

PD PLANNED DEVELOPMENT PLAN AND PRELIMINARY PLAT OF
THE VANTAGE

SHEET 1 OF 3

PD PLAN, THE VANTAGE

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS

DAY OF 2026.

SHARON GEUE JONES, CHAIRPERSON

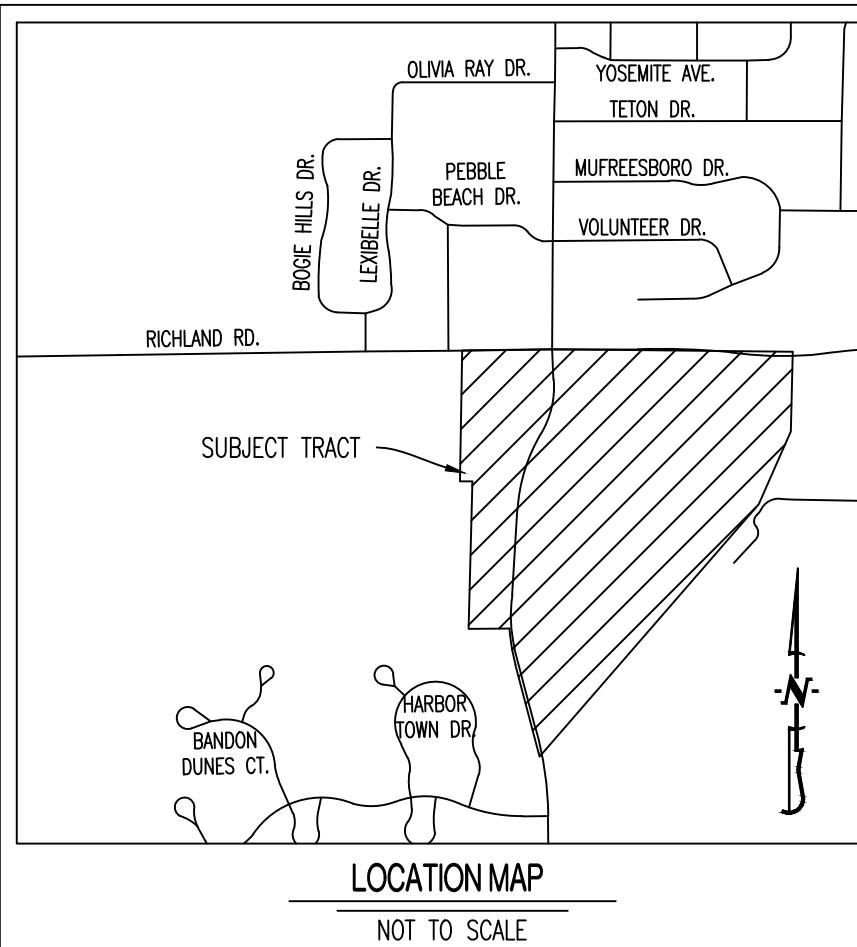
APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE
ON THE DAY OF 2026.

BARBARA BUFFALOE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

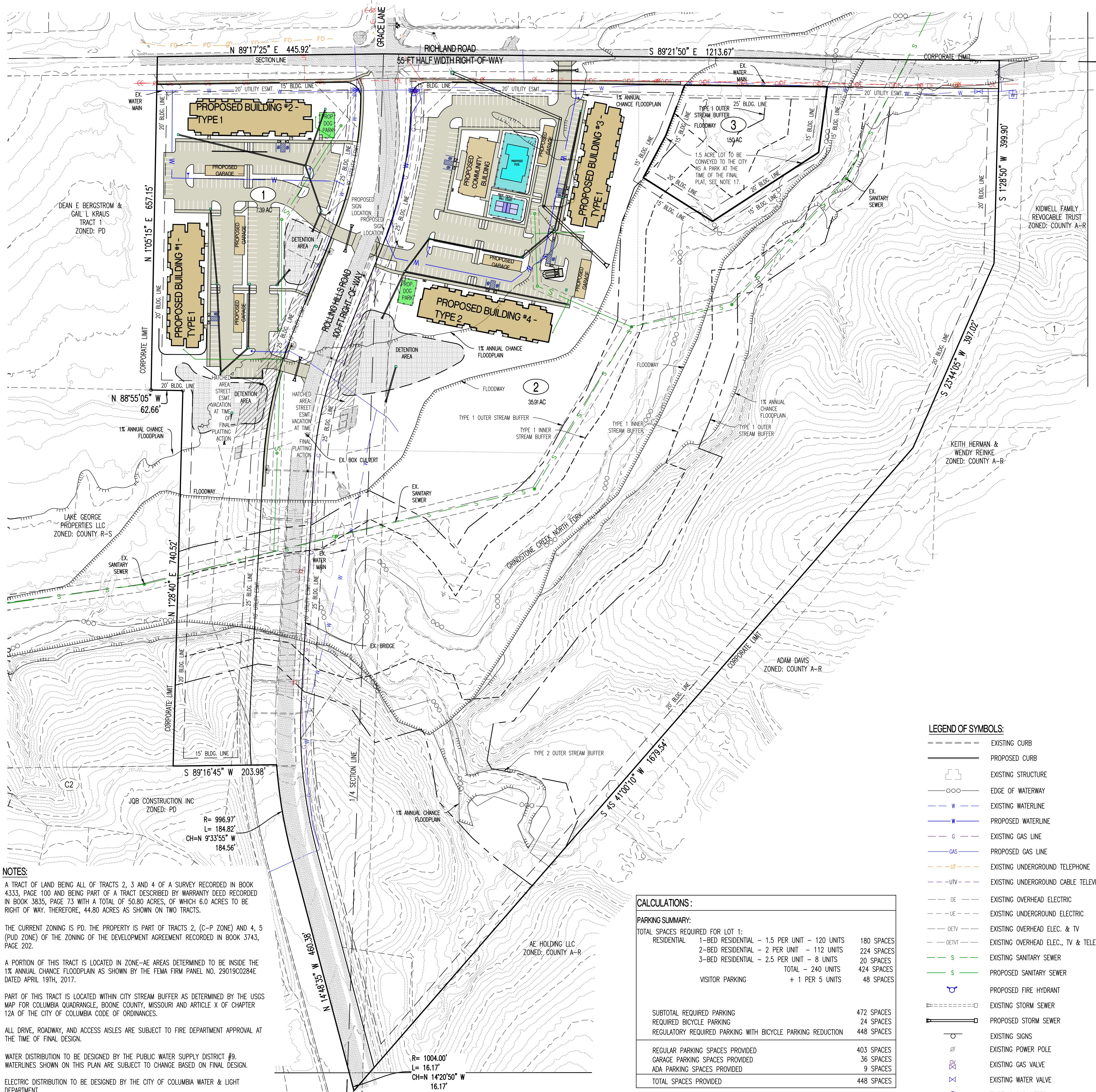
A MAJOR SUBDIVISION LOCATED IN
SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY 28, 2026



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.

OWNER:
TORI-BEN FARMS, LLC
1002 HAMPTON DR.
CENTRALIA, MO 65240

DEVELOPER:
VANTAGE APARTMENTS LLC
5661 TELEGRAPH ROAD, STE 4B
ST. LOUIS, MO 63129-4275



NOTES:

- A TRACT OF LAND BEING ALL OF TRACTS 2, 3 AND 4 OF A SURVEY RECORDED IN BOOK 4333, PAGE 100 AND BEING PART OF A TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 3835, PAGE 73 WITH A TOTAL OF 50.80 ACRES, OF WHICH 6.0 ACRES TO BE RIGHT OF WAY. THEREFORE, 44.80 ACRES AS SHOWN ON TWO TRACTS.
- THE CURRENT ZONING IS PD. THE PROPERTY IS PART OF TRACTS 2, (C-PD ZONE) AND 4, (PUD ZONE) OF THE ZONING OF THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 3743, PAGE 202.
- A PORTION OF THIS TRACT IS LOCATED IN ZONE-AE AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL NO. 29019C0284E DATED APRIL 19TH, 2017.
- PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- ALL DRIVE, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- WATER DISTRIBUTION TO BE DESIGNED BY THE PUBLIC WATER SUPPLY DISTRICT #9. WATERLINES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
- THE BUILDINGS AND PARKING SHOWN ON THIS PLAN MAY BE CONSTRUCTED IN SEPARATE PHASES AS LONG AS ADEQUATE PARKING AND OTHER SITE REQUIREMENTS ARE PROVIDED FOR THE BUILDING BEING CONSTRUCTED AT THAT TIME.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE.
- DEVELOPMENT WILL FOLLOW ALL CITY CODES FOR SIGNAGE.
- THE MAX BUILDING HEIGHT FOR THIS DEVELOPMENT IS 45' FEET.
- THIS DEVELOPMENT SHALL FOLLOW ALL CITY OF COLUMBIA STANDARDS AND REGULATIONS FOR STORMWATER.
- EXISTING STREET WATER QUALITY UNITS CAN BE RELOCATED ABOUT THE SITE AS NEEDED BUT ARE STILL REQUIRED TO FUNCTION WITH THE SAME PURPOSE AS EXISTING.
- THE BUILDING SETBACKS, OF LOTS 1 & 2 SHALL BE AS DESCRIBED BELOW WITH THE FRONTOAGE OF EACH LOT FACING ROLLING HILLS RD. THE BUILDING SETBACKS OF LOT 3 SHALL BE AS DESCRIBED BELOW WITH THE FRONTOAGE OF THE LOT FACING RICHLAND RD.

NOTES CONT:

- TRAIL EASEMENT: UPON SUBMISSION OF THE FINAL PLAT RELATING TO THE SUBJECT PROPERTY, DEVELOPER SHALL GRANT TO THE CITY, AT NO COST TO THE CITY, AN EASEMENT FOR A TRAIL ALONG THE NORTH FORK OF GRINDSTONE CREEK. SAID TRAIL EASEMENT SHALL BE REASONABLY LOCATED IN CLOSE PROXIMITY TO GRINDSTONE CREEK AND SHALL BE NO LESS THAN 16' IN WIDTH, WITH PRECISE LOCATION TO BE DETERMINED BY THE CITY PARKS AND RECREATION DEPARTMENT. THE LOCATION OF SAID EASEMENT SHALL NOT UNREASONABLY INTERFERE WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.
- CITY PARK: LOT 3, APPROXIMATELY 1.5 ACRES, TO BE CONVEYED TO THE CITY OF COLUMBIA FOR A DEDICATED CITY PARK/TRAIL HEAD AT NO COST TO THE CITY. EXACT LOCATION OF THE SAME SHALL BE FINALIZED AT THE TIME OF FINAL PLATING. SAID LOT TO BE CONVEYED TO THE CITY OF COLUMBIA BY DEED AT TIME OF FINAL PLATING. THE LOCATION OF SAID TRAIL HEAD SHALL NOT UNREASONABLY INTERFERE WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.

CALCULATIONS:

50.8 ACRE TRACT BOUNDARY
60 ACRES TO RIGHT OF WAY & 44.8 ACRE TO DEVELOPMENT

BUILDING AREA

BUILDING 1 - TYPE 1
4 STORIES EACH 15,400 SQ FT (EACH FLOOR RESIDENTIAL USAGE)
(8) 1-BED AND (7) 2-BED UNITS PER FLOOR

32 TOTAL 1-BED
28 TOTAL 2-BED
IMPERVIOUS AREA
44.8 TOTAL AREA 100%
7.09 IMPERVIOUS 16%
37.71 PVIOUS 84%

BUILDING 2 - TYPE 1
4 STORIES EACH 15,400 SQ FT (EACH FLOOR RESIDENTIAL USAGE)
(8) 1-BED AND (7) 2-BED UNITS PER FLOOR

32 TOTAL 1-BED
28 TOTAL 2-BED
DENSITY
240 TOTAL UNITS /
44.8 ACRES =
5.36 UNITS/ACRE

BUILDING 3 - TYPE 1
4 STORIES EACH 15,400 SQ FT (EACH FLOOR RESIDENTIAL USAGE)
(8) 1-BED AND (7) 2-BED UNITS PER FLOOR

32 TOTAL 1-BED
28 TOTAL 2-BED
UNIT MIX
120-1 BED UNITS - 50%
112-2 BED UNITS - 46.7%
8 - 3 BED UNITS - 3.3%
TOTAL : 240 UNITS

BUILDING 4 - TYPE 2
4 STORIES EACH 16,740 SQ FT (EACH FLOOR RESIDENTIAL USAGE)
(6) 1-BED AND (7) 2-BED AND (2) 3-BED UNITS PER FLOOR

24 TOTAL 1-BED
28 TOTAL 2-BED
8 TOTAL 3-BED

CALCULATIONS:

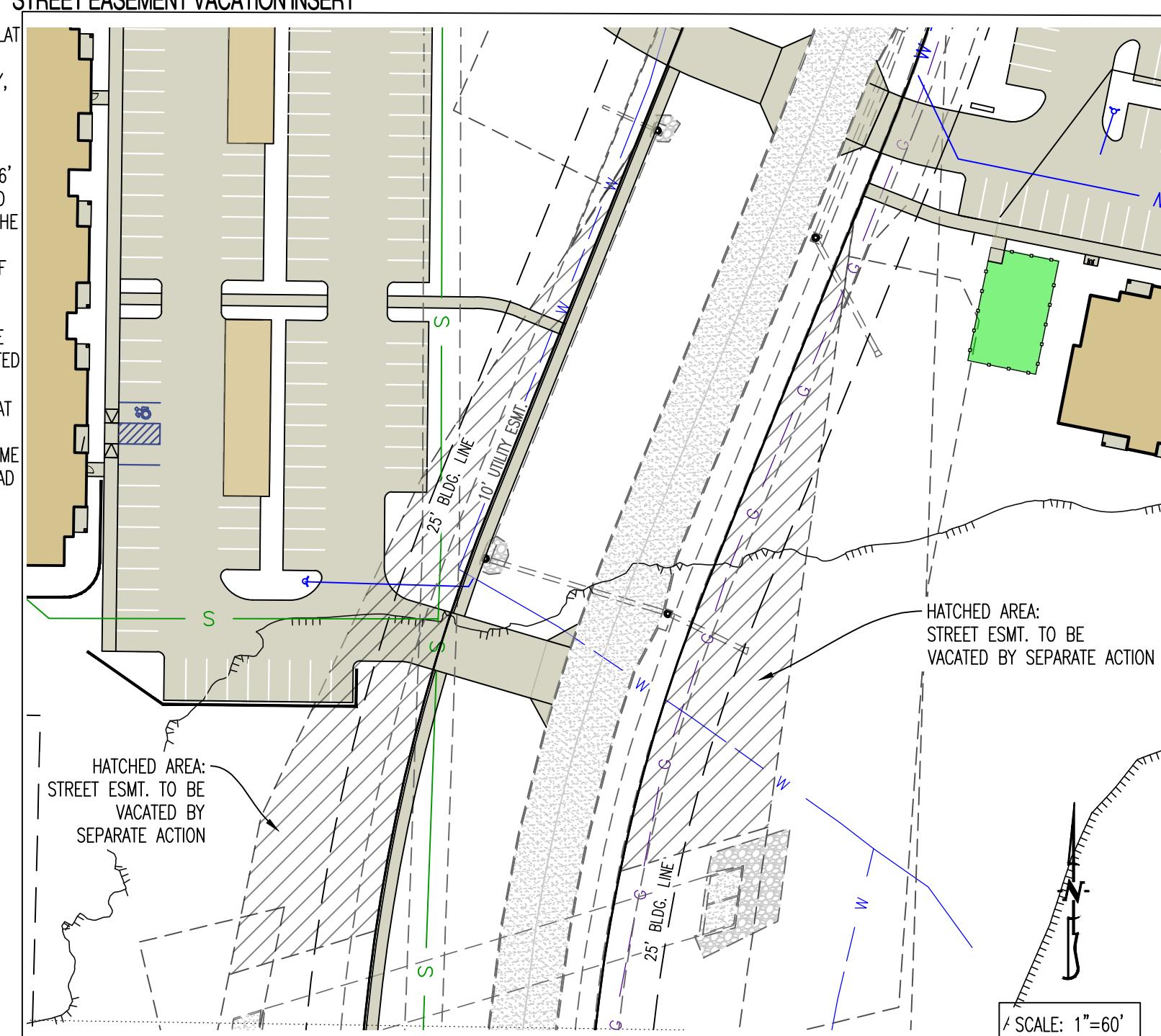
PARKING SUMMARY:

TOTAL SPACES REQUIRED FOR LOT 1:	1-BED RESIDENTIAL - 1.5 PER UNIT - 120 UNITS	180 SPACES
2-BED RESIDENTIAL - 2 PER UNIT - 112 UNITS	224 SPACES	
3-BED RESIDENTIAL - 2.5 PER UNIT - 8 UNITS	20 SPACES	
TOTAL - 240 UNITS		424 SPACES
VISITOR PARKING	+ 1 PER 5 UNITS	48 SPACES

SUBTOTAL REQUIRED PARKING	472 SPACES
REQUIRED BIKE PARKING	24 SPACES
REGULATORY REQUIRED PARKING WITH BIKE PARKING REDUCTION	448 SPACES

REGULAR PARKING SPACES PROVIDED	403 SPACES
GARAGE PARKING SPACES PROVIDED	36 SPACES
ADA PARKING SPACES PROVIDED	9 SPACES
TOTAL SPACES PROVIDED	448 SPACES

STREET EASEMENT VACATION INSERT



LEGEND OF SYMBOLS:

-----	EXISTING CURB
-----	PROPOSED CURB
████████	EXISTING STRUCTURE
○○○○	EDGE OF WATERWAY
—W—	EXISTING WATERLINE
—W—	PROPOSED WATERLINE
—G—	EXISTING GAS LINE
—G—	PROPOSED GAS LINE
—UT—	EXISTING UNDERGROUND TELEPHONE
—UTV—	EXISTING UNDERGROUND CABLE TELEVISION
—OE—	EXISTING OVERHEAD ELECTRIC
—UE—	EXISTING UNDERGROUND ELECTRIC
—OETV—	EXISTING OVERHEAD ELEC. & TV
—OETV—	EXISTING OVERHEAD ELEC., TV & TELE.
—S—	EXISTING SANITARY SEWER
—S—	PROPOSED SANITARY SEWER
████	PROPOSED FIRE HYDRANT
=====	EXISTING STORM SEWER
=====	PROPOSED STORM SEWER
Existing signs	EXISTING SIGNS
Existing power pole	EXISTING POWER POLE
Existing gas valve	EXISTING GAS VALVE
Existing water valve	EXISTING WATER VALVE
Existing gas meter	EXISTING GAS METER
DP	EXISTING WATER METER
DUMPSTER PAD	DUMPSTER PAD
Existing fire hydrant	EXISTING FIRE HYDRANT
Manhole	MANHOLE
Existing sanitary sewer lateral	PROPOSED SANITARY SEWER LATERAL
Existing air conditioner	EXISTING AIR CONDITIONER
Existing telephone pedestal	EXISTING TELEPHONE PEDESTAL
Existing light pole	EXISTING LIGHT POLE
Existing guy wire	EXISTING GUY WIRE
Existing minor contour	EXISTING MINOR CONTOUR
Existing major contour	EXISTING MAJOR CONTOUR
Proposed pavement	PROPOSED PAVEMENT
Proposed lot	PROPOSED LOT

PREPARED BY:

CROCKETT

ENGINEERING CONSULTANTS

1000 West Nifong Blvd, Bldg 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com

REVISION 3 01/28/2026

REVISION 2 01/21/2026

REVISION 1 01/12/2026

ORIGINAL 12/12/2025

CROCKETT JOB #250339

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JANUARY 28, 2026

LEGEND OF SYMBOLS:

=====	EXISTING CURB	○	EXISTING SIGNS
=====	PROPOSED CURB	∅	EXISTING POWER POLE
	EXISTING STRUCTURE	GV	EXISTING GAS VALVE
—OOO—	EDGE OF WATERWAY	WV	EXISTING WATER VALVE
—W—	EXISTING WATERLINE	◎	EXISTING GAS METER
—W—	PROPOSED WATERLINE	W	EXISTING WATER METER
—G—	EXISTING GAS LINE	DP	DUMPSTER PAD
GAS	PROPOSED GAS LINE	♂	EXISTING FIRE HYDRANT
—UT—	EXISTING UNDERGROUND TELEPHONE	◎	MANHOLE
—UTV—	EXISTING UNDERGROUND CABLE TELEVISION	—●—	EXISTING SANITARY SEWER LATERAL
—OE—	EXISTING OVERHEAD ELECTRIC	—●—	PROPOSED SANITARY SEWER LATERAL
—UE—	EXISTING UNDERGROUND ELECTRIC	AC	EXISTING AIR CONDITIONER
—OETV—	EXISTING OVERHEAD ELEC. & TV	T	EXISTING TELEPHONE PEDESTAL
—OETVT—	EXISTING OVERHEAD ELEC., TV & TELE.		
—S—	EXISTING SANITARY SEWER	♂	EXISTING LIGHT POLE
—S—	PROPOSED SANITARY SEWER	→	EXISTING GUY WIRE
♂	PROPOSED FIRE HYDRANTXXX.....	EXISTING MINOR CONTOUR
=====	EXISTING STORM SEWER	— — —XXX— — —	EXISTING MAJOR CONTOUR
=====	PROPOSED STORM SEWER		PROPOSED PAVEMENT

OTES:

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FRONT: 25 FEET
REAR: 20 FEET
SIDE: 15 FEET

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SCALE: 1"=50

0 25 50 100

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

A circular seal for a Missouri Professional Engineer. The outer ring contains the text 'STATE OF MISSOURI' at the top and 'PROFESSIONAL ENGINEER' at the bottom, separated by a star. The inner circle contains the name 'TIMOTHY D. CROCKETT' and the number 'NUMBER PE-200400775'.

REPAARED BY:
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CROCKETT JOB #250339

PD PLANNED DEVELOPMENT PLAN AND PRELIMINARY PLAT OF
THE VANTAGE

SHEET 3 OF 3

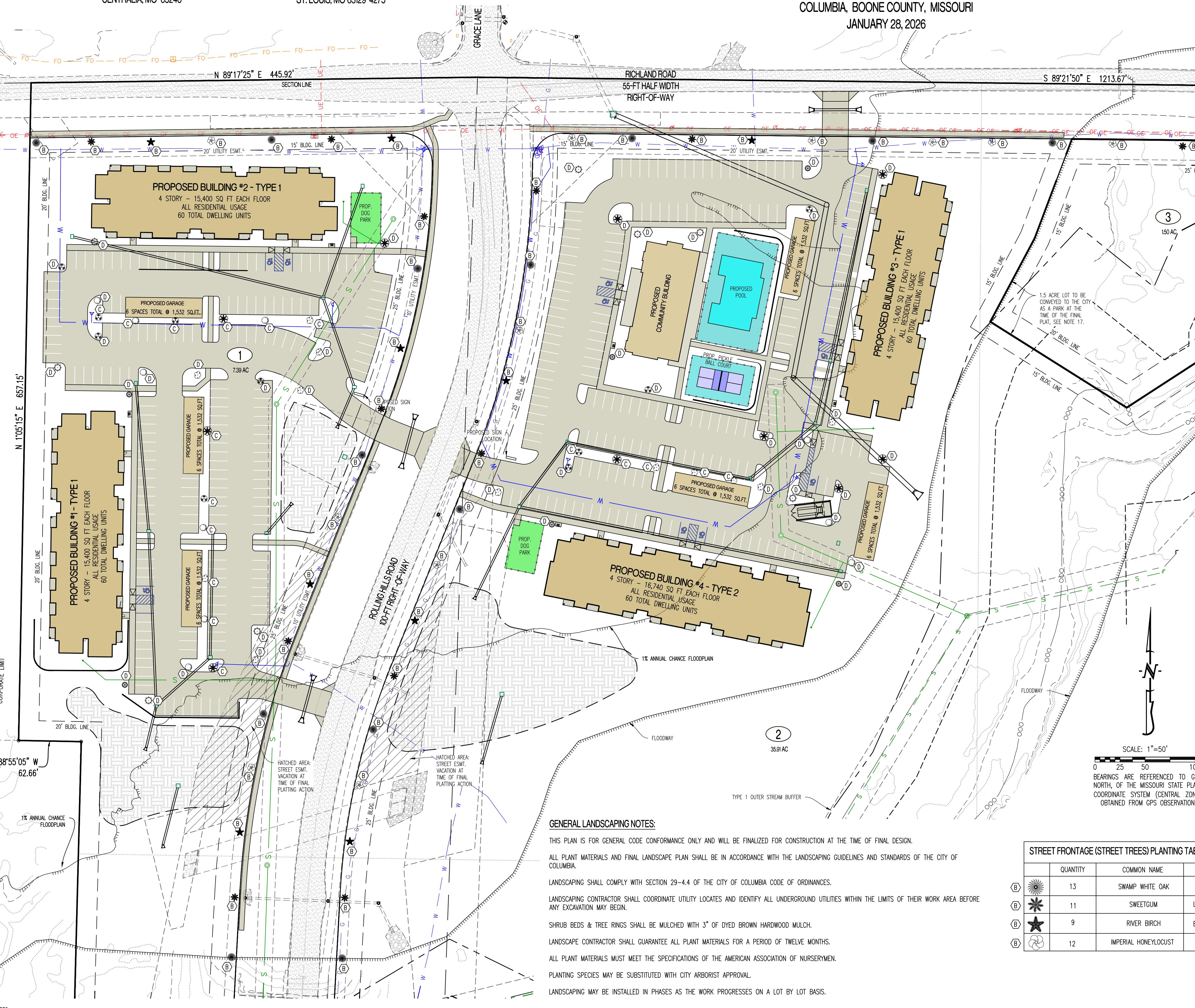
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	EXISTING LIGHT POLE
	EXISTING GUY WIRE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED PAVEMENT

LANDSCAPE COMPLIANCE:

29-44(c) - GENERAL PROVISIONS:

TOTAL SITE AREA: 44.81
REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED: 6.72 AC. (15%)
MINIMUM PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED: 37.95 AC. (85%)

29-44(d) - STREET FRONTOFRONT LANDSCAPING:

(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER:
(REFER TO TYPICAL SCREENING BED PLANTING DETAIL)
1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA

(2) 1 TREE PER 60' OF STREET FRONTOFRONT WITH RIGHT OF WAY GREATER THAN 50 FEET:
(2,700' APPLICABLE STREET FRONTOFRONT)

29-44(d) (2)(vii) - THE REQUIREMENTS OF THIS SUBSECTION SHALL NOT APPLY TO PREVIOUSLY PLATTED LOTS

29-44(e) - PROPERTY EDGE BUFFERING:

N/A

29-44(f) - PARKING AREA LANDSCAPING:

(1) IF PARKING AREA CONTAINS MORE THAN 100 SPACES, PARKING SPACE AREA TO INCLUDE LANDSCAPING AREA EQUAL TO 10% OF PAVED AREA. PARKING AREAS BETWEEN 100 AND 149 SPACES SHALL BE SEPARATED BY 10' WIDE LANDSCAPE STRIP WITH 4 CATEGORIES OF PLANTING MATERIALS FROM SECTION 29-44(C)(6)

15,530 SF REQUIRED

(2) 1 TREE PER 40' L.F. OF LANDSCAPED AREA - 660 L.F.

17 TREES

(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 155,350 S.F. OF PARKING AND DRIVE LANES
0 EXISTING PARKING LOT TREES
PARKING LOT TREES REQUIRED
PARKING LOT TREES PROPOSED

39 TREES

(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES
MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES

12 TREES

16 TREES

29-44(g) - PRESERVATION OF EXISTING LANDSCAPING:

TOTAL SIGNIFICANT TREES (OUTSIDE OF PRESERVED AREAS): 28 TREES

(3)(i) MINIMUM OF 25% OF TOTAL SIGNIFICANT TREES TO BE PRESERVED (8 TREE)

PARKING AREA LANDSCAPING PLANTING:

(C)	QUANTITY	(D)	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
	4	6	HEDGE MAPLE	ACER CAMPESTRE	MEDIUM TREE	2.5" CALIPER
	4	6	GOLDENRAINTREE	KOELREUTERIA PANICULATA	MEDIUM TREE	2.5" CALIPER
	4	6	RED OAK	QUERCUS RUBRA	LARGE TREE	2.5" CALIPER
	8		SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	LARGE TREE	2.5" CALIPER
	5	7	REDBUD	CERCIS CANADENSIS	SMALL TREE	2.0" CALIPER
	6		JAPANESE TREE LILAC	SYRINGA RETICULATA	ORNAMENTAL TREE	2.0" CALIPER
TOTALS	17	39				

STREET FRONTOFRONT (STREET TREES) PLANTING TABLE:

	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
	13	SWAMP WHITE OAK	QUERCUS BICOLOR	LARGE TREE	2.5" CALIPER
	11	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	LARGE TREE	2.5" CALIPER
	9	RIVER BIRCH	BETULA NIGRA 'HERITAGE'	MEDIUM TREE	2.5" CALIPER
	12	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS	MEDIUM TREE	2.5" CALIPER



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