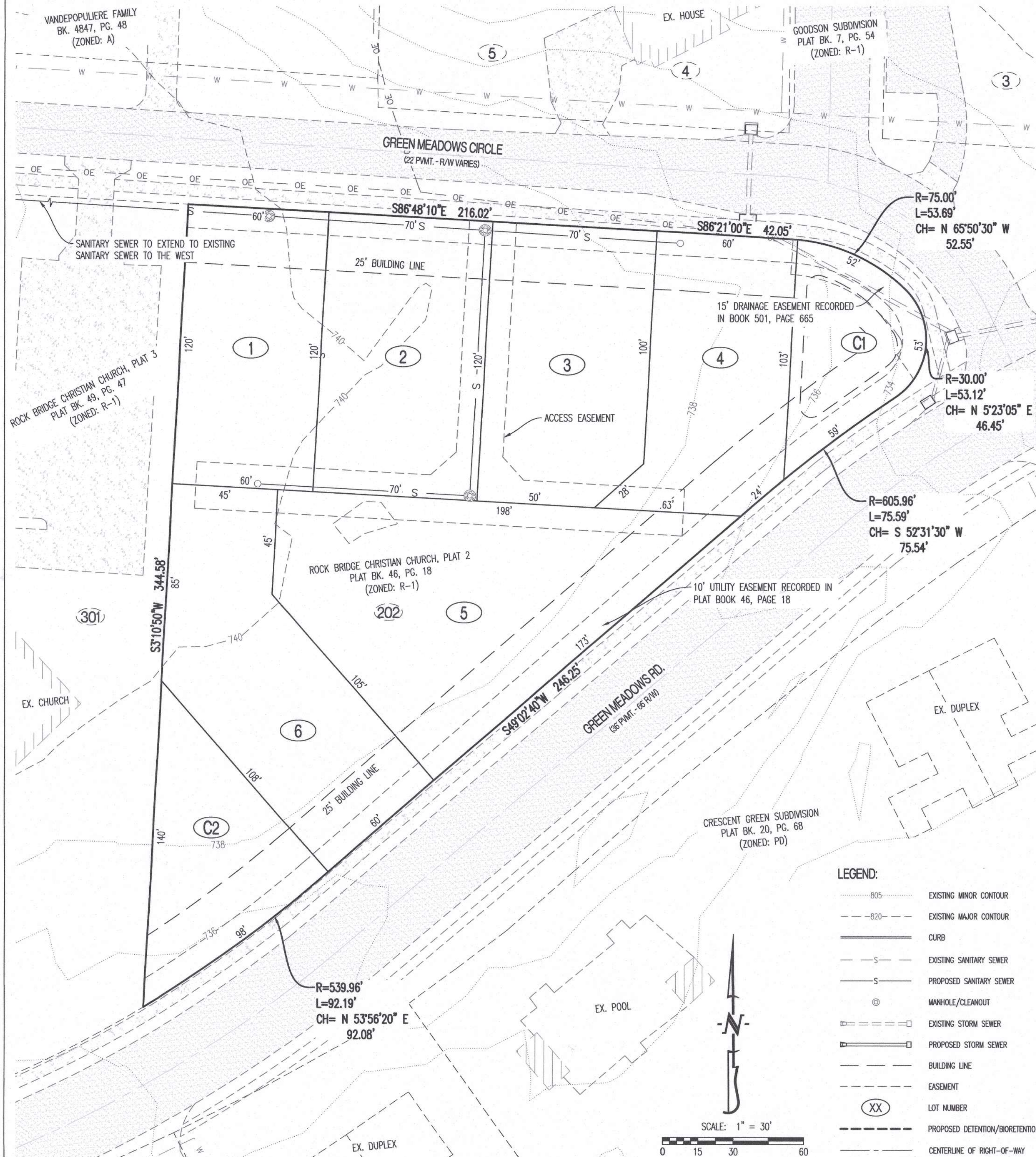
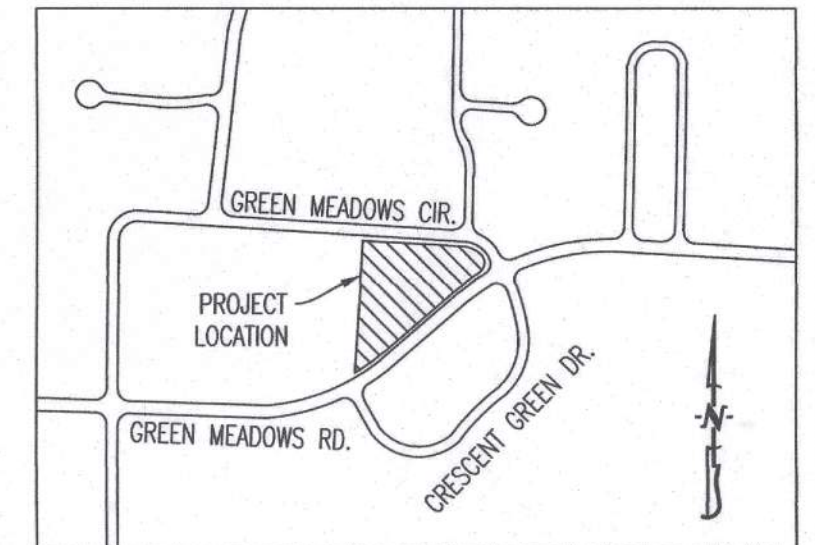




PRELIMINARY PLAT
FOR
GREENVILLE SUBDIVISION, PLAT 1

A TRACT LOCATED IN SECTION 5, TOWNSHIP 47 NORTH, RANGE 12 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #27-2022

OWNER/DEVELOPER:
WEST ROCK II LLC
5706 E. MOCKINGBIRD LN.
C/O: STE 115-44
DALLAS, TX 75206



LEGAL DESCRIPTION

ROCK BRIDGE CHRISTIAN CHURCH, PLAT 2, LOT 202

NOTES:

1. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
2. THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESCRIBED IN SECTION 29-2.3(d)(4)(i) OF THE CODE OF ORDINANCES AND SHOWN ON THE F.E.M.A. FIRM MAP PANEL #29019C0287E DATED APRIL 19, 2017.
3. THERE SHALL BE A 20-FOOT INGRESS/EGRESS EASEMENT ALONG THE PROPOSED PRIVATE DRIVE. NO DIRECT DRIVEWAY ACCESS IS ALLOWED TO GREEN MEADOWS ROAD OR GREEN MEADOWS CIRCLE EXCEPT FOR THIS COMMON PRIVATE DRIVE.
5. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
6. WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
7. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
8. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
9. THE EXISTING ZONING OF THIS TRACT IS R-1.
10. THIS PLAT CONTAINS 1.45 ACRES.
11. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP. NO REGULATED STREAM BUFFER EXISTS WITHIN THE LIMITS OF THIS PLAT.
12. LOTS C1 AND C2 ARE COMMON LOTS AND ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE, AMENITIES, SIGNAGE AND/OR STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S. SHOULD LOT C2 NOT BE USED FOR STORMWATER CONTROLS THEN IT MAY BE ADDED TO LOT 6 AT THE TIME OF THE FINAL PLAT.
13. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN A SINGLE PHASE.
14. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
15. LOTS 1-6 SHALL SHARE SINGULAR ACCESS TO A PRIVATE DRIVE CONNECTING TO GREEN MEADOWS CIRCLE.
16. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.

LEGEND:

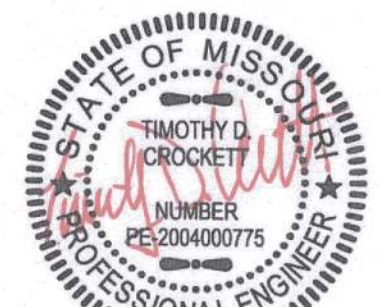
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	CURB
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	MANHOLE/CLEANOUT
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	BUILDING LINE
	EASEMENT
	LOT NUMBER
	PROPOSED DETENTION/BIORETENTION
	CENTERLINE OF RIGHT-OF-WAY

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS 9TH DAY OF DECEMBER, 2021

Sara Lo

SARA LOE, CHAIRPERSON



11/24/2021
TIMOTHY D. CROCKETT - PE-2004000775

PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

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Columbia, Missouri 65203
(573) 447-0292

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Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151301