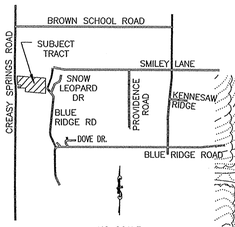
PREVIOUSLY APPROVED

PRELIMINARY PLAT

# VANDERVEEN CROSSING, PLAT No. 9

A MAJOR SUBDIVISION LOCATED IN THE SECTION 35
TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY, 2004




NO SCALE
LOCATION MAP

SCALE: 1"=100'
0 50 100 200

OWNER & DEVELOPER:
STEVE HERIGON CONSTRUCTION, INC.
4101 WHITE TIGER
COLUMBIA, MO 65202

NOTES:

1) WATER DISTRIBUTION TO BE DESIGNED BY THE CITY WATER AND LIGHT DEPARTMENT.

2) 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.

3) NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA.

4) ALL STREET R/W SHALL BE 50 FOOT WIDE RESIDENTIAL STREETS, UNLESS OTHERWISE NOTED.

5) THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.

6) ALL STREET GRADE CHANGES WILL BE CONNECTED BY ADEQUATE VERTICAL CURVES AT THE TIME OF THE FINAL STREET DESIGN.

7) NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.

8) LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.

9) THE EXISTING ZONING OF THIS TRACT IS R-1.

10) THIS PLAT CONTAINS 70.78 ACRES.

11) ALL CUL-DE-SACS ARE PROPOSED TO HAVE A MINIMUM PAVEMENT RADIUS OF 38 FEET.

12) LOT 1 IS TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND IS TO BE USED FOR LANDSCAPING, SIGNAGE, AND GREEN SPACE.

13) A 4' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO ALL RESIDENTIAL STREETS. A 5' WALK SHALL BE CONSTRUCTED ADJACENT TO THE SOUTHERLY SIDE OF BLUE RIDGE ROAD. AN 8' PEDWAY SHALL BE CONSTRUCTED ADJACENT TO THE NORTHERLY SIDE OF BLUE RIDGE ROAD. A 5' WALK SHALL BE CONSTRUCTED ADJACENT TO THE EAST SIDE OF CREASY SPRINGS ROAD.

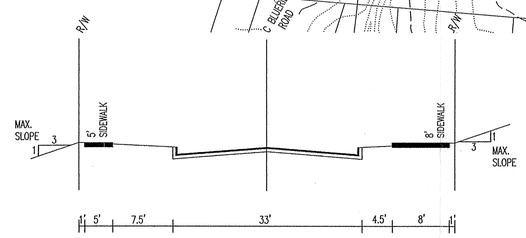
14) DRIVEWAY ACCESS ONTO BLUE RIDGE ROAD AND CREASY SPRINGS ROAD IS TO BE PROHIBITED.

15) THERE SHALL BE NO INCREASE IN GROUND ELEVATIONS WITHIN 20' OF EITHER SIDE OF TRANSMISSION LINE CENTERLINE.

16) THERE WILL BE NO CUT OR FILL WITHIN 20' OF ANY TRANSMISSION LINE POLE.

17) NO EXCAVATION SHALL BE COMPLETED WITHIN TRANSMISSION LINE EASEMENT WITHOUT WRITTEN PERMISSION FROM CEPC.

18) ELECTRIC DISTRIBUTION TO BE DESIGNED BY BOONE ELECTRIC.




TYPICAL CROSS-SECTION
BLUE RIDGE ROAD

APPROVED BY THE PLANNING AND ZONING COMMISSION
THIS 8TH DAY OF July, 2004

Jerry Wade
CHAIRMAN

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS, LLC
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

STATE OF MISSOURI
CHRISTOPHER M. SNYDER
NUMBER E-20010056
REGISTERED PROFESSIONAL ENGINEER

CHRISTOPHER M. SNYDER
E-20010056

DATE: MAY 20, 2004
REVISED: JUNE 10, 2004