

THE VILLAS AT VINTAGE FALLS

DECEMBER 18, 2003

REVISED: JANUARY 15, 2004

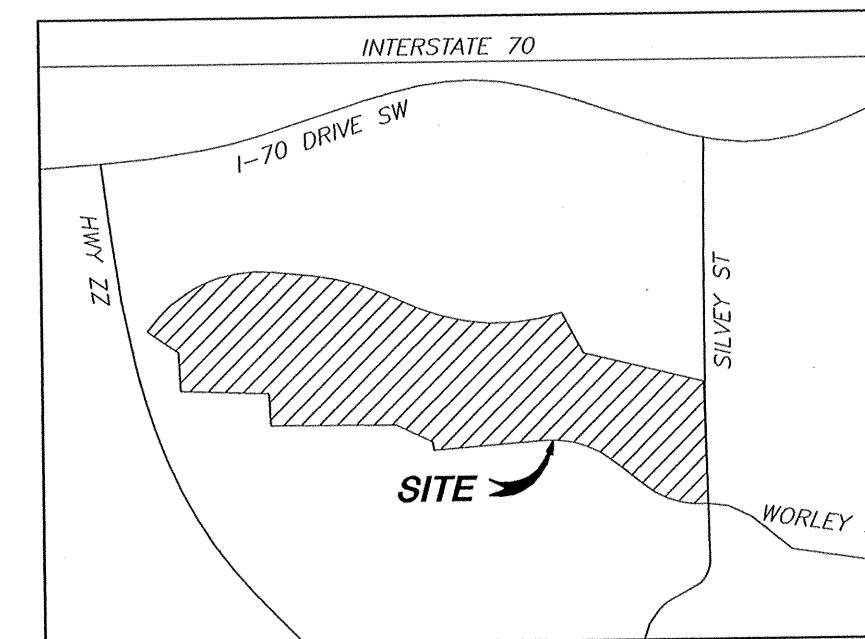
REVISED: JANUARY 22, 2004

REVISED: FEBRUARY 5, 2004

NOTES

1. LOCATION OF WATER AND ELECTRIC LINES TO BE DETERMINED BY THE CITY OF COLUMBIA WATER AND LIGHT DEPARTMENT.
2. THERE WILL BE A 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY SEWER AND STORM SEWER LINES.
3. ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
4. THERE WILL BE A MINIMUM 10' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
5. ALL STREETS SHALL BE 28' CURB AND GUTTER, AND HAVE A 50' RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
6. THE TOTAL AREA OF THIS TRACT IS 39.91 ACRES, THE AREA OF THIS TRACT WITHOUT THE PROPOSED RIGHT-OF-WAY IS 33.06 ACRES.
7. THE NUMBER OF PROPOSED UNITS ON THIS TRACT IS 172.
8. THE COMMON DENSITY = $172/39.91 = 4.31$ UNITS/ACRE.
9. THE PUD DENSITY = $172/33.06 = 5.20$ OR PUD-6.
10. ALL LOTS WILL HAVE TWO UNITS EACH.
11. A LAND DISTURBANCE PLAN SHALL BE SUBMITTED WITH THE FINAL PLATS FOR THIS TRACT.
12. THE SIDE YARD BUILDING LINE SHALL BE FIVE FEET MIN. AND MEASURED FROM THE LOT LINE TO THE FOUNDATION.
13. THE FRONT BUILDING LINE SHALL BE 18' UNLESS NOTED OTHERWISE.
14. THE MAXIMUM HEIGHT OF ALL BUILDINGS SHALL BE 38'.
15. NO DRIVEWAY ACCESS SHALL BE ALLOWED ONTO SILVEY STREET OR WORLEY STREET.
16. THE MINIMUM OF 50% OF OPEN SPACE/LANDSCAPING SHALL BE MAINTAINED FOR THIS SITE PLAN AS PER PUD STATEMENT OF INTENT.
17. THERE SHALL BE NO PARKING ALLOWED ALONG EITHER SIDE OF THE 24' WIDTH PART OF SAVOY DRIVE.
18. DRIVEWAY ACCESS IS PROHIBITED ON THE SHORTER LEG OF TURN-AROUND.
19. A BARRIER IS NEEDED AT THE END OF THE PAVEMENT. THIS BARRIER SHOULD BE PROVIDED AND INSTALLED BY THE DEVELOPER AND WILL NEED TO MEET THE REQUIREMENTS RECOMMENDED BY THE CITY'S TRAFFIC ENGINEER.
20. THE DETENTION FACILITIES WILL NEED TO BE CONSTRUCTED WITH EACH PHASE OF THE DEVELOPMENT.

EVANGEL FREE CHURCH
SURVEY RECORDED IN
BOOK 383, PAGE 597



SITE LOCATION MAP
NOT TO SCALE



SUBJECT
PROPERTY

PARKING DATA

REQUIRED:

SINGLE FAMILY UNIT - 2 SPACES PER UNIT

PROVIDED:

ALL UNITS TO HAVE A 2-CAR GARAGE WHICH PROVIDES 2-SPACES IN GARAGE AND 2-SPACES IN DRIVEWAY FOR 4-SPACES PER UNIT.

MONUMENT SIGN DATA

SIGN LOCATIONS AS SHOWN ON RIVERSIDE AND EAGLE ROCK DRIVE.

MAX. HEIGHT= 4', MAX. AREA= 16 SQ. FT., AND SHALL BE LOCATED A MIN. 10' SETBACK FROM THE PROPERTY LINE.

MAXIMUM 2 SIGNS TOTAL ALLOWED, 1 SIGN ON RIVERSIDE DR. AND ONE SIGN ON EAGLE ROCK DRIVE, ON EITHER SIDE OF THE STREET OR IN ISLAND OF RIVERSIDE DRIVE.

FLOOD PLAIN STATEMENT

VINTAGE FALLS PUD
THE LOCATION OF THE 100-YEAR FLOOD PLAIN IS AS SHOWN ON THIS P.U.D. PLAN.

SITE DATA

EXISTING ZONING: R-1
REQUESTED ZONING: PUD-6
ACREAGE: 39.91 ACRES
LOCATION: NORTH HALF OF SECTION 8 & 9,
TOWNSHIP 48 NORTH, RANGE 13 WEST

OWNERS

BURTON & COLETTE SCHAUF
AND
GREENWING DEVELOPMENT
1123 WILKES BLVD.
COLUMBIA, MO 65201
(573) 874-4000

TREE PRESERVATION

VINTAGE FALLS PUD
SITE= 39.91 AC
CLIMAX FOREST COVER= 20.20 AC
REQUIRED 25%= 5.05 AC
TREES SHOWN TO BE SAVED= 5.25 AC

CONTRACT PURCHASER / DEVELOPER

FAIRWAY MEADOWS, CORP.
C/O JACK DAUGHERTY
5714 SHORTLINE DRIVE
COLUMBIA, MO 65203
(573) 445-1202

LEGEND

- 1% PROPOSED STREET GRADE
- PROPOSED STORM DRAINAGE STRUCTURE/PIPE
- S PROPOSED SANITARY SEWER
- S EXISTING SANITARY SEWER
- X FENCE
- PP UTILITY POLE
- TREES
- MH MANHOLE
- C.O. CLEAN OUT
- 700 EXISTING CONTOUR
- TREE LINE

SCALE: 1" = 100'
0 50 100 200

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 19th DAY OF FEBRUARY, 2004.

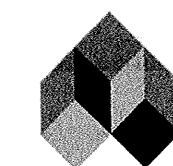
APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS 19th DAY OF MARCH, 2004.

Darwin A. Hindman, Mayor

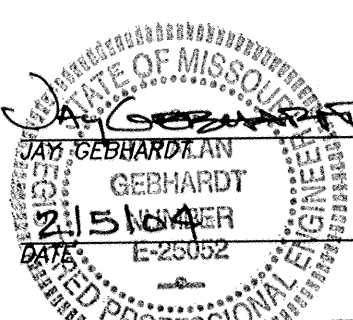
Sheela Amin, City Clerk

KARL SKALA, VICE-CHAIR

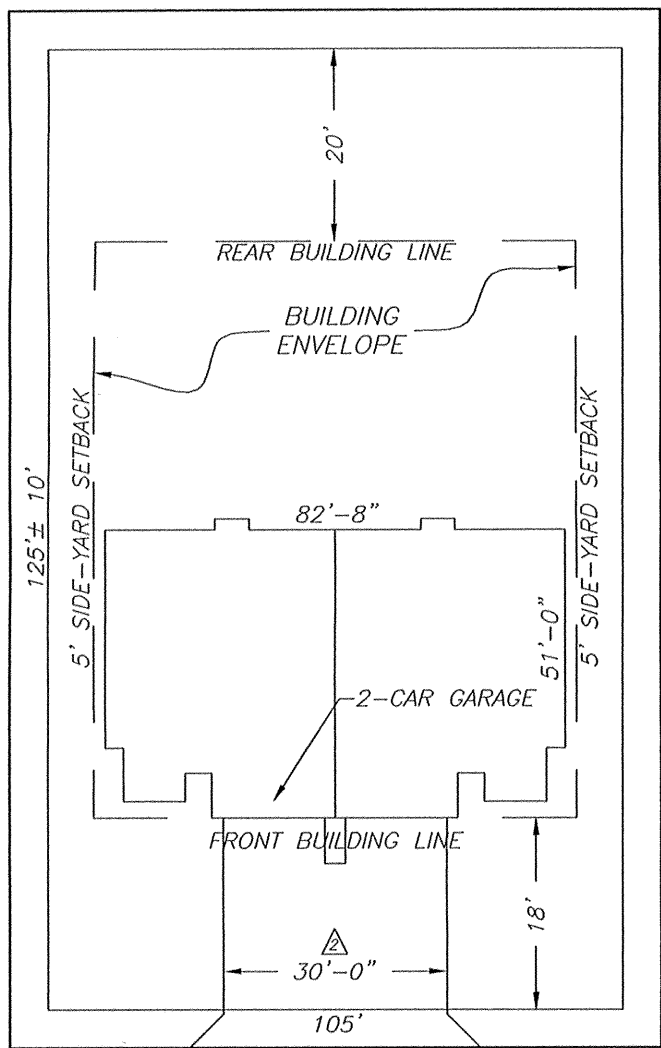
PREPARED BY



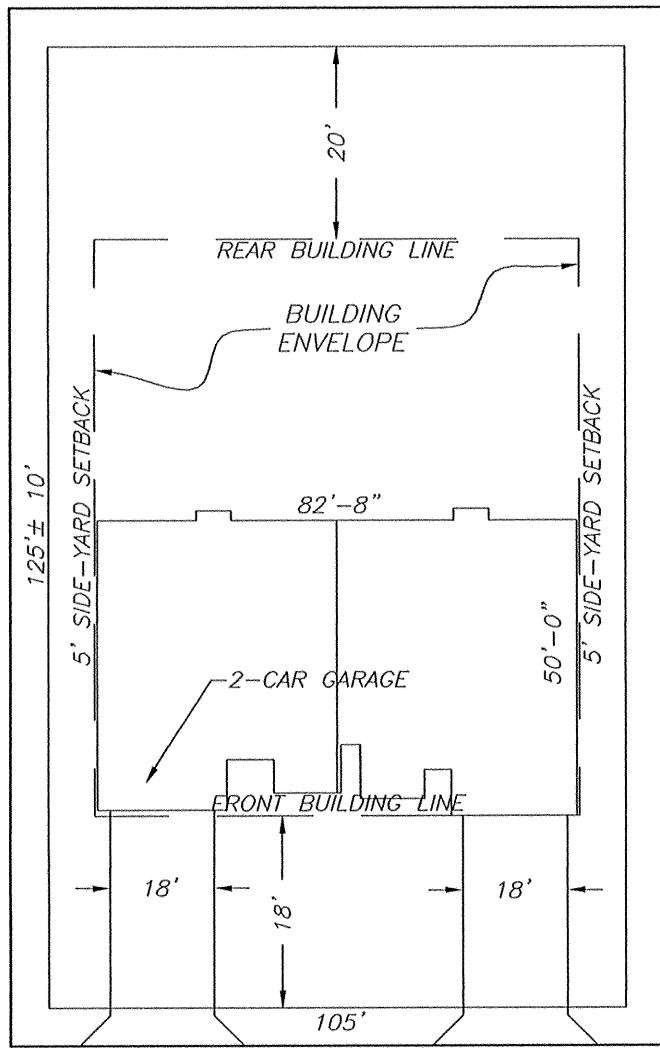
A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
1010 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 871-5150, FAX: (573) 871-4071



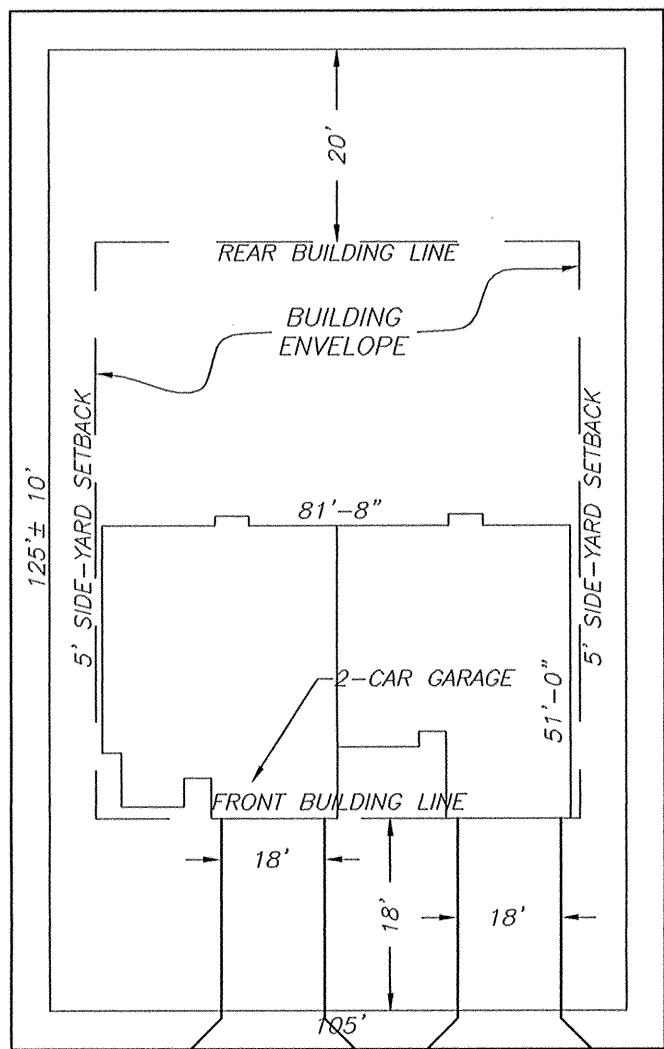
REQUIRED SCREENING OF BACK PATIOS SHALL BE ACCOMPLISHED BY DIFFERENT METHODS CONSISTING OF LANDSCAPING, OR BERMS OR FENCING OR WALLS, ALL OF WHICH WILL MEET OR EXCEED THE CITY'S STANDARDS FOR SCREENING FOR THIS SITUATION



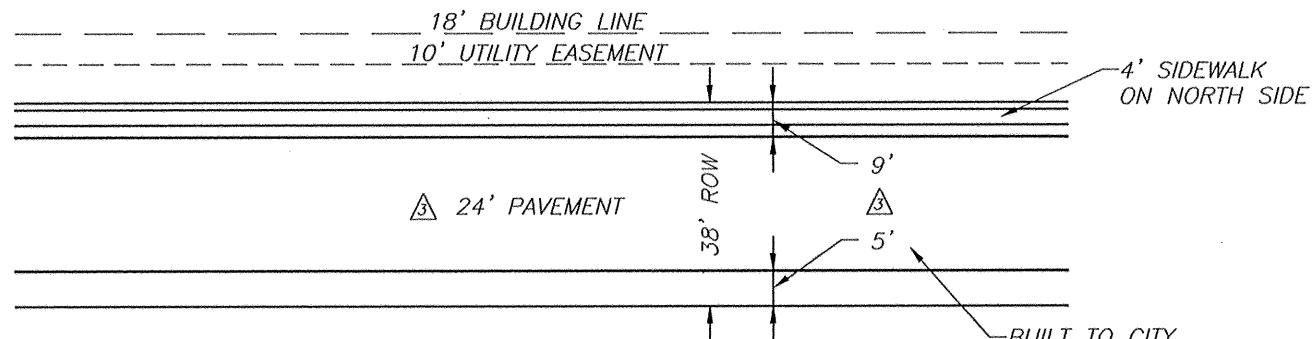
TYPICAL LOTS
DRIVEWAY 1



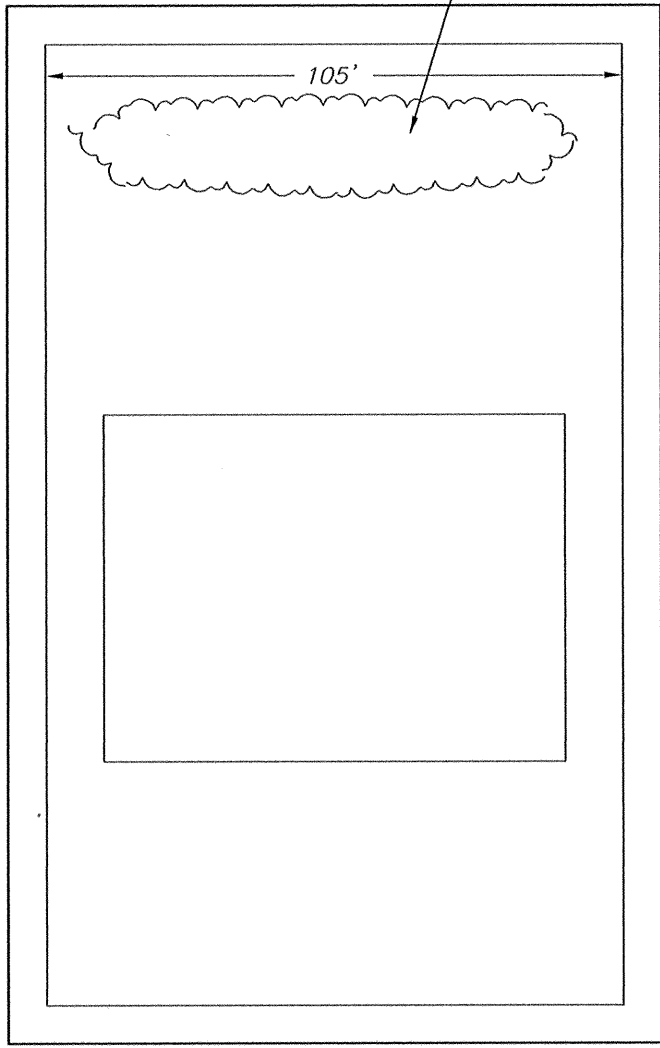
TYPICAL LOTS
DRIVEWAY 2



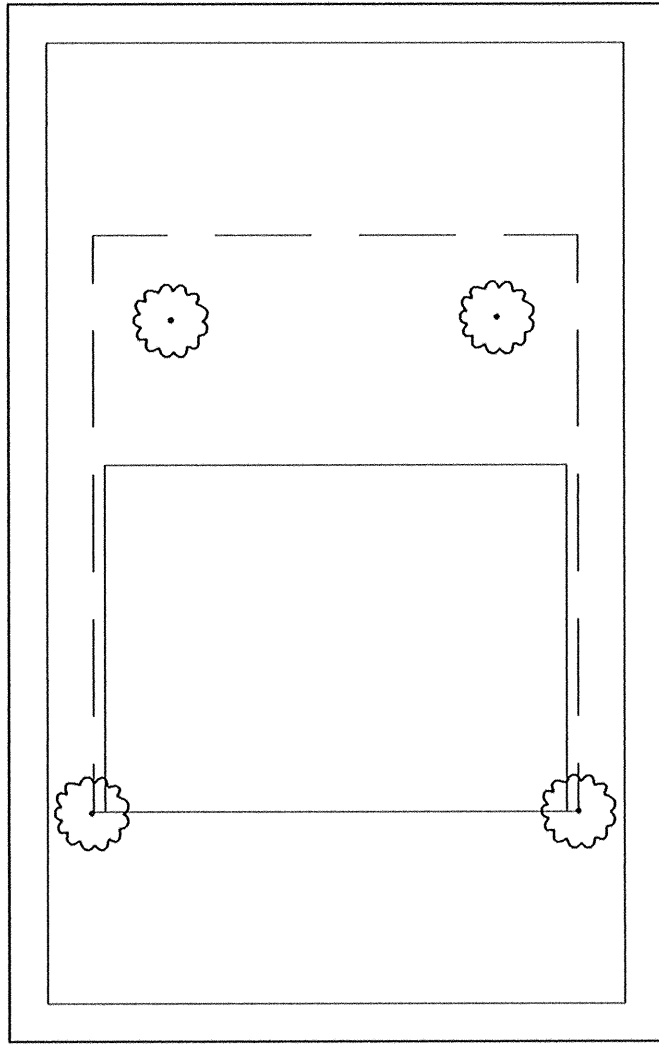
TYPICAL LOTS
DRIVEWAY 3



SAVOY STREET
DETAIL

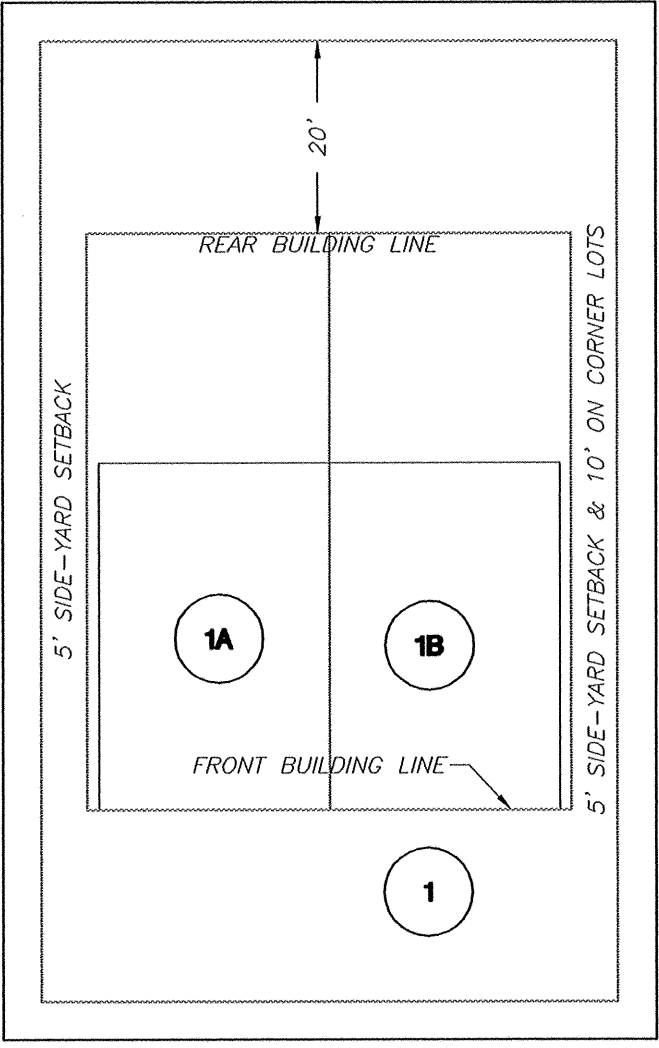


TYPICAL LANDSCAPING
(LOTS THAT BACK-UP TO WEST WORLEY STREET)



TYPICAL LANDSCAPING
(REMAINING LOTS)

(SEE NOTE 16 FOR MINIMUM PERCENTAGE OF LANDSCAPING)



TYPICAL FUTURE
ZERO LOT-LINE

TYPICAL LAYOUTS PUD LOTS

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

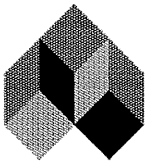
AMEREN UE
P.O. BOX M
COLUMBIA, MISSOURI 65205
CONTACT: GARY WHISTLER
(573)876-3030

CABLE TV

MEDIACOM
901 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: DAVE SORRELL
(573)874-7250



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