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PRELIMINARY PLAT
CHRISTIANSEN DELINE SUBDIVISION
 COLUMBIA, BOONE COUNTY, MISSOURI



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 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

NOVEMBER 16, 2015

Revised

JANUARY 11, 2016

COMMENTS

FEBRUARY 12, 2016

COMMENTS

MARCH 31, 2016

COMMENTS

Design: JN Drawn: RTM

PRELIMINARY PLAT

Sheet

C1.01

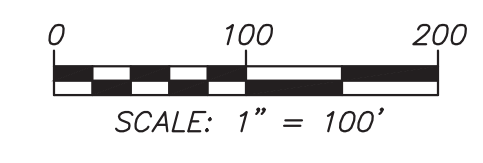
ES&S PROJECT NO. 13127

ZONING & USE NOTE

EXISTING ZONING IS BOONE COUNTY "R-S", SINGLE FAMILY RESIDENTIAL, AND BOONE COUNTY "C-G", GENERAL COMMERCIAL (AS SHOWN ON THE PLAT)
 PROPOSED 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)

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
---	TRAFFIC SIGNAL CONTROL BOX
---	TELECOMMUNICATIONS PEDESTAL
---	TELECOMMUNICATIONS PULLBOX
---	UTILITY POLE
---	WATER METER
---	WATER VALVE
---	PROPOSED WATER LINE
---	PROPOSED STORM SEWER



FLOODPLAIN NOTE

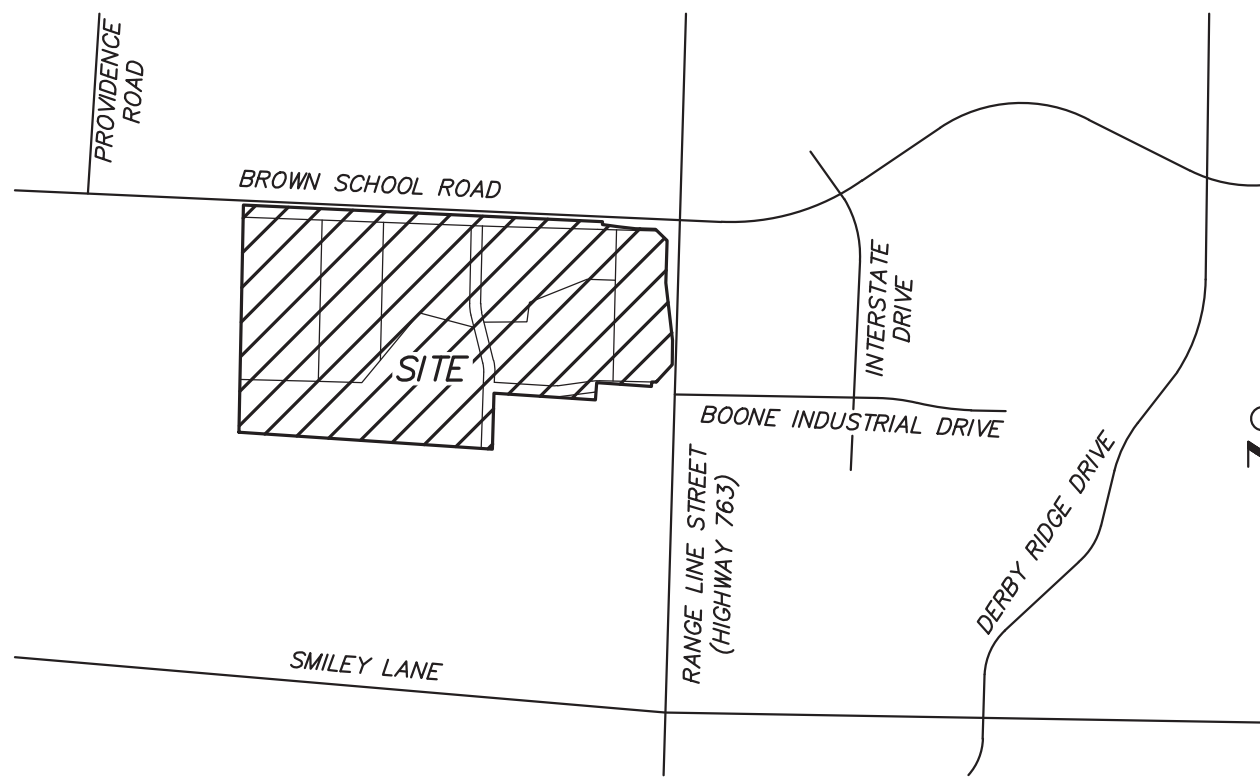
THIS PROPERTY IS LOCATED IN ZONES "AE", "AE" (FLOODWAY), "X", AND "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBERS 29019C0165D AND 29019C0280D BOTH DATED MARCH 17, 2011.

STREAM BUFFER NOTE

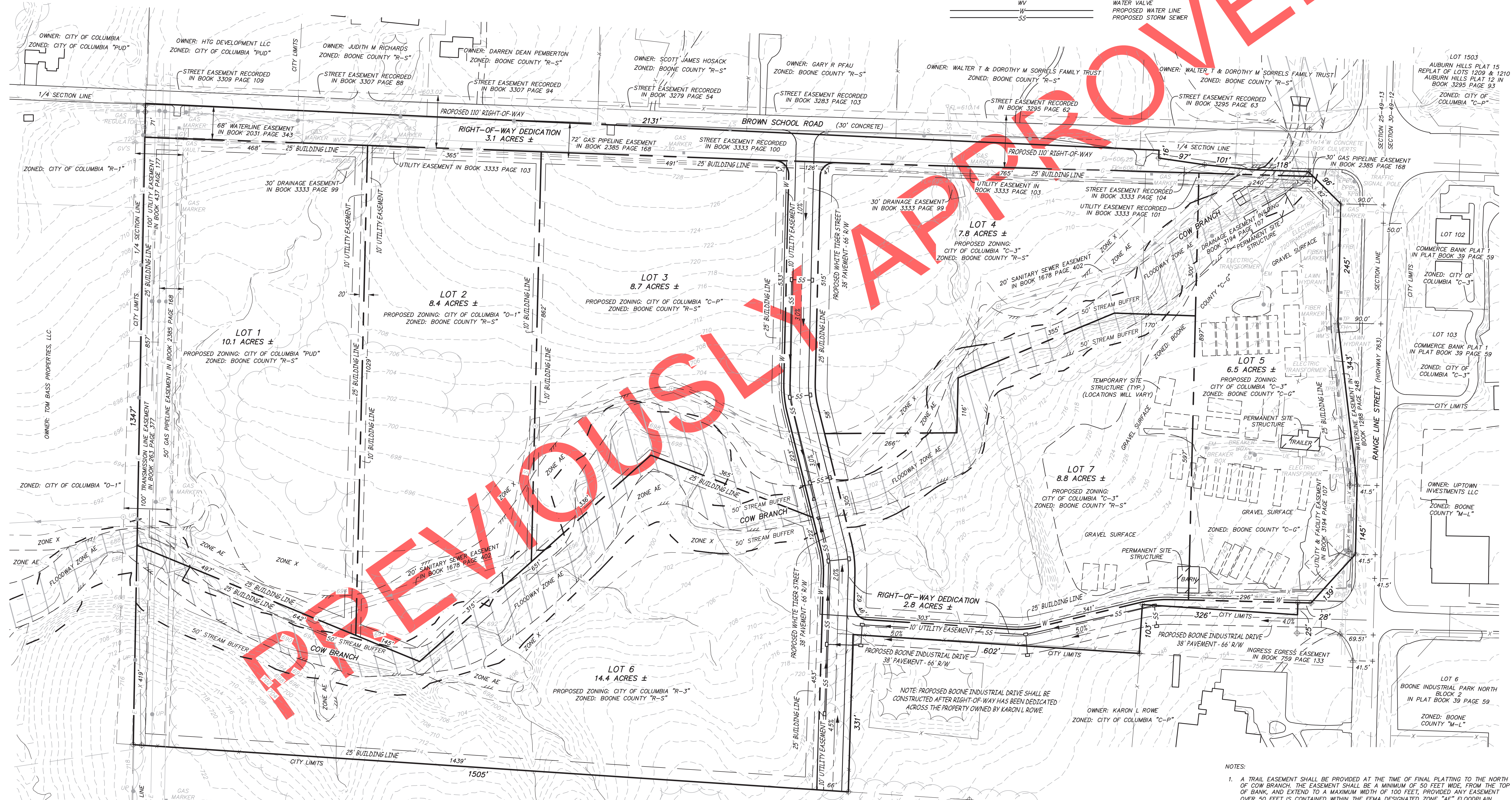
IN ACCORDANCE WITH CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES A TYPE II STREAM BUFFER HAS BEEN PROVIDED, AS DETERMINED FROM THE 7.5 MINUTE SERIES USGS COLUMBIA AND BROWNS QUADRANGLE MAPS DATED 2014, AND IS LOCATED AS SHOWN ON THE PLAT.

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

SITE LOCATION MAP



NOT TO SCALE



- 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. IF THE CORPUS OF ENGINEERS FIND THE CROSSING TO NOT BE DESIRABLE, AN AT-STREET CROSSING SHALL BE PROVIDED ACROSS WHITE TIGER WITH ANY ADDITIONAL TRAIL EASEMENT AS REQUIRED.

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

STEPHEN REICHLIN, CHAIRPERSON

F:\CURRENT\DRAWINGS\CHRISTIANSEN\13127\13127 PRELIMINARY PLATTING 3/31/2016