

PRELIMINARY PLAT
RED OAK SOUTH
SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JUNE 2012

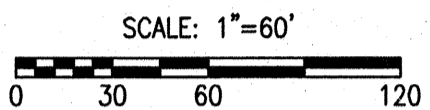
OWNER:
RED OAK INVESTMENT CO.
5 DANFORTH CIRCLE
COLUMBIA, MO 65201

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS
17th DAY OF JULY 2012.

Signature: Doug Wheeler - Chairman

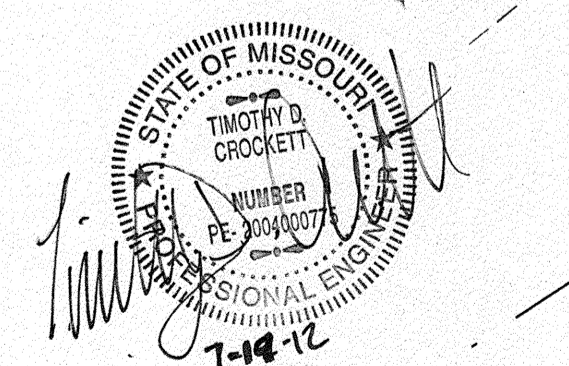
LEGEND:

- 805 --- EXISTING 5FT CONTOUR
820 --- EXISTING 20FT CONTOUR
--- CURB
--- EXISTING TREELINE
--- PROPOSED TREELINE
--- EXISTING SANITARY SEWER
--- PROPOSED SANITARY SEWER
--- MANHOLE/CLEANOUT
--- PROPOSED WATERLINE
--- PROPOSED FIRE HYDRANT
--- EXISTING STORM SEWER
--- PROPOSED STORM SEWER
--- BUILDING LINE
--- EASEMENT
--- ENTIRE SITE PRESERVED OPEN SPACE BOUNDARY (P.O.S.B.)
XX --- LOT NUMBER
--- CLIMAX FOREST TO BE PRESERVED
--- PROPOSED DETENTION/BIORETENTION



NOTES:
THIS TRACT CONTAINS 25.3 ACRES.
THIS TRACT IS CURRENTLY ZONED C-P.
LOT NUMBERS ARE SHOWN FOR INVENTORY PURPOSES ONLY.
THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 60', MEASURED FROM THE GROUND FINISHED GRADE ON THE FRONT SIDE.
THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES.
NO PART OF THIS TRACT IS WITHIN THE FLOOD PLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN ON PANEL NUMBER 29019C 02900 DATED: MARCH 17, 2011.
ALL SANITARY SEWERS SHALL BE LOCATED WITHIN THE APPROPRIATE WIDTH EASEMENT. SAID EASEMENTS SHALL BE GRANTED AT THE TIME OF FINAL DESIGN.
ALL DRIVEWAY, ROADWAY AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN. LOT 7 SHALL HAVE ACCESS TO THE PRIVATE DRIVE TO BE BUILT ON LOT 9 AND WILL NOT HAVE ACCESS TO GRINDSTONE PARKWAY OR GRINDSTONE PLAZA DR.
NO DIRECT ACCESS WILL BE ALLOWED FROM ANY LOT ONTO GRINDSTONE PARKWAY.
ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN A 16 FOOT WIDE EASEMENT OR EASEMENT EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
A 5 FOOT SIDEWALK SHALL BE CONSTRUCTED ALONG ALL STREETS.
LOT 9 IS TO BE USED FOR ACCESS TO THE CROSSING CHURCH THAT IS TO THE EAST OF THIS DEVELOPMENT.
PER THE APPROVED STATEMENT OF INTENT 15% OF THIS SITE IS TO REMAIN AS OPEN SPACE BEYOND THAT OF THE REQUIRED 15% FOR EACH LOT. THE INITIAL SITE 15% (WHICH TOTALS 3.8 ACRES) IS OUTLINED ON THIS PLAT AS SHOWN.
THIS TRACT ORIGINALLY CONTAINED APPROXIMATELY 8.6 ACRES OF CLIMAX FOREST. PER REGULATIONS, 25% OF THAT AMOUNT SHALL BE PRESERVED (2.15 ACRES). THIS PLAT SHOWS 2.15 ACRES TO BE PRESERVED. HOWEVER, THE LOCATION OF THE PRESERVATION AREAS MAY MOVE AND THEREFORE THE MOST CURRENT VERSION OF THE "TREE PRESERVATION PLAN" FOR THIS SITE (SEPARATE DOCUMENT) WILL TAKE PRECEDENT OVER THIS DOCUMENT.
SIDEWALKS SHALL BE REQUIRED ALONG GRINDSTONE PARKWAY AND SHALL BE CONSTRUCTED IN PHASES AS EACH ADJACENT LOT DEVELOPS.

STREAM BUFFER STATEMENT:
THIS TRACT IS REGULATED, AS SHOWN, BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.



SITE/CIVIL ENGINEER:
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