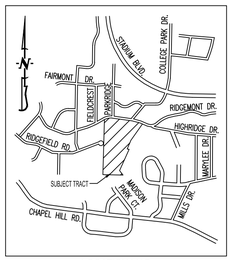
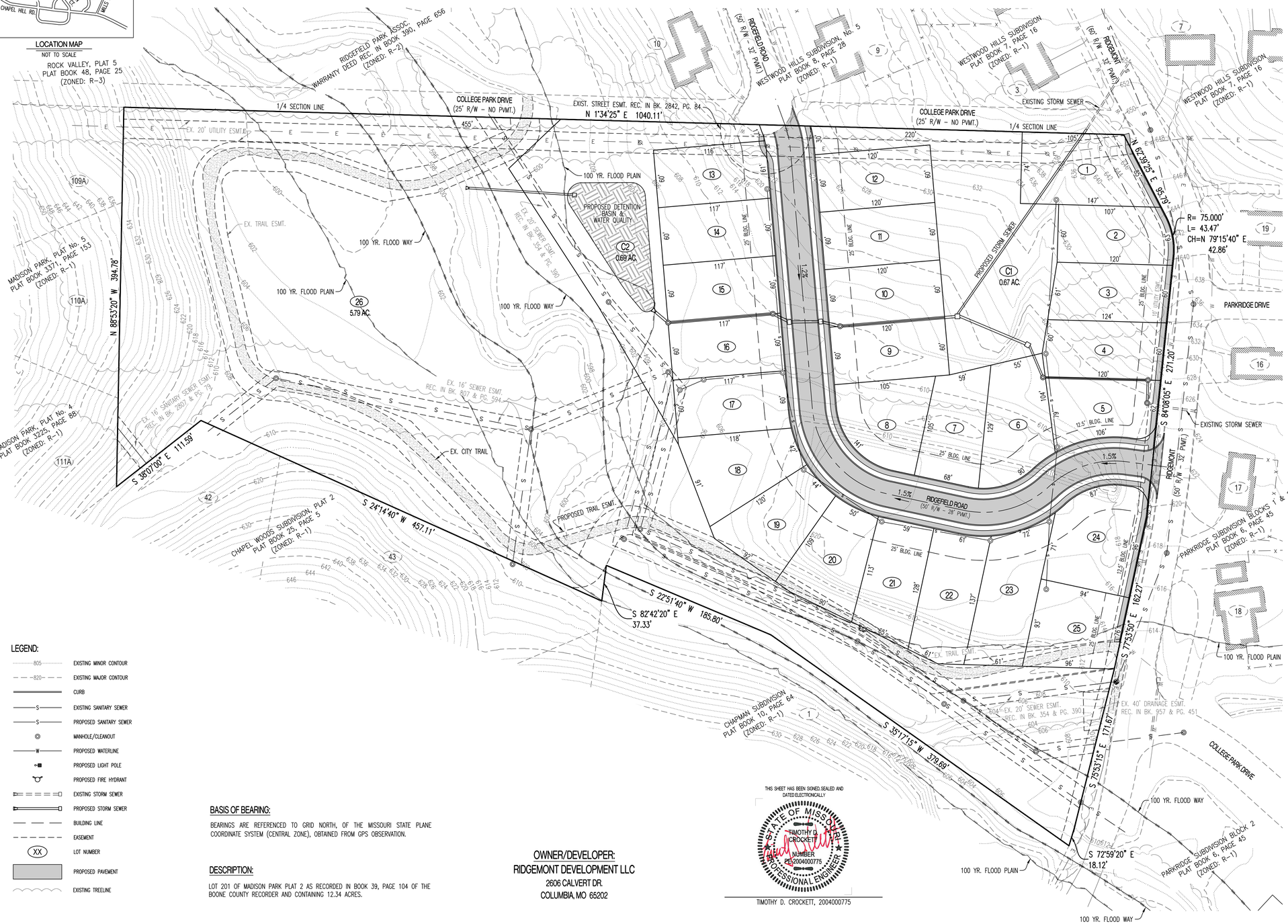
PRELIMINARY PLAT

RIDGEMONT PARK

LOCATED IN SECTION 22, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #17-8



LOCATION MAP
NOT TO SCALE



LEGEND:

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- XX LOT NUMBER
- PROPOSED PAVEMENT
- EXISTING TREELINE

SCALE: 1"=50'
0 25 50 100

NOTES:

1. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS SHALL 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. PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 29019C0290D DATED MARCH 17, 2011.
3. THE EXISTING ZONING OF THIS TRACT IS R-1.
4. LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
5. THIS PLAT CONTAINS 12.34 ACRES.
6. THIS TRACT WAS PRELIMINARY PLATTED PRIOR TO THE STREAM BUFFER ORDINANCE. THEREFORE IT IS EXCEMPT FROM THE STREAM BUFFER REQUIREMENTS OUTLINED IN ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
7. A MINIMUM OF 25% OF THE TREES CLASSIFIED AS CLIMAX FOREST AND LOCATED ON THIS TRACT SHALL BE PRESERVED. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO LAND DISTURBANCE.
8. THE INTENT IS FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES WOULD BE ALLOWED.
9. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
10. LOTS C1 & C2 SHALL BE DEDICATED TO THE HOME OWNERS ASSOCIATION. SAID LOTS SHALL NOT BE USED FOR RESIDENTIAL UNITS BUT RATHER FOR GREEN/OPEN SPACE, WATER QUALITY AND DETENTION.
11. THE PROPOSED SIDEWALK ALONG RIDGEMONT SHALL BE BUILT IN A NON-TYPICAL LOCATION WITH PROPER DESIGN AS SHOWN FROM THE WEST PROPERTY LINE TO THE CONNECTION TO THE EXISTING CITY TRAIL ACROSS FROM COLLEGE PARK DRIVE.
12. ALL LOTS SHALL HAVE A MINIMUM WIDTH OF 60 FEET AT THE BUILDING LINE.
13. IT IS THE INTENT OF THE DEVELOPER TO CONVEY LOT 26 TO THE CITY OF COLUMBIA PARKS AND RECREATION DEPARTMENT.
14. NO DRIVEWAY ACCESSS SHALL BE ALLOWED FROM LOT 5 AND 24 ONTO RIDGEMONT.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 20____.

_____
BRIAN TREECE, MAYOR

_____
SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 20____.

_____
RUSTY STRODTMAN, CHAIRPERSON

BASIS OF BEARING:

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

DESCRIPTION:

LOT 201 OF MADISON PARK PLAT 2 AS RECORDED IN BOOK 39, PAGE 104 OF THE BOONE COUNTY RECORDER AND CONTAINING 12.34 ACRES.

OWNER/DEVELOPER:
RIDGEMONT DEVELOPMENT LLC
2606 CALVERT DR.
COLUMBIA, MO 65202

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER PE-2004000775
PROFESSIONAL ENGINEER

TIMOTHY D. CROCKETT, 2004000775

SITE/CIVIL ENGINEER:

CROCKETT
ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151301

11/10/2016 REVISED
10/12/2016 ORIGINAL

JOB# 150515