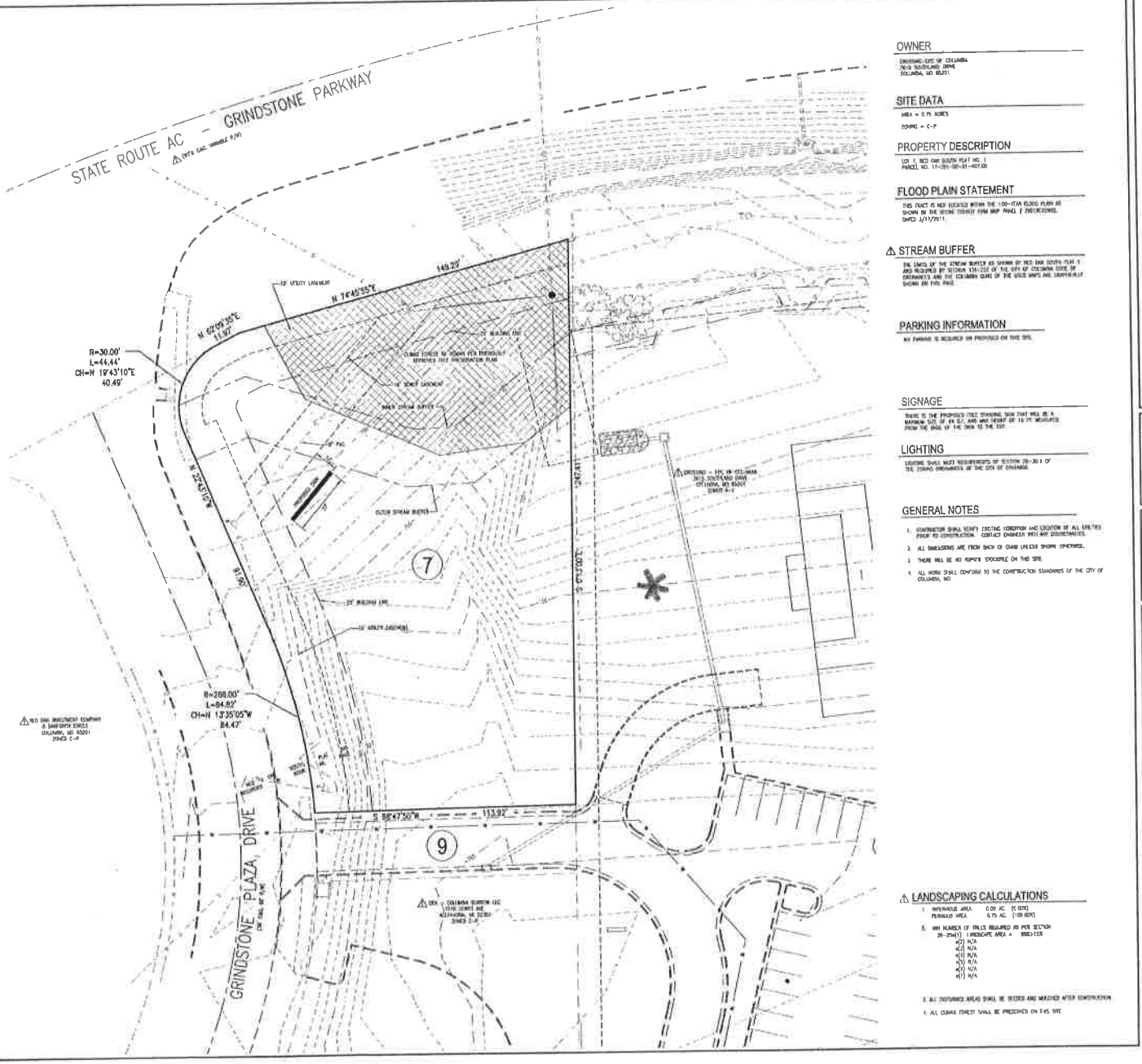
LOCATION MAP



LEGEND

- MAIN PIPE (UNLESS NOTED OTHERWISE)
- EXISTING CONTOURS
- STORM SEWER
- UNDERGROUND TELEPHONE
- SANITARY SEWER
- WATERLINE
- GAS LINE
- UNDERGROUND ELECTRIC
- CABLE TV
- FENCE
- TREELINE
- FLOWLINE
- PROP. SANITARY SEWER
- PROPOSED WATERLINE
- PROP. UNG. ELECTRIC
- PROPOSED GAS LINE
- PROPOSED STORM SEWER
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER BLOW OFF VALVE
- POWER POLE
- GUY WIRE ANCHOR
- LIGHT POLE
- GAS VALVE
- GAS METER
- ELECTRIC TRANSFORMER
- SIGN
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- TELEPHONE PEDESTAL

N

SCALE 1" = 20'
0 10 20 40

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2016

_____ WCB CHAIRPERSON
JUDY STEDEMAN

APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2016

_____ MAYOR
BRIAN TREECE

_____ CITY CLERK
SHEILA ABIN

OWNER

CROSSING-EPC OF COLUMBIA
3615 SOUTHLAND DRIVE
COLUMBIA, MO 65201

SITE DATA

AREA = 0.79 ACRES

ZONING = C-P

PROPERTY DESCRIPTION

LOT 7, RED OAK SOUTH PLAT NO. 1
PARCEL NO. 17-29-08-31-007.00

FLOOD PLAIN STATEMENT

THIS PLAT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE BOONE COUNTY FIRM MAP PANEL # 29019C0290D, DATED 3/17/2011.

⚠ STREAM BUFFER

THE LIMITS OF THE STREAM BUFFER AS SHOWN BY RED OAK SOUTH PLAT 1 ARE RECORDED BY SECTION 12A-232 OF THE CITY OF COLUMBIA CODE OF ORDINANCES, AND THE COLUMBIA CLIMAX OF THE USGS MAPS ARE SUBSTANTIALLY SHOWN ON THIS PLAT.

PARKING INFORMATION

NO PARKING IS REQUIRED OR PROVIDED ON THIS SITE.

SIGNAGE

THERE IS THE PROPOSED 7'X7' STANDING SIGN THAT WILL BE A MAXIMUM SIZE OF 49 S.F. AND AND HEIGHT OF 10 FT MEASURED FROM THE BASE OF THE SIGN TO THE TOP.

LIGHTING

LIGHTING SHALL MEET REQUIREMENTS OF SECTION 29-30.1 OF THE ZONING ORDINANCES OF THE CITY OF COLUMBIA.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY EXISTING ELEVATION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
2. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
3. THERE WILL BE NO RIPRAP SPOILPILE ON THIS SITE.
4. ALL WORK SHALL CONFORM TO THE CONSTRUCTION STANDARDS OF THE CITY OF COLUMBIA, MO.

⚠ LANDSCAPING CALCULATIONS

I. IMPERVIOUS AREA 0.09 AC. (12.0%)
PERVIOUS AREA 0.70 AC. (100.0%)

II. MIN NUMBER OF TREES REQUIRED AS PER SECTION 29-25(d)(1) LANDSCAPE AREA = 8883.1338
a(2) N/A
a.(2) N/A
a(3) N/A
a.(3) R/A
a.(3) N/A
a(4) N/A

5. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AFTER CONSTRUCTION
6. ALL CLIMAX FOREST SHALL BE PRESERVED ON THIS SITE

C-P PLAN
LOT 7, RED OAK SOUTH PLAT NO. 1
THE CROSSING
COLUMBIA, MO

REVISED:
⚠ 06-18-2016

ALLSTATE CONSULTANTS
1123 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
(573) 875-8799
ENGINEERING · SURVEYING · LAND PLANNING

DATE
8-1-2016

JOB NUMBER
1.3011.01

SCALE
AS SHOWN

SHEET
1