



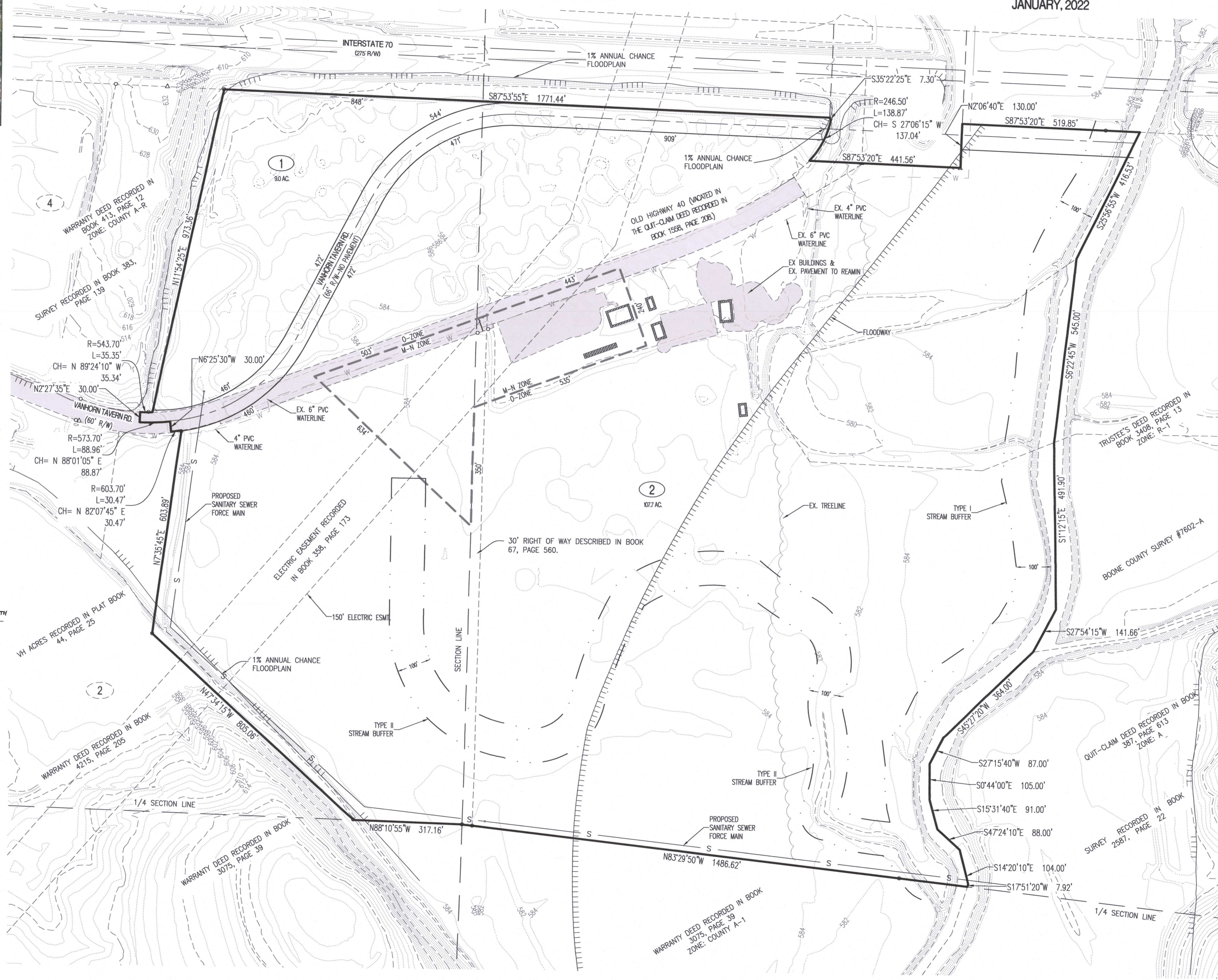
LOCATION MAP
NOT TO SCALE

OWNER
MFL GOLF, LLC
7900 N RTE J
ROCHEPORT, MO 65279

DEVELOPER:
PERCHE CREEK GOLF, LLC
5500 W VAN HORN TAVERN RD
COLUMBIA, MO 65203

PRELIMINARY PLAT MFL GOLF, PLAT

NE 1/4 SECTION 7 AND NW 1/4 SECTION 8, TOWNSHIP 48 NORTH,
RANGE 13 WEST, BOONE COUNTY, COLUMBIA, MISSOURI
JANUARY, 2022



NOTES:

1. A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AE, AS DESCRIBED IN SECTION 29-2.3(D)(4)(I) OF THE CODE OF ORDINANCES AND SHOWN ON THE F.E.M.A. FIRM MAP PANEL #290190C0260D DATED MARCH 17, 2011.
2. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE BOONE COUNTY USGS QUADRANGLE MAP.
3. THE STREET R/W SHALL BE 66 FOOT WIDE, UNLESS OTHERWISE NOTED.
4. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
5. WATER DISTRIBUTION TO BE PROVIDED BY CONSOLIDATED WATER.
6. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
7. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
8. THE EXISTING ZONING OF THIS TRACT IS O AND M-N.
9. THIS PLAT CONTAINS 121.22 ACRES.
10. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES SHALL BE ALLOWED.
11. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.

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



03/02/2022

TIMOTHY D. CROCKETT - PE-2004000775

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 24TH DAY OF FEBRUARY, 2022.

Sara Loe
SARA LOE, CHAIRPERSON

