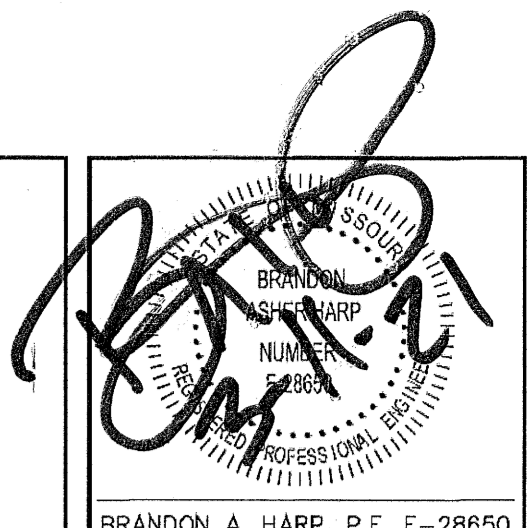


PRELIMINARY PLAT

CROSSROADS NORTH SUBDIVISION
BOONE COUNTY, MISSOURI



SHEET INDEX

C01	TITLE SHEET
C02	PRELIMINARY PLAT

10820 Sunset Office Drive
Suite 200
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P: 314.729.1400
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CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

PRELIMINARY PLAT
900 VANDIVER DRIVE
COLUMBIA, MO 65202

Proj. #	1781	
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

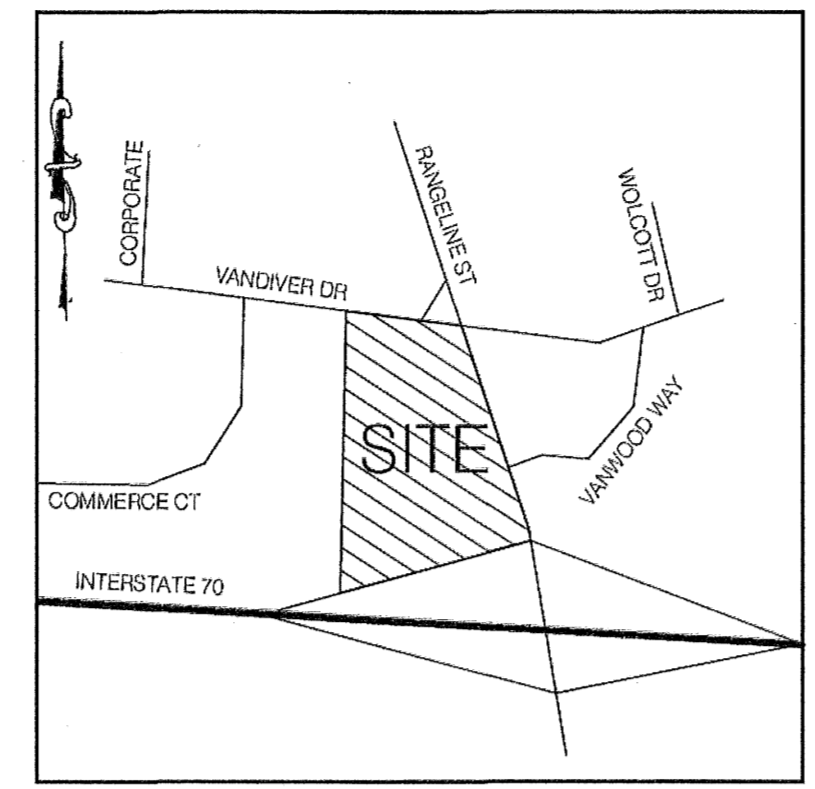
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING STORM SEWER	==
PROPOSED STORM SEWER	== ST ==
EXISTING SANITARY SEWER	==
PROPOSED SANITARY SEWER	== SAN ==
RIGHT-OF-WAY	---
EASEMENT	---
CENTERLINE	---
EXISTING TREE	(Symbol)
EXISTING SPOT ELEVATION	+ 433.28
PROPOSED SPOT ELEVATION	+ 533.38
SWALE	(Symbol)
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R.&R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	--- W ---
GAS MAIN	--- GAS ---
UNDERGROUND TELEPHONE	--- T ---
OVERHEAD WIRE	--- O.H.E. ---
UNDERGROUND ELECTRIC	--- E ---
SILTATION CONTROL	--- X ---
FIRE HYDRANT	(Symbol)
POWER POLE	(Symbol)
WATER VALVE	(Symbol)
LIGHT STANDARD	(Symbol)

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
(TY)	TYPICAL
(A.T.G.)	ADJUST TO GRADE
BEARING, DISTANCE (S)	SURVEYED
BEARING, DISTANCE (R)	RECORD

SYMBOLS

W	WATER VALVE
WMH	WATER MANHOLE
TMH	TELEPHONE MANHOLE
(Symbol)	BRUSH & SHRUB LINE
(Symbol)	SIGN
(Symbol)	ELECTRIC YARD LIGHT
MB	MAIL 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



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 = 4.36± ACRES
FEMA MAP	= 28019C0280E
ELECTRIC	= SCONE 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 C: (673) 673-5108 PH: (673) 874-7738 ATTN: DAN CLARK	CABLE	= MEDACOM COMMUNICATIONS CORP. 1221 WILKES BLVD COLUMBIA, MISSOURI 65201 C: (673) 673-5108 FAX: (673) 449-8492 ATTN: JEFF PRICE SENIOR ACCOUNT EXECUTIVE jprice@mediacomcc.com
PHONE COMPANY	= CENTURYLINK 625 E. CHERRY STREET COLUMBIA, MO 65201 PH: (673) 896-3507 ATTN: DUJANE JONES	FIRE DISTRICT	= CITY OF COLUMBIA FIRE DEPARTMENT 201 ORR ST. COLUMBIA, MO 65201 PH: (673) 874-7391 ATTN: FIRE MARSHAL
GAS COMPANY	= AMEREN 210 ORR STREET COLUMBIA, MO 65201 PH: (673) 876-3030 ATTN: BRIAN ROBINSON brobinson@ameren.com	SEWER SERVICE	= CITY OF COLUMBIA SEWER UTILITY P.O. BOX 6015 COLUMBIA, MO 65205 PH: (673) 441-5630 SANITARY: ATTN: LINDSEY SCHAEFER STORM: ATTN: TOM WELLMAN
WATER COMPANY	= WATER & LIGHT CITY OF COLUMBIA P.O. BOX 6015 COLUMBIA, MO 65205 PH: (673) 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 28019C0280E, (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 18th DAY OF March, 2021

Sara Loe
Sara Loe - Chairperson

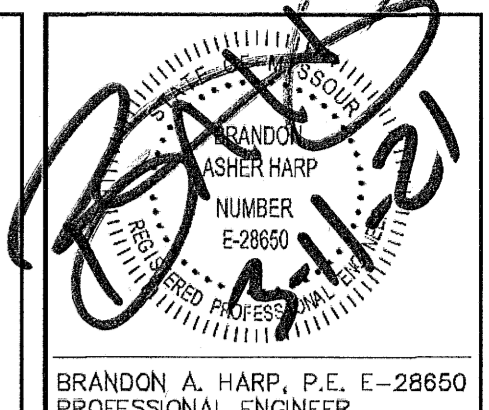
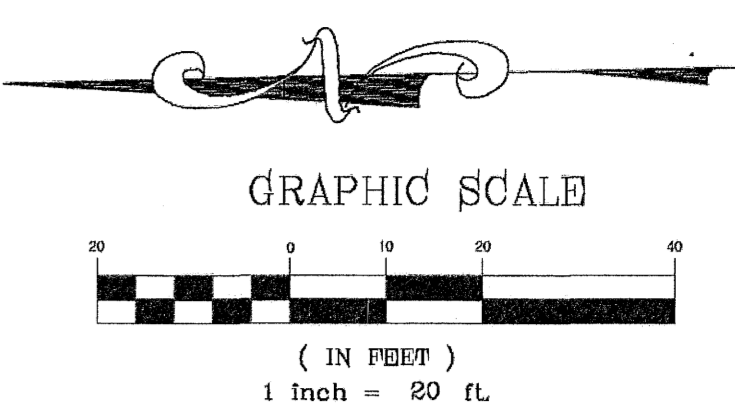
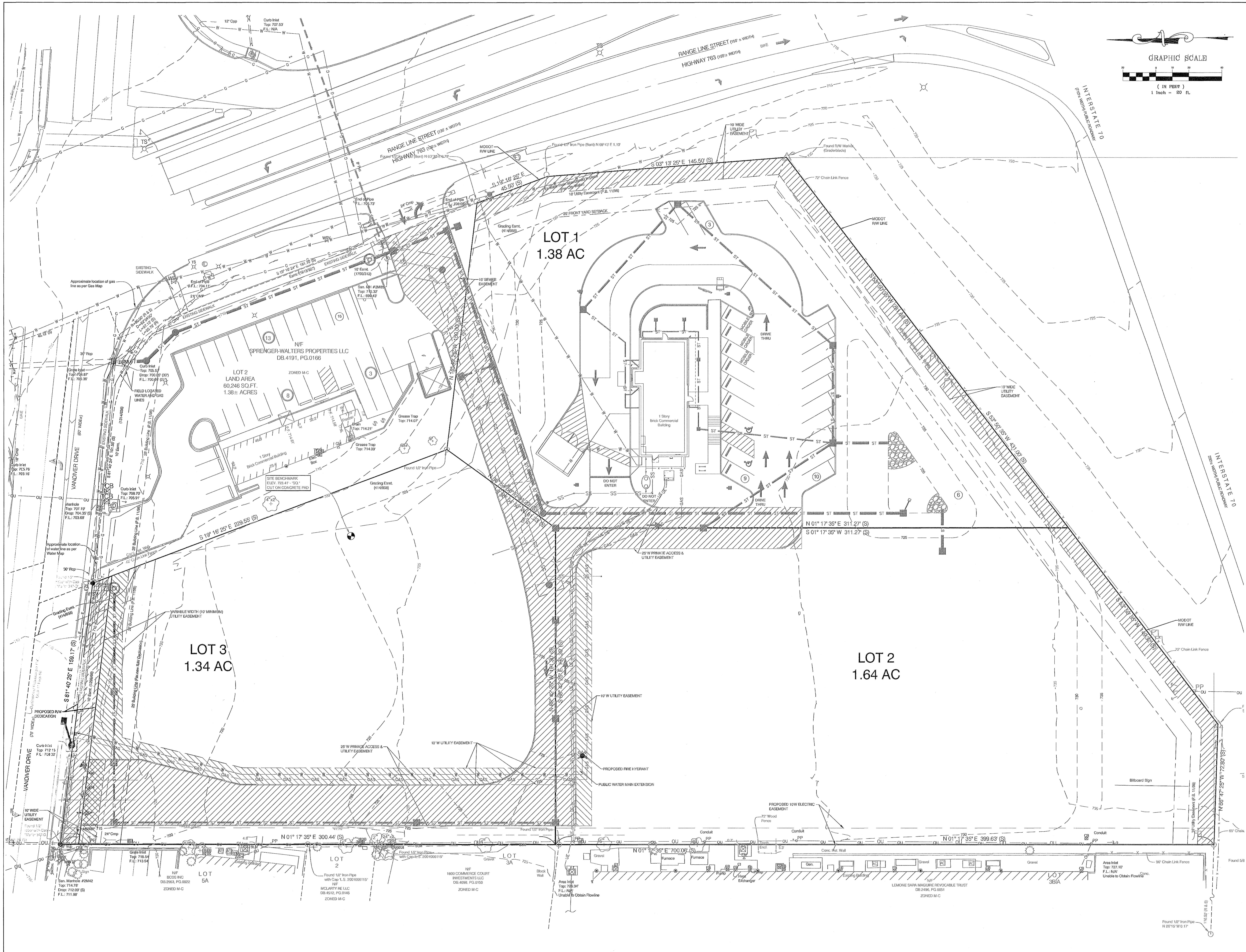
Prepared For:
Ginger C, LLC
c/o Mr. Nakhle Asmar
709 Sherwood Drive North
Jefferson City, Missouri 65109
573-673-0567

PREPARED BY:
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St. Louis, Missouri 63127
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Fax: 314.729.1404
www.cedc.net

MISSOURI ONE CALL TICKET NUMBER 190141050, 190141077



THE UTILITIES CONTACTED BY MISSOURI ONE CALL WERE ATT TRANSMISSION, AMEREN MISSOURI GAS, SCONE ELECTRIC COOPERATIVE, CITY OF COLUMBIA, CENTURYLINK, CHARTER COMMUNICATIONS, CHARTER VALLEY COMMUNICATIONS, NEXOT CENTRAL DISTRICT, ANA BLUEBERG, SOCIETY TELECOM, MEDACOM



BRANDON A. HARP, P.E. E-28650
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C02