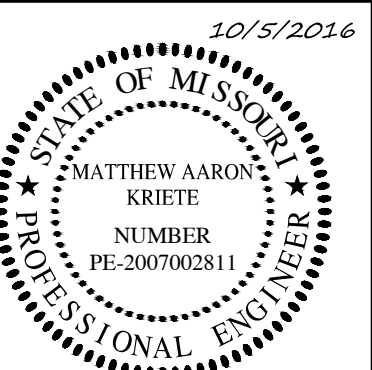


Engineering Surveys and Services
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 Missouri Engineering Corporation # 200405018

PRELIMINARY PLAT
CHRISTIANSEN DELINE SUBDIVISION
 COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
 PROFESSIONAL ENGINEER
 PE-200702911

THIS DOCUMENT WAS INTENDED TO BE DIGITALLY SIGNED. IF SIGNATURE AND VALIDATION ARE NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date

SEPTEMBER 8, 2016

Revised

OCTOBER 5, 2016

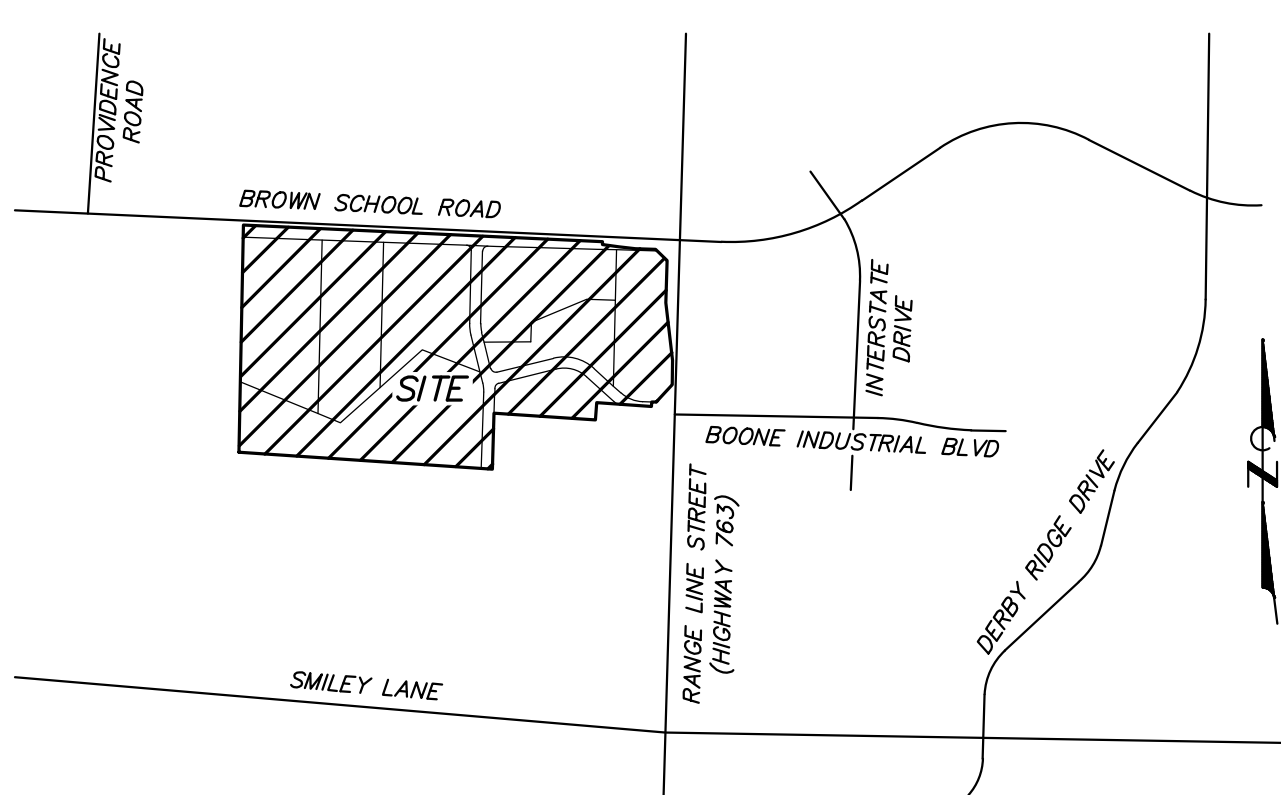
Design: JN Drawn: RTM

PRELIMINARY PLAT

Sheet

CL.01

ES&S PROJECT NO. 13428



SITE LOCATION MAP

NOT TO SCALE

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONES "AE", "AE" (FLOODWAY), "X", AND "Y" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBERS 29019C0165D AND 29019C0280D BOTH DATED MARCH 17, 2011.

STREAM BUFFER NOTE

IN ACCORDANCE WITH CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES A TYPE II STREAM BUFFER HAS BEEN PROVIDED, AS DETERMINED FROM THE 7.5 MINUTE SERIES USGS COLUMBIA AND BROWNS QUADRANGLE MAPS DATED 2014, AND IS LOCATED AS SHOWN ON THE PLAT.

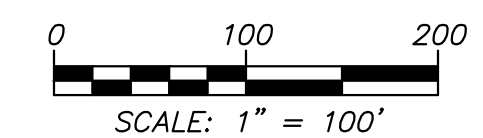
ZONING & USE NOTE

- ZONING:**
- LOT 1: CITY OF COLUMBIA "PUD"; SHALL BE MULTI FAMILY RESIDENTIAL USE.
 - LOT 2: CITY OF COLUMBIA "O-1"; SHALL BE OFFICE USE.
 - LOT 3: CITY OF COLUMBIA "C-P"; SHALL BE PLANNED COMMERCIAL USE.
 - LOT 4: CITY OF COLUMBIA "C-3"; SHALL BE COMMERCIAL USE.
 - LOT 5: CITY OF COLUMBIA "C-3"; SHALL BE COMMERCIAL USE.
 - LOT 6: CITY OF COLUMBIA "R-3"; SHALL BE MULTI FAMILY RESIDENTIAL USE.
 - LOT 7: CITY OF COLUMBIA "C-3"; SHALL BE COMMERCIAL USE. (STORAGE UNITS)
 - LOT 8: CITY OF COLUMBIA "C-3"; SHALL BE COMMERCIAL USE. (STORAGE UNITS)

NOTES:
 1. THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 70.6 ACRES.

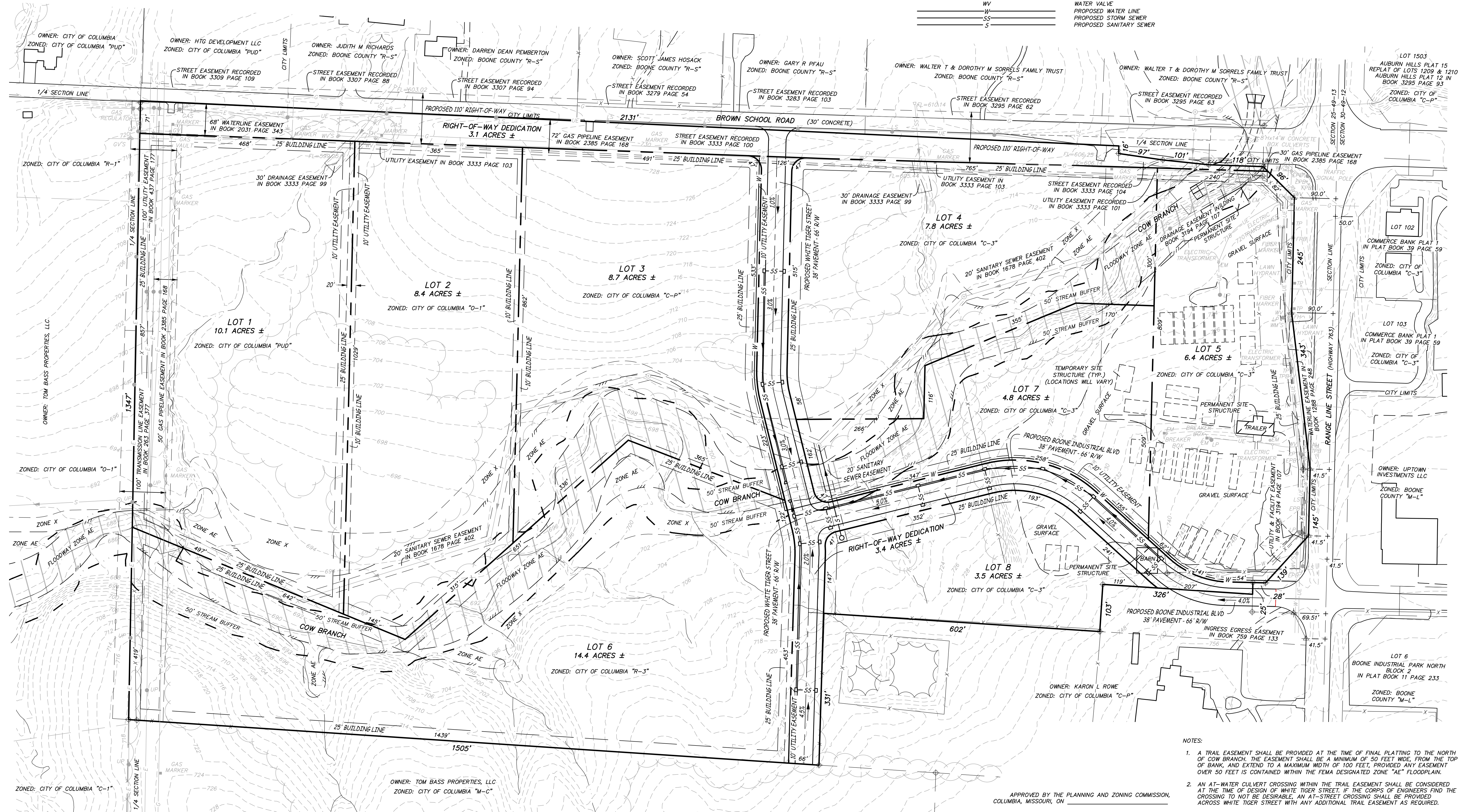
LEGEND

---	PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	ELECTRIC LINE
---	UNDERGROUND ELECTRIC LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS LINE
---	WATER LINE
---	FENCE
---	TREE & BRUSH LINE
---	DRAINAGE SWALE
---	EXISTING CONTOUR (PER CITY TOPO)
---	ANCHOR
---	IRON
---	R/W MARKER
---	ELECTRIC METER
---	ELECTRIC PULLBOX
---	FIRE HYDRANT
---	FIBER PULLBOX
---	GP VALVE
---	LP
---	LS
---	TCB
---	TP
---	TPB
---	UP
---	WM
---	WV
---	W
---	SS
---	S



OWNER & DEVELOPER

GREG & KELLY DELINE
 7850 SOUTH ROUTE N
 COLUMBIA, MISSOURI 65203



- NOTES:**
1. A TRAIL EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING TO THE NORTH OF COW BRANCH. THE EASEMENT SHALL BE A MINIMUM OF 50 FEET WIDE, FROM THE TOP OF BANK, AND EXTEND TO A MAXIMUM WIDTH OF 100 FEET, PROVIDED ANY EASEMENT OVER 50 FEET IS CONTAINED WITHIN THE FEMA DESIGNATED ZONE "AE" FLOODPLAIN.
 2. AN AT-WATER CULVERT CROSSING WITHIN THE TRAIL EASEMENT SHALL BE CONSIDERED AT THE TIME OF DESIGN OF WHITE TIGER STREET. IF THE CORPS OF ENGINEERS FIND THE CROSSING TO NOT BE DESIRABLE, AN AT-STREET CROSSING SHALL BE PROVIDED ACROSS WHITE TIGER STREET WITH ANY ADDITIONAL TRAIL EASEMENT AS REQUIRED.

APPROVED BY THE PLANNING AND ZONING COMMISSION,
 COLUMBIA, MISSOURI, ON _____

RUSTY STRODTMAN, CHAIRPERSON

F:\CURRENT\DRAWINGS\CHRISTIANSEN\13428 PRELIMINARY PLATTING 10/5/2016