHOWN TO PROVIDE PEDESTRIAN CONNECTIVITY WITHIN THE DEVELOPMENT. A 6-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 6 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 --- CURB
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED SANITARY SEWER
- M --- MANHOLE/CLEANOUT
- W --- PROPOSED WATERLINE
- L --- PROPOSED LIGHT POLE
- F --- PROPOSED FIRE HYDRANT
- S --- EXISTING STORM SEWER
- S --- PROPOSED STORM SEWER
- B --- BUILDING LINE
- E --- EASEMENT
- XX --- LOT NUMBER
- P --- PROPOSED PAVEMENT
- D --- PROPOSED DETENTION/BIORETENTION
- T --- EXISTING TREELINE



02/18/2022  
TIMOTHY D. CROCKETT - PE-2004000775

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

www.crockettengineering.com JOB#140132

RORY POINT PLAT NO. 1  
PLAT BOOK 55, PAGE 70  
(ZONE: A)

M.F. REVOCABLE TRUST  
WARRANTY DEED RECORDED  
IN BOOK 45111, PAGE 188  
(ZONE: PD)

STREET ESMT.  
BOOK 2411, PAGE 87

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  
R=575.00'  
L=350.83'  
CH= S 43°30'40" W  
345.42'

PARKS PROPERTIES LLC  
TRUSTEES DEED RECORDED  
IN BOOK 40821, PAGE 121  
(ZONE: PD)

ECHLEMEYER JEFFERY T &  
WARRANTY DEED REC IN  
BOOK 1912, PAGE 155  
(ZONE: COUNTY A-1)

MATCH LINE SHEET 3  
MATCH LINE SHEET 2

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  
BOOK 51, PAGE 84  
(ZONE: R-1)



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TIMOTHY D. CROCKETT - PE-2004000775  
02/18/2022

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NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST.  
COLUMBIA, BOONE COUNTY, MISSOURI  
DECEMBER, 2021

LEGEND:

	EXISTING 2FT CONTOUR		EXISTING STORM SEWER
	EXISTING 10FT CONTOUR		PROPOSED STORM SEWER
	CURB		BUILDING LINE
	EXISTING SANITARY SEWER		EASEMENT
	PROPOSED SANITARY SEWER		LOT NUMBER
	MANHOLE/CLEANOUT		PROPOSED PAVEMENT
	PROPOSED WATERLINE		PROPOSED DETENTION/BIORETENTION
	PROPOSED LIGHT POLE		EXISTING TREELINE
	PROPOSED FIRE HYDRANT		



SCALE: 1"=100'

0 50 100 200

SHEET INDEX

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

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MILL CREEK MANOR PLAT 5 PLAT BOOK 42, PAGE 146 (ZONE: R-1)

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MILL CREEK MANOR PLAT 268 PLAT BOOK 305, PAGE 2776 (ZONE: R-1)

MILL CREEK MANOR PLAT 269 PLAT BOOK 306, PAGE 2786 (ZONE: R-1)

MILL C

# PRELIMINARY PLAT FOR LEGACY FARMS

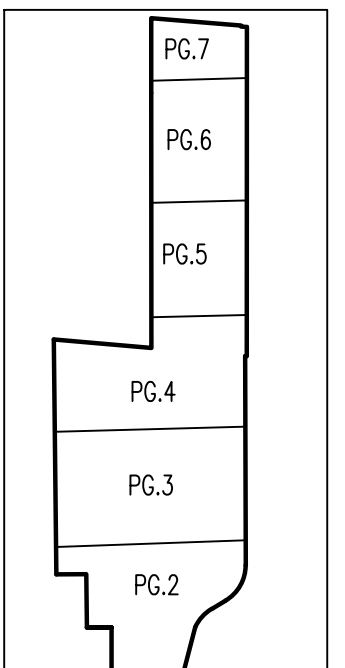
A MAJOR SUBDIVISION LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST & THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST. COLUMBIA, BOONE COUNTY, MISSOURI DECEMBER, 2021

### 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-N.
- THIS PLAT CONTAINS 383.43 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 DEVELOPER'S 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. A 6-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 6 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.

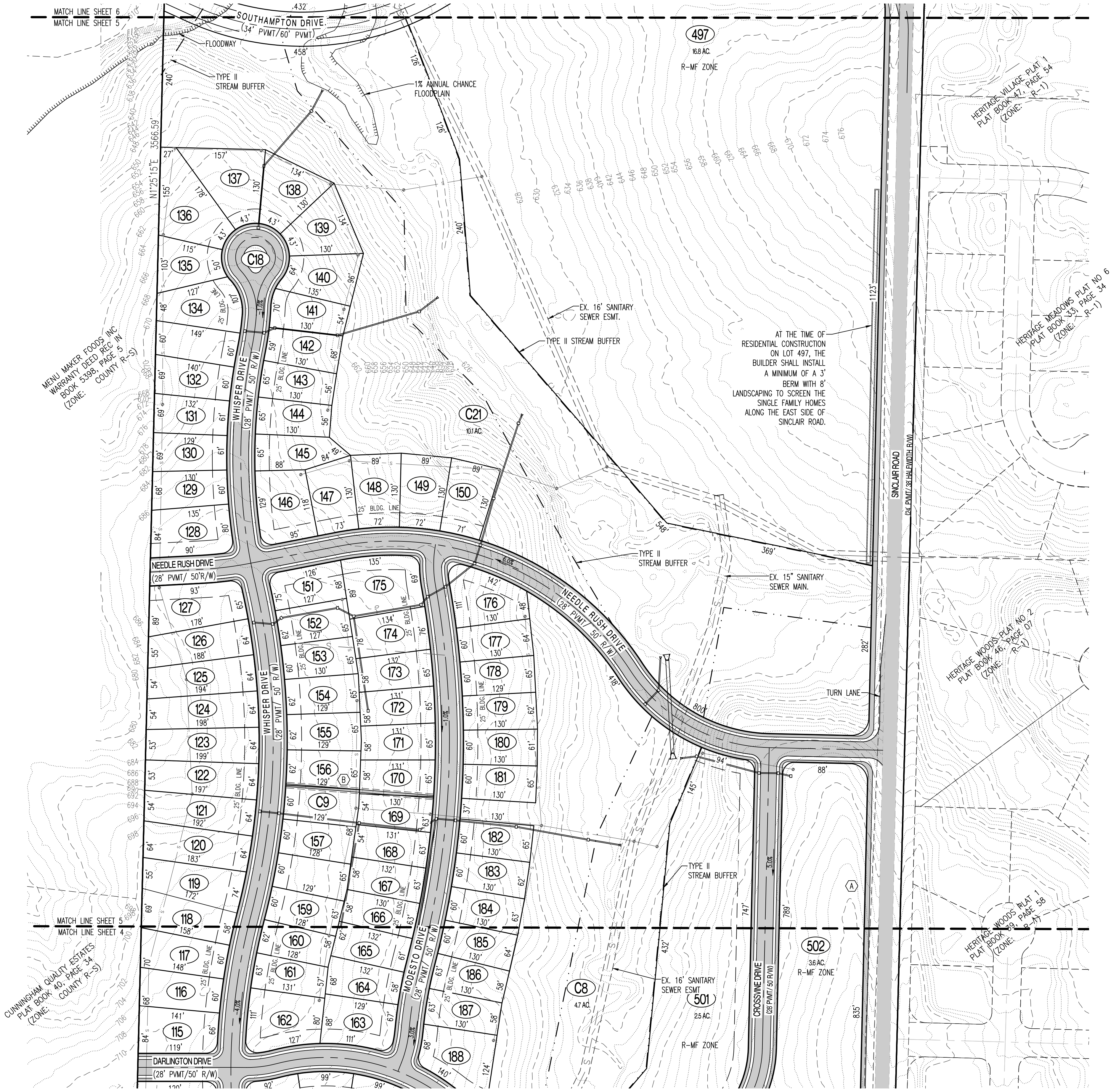
**LEGEND:**

- 805--- EXISTING 2FT CONTOUR
- 820--- EXISTING 10FT CONTOUR
- ==== CURB
- - - - - EXISTING SANITARY SEWER
- - - - - 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



SHEET INDEX

TIMOTHY D. CROCKETT - PE-2004000775



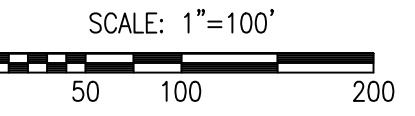
AT THE TIME OF RESIDENTIAL CONSTRUCTION ON LOT 497, THE BUILDER SHALL INSTALL A MINIMUM OF A 3' BERM WITH 8' LANDSCAPING TO SCREEN THE SINGLE FAMILY HOMES ALONG THE EAST SIDE OF SINCLAIR ROAD.

HERITAGE VILLAGE PLAT 1  
PLAT BOOK 47, PAGE 54  
(ZONE: R-1)

HERITAGE MEADOWS PLAT NO 6  
PLAT BOOK 53, PAGE 34  
(ZONE: R-1)

HERITAGE WOODS PLAT NO 2  
PLAT BOOK 46, PAGE 07  
(ZONE: R-1)

HERITAGE WOODS PLAT 1  
PLAT BOOK 49, PAGE 58  
(ZONE: R-1)



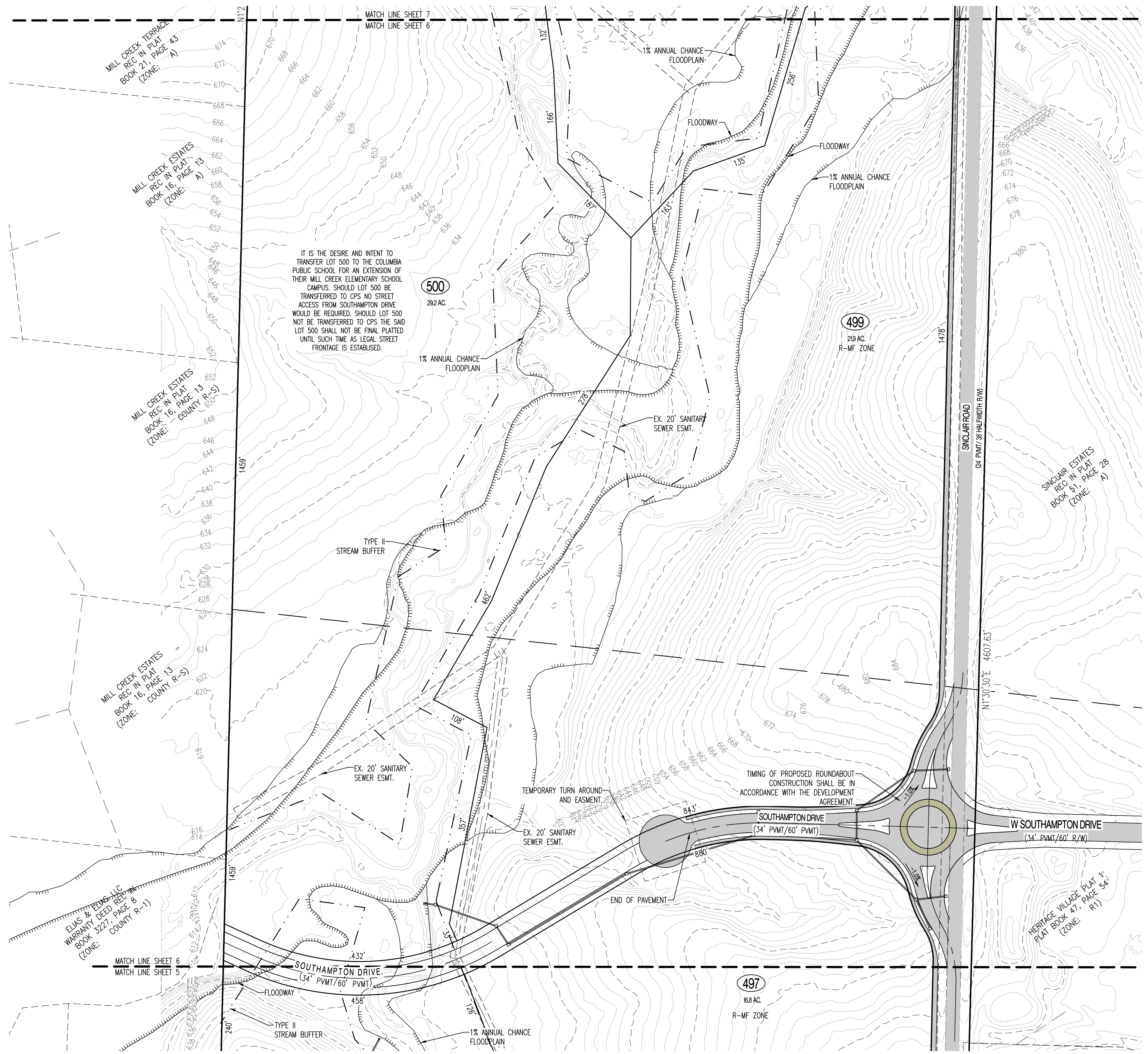
**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 W. Nifong Blvd., Building 1  
Columbia, Missouri 65203  
(573) 447-0292

NOTES:

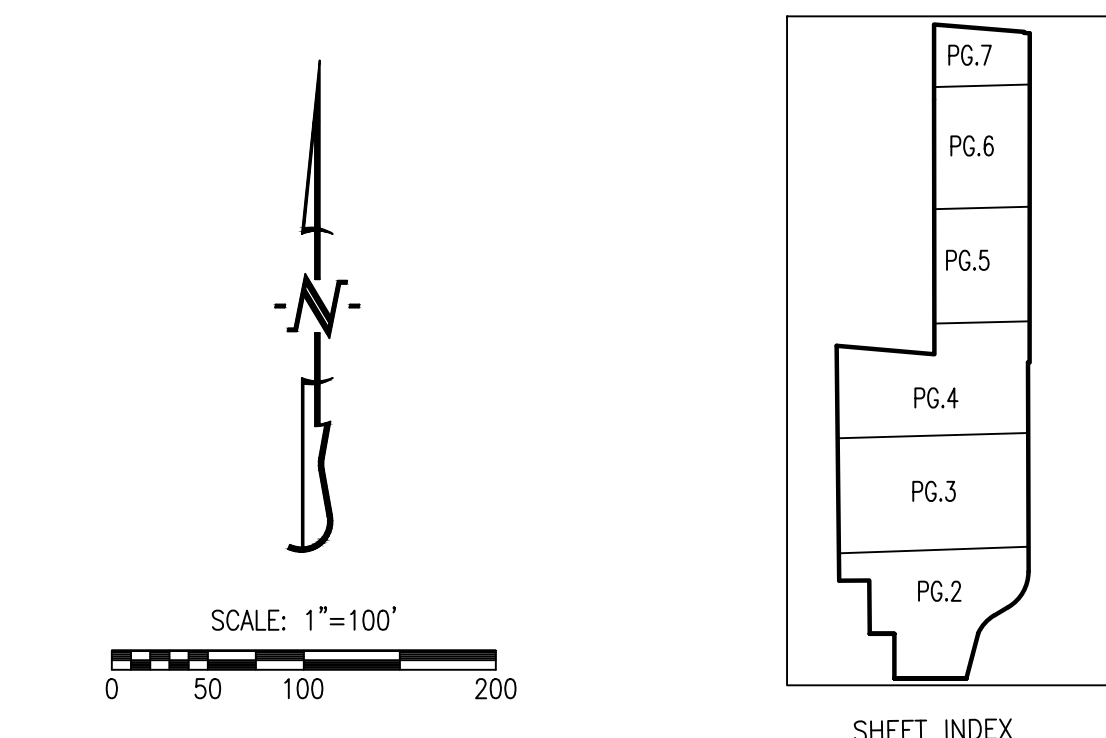
- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
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- 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 383.43 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 CPWS#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. A 6-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 6 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



STATE OF MISSOURI  
TIMOTHY D. CROCKETT  
PROFESSIONAL ENGINEER  
NUMBER PE-2004000776  
02/18/2022  
TIMOTHY D. CROCKETT - PE-2004000776



# 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:

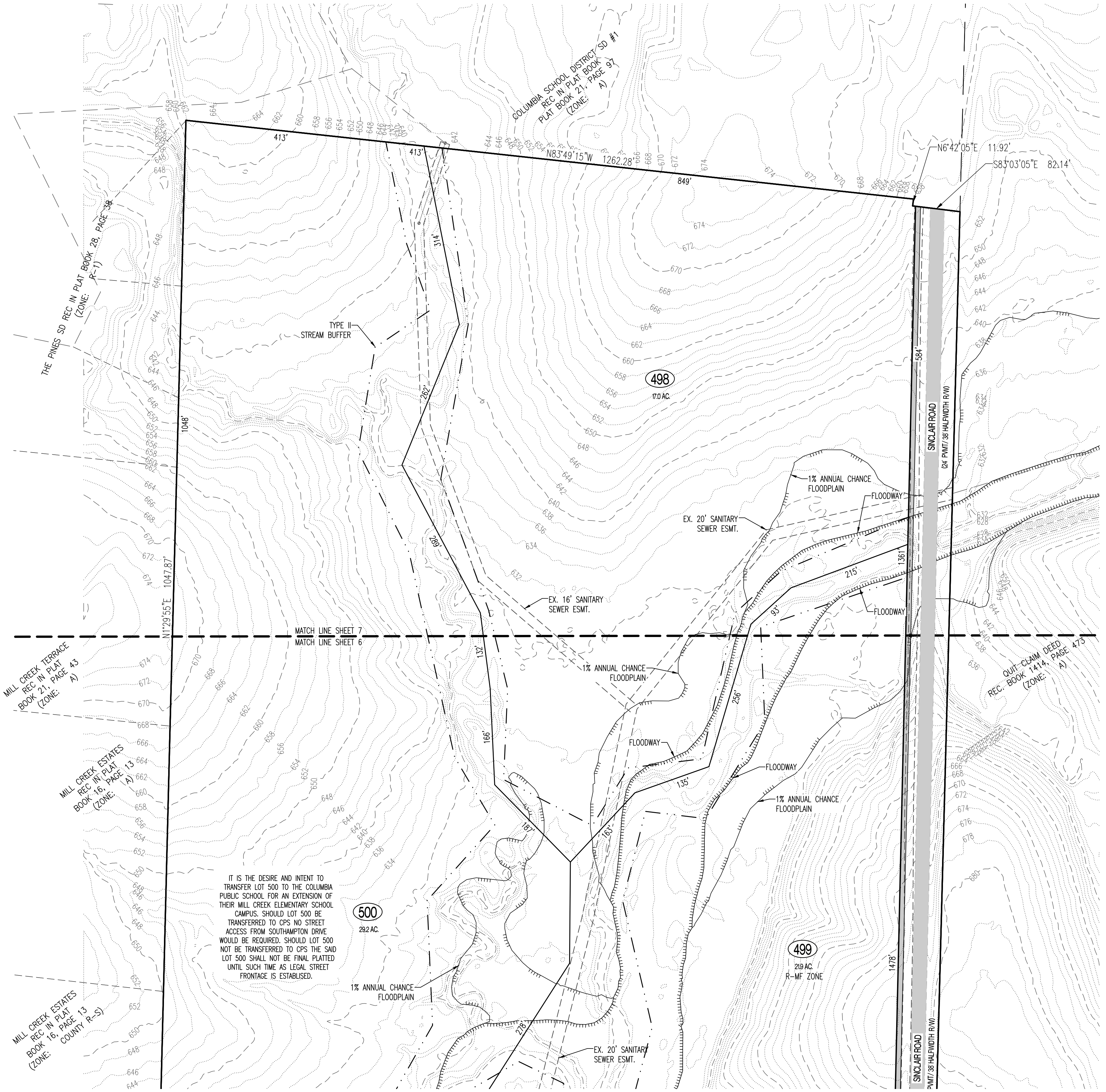
- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
- A PORTION OF THIS 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 #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.
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### LEGEND:

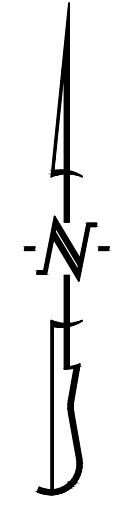
- EXISTING 2FT CONTOUR
- EXISTING 10FT CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BIORETENTION
- EXISTING TREELINE



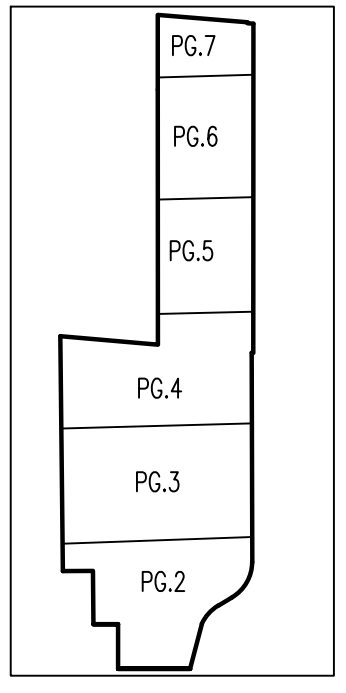
TIMOTHY D. CROCKETT - PE-2004000775 02/18/2022



IT IS THE DESIRE AND INTENT TO TRANSFER LOT 500 TO THE COLUMBIA PUBLIC SCHOOL FOR AN EXTENSION OF THEIR MILL CREEK ELEMENTARY SCHOOL CAMPUS. SHOULD LOT 500 BE TRANSFERRED TO CPS NO STREET ACCESS FROM SOUTHAMPTON DRIVE WOULD BE REQUIRED. SHOULD LOT 500 NOT BE TRANSFERRED TO CPS THE SAID LOT 500 SHALL NOT BE FINAL PLATTED UNTIL SUCH TIME AS LEGAL STREET FRONTAGE IS ESTABLISHED.



SCALE: 1"=100'  
0 50 100 200



SHEET INDEX

**CROCKETT**  
ENGINEERING CONSULTANTS  
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Columbia, Missouri 65203  
(573) 447-0292