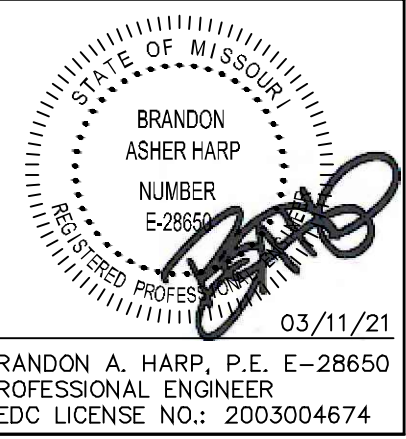


PRELIMINARY PLAT

CROSSROADS NORTH SUBDIVISION
BOONE COUNTY, MISSOURI



BRANDON A. HARP, P.E. E-28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

SHEET INDEX

C01 TITLE SHEET
C02 PRELIMINARY PLAT

10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
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 | — 433 — |
| PROPOSED CONTOURS | — 433 — |
| EXISTING STORM SEWER | — ST — |
| PROPOSED STORM SEWER | — ST — ST |
| EXISTING SANITARY SEWER | — S — |
| PROPOSED SANITARY SEWER | — SAN — SAN |
| RIGHT-OF-WAY | — — — — |
| EASEMENT | — — — — |
| CENTERLINE | — — — — |
| EXISTING TREE | ⊕ |
| EXISTING SPOT ELEVATION | + 433.08 |
| PROPOSED SPOT ELEVATION | 433.08 |
| SWALE | — — — — |
| 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 — W |
| GAS MAIN | — GAS — |
| UNDERGROUND TELEPHONE | — T — T |
| OVERHEAD WIRE | — OHE — |
| 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 | PLAT 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 REPLACED |
| (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

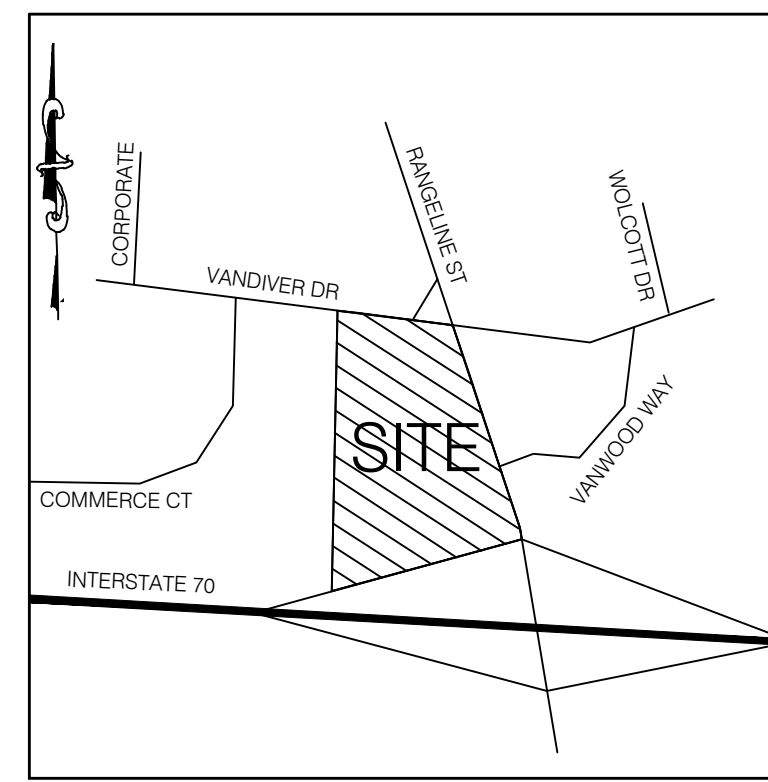
| | |
|------|---------------------|
| WV | WATER VALVE |
| WMH | WATER MAN-HOLE |
| TMH | TELEPHONE MAN-HOLE |
| ⌋ | BRUSH & SHRUB LINE |
| ⊕ | SIGN |
| ⊕ | ELECTRIC YARD LIGHT |
| MB | MAIL BOX |
| EB | ELECTRIC BOX |
| PP | POWER POLE |
| PP → | POWER POLE & GUY |
| CO | CLEAN OUT |
| GV | GAS VALVE |
| 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
DESIGN CONSULTANTS

10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
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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 = 4.36± 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) 673-5198 FAX: (573) 449-8492 ATTN: JEFF PRICE SENIOR ACCOUNT EXECUTIVE pricej@mediacom.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) 874-7391 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. = 732.41 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 29019C0280E, (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 319.050 RSMo.

APPROVED BY THE CITY OF COLUMBIA
PLANNING AND ZONING COMMISSION
THIS ____ DAY OF _____, 2021

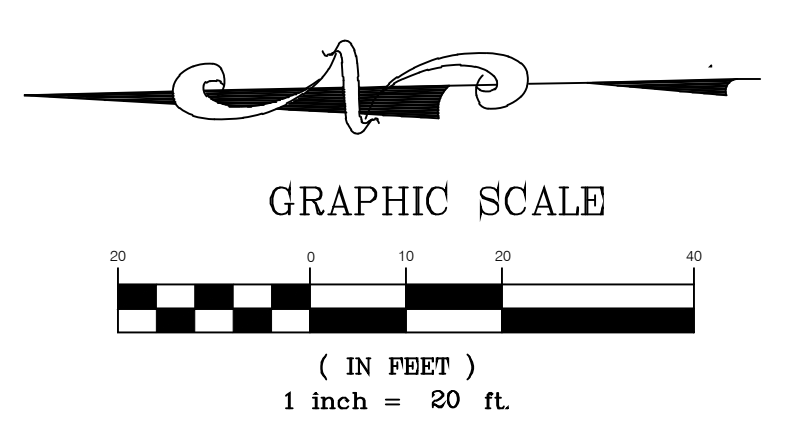
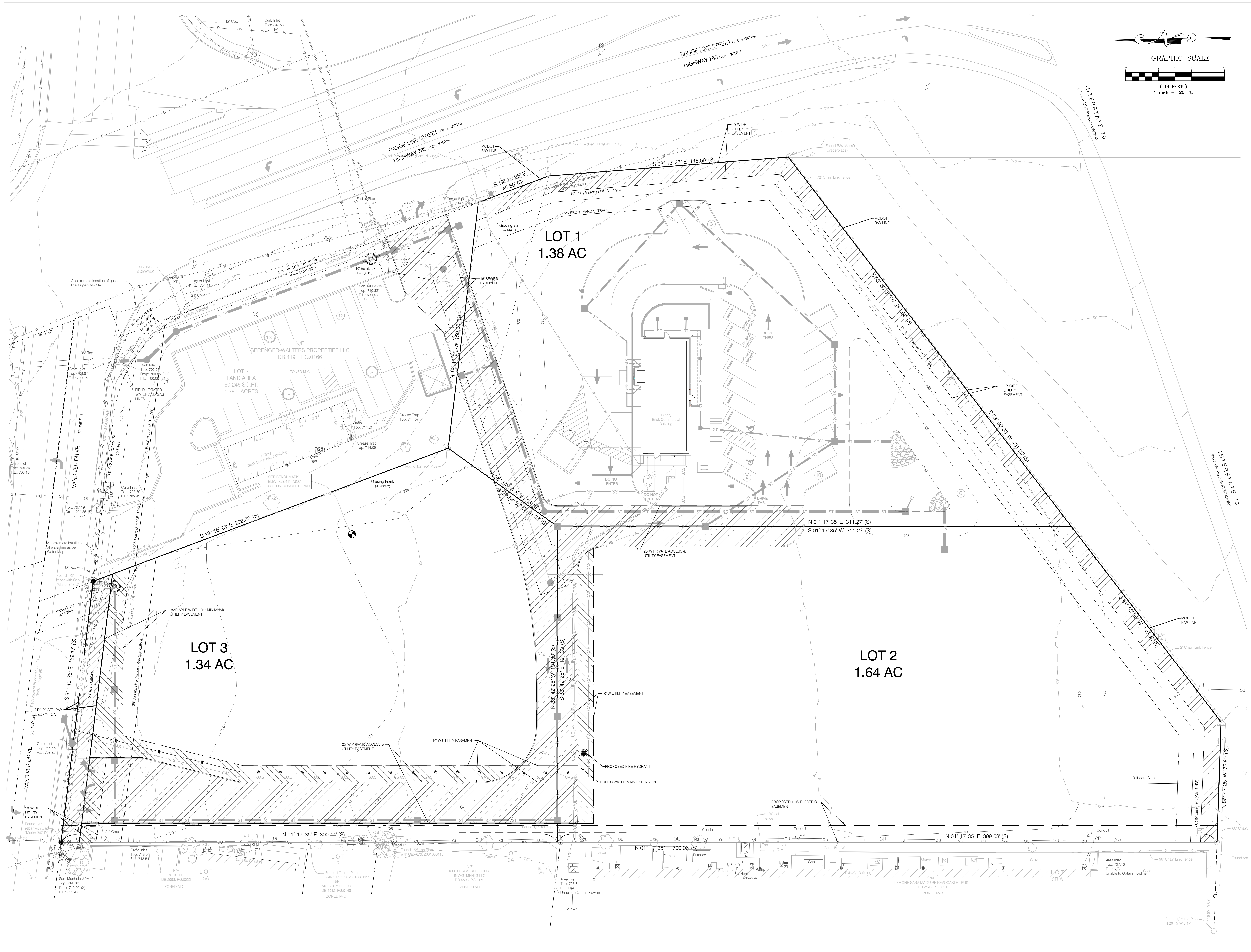
Sara Loe- Chairperson

MISSOURI ONE CALL TICKET NUMBER 190141096, 190141097



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

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



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

 PROFESSIONAL ENGINEER

 CEDC LICENSE NO.: 2003004674

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PRELIMINARY PLAT
 900 VANDIVER DRIVE
 COLUMBIA, MO 65202

| Proj. # | Description | Date |
|---------|------------------|----------|
| 1781 | 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 |

PRELIMINARY PLAT

C02