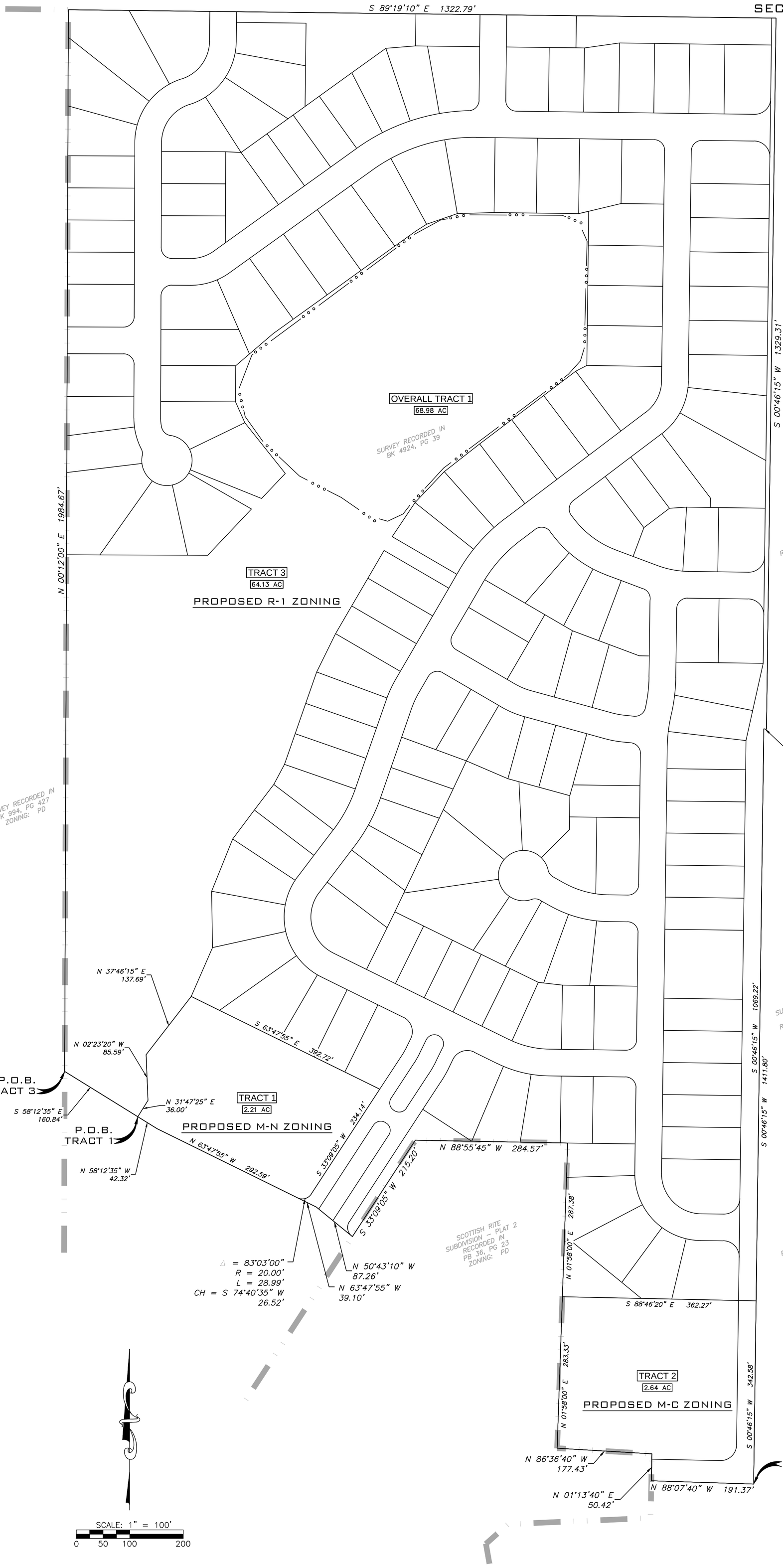
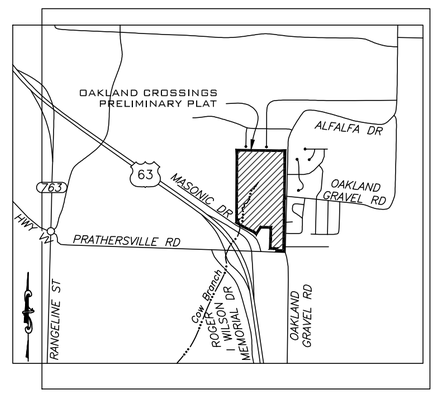
ZONING EXHIBIT

OAKLAND CROSSINGS
PRELIMINARY PLAT

TRACT 1 OF SURVEY RECORDED IN BOOK 4924, PAGE 39; PART OF THE NORTHEAST 1/4 OF SECTION 19 IN T49N, R12W, BOONE COUNTY, MISSOURI

AUGUST 30, 2018





LOCATION MAP

NOT TO SCALE

WILLOW BROOK PLAT 1
RECORDED IN BK 31, PG 88
ZONING: R-S

WILLOW BROOK PLAT 2
RECORDED IN PB 33, PG 53
ZONING: R-S

OWNER

GARY RIDENHOUR
16034 TERNGLIDE DR
LITHIA, FL 33547

SITE DATA

ACREAGE: 68.98 ACRES
LAND IS CURRENTLY VACANT WITH NO BUILDINGS OR USES
SECTION-TOWNSHIP-RANGE: 19-49-12

PROPOSED ZONING:
64.13 ACRES R-1 W/ DEDICATED R/W
(164 SINGLE FAMILY LOTS, AND 8 COMMON LOTS SHOWN)
2.64 ACRES M-C W/ DEDICATED R/W- (1 LOT)
2.21 ACRES M-N - (1 LOT)

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS DETERMINED BY THE USGS MAP FOR BROWNS QUADRANGLE, BOONE COUNTY, MISSOURI. STREAM BUFFER HAS BEEN APPROXIMATED ON THIS SURVEY.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3(d)(4), PER THE BOONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C170E, DATED APRIL 19, 2017.

LEGAL DESCRIPTION

TRACT ONE (1) OF THE SURVEY RECORDED IN BOOK 4924, PAGE 39, PART OF THE NORTHEAST QUARTER OF SECTION 19 IN TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, AS DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3814, PAGE 64, ALL RECORDS OF BOONE COUNTY, MISSOURI AND CONTAINING 68.98 ACRES.

A CIVIL GROUP
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