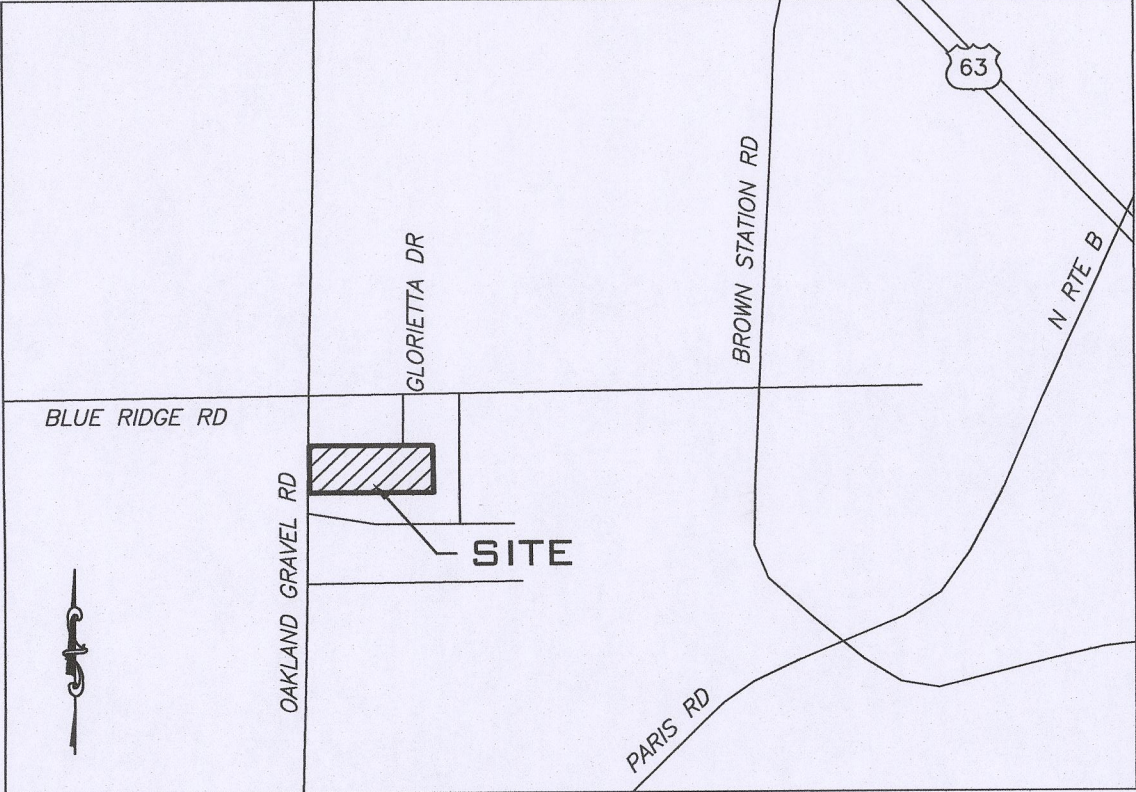


PRELIMINARY PLAT
CARPENTERS RIDGE

BEING PART OF SOUTHWEST 1/4
OF SECTION 32 IN T49, R12,
CITY OF COLUMBIA,
BOONE COUNTY, MISSOURI



LOCATION MAP
NOT TO SCALE

SITE DATA

ACREAGE: 5.09 ACRES
SECTION-TOWNSHIP-RANGE: 32-49-12
EXISTING ZONING = R-1
BK: 5587, PG: 178

OWNER/DEVELOPER

LYNN & WENDY MILLER
904 E ELM ST
COLUMBIA, MO 65201

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 COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3(d)(4)

STORMWATER MANAGEMENT

THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-A-87(e).

LANDSCAPING AND TREE PRESERVATION

- REMOVAL AND REPLACEMENT OF SIGNIFICANT TREES SHALL COMPLY WITH SECTION 29-4.4(g)(1-3) OF THE CITY CODE.
- TREE PRESERVATION CALCULATIONS:
CLIMAX FOREST AREA = 58,778 SQ FT
REQUIRED AREA TO BE PRESERVED - 25% = 14,694 SQ FT
TOTAL AREA TO BE PRESERVED = 14,991 SQ FT
- SIGNIFICANT TREE CALCULATIONS:
TOTAL SIGNIFICANT TREES = 10 (7 CONIFEROUS AND 3 DECIDUOUS)
REQUIRED NUMBER OF TREES TO BE PRESERVED - 25% = 2.5 OR 3 TREES

ALL 10 OF THE SIGNIFICANT TREES WILL BE REMOVED. 4 NEW CEDAR TREES AND 3 NEW DECIDUOUS TREES WILL BE PLANTED TO MEET THE REQUIREMENTS OF THE ORDINANCE.

PROPERTY DESCRIPTION

ALL OF FIVE (5) ACRES OF THE LAND, SHOWN IN DEED BOOK 5587, PAGE 178, IN BOONE COUNTY, STATE OF MISSOURI, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION THIRTY-TWO (32), TOWNSHIP FORTY-NINE (49), RANGE TWELVE (12).

GENERAL NOTES

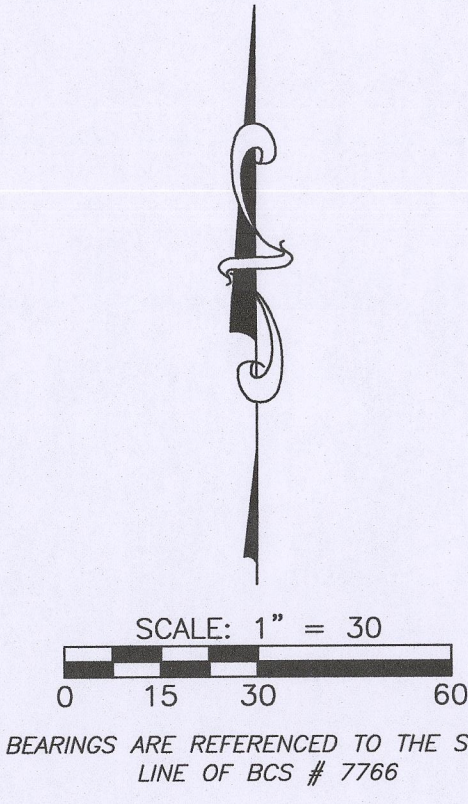
- LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
- SANITARY SEWER SERVICE TO THIS PLAT WILL BE PROVIDED BY PUBLIC GRAVITY SEWER EXTENSION FROM EXISTING CITY OF COLUMBIA GRAVITY SEWER MAIN AS SHOWN ON THIS PLAT.
- ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS TO BE LOCATED WITHIN MINIMUM WIDTH EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER DEPTH IS GREATER THAN 16 FEET. PUBLIC SANITARY SEWERS SHALL BE BUILT IN COMPLIANCE WITH CITY OF COLUMBIA STANDARDS AND SPECIFICATIONS.
- ALL LOTS SHALL HAVE A BUILDING SETBACK IN COMPLIANCE WITH THEIR ZONING.
- A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL PROPOSED STREETS SHOWN UNLESS LABELED OTHERWISE. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED AND PROVIDED BY AMEREN MISSOURI.
- DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 16' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 1% ANNUAL CHANCE FLOOD PLAIN.
- STREET GRADES, STORM SEWER PIPE AND STORM INLETS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
- SIGNIFICANT TREES ON THIS TRACT HAVE BEEN LOCATED AND SHOWN ON THE PLAN.
- DIRECT RESIDENTIAL DRIVEWAY ACCESS TO OAKLAND GRAVEL ROAD SHALL NOT BE ALLOWED.
- 3' OF ADDITION RIGHT-OF-WAY TO BE DEDICATED TO BRING UP TO A TOTAL OF 33' HALF WIDTH RIGHT-OF-WAY.

LEGEND

MH ○	EXISTING SANITARY MANHOLE	FM	PROPOSED FORCEMAIN
●	PROPOSED SANITARY MANHOLE	S	EXISTING SANITARY
CO ○	EXISTING SANITARY CLEANOUT	==	PROPOSED SANITARY
●	PROPOSED SANITARY CLEANOUT	==	EXISTING STORM SEWER
FH ○	EXISTING FIRE HYDRANT	==	PROPOSED STORM SEWER
FH ●	PROPOSED FIRE HYDRANT	==	EXISTING TREELINE
ET ○	EXISTING ELECTRIC TRANSFORMER	==	PROPOSED TREELINE
ET ●	PROPOSED ELECTRIC TRANSFORMER	==	EXISTING CONTOUR
UT ○	EXISTING UTILITY POLE	==	EXISTING SIGNIFICANT DECIDUOUS TREE
UT ●	PROPOSED UTILITY POLE	==	EXISTING SIGNIFICANT CONIFEROUS TREE
WV ○	EXISTING WATER VALVE	==	
WV ●	PROPOSED WATER VALVE	==	
SG	PROPOSED STREET GRADE		

APPROVED BY THE PLANNING AND
ZONING COMMISSION THIS ____ DAY OF
_____, 2022.

SHARON GEUEA JONES, CHAIRPERSON



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