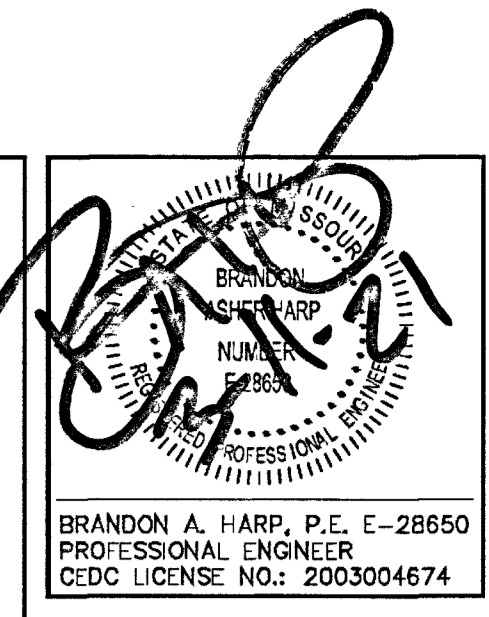


# PRELIMINARY PLAT

CROSSROADS NORTH SUBDIVISION  
BOONE COUNTY, MISSOURI

## SHEET INDEX

C01 TITLE SHEET  
C02 PRELIMINARY PLAT



10820 Sunset Office Drive  
Suite 200  
St. Louis, Missouri 63127  
Ph: 314.729.1400  
Fax: 314.729.1404  
www.cedc.net

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

**PRELIMINARY PLAT**  
900 VANDIVER DRIVE  
COLUMBIA, MO 65202

No.	Description	Date
City Submittal	02/03/21	
City Resubmittal	02/24/21	
City Resubmittal	03/04/21	
City Resubmittal	03/10/21	
City Resubmittal	03/11/21	

TITLE SHEET

C01

## LEGEND

EXISTING CONTOURS	---
PROPOSED CONTOURS	--- 433 ---
EXISTING STORM SEWER	== ST ==
PROPOSED STORM SEWER	== ST == ST
EXISTING SANITARY SEWER	--- SAN ---
PROPOSED SANITARY SEWER	--- SAN --- SAN
RIGHT-OF-WAY	---
EASEMENT	---
CENTERLINE	---
EXISTING TREE	⊗
EXISTING SPOT ELEVATION	433.28
PROPOSED SPOT ELEVATION	433.28
SWALE	---
TO BE REMOVED	TBR
TO BE REMOVED & RELOCATED	TBR&R
TO BE USED IN PLACE	UIP
ADJUST TO GRADE	ATG
BACK OF CURB	BC
FACE OF CURB	FC
WATER MAIN	--- W --- W
GAS MAIN	--- GAS ---
UNDERGROUND TELEPHONE	--- T --- T
OVERHEAD WIRE	--- O --- O
UNDERGROUND ELECTRIC	--- E --- E
SILTATION CONTROL	--- X --- X
FIRE HYDRANT	⊗
POWER POLE	⊗
WATER VALVE	⊗
LIGHT STANDARD	⊗

## ABBREVIATIONS

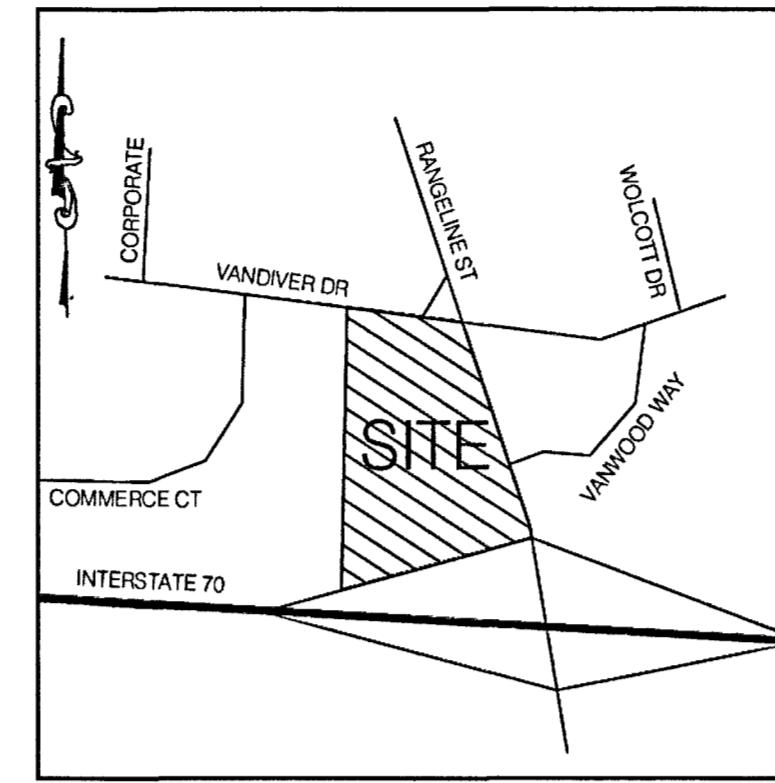
N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	FLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(T.B.R.)	TO BE REMOVED
(T.B.R.&R.)	TO BE REMOVED AND RELOCATED
(T.B.R.&RELOC.)	TO BE REMOVED AND RELOCATED
(TYP)	TYPICAL
(A.T.G.)	ADJUST TO GRADE
BEARING, DISTANCE (S)	SURVEYED
BEARING, DISTANCE (R)	RECORD

## SYMBOLS

WV	WATER VALVE
WMH	WATER MANHOLE
TMH	TELEPHONE MANHOLE
EP	ELECTRIC & SANITARY LINE
○	SON
⊗	ELECTRIC VALVE LIGHT
MB	METER BOX
EB	ELECTRIC BOX
PP	POWER POLE
PP—	POWER POLE & GUY
COO	CLEAN OUT
GV	GAS VALVE
GM	GAS METER
GD	GAS DRIP
TCB	TELEPHONE CABINET

Prepared For:  
Ginger C, LLC  
c/o Mr. Nakhle Asmar  
709 Sherwood Drive North  
Jefferson City, Missouri 65109  
573-673-0567

PREPARED BY:  
**CEDC**  
CIVIL ENGINEERING  
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LOCATION MAP  
N.T.S.

## PROPERTY DATA

CURRENT OWNER	= BUCKY C LLC
ADDRESS	= 900 VANDIVER DR.
PARCEL NUMBER	= 16-312-00-07-001.00 01
ZONING	= M-C MIXED USE
AREA	= LOT 1 = 4.38± ACRES
FEMA MAP	= 29019C0280E
ELECTRIC	= BOONE ELECTRIC
WATER	= CITY OF COLUMBIA WATER & LIGHT
GAS	= AMEREN MISSOURI GAS
SEWERS	= SEWER UTILITY

## UTILITIES & REVIEW AGENCIES

ELECTRIC COMPANY	= CITY OF COLUMBIA P.O. BOX 6015 WATER & LIGHT DEPT. COLUMBIA, MO 65205 PH: (573) 874-7738 ATTN: DAN CLARK	CABLE	= MEDIACOM COMMUNICATIONS CORP. 1211 WILKES BLVD COLUMBIA, MISSOURI 65201 C: (573) 673-5108 FAX: (573) 449-8492 ATTN: JEFF PRICE SENIOR ACCOUNT EXECUTIVE pricej@mediacomc.com
PHONE COMPANY	= CENTURYLINK 625 E. CHERRY STREET COLUMBIA, MO 65201 PH: (573) 886-3507 ATTN: DUANE JONES	FIRE DISTRICT	= CITY OF COLUMBIA FIRE DEPARTMENT 201 ORR ST. COLUMBIA, MO 65201 PH: (573) 874-7291 ATTN: FIRE MARSHAL
GAS COMPANY	= AMEREN 210 ORR STREET COLUMBIA, MO 65201 PH: (573) 876-3030 ATTN: BRIAN ROBINSON brobinson@ameren.com	SEWER SERVICE	= CITY OF COLUMBIA SEWER UTILITY P.O. BOX 6015 COLUMBIA, MO 65205 PH: (573) 441-5530 SANITARY: ATTN: LINDSEY SCHAEFER STORM: ATTN: TOM WELLMAN
WATER COMPANY	= WATER & LIGHT CITY OF COLUMBIA P.O. BOX 6015 COLUMBIA, MO 65205 PH: (573) 874-7317 ATTN: DAVID STORVICK		

## SITE BENCHMARK

NAVD88 ELEV. = 723.41 FTUS - "SQ" ON CONCRETE  
PAD AS SHOWN ON THIS SURVEY.

## FLOOD ZONE NOTES

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN UNSHADED ZONE  
X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE  
FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL  
NUMBER 22015G0202E, CITY OF COLUMBIA, BOONE COUNTY (MISSOURI)  
WHICH BEARS AN EFFECTIVE DATE OF APRIL 4, 2017.

## ZONING NOTES

ZONED: M-C MIXED USE - CORRIDOR DISTRICT  
FRONT YARD: 25 FEET  
SIDE YARD: 0 FEET  
SIDE YARD CORNER LOT STREET SIDE: 15 FEET  
REAR YARD: 0 FEET  
BUILDING HEIGHT MAXIMUM: 45 FEET

NOTE:  
ANY SIDEWALK CLOSURE REQUIRES A SEPARATE PERMIT.

NOTE:  
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED  
ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS  
TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL  
OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS.  
THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE  
RESPONSIBILITY OF THE CONTRACTOR. CIVIL ENGINEERING DESIGN  
CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL  
IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY  
ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:  
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE  
SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE  
ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES,  
STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL  
LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES, EITHER SHOWN OR NOT  
SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE  
LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS.  
THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE  
UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

APPROVED BY THE CITY OF COLUMBIA  
PLANNING AND ZONING COMMISSION  
THIS 18<sup>th</sup> DAY OF March, 2021

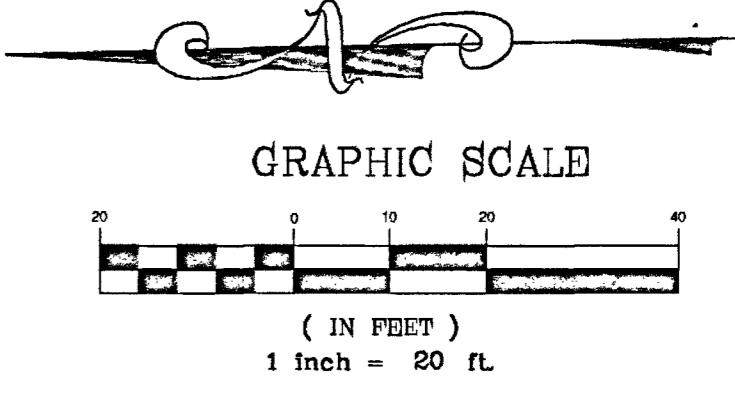
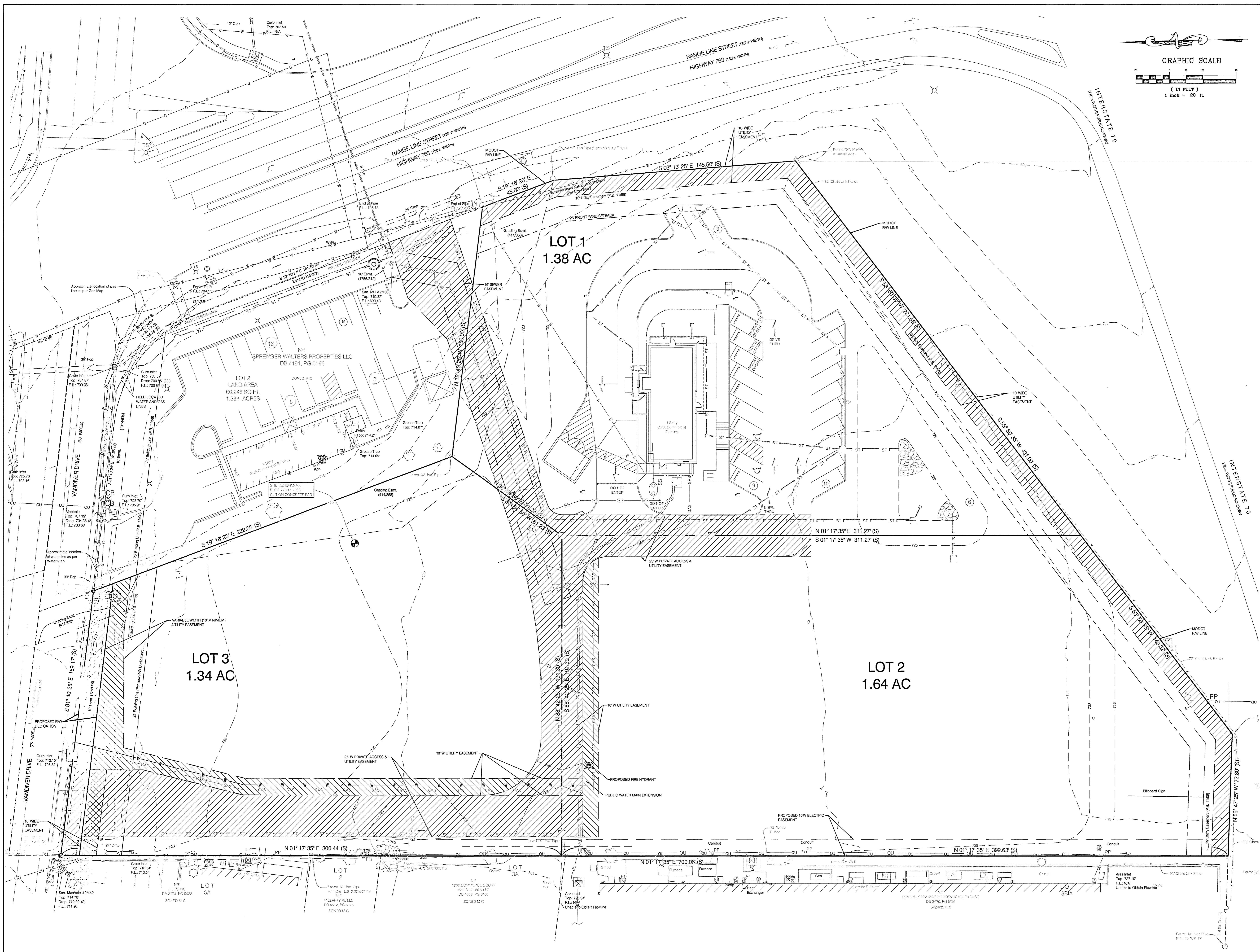
*Sara Loe*  
Sara Loe - Chairperson

MISSOURI ONE CALL TICKET NUMBER 180041096, 180041097



Call BEFORE you DIG  
TOLL FREE  
1-800-DIG-RITE  
MISSOURI ONE-CALL SYSTEM, INC.

THE UTILITIES CONTACTED BY MISSOURI ONE CALL WERE AT:  
TRANSMISSION: AMEREN MISSOURI GAS; BOONE ELECTRIC  
COOPERATIVE; CITY OF COLUMBIA, CTCL; CENTURYLINK;  
CHARTER COMMUNICATIONS; CHARTER VALLEY COMMUNICATIONS;  
MODOT; CENTRAL DISTRICT; MNA-BLUEBIRD; SOKKET TELECOM;  
MEDIACOM



**CEDC**  
 BRANDON A. HARR, P.E., C-28650  
 PROFESSIONAL ENGINEER  
 CDC LICENSE NO.: 2003004674

10820 Sunset Office Drive  
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 Saint Louis, Missouri 63127  
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Proj. # 1781

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PRELIMINARY PLAT

C02