

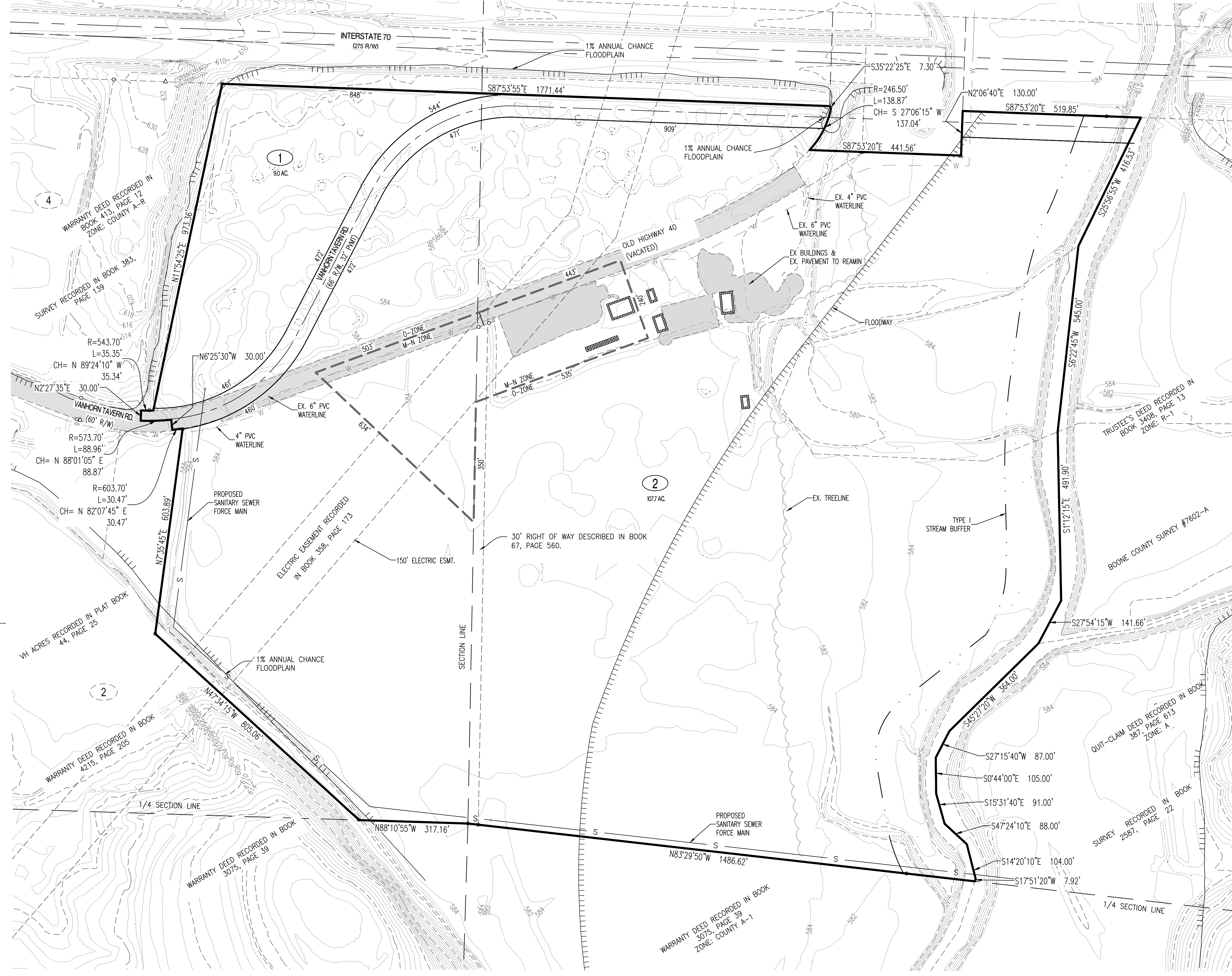
LOCATION MAP
NOT TO SCALE

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

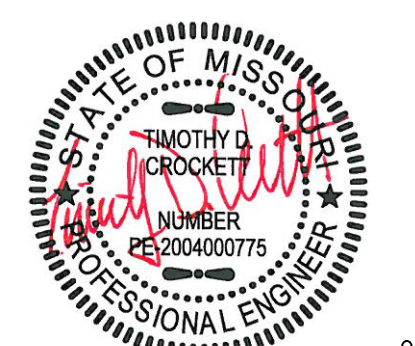
PRELIMINARY PLAT MFL GOLF, LLC. PLAT

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



- NOTES:**
- 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 #29019000260D DATED MARCH 17, 2011.
 - 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 COLUMBIA USGS QUADRANGLE MAP.
 - THE STREET R/W SHALL BE 66 FOOT WIDE, UNLESS OTHERWISE NOTED.
 - THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
 - WATER DISTRIBUTION TO BE PROVIDED BY CONSOLIDATED WATER.
 - ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
 - LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
 - THE EXISTING ZONING OF THIS TRACT IS O AND M-N.
 - THIS PLAT CONTAINS 121.22 ACRES.
 - THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES SHALL BE ALLOWED.
 - ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
 - AT THE TIME OF FINAL PLAT, THE APPLICANT SHALL DEDICATE THE RIGHT-OF-WAY FOR VAN HORN TAVERN ROAD AS SHOWN, HOWEVER NO CONSTRUCTION OF THIS ROADWAY WILL BE REQUIRED OF THE APPLICANT/OWNER. ONLY DEDICATION OF THE RIGHT-OF-WAY AND ADJACENT 10-FOOT UTILITY EASEMENTS.

- LEGEND:**
- 805 --- EXISTING 2FT CONTOUR
 - 820 --- EXISTING 10FT CONTOUR
 - CURB
 - - - - - EXISTING SANITARY SEWER
 - S --- PROPOSED SANITARY SEWER
 - ⊙ MANHOLE/CLEANOUT
 - W --- 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



02/15/2022
TIMOTHY D. CROCKETT - PE-2004000775

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

SARA LOE, CHAIRPERSON

