



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 21, 2016

Re: The Vineyards, Plat No. 5 – final plat (Case #16-73)

## Executive Summary

Approval of this request will create a one-lot final plat to be known as “The Vineyards, Plat No. 5.” The property will be transferred to the City for use as a public park.

## Discussion

The applicant is requesting approval of a final major plat of 42.8 acres of R-1 (One-Family Dwelling District) zoned land to create a single lot to be used as a public park. The lot will be transferred to the City upon approval of a concurrent purchase agreement negotiated between the City and the property owner. The City Parks and Recreation Department anticipates gathering public input on options for future park development in the summer of 2020.

18 acres of the subject tract were required to be donated to the City as part of a 2005 development agreement between the property owner and the City. A recent revision to the preliminary plat for the Vineyards development (approved 12/21/15) created an opportunity to negotiate acquisition of the remaining 24.5 acres. The plat presented for approval was required as part of an amended development agreement associated with the revised preliminary plat and was to be submitted within 180 days of the of the preliminary plat approval. The submitted final plat is in compliance with the terms of the amended development agreement governing the site and complies with all applicable development regulations.

The plat includes right-of-way to accommodate an extension of El Dorado Drive into and through the site in order to provide access to the park and a future PUD (Planned Unit Development) to the north. The development agreement associated with the revised preliminary plat also requires additional access to be provided to the site via a public street when residential lots are platted to the east of the property.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Fiscal Impact

Short-Term Impact: A capital expenditure of \$33,728 will be incurred to acquire the 24.8 acres of land not being donated.

Long-Term Impact: Improvement and maintenance costs associated with installed park facilities. Costs will be off-set by Parks and Recreation user fees and departmental budget allocations.

## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Parks, Recreation & Greenways, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
12/21/2015	Revised preliminary plat and development agreement approved – The Vineyards, Plat No. 2 (B 347-15)
11/21/2005	Preliminary plat approved – The Vineyards, Plat No. 1 (B 266-05A)

## Suggested Council Action

Approval of the final plat of “The Vineyards, Plat No. 5”

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 64-16

**AN ORDINANCE**

approving the Final Plat of The Vineyards, Plat No. 5, a major subdivision; accepting the dedication of rights-of-way and easements; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Final Plat of The Vineyards, Plat No. 5, as certified and signed by the surveyor on March 7, 2016, a major subdivision located southwest of the intersection of Route WW and Rolling Hills Road, containing approximately 42.76 acres in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
City Clerk

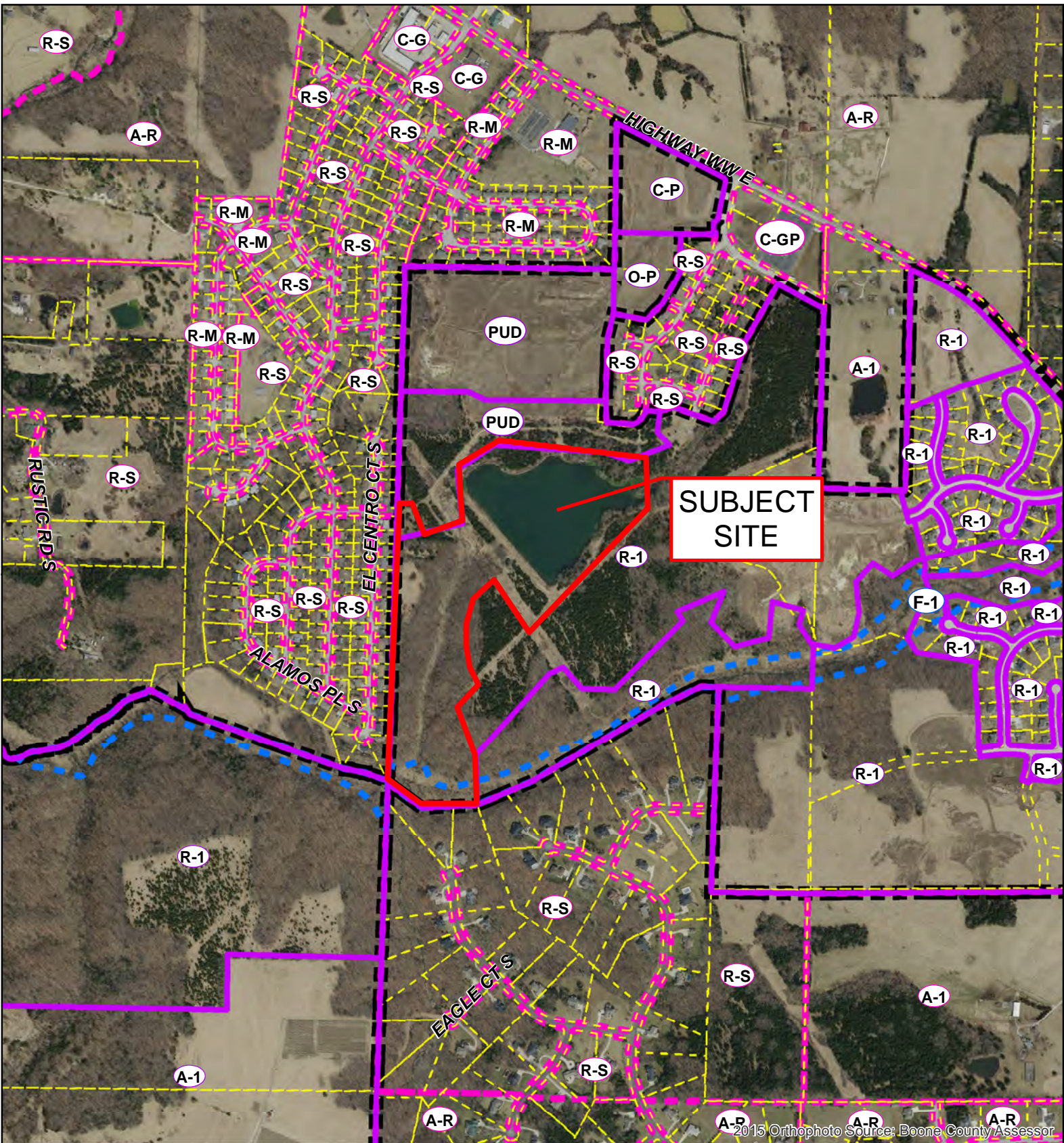
\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

SUPPORTING  
DOCUMENTS FOR  
THIS AGENDA ITEM





2015 Orthophoto Source: Boone County Assessor

## Case #16-73: The Vineyards, Plat No. 5 Final Major Subdivision



City of Columbia Zoning



100-Year Flood Plain



Boone County Zoning



Parcels



Hillshade Data: Boone County GIS Office

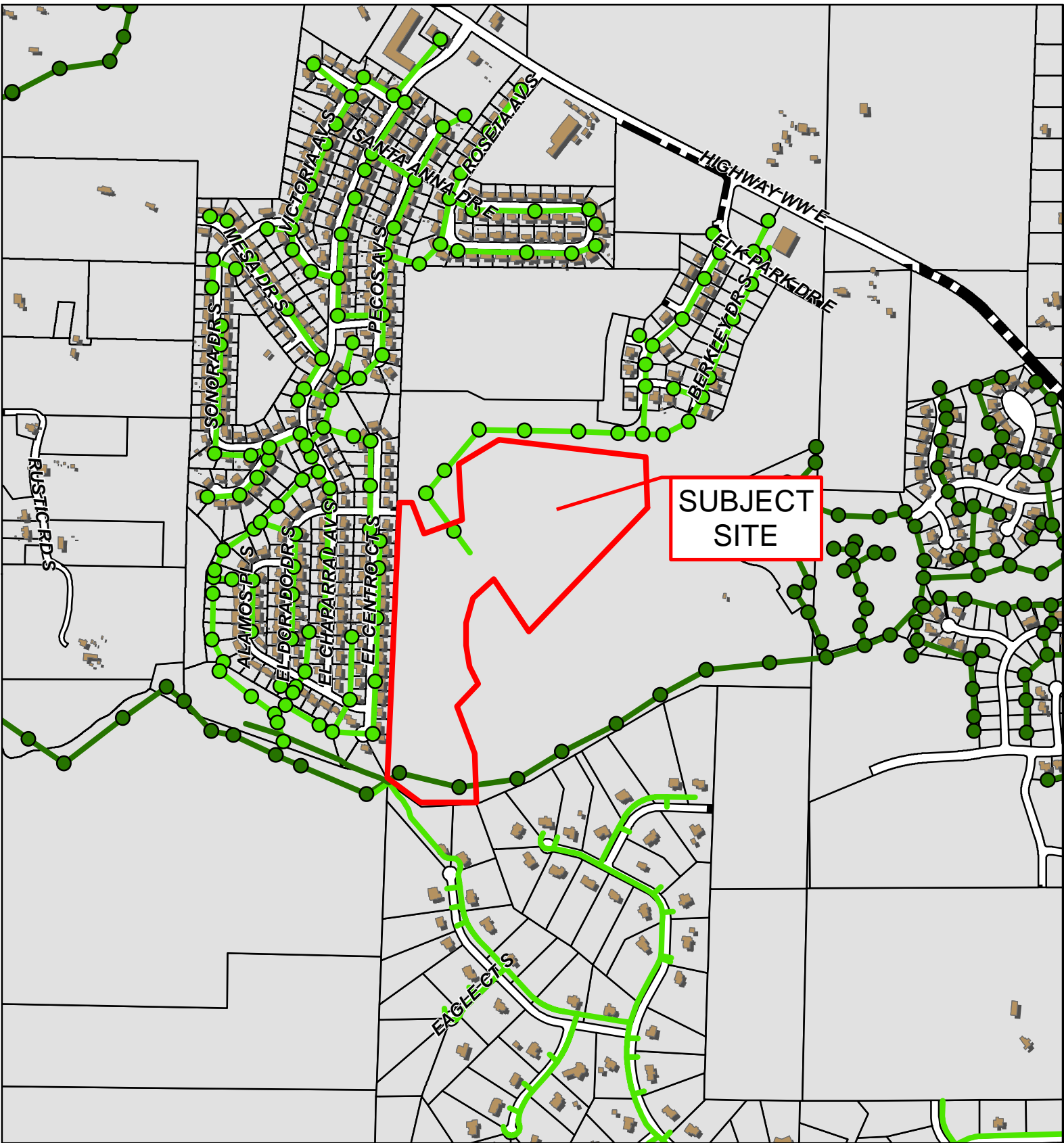
Imagery: Boone County Assessor's Office, Sanborn Map Company

Parcel Data Source: Boone County Assessor

Created by The City of Columbia - Community Development Department

0 360 720 1,440 Feet





## Case #16-73: The Vineyards, Plat No. 5 Final Major Subdivision



● BCRSD

— BCRSD

■ Building Footprint

● City Sanitary Structure

— City Sanitary Line

■ Parcels



Hillshade Data: Boone County GIS Office

Imagery: Boone County Assessor's Office, Sanborn Map Company

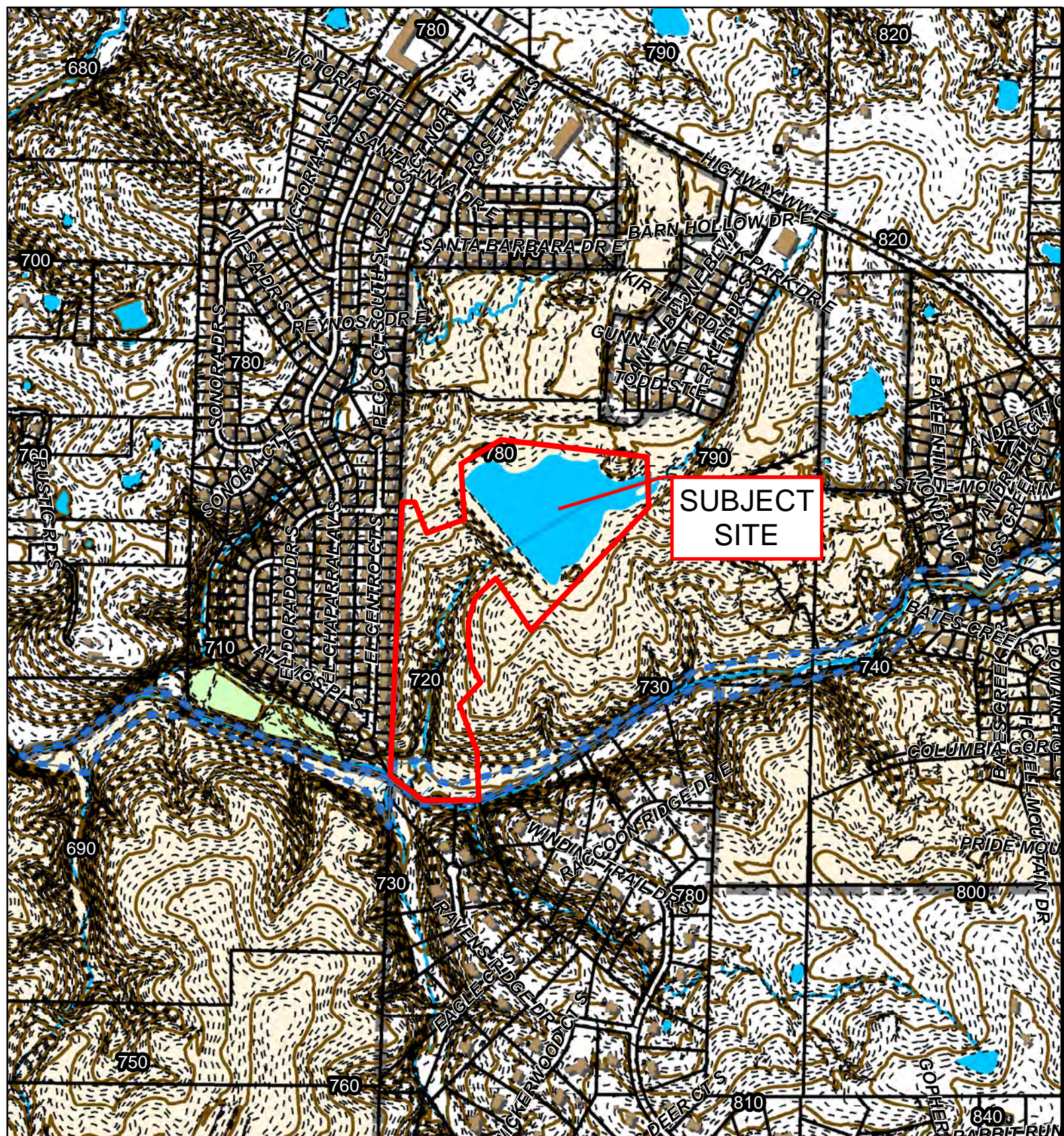
0 360 720 1,440

Parcel Data Source: Boone County Assessor

Created by The City of Columbia - Community Development Department

Feet





# Case #16-73: The Vineyards, Plat No. 5 Final Major Subdivision



- 10 Foot Contour Lines
- 2 Foot Contour Lines
- Stream
- Parcels
- Building Footprint
- Bodies of Water
- 100-Year Flood Plain

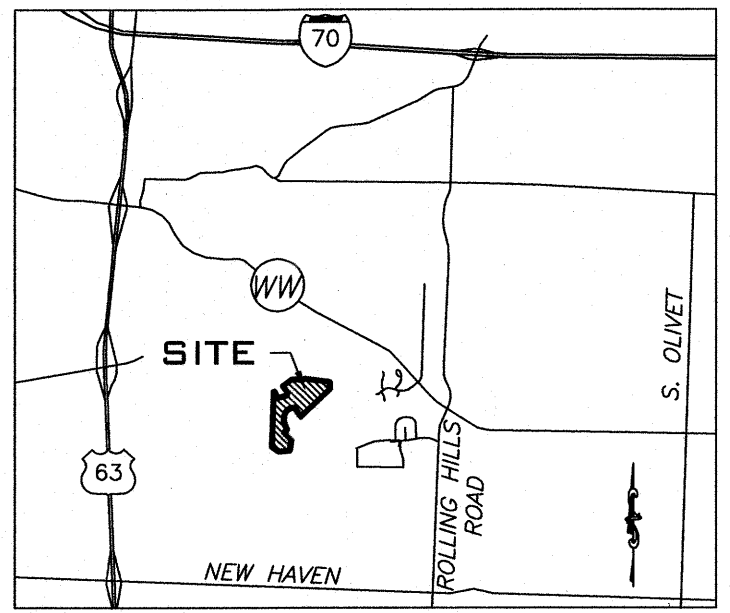




# THE VINEYARDS, PLAT No. 5

## MAJOR SUBDIVISION FINAL PLAT

LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 48 NORTH, RANGE 12 WEST,  
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



### KNOW ALL MEN BY THESE PRESENTS

VINEYARDS COLUMBIA, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BEING SOLE OWNER OF THE HEREON DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

PUBLIC RIGHT-OF-WAY FOR EL DORADO DRIVE IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE SAID VINEYARDS COLUMBIA, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBER.

BY: *Jane Ann Perry*  
JANE ANN PERRY, MEMBER

STATE OF MISSOURI  
COUNTY OF BOONE } SS

ON THIS 7<sup>TH</sup> DAY OF MARCH IN THE YEAR 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JANE ANN PERRY, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED THAT SHE IS A MEMBER OF VINEYARDS COLUMBIA, LLC, A LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND FURTHER ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED AND THAT SHE HAS BEEN GRANTED THE AUTHORITY BY SAID LIMITED LIABILITY COMPANY TO EXECUTE THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

*Spencer Haskamp*  
SPENCER HASKAMP

NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 11, 2019.

### CERTIFICATION

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 21, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PORTION OF TRACT 1 OF THE SURVEY AS RECORDED IN BOOK 2871, PAGE 132, AND ALSO BEING A PORTION OF THE LAND DESCRIBED BY THE QUIT CLAIM DEED RECORDED IN BOOK 4436, PAGE 6 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 304 OF EL CHAPARRAL PLAT 5 AS RECORDED IN PLAT BOOK 11, PAGE 30; THENCE ALONG A 76.00-FOOT RADIUS CURVE TO THE LEFT, 36.00 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N78°16'15"E, 35.66 FEET; THENCE S25°28'45"E, 50.00 FEET; THENCE S16°05'50"E, 172.73 FEET; THENCE N76°34'25"E, 323.92 FEET; THENCE N05°37'55"W, 134.17 FEET; THENCE N34°19'10"W, 207.24 FEET; THENCE N53°54'20"E, 341.30 FEET; THENCE S86°01'15"E, 325.48 FEET; THENCE N49°09'35"E, 70.18 FEET; THENCE S82°44'45"E, 820.19 FEET; THENCE S02°23'25"E, 226.01 FEET; THENCE S46°29'10"W, 1276.77 FEET; THENCE N34°19'10"W, 346.06 FEET; THENCE S88°57'45"W, 83.16 FEET; THENCE S70°51'25"W, 91.07 FEET; THENCE S48°04'30"W, 100.38 FEET; THENCE S34°09'00"W, 66.68 FEET; THENCE S19°44'00"W, 99.66 FEET; THENCE S03°29'05"W, 170.00 FEET; THENCE S17°53'50"E, 227.38 FEET; THENCE S27°47'20"E, 60.31 FEET; THENCE S46°29'10"W, 141.27 FEET; THENCE S43°33'00"E, 344.86 FEET; THENCE S08°23'35"W, 330.49 FEET TO THE NORTHEAST CORNER OF LOT 78 OF THE WOODLANDS PLAT 44 AS RECORDED IN PLAT BOOK 30, PAGE 47; THENCE ALONG THE NORTH LINE OF SAID PLAT, S87°03'05"W, 349.80 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, N54°26'55"W, 266.74 FEET TO THE NORTHWEST CORNER OF SAID PLAT, SAID POINT ALSO BEING ON THE EAST LINE OF EL CHAPARRAL PLAT NO. 5 AS RECORDED IN PLAT BOOK 11, PAGE 30; THENCE ALONG SAID EAST LINE, N02°01'20"E, 1747.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.76 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY  
A CIVIL GROUP

*Christopher M. Sander*  
CHRISTOPHER M. SANDER, PLS. 2003013178

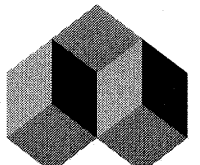
3/7/16  
DATE

STATE OF MISSOURI  
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS  
7 DAY OF MARCH, 2016.

*Spencer Haskamp*  
SPENCER HASKAMP

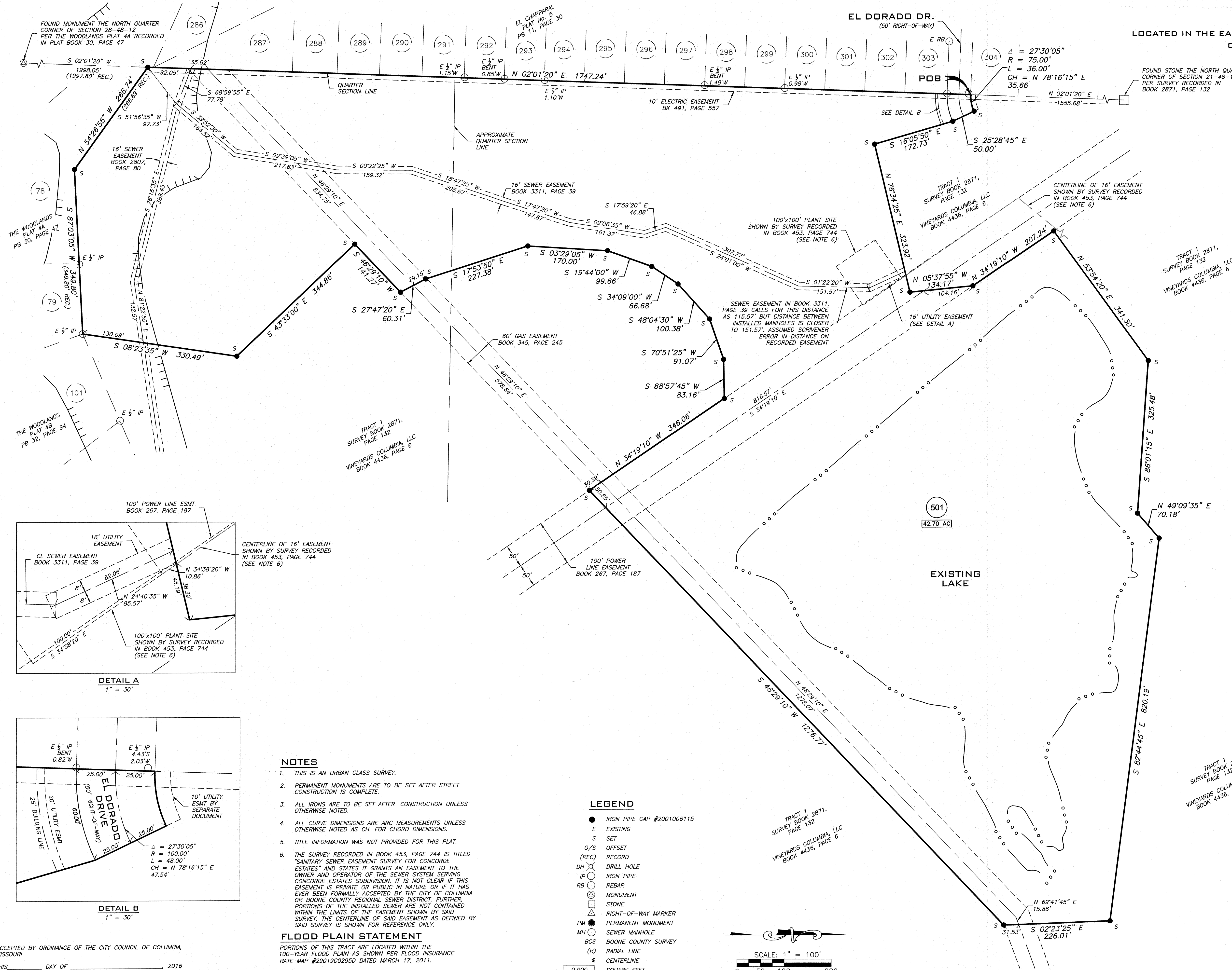
NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 11, 2019.



### A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING  
3401 BROADWAY BUSINESS PARK COURT  
SUITE 105

COLUMBIA, MO 65203  
PH: (573) 817-5750, FAX: (573) 817-1677  
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115



### NOTES

1. THIS IS AN URBAN CLASS SURVEY.
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. TITLE INFORMATION WAS NOT PROVIDED FOR THIS PLAT.
6. THE SURVEY RECORDED IN BOOK 453, PAGE 744 IS TITLED "SANITARY SEWER EASEMENT SURVEY FOR CONCORDE ESTATES" AND STATES IT GRANTS AN EASEMENT TO THE OWNER AND OPERATOR OF THE SEWER SYSTEM SERVING CONCORDE ESTATES SUBDIVISION. IT IS NOT CLEAR IF THIS EASEMENT IS PRIVATE OR PUBLIC IN NATURE OR IF IT HAS EVER BEEN FORMALLY ACCEPTED BY THE CITY OF COLUMBIA OR BOONE COUNTY REGIONAL SEWER DISTRICT. FURTHER PORTIONS OF THE INSTALLED SEWER ARE NOT CONTAINED WITHIN THE LIMITS OF THE EASEMENT SHOWN BY SAID SURVEY. THE CENTERLINE OF SAID EASEMENT AS DEFINED BY SAID SURVEY IS SHOWN FOR REFERENCE ONLY.

### FLOOD PLAIN STATEMENT

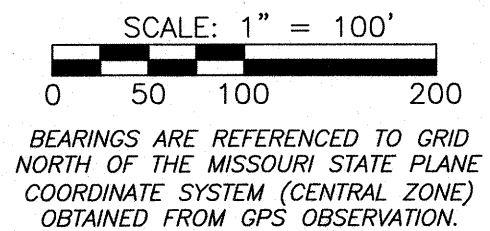
PORTIONS OF THIS TRACT ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN PER FLOOD INSURANCE RATE MAP #29019C02950 DATED MARCH 17, 2011.

### STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS IDENTIFIED IN CHAPTER 12A, ARTICLE X, SECTION 2.2(A)(2) OF THE CITY OF COLUMBIA CODE OF ORDINANCES BECAUSE THIS TRACT WAS INCLUDED ON A PRELIMINARY PLAT APPROVED BEFORE JANUARY 2, 2007.

### LEGEND

- IRON PIPE CAP #2001006115
- E EXISTING
- S SET
- O/S OFFSET
- (REC) RECORD
- DH ⦿ DRILL HOLE
- IP ○ IRON PIPE
- RB ○ REBAR
- △ MONUMENT
- STONE
- ▲ RIGHT-OF-WAY MARKER
- PM ● PERMANENT MONUMENT
- MH ○ SEWER MANHOLE
- BCS BOONE COUNTY SURVEY
- (R) RADIAL LINE
- ☉ CENTERLINE
- 0.000 SQUARE FEET
- 00.00 AC ACRES
- CT000 CURVE NUMBER
- X EXISTING FENCE
- S EXISTING SEWER
- ||||| 100-YEAR FLOODPLAIN



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

ROBERT McDAVID, MAYOR

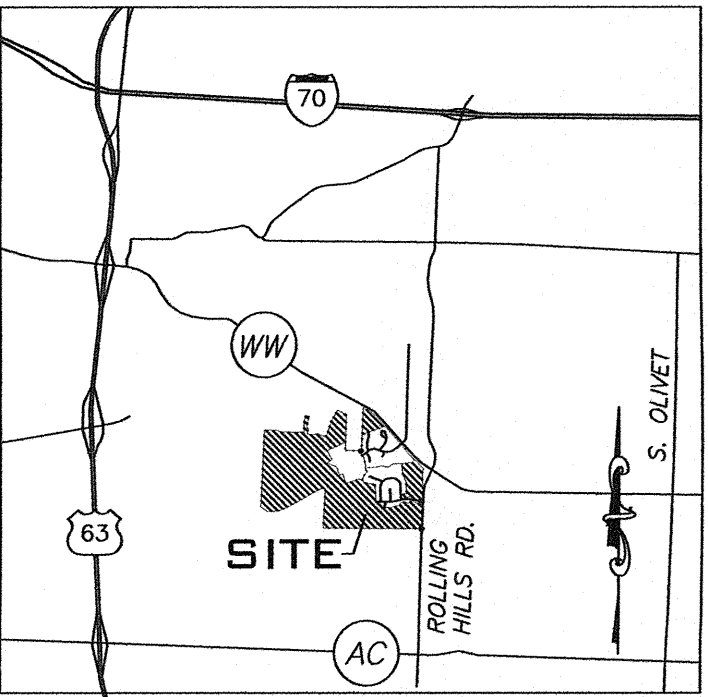
SHEELA AMIN, CITY CLERK



PRELIMINARY PLAT

# THE VINEYARDS, PLAT NO. 2

LOCATED IN EAST 1/2 OF SECTION 21 AND IN THE WEST 1/2 OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
AUGUST 31, 2015



**SITE DATA**  
ZONING: R-1/PUD  
ACREAGE: 1.05  
LOCATION: LOCATED IN SECTION 21 & 22, T48N, R12W, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI  
**OWNER:**  
VINEYARDS COLUMBIA, LLC  
1213 BRADSHAW AVE  
COLUMBIA, MO 65203

**LOCATION MAP**  
NOT TO SCALE

## BENCHMARK DATA

DNR GRS ALUMINUM DISK STAMPED 80-86, LOCATED ON THE NORTH SIDE OF ROUTE WW, APPROXIMATELY 45 FEET WEST OF THE DRIVEWAY TO THE OLD HAWTHORNE GOLF COURSE CLUBHOUSE.

ELEV= 818.34

## LEGAL DESCRIPTION

TWO TRACTS OF LAND LOCATED IN THE EAST HALF OF SECTION 21 AND IN THE WEST HALF OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST BEING PART OF THE SURVEY RECORDED IN BOOK 2871, PAGE 132 AND BEING PART OF THE SURVEY RECORDED IN BOOK 2605, PAGE 21 IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

## STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPTED FROM THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A SECTION 232(2) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

## FLOOD PLAIN STATEMENT

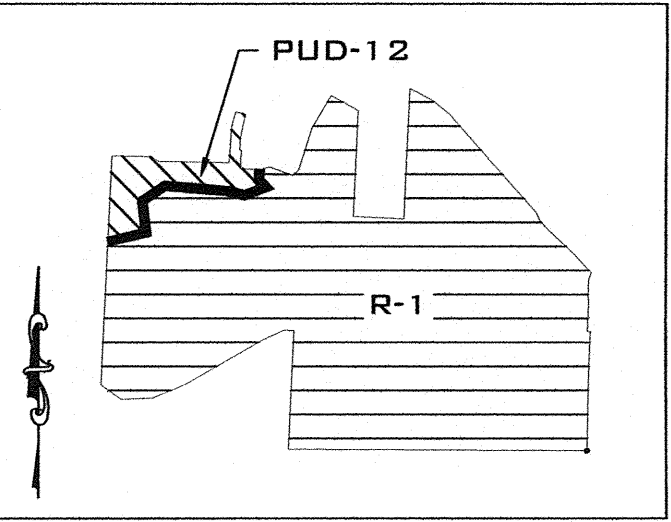
THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #28019C0295D DATED MARCH 17, 2011.

## STORM WATER

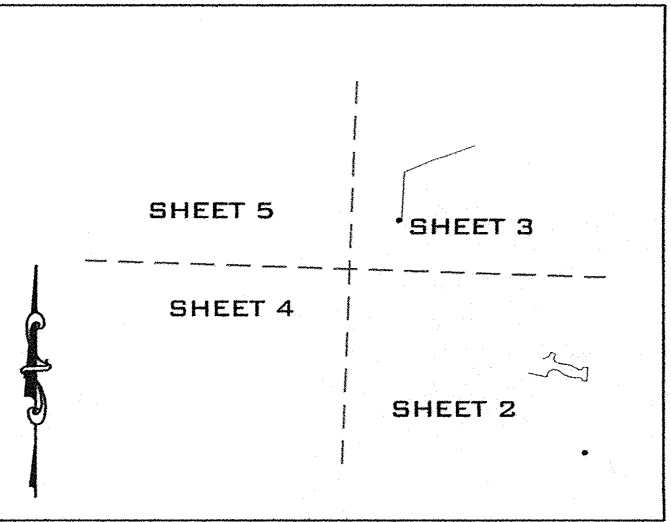
A COLUMBIA PUBLIC ELEMENTARY SCHOOL IS PLANNED FOR LOT 401. THE CONSTRUCTION ON THIS LOT WILL PROVIDE STORM WATER DETENTION AND WATER QUALITY TREATMENT AS REQUIRED IN ARTICLE V, OF CHAPTER 12A OF THE COLUMBIA CODE AS OF THE DATE OF APPROVAL OF THIS PLAT. THE REMAINDER OF THIS DEVELOPMENT WILL PROVIDE STORM WATER MANAGEMENT AS SHOWN ON THE PRELIMINARY PLAT APPROVED NOVEMBER 10, 2005. DEVELOPMENT BY THESE STANDARDS WILL RESULT IN DECREASED WATERSHED IMPACT BY REDUCING THE NUMBER OF RESIDENTIAL LOTS FROM THE PREVIOUSLY APPROVED PRELIMINARY PLAT.

## PHASING NOTES

THIS DEVELOPMENT SHALL BE ALLOWED TO BE CONSTRUCTED IN MULTIPLE PHASES. THE PHASES OF CONSTRUCTION MAY BE BUILT OVER AN UNSPECIFIED NUMBER OF YEARS.



## EXISTING ZONING DETAIL



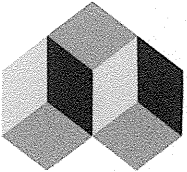
## PLAN SHEET DETAIL

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



CHRISTOPHER M. SANDER  
MO E-2001004658  
SEPTEMBER 28, 2015

SURVEY AND PLAT BY  
A CIVIL GROUP  
CORPORATE NO. 2001006116

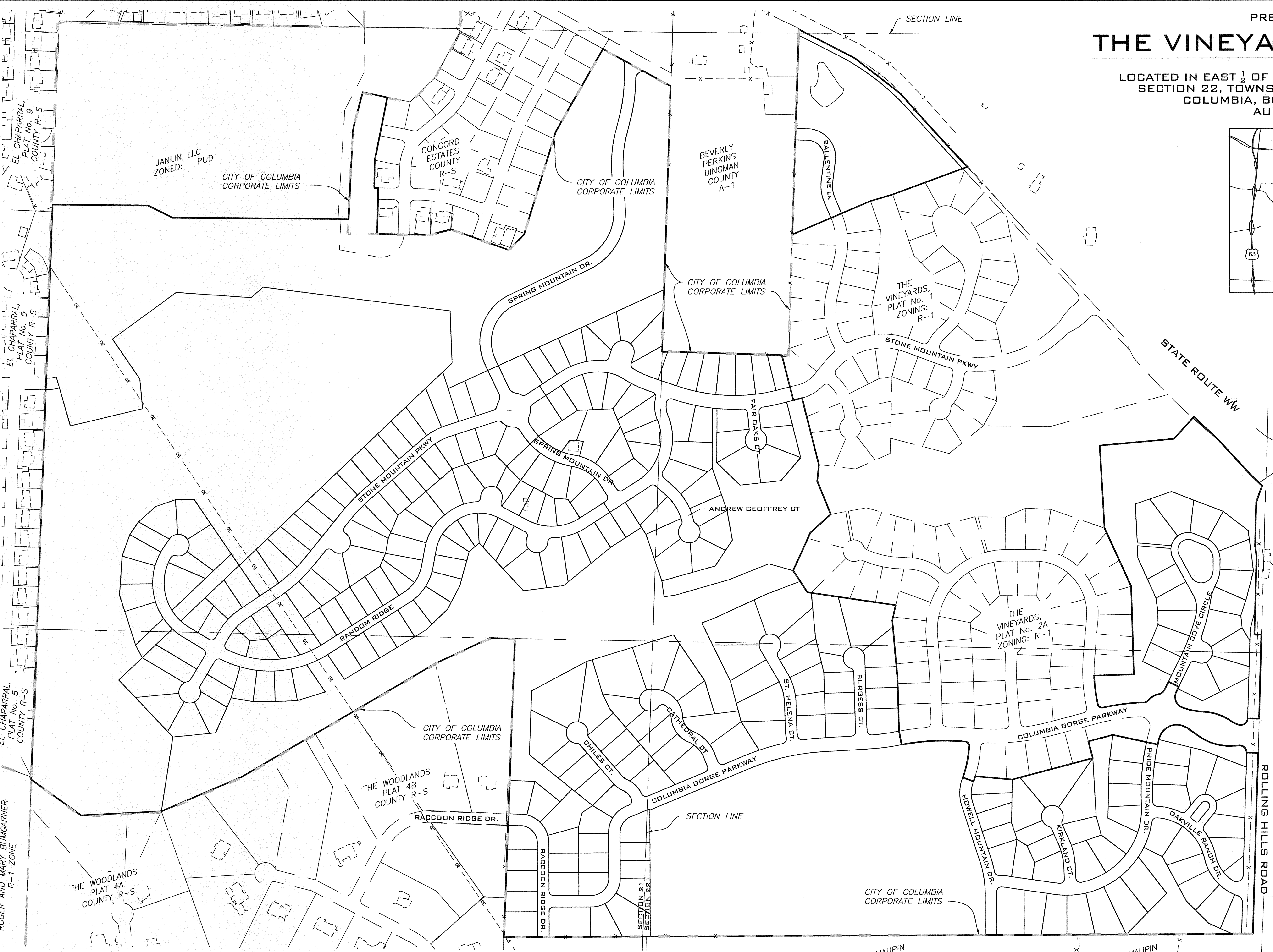


## A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING  
3401 BROADWAY BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
PH: (573) 817-5750, FAX: (573) 817-1677  
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

CITY CASE # 15-

SHEET 1 OF 5



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 19<sup>th</sup> DAY OF

November 2015.

STEPHEN REICHLIN, VICE-CHAIRMAN

DRAKE MAUPIN  
LLC  
COUNTY R-S

DRAKE MAUPIN  
LLC  
COUNTY A-1

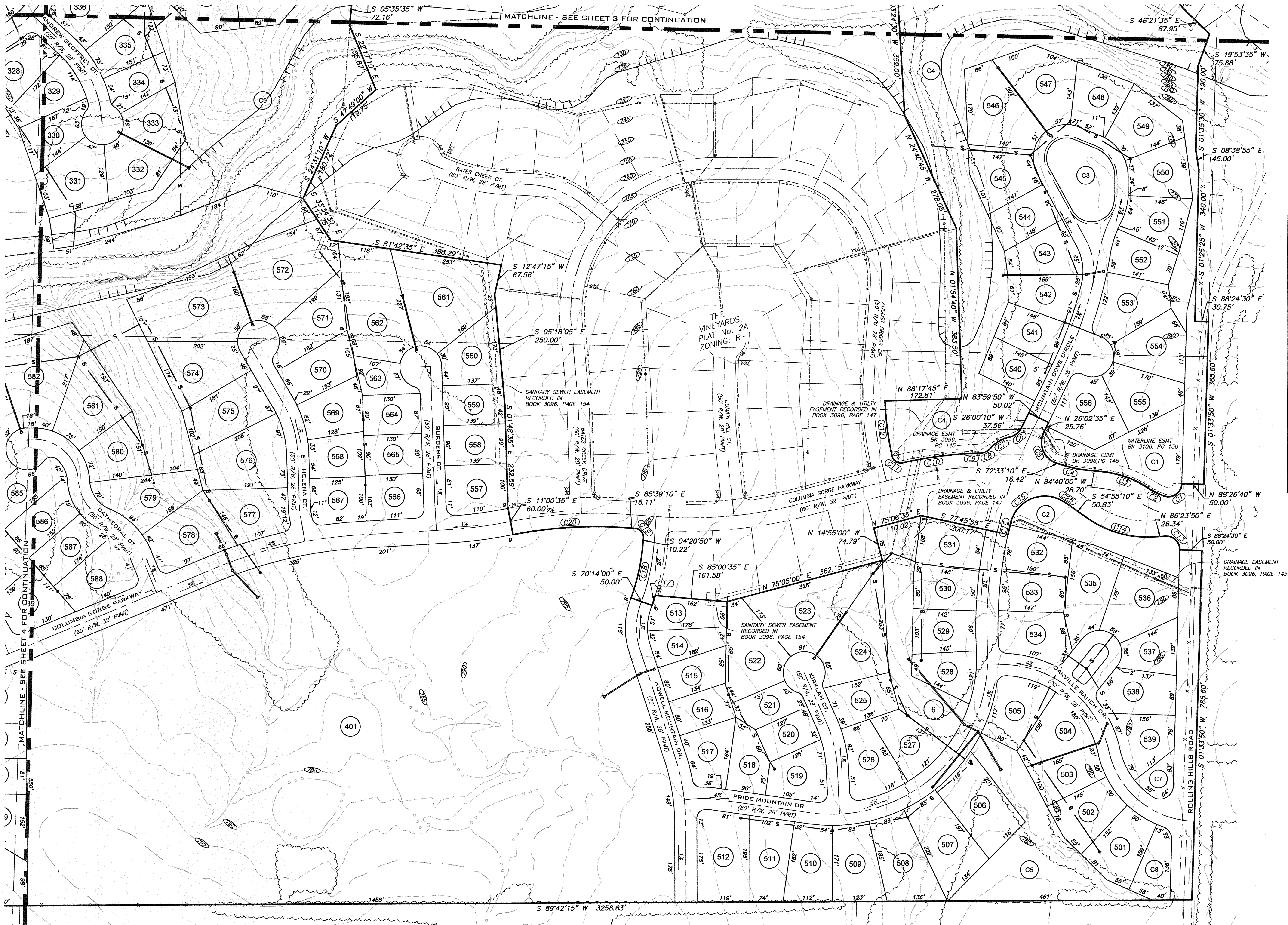
DRAKE MAUPIN  
LLC  
COUNTY A-1

SCALE: 1" = 200'  
0 100 200 400

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.



THE VINEYARDS, PLAT NO. 2



CURVE TABLE			
#	Δ	RADIUS	LENGTH
C1	106°38'21"	30.00	55.84
C2	13°55'43"	164.00	39.87
C3	27°55'59"	236.00	115.06
C4	12°06'48"	264.00	55.81
C5	98°33'05"	49.00	84.28
C6	52°39'59"	39.00	35.85
C7	37°29'22"	74.00	48.42
C8	48°31'55"	36.00	30.49
C9	3°50'34"	530.00	35.55
C10	8°29'13"	930.00	137.76
C11	90°11'07"	20.00	31.48
C12	10°42'09"	670.00	125.15
C13	95°12'27"	30.00	49.85
C14	38°41'03"	236.00	159.34
C15	104°32'55"	78.50	143.25
C16	1°37'29"	975.00	27.65
C17	2°34'05"	524.94	23.53
C18	15°25'07"	474.99	127.82
C19	89°58'58"	20.00	31.41
C20	15°21'29"	970.00	260.01
C25	6°45'00"	164.02	19.32

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

SCALE: 1" = 100'

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

CHRISTOPHER M. SANDER  
MO E-2001004658  
SEPTEMBER 28, 2015

SURVEY AND PLAT BY  
A CIVIL GROUP  
CORPORATE NO. 2001006116

**A CIVIL GROUP**  
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MISSOURI CERTIFICATE OF AUTHORITY: 2001006115



# THE VINEYARDS, PLAT NO. 2

## LEGEND

MH ○	EXISTING SANITARY MANHOLE
MH ●	PROPOSED SANITARY MANHOLE
CO ●	EXISTING SANITARY CLEANOUT
CO ●	PROPOSED SANITARY CLEANOUT
FH ▽	EXISTING FIRE HYDRANT
FH ▽	PROPOSED FIRE HYDRANT
ET □	EXISTING ELECTRIC TRANSFORMER
ET □	EXISTING TELEPHONE BOX
PP ○	EXISTING UTILITY POLE
WV x	EXISTING WATER VALVE
2% ▽	PROPOSED STREET GRADE
HP ▽	PROPOSED HIGH POINT (CONCEP. ONLY)
— X —	EXISTING FENCE
— UE —	EXISTING UNDERGROUND ELECTRIC
— OE —	EXISTING OVER-HEAD ELECTRIC
— G —	EXISTING GAS
— S —	EXISTING SANITARY
— S —	PROPOSED SANITARY
— W —	EXISTING WATER
— W —	PROPOSED WATER
— □ —	EXISTING STORM SEWER
— □ —	PROPOSED STORM SEWER
— CATV —	EXISTING CABLE TELEVISION
— (R) —	EXISTING FLOWLINE (R)
— TREELINE —	EXISTING TREELINE
— TREELINE —	APPROXIMATE PRESERVED TREELINE
— 700 —	EXISTING CONTOUR
— 700 —	CITY OF COLUMBIA CORPORATE LIMITS

## GENERAL NOTES:

- STREET R/W SHALL BE 50 FOOT WIDE RESIDENTIAL STREET, UNLESS OTHERWISE NOTED.
- DEVELOPER WILL COORDINATE WITH PWSD #9 FOR THE DESIGN OF WATER LINES TO SERVE THIS DEVELOPMENT.
- DEVELOPER WILL COORDINATE WITH BOONE ELECTRIC COOPERATIVE FOR THE DESIGN OF ELECTRIC LINES TO SERVE THIS DEVELOPMENT.
- DEVELOPER WILL COORDINATE WITH AMEREN UE FOR THE DESIGN OF GAS LINES TO SERVE THIS DEVELOPMENT.
- 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.
- LOT NUMBER SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE CUL-DE-SACS ARE PROPOSED TO HAVE A MINIMUM PAVEMENT RADIUS OF 38 FEET.
- NO DIRECT ACCESS SHALL BE ALLOWED DIRECTLY ONTO STATE ROUTE WW OR ROLLING HILLS ROAD FROM SINGLE FAMILY LOTS.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL INTERNAL STREETS.
- LOTS 731 AND 732 ARE TO BE RESERVED BY THE DEVELOPER FOR FUTURE DEVELOPMENT. THE STUB TO THE PROPERTY TO THE WEST MAY OR MAY NOT BE THE FINAL ALIGNMENT. THIS WILL BE DETERMINED AT THE TIME OF THE FINAL PLAT AND WILL BE DECIDED DUE TO THE PROPOSED USE OF THESE LOTS AND THE PROPERTY TO THE WEST.
- LOT 730 MAY BE CONVEYED TO COLUMBIA PARKS AND RECREATION FOR DEVELOPMENT OF A PARK AS DESCRIBED IN THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 2800 AT PAGE 33. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP THIS LOT IF IT IS NOT ACQUIRED BY THE CITY OF COLUMBIA WITH APPROVAL OF A REVISED PRELIMINARY PLAT (PUD PLAN). THE STREET CONNECTION TO EL DORADO WILL BE PLANNED AS PART OF A PUD DEVELOPMENT PLAN OF LOT 729.
- LOTS 728 AND 729 SHALL BE RESERVED BY THE DEVELOPER FOR FUTURE DEVELOPMENT. FUTURE DEVELOPMENT MAY INCLUDE RESIDENTIAL UNITS, PARKLAND, GREENSPACE PRESERVATION, ETC. GREEN/OPEN SPACE WITHIN THE LOTS MAY BE SUBDIVIDED FOR FUTURE ASSIGNMENT TO VARIOUS ENTITIES (HOME OWNER'S ASSOCIATION, PARKS AND RECREATION, ETC.).
- A GREENSPACE TRAIL EASEMENT IS TO BE DEDICATED TO THE CITY ALONG THE SOUTH FORK OF THE GRINDSTONE. PER APPROVED DEVELOPMENT AGREEMENT THIS EASEMENT IS TO BE A MINIMUM 10 FEET IN WIDTH. IT IS THE INTENT OF THE DEVELOPER TO GRANT AN EASEMENT WITH A MINIMUM WIDTH OF 50 FEET.
- THE TRAIL EASEMENTS SHOWN ARE FOR PEDESTRIAN CONNECTIVITY TO THE FUTURE TRAIL ALONG THE SOUTH FORK OF THE GRINDSTONE AS WELL AS FOR INNER SUBDIVISION CONNECTIVITY. GENERALLY, THE PEDESTRIAN ACCESS LOCATIONS SHALL BE PLACED AT AN AVERAGE DISTANCE NOT EXCEEDING 1000 FEET. THE INTENT OF GRANTING THESE EASEMENTS IS FOR THE FUTURE CONSTRUCTION OF A TRAIL WITHIN SAID EASEMENT. IT IS NOT TO BE ASSUMED THAT THE TRAILS ARE TO BE CONSTRUCTED PRIOR TO ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY FOR ANY LOT WITHIN THE SUBDIVISION.
- IT IS THE INTENT TO CONVEY LOT 401 TO COLUMBIA PUBLIC SCHOOLS FOR FUTURE CONSTRUCTION OF A SCHOOL AND THE AMENITIES OF THE SCHOOL.
- THIS PROPERTY IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 2800, PAGE 33.
- ALL R-1 LOTS SHALL HAVE A MINIMUM 25' FRONT BUILDING SETBACK UNLESS OTHERWISE NOTED. PLANNED DISTRICT LOTS SHALL HAVE BUILDING SETBACKS IN COMPLIANCE WITH ITS ZONING.
- A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL PROPOSED STREETS SHOWN UNLESS LABELED OTHERWISE. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS. AN EXISTING 20' UTILITY EASEMENT IS LOCATED ADJACENT TO BOTH SIDES OF COLUMBIA GORGE PKWY FROM ROLLING HILLS ROAD TO THE WEST AND AROUND BOTH SIDES OF THE FIRST INTERSECTION.
- COMMON AREA LOTS DESIGNATED WITH A "C" ARE NOT FOR RESIDENTIAL DEVELOPMENT AND WILL BE TRANSFERRED TO A HOME OWNERS ASSOCIATION FOR MAINTENANCE. NUMBER, SIZE, CONFIGURATION, AND LOCATION OF COMMON LOTS SUBJECT TO FINAL DESIGN. COMMON LOTS MAY BE USED FOR LANDSCAPING, GREENSPACE, STORMWATER BMP'S, SIGNS AS ALLOWED BY ZONING REGULATIONS, AND OTHER NEIGHBORHOOD AMENITIES. NECESSARY EASEMENTS SHALL BE DEDICATED AT TIME OF FINAL PLATTING. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP THESE LOTS FOR RESIDENTIAL USES WITH APPROVAL OF A REVISED PRELIMINARY PLAT.
- DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 16' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 100-YEAR RAINFALL EVENT.
- STREET ALIGNMENTS MAY BE ALTERED WITH FINAL DESIGN AS NEEDED TO MAXIMIZE SIGHT DISTANCE, AND MINIMIZE GRADING DISTURBANCE AT ENGINEERS DISCRETION.
- STREET GRADES, STORM SEWER PIPE AND STORM INLETS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.

## UTILITIES

### NATURAL GAS

AMEREN UE  
2001 MAGUIRE BLVD.  
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CONTACT: CHAD WARREN  
(573) 876-3063

### SANITARY SEWER

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CONTACT: LINDSEY SCHAEFER  
(573) 441-5481

### WATER

PUBLIC WATER SUPPLY  
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CONTACT: ROGER BALLEW  
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### TELEPHONE

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COLUMBIA, MISSOURI 65205  
CONTACT: TIM DISMAN  
(573) 886-3505

### CABLE TV

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901 NORTH COLLEGE  
AVENUE  
COLUMBIA, MISSOURI 65201  
CONTACT: BOB BONER  
(573) 443-1535

### ELECTRICITY

BOONE ELECTRIC  
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CONTACT: DOUG GARDNER  
(573) 881-0828

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CHRISTOPHER M. SANDER  
MO E-2001004658  
SEPTEMBER 28, 2015

SURVEY AND PLAT BY  
A CIVIL GROUP  
CORPORATE NO. 2001006116

SCALE: 1" = 100'  
0 50 100 200

BEARINGS ARE REFERENCED TO GRID  
NORTH OF THE MISSOURI STATE PLANE  
COORDINATE SYSTEM (CENTRAL ZONE),  
OBTAINED FROM GPS OBSERVATION.

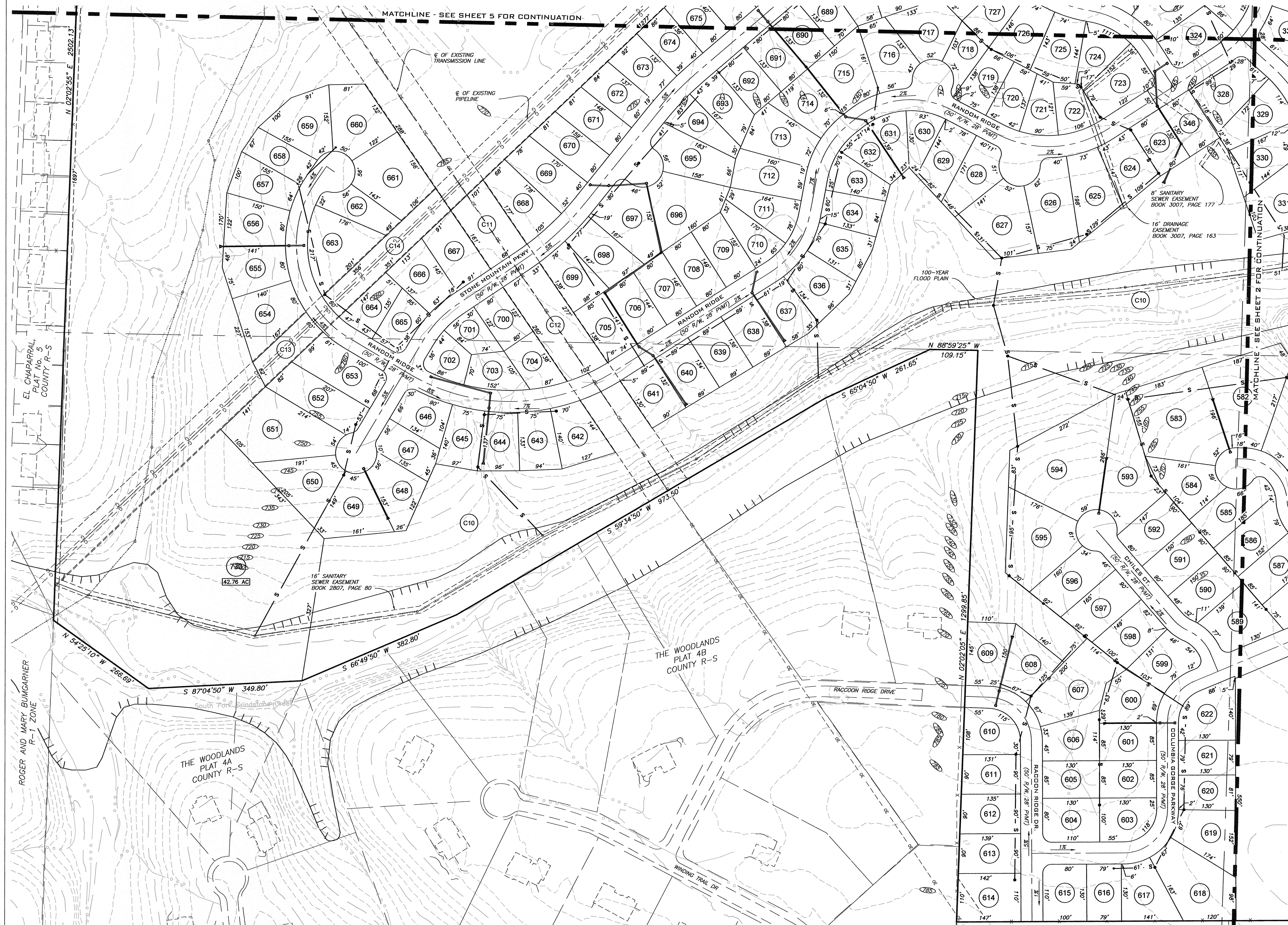
## A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING  
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SUITE 105

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MISSOURI CERTIFICATE OF AUTHORITY: 2001006116



## THE VINEYARDS, PLAT NO. 2



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SCALE: 1" = 100'

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

CHRISTOPHER M. SANDER  
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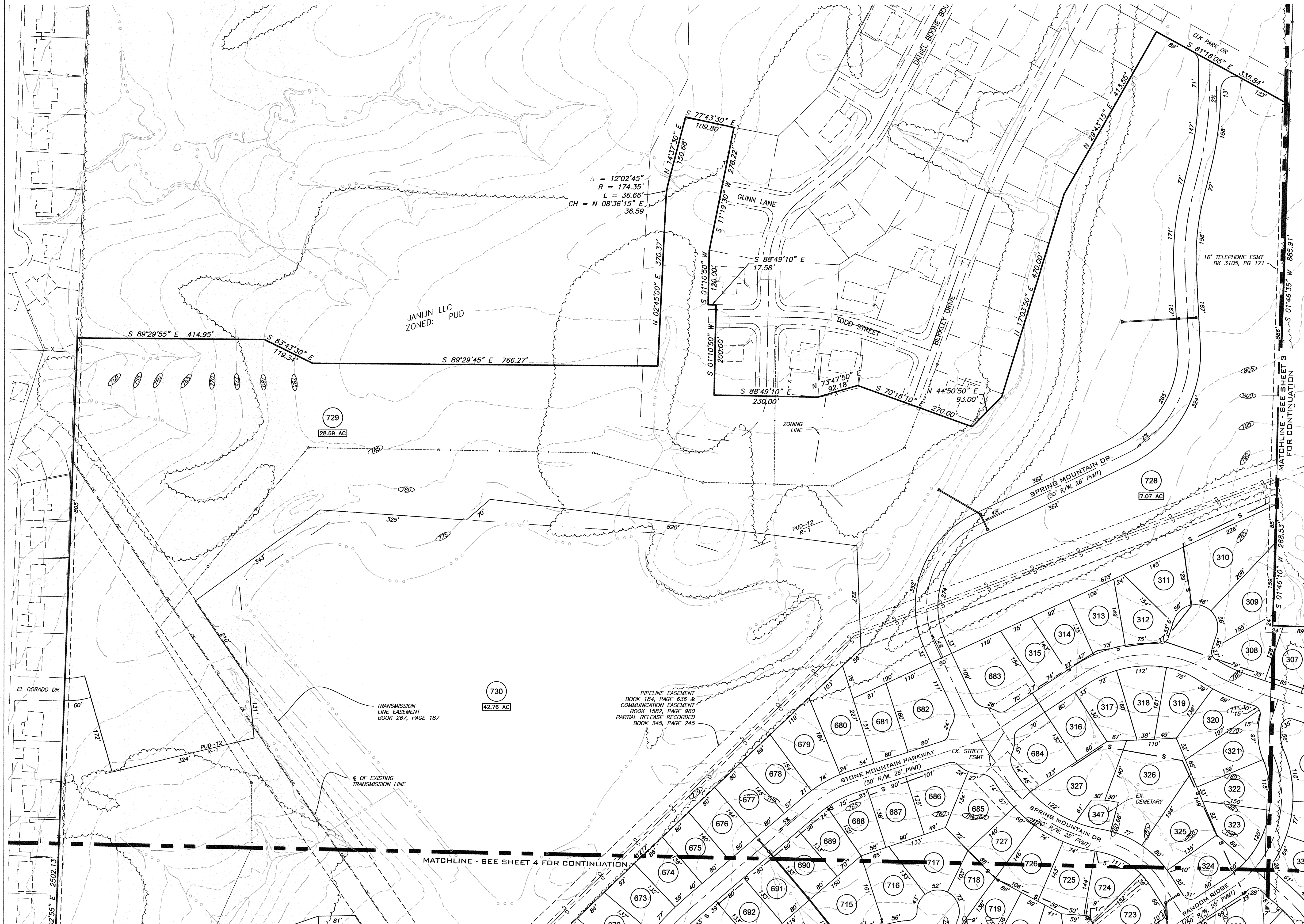
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CITY CASE # 15- SHEET 4 OF 5

C:\Users\chris\Documents\Projects\2015\15-01 PRELIMINARY PLAT 2.dwg PRELIM PLAT SHEET 4



## THE VINEYARDS, PLAT NO. 2



SCALE: 1" = 100'

0 50 100 200

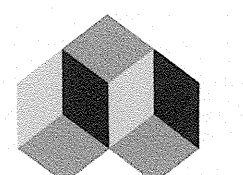
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