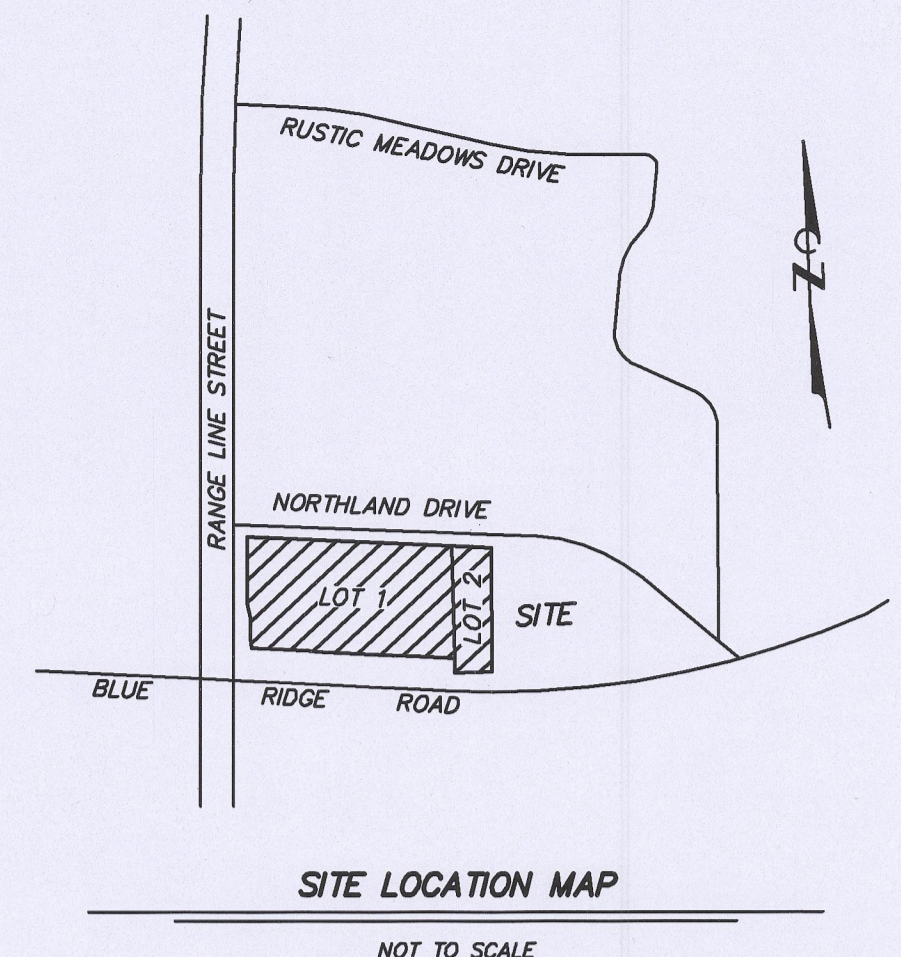


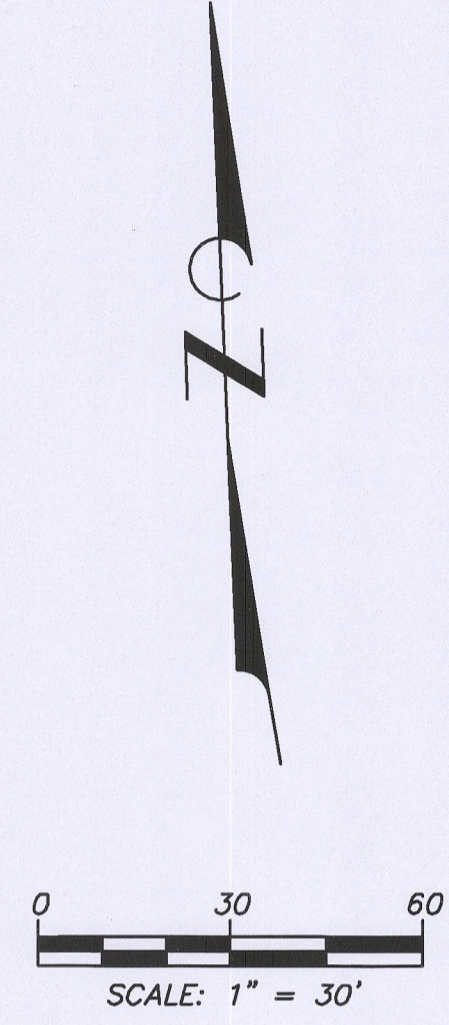
Engineering Surveys & Services
 Consulting Engineers, Land Surveyors, and Geoprosessionals
 Analytical and Material Laboratories
 1113 Ivy Street, Columbia, Missouri 65201
 573-449-2646 | www.ess-ia.com
 Other Offices:
 Jefferson City - Sedalia - Wildwood
 Missouri Engineering Corporation #204050118

**PRELIMINARY PLAT
 NORTHLAND ACRES PLAT 3
 COLUMBIA, BOONE COUNTY, MISSOURI**



LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY CENTERLINE
-E-	ELECTRIC LINE
-T-	TELECOMMUNICATIONS LINE
-FO-	FIBER OPTIC LINE
-UE-	UNDERGROUND ELECTRIC LINE
-UT-	UNDERGROUND TELECOMMUNICATIONS LINE
-UFO-	UNDERGROUND FIBER OPTIC LINE
-SS-	SANITARY SEWER LINE
-S-	STORM SEWER LINE
-G-	GAS LINE
-W-	WATER LINE
-X-	FENCE
-T&B-	TREE & BRUSH LINE
-C-	EXISTING CONTOUR
-750-	ANCHOR
⊕	IRON
⊕	R/W MARKER
⊕	MAG NAIL W/ CUT CROSS
⊕	CONTROL POINT
⊕	CMP
EM	CORRUGATED METAL PIPE
FES	ELECTRIC METER
FL	FLARED END SECTION
FH	FIRE HYDRANT
FL	FLOW LINE
GV	GAS VALVE
HOPE	HIGH DENSITY POLYETHYLENE PIPE
LS	LIGHT STANDARD
PVC	POLYVINYL CHLORIDE PIPE
TP	TELECOMMUNICATIONS PEDESTAL
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
S	PROPOSED SANITARY SEWER LINE
---	PROPOSED RIGHT-OF-WAY WIDENING
---	PROPOSED RIGHT-OF-WAY VACATION
⊕	PROPOSED FIRE HYDRANT & VALVE



STREAM BUFFER NOTE
 THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY SITE INSPECTION AND BY THE USGS MAP FOR THIS AREA AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

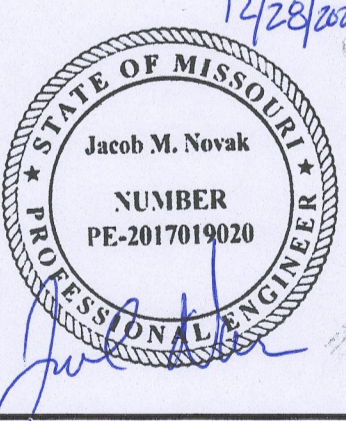
FLOODPLAIN NOTE
 THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0280E, DATED APRIL 19, 2017.

- GENERAL NOTES:**
1. THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 1.98 ACRES.
 2. NO WATERCOURSES ARE LOCATED ON THE PROPERTY.
 3. THE PROPERTY DOES NOT CONTAIN KNOWN CEMETERIES OR BURIAL GROUNDS.
 4. NO RAILROADS, BRIDGES, CULVERTS OR DRAIN PIPES ARE LOCATED ON THE PROPERTY.
 5. NO LAGOONS ARE LOCATED ON THE PROPERTY.
 6. FIRE HYDRANTS SHALL BE PLACED EVERY 300- FEET OR AS REQUIRED BY THE FIRE DEPARTMENT.
 7. THERE ARE NO PROPOSED STREETS AFFECTING THIS PROPERTY.

OWNER & SUBDIVIDER
 LEON & MARILYN KELLER PROPERTIES, LLC
 5815 SCRUGGS STATION ROAD
 LOHMAN, MISSOURI 65053

ZONING & USE NOTE
 EXISTING ZONING IS "IG", INDUSTRIAL
 LOTS 1-2: "IG"; SHALL REMAIN INDUSTRIAL.

APPROVED BY THE PLANNING AND ZONING COMMISSION, COLUMBIA,
 MISSOURI, ON January 7, 2021
Sara Loe
 SARA LOE, CHAIRPERSON



JACOB M. NOVAK
 PROFESSIONAL ENGINEER
 PE-2017019020

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date
DECEMBER 28, 2020

Revised

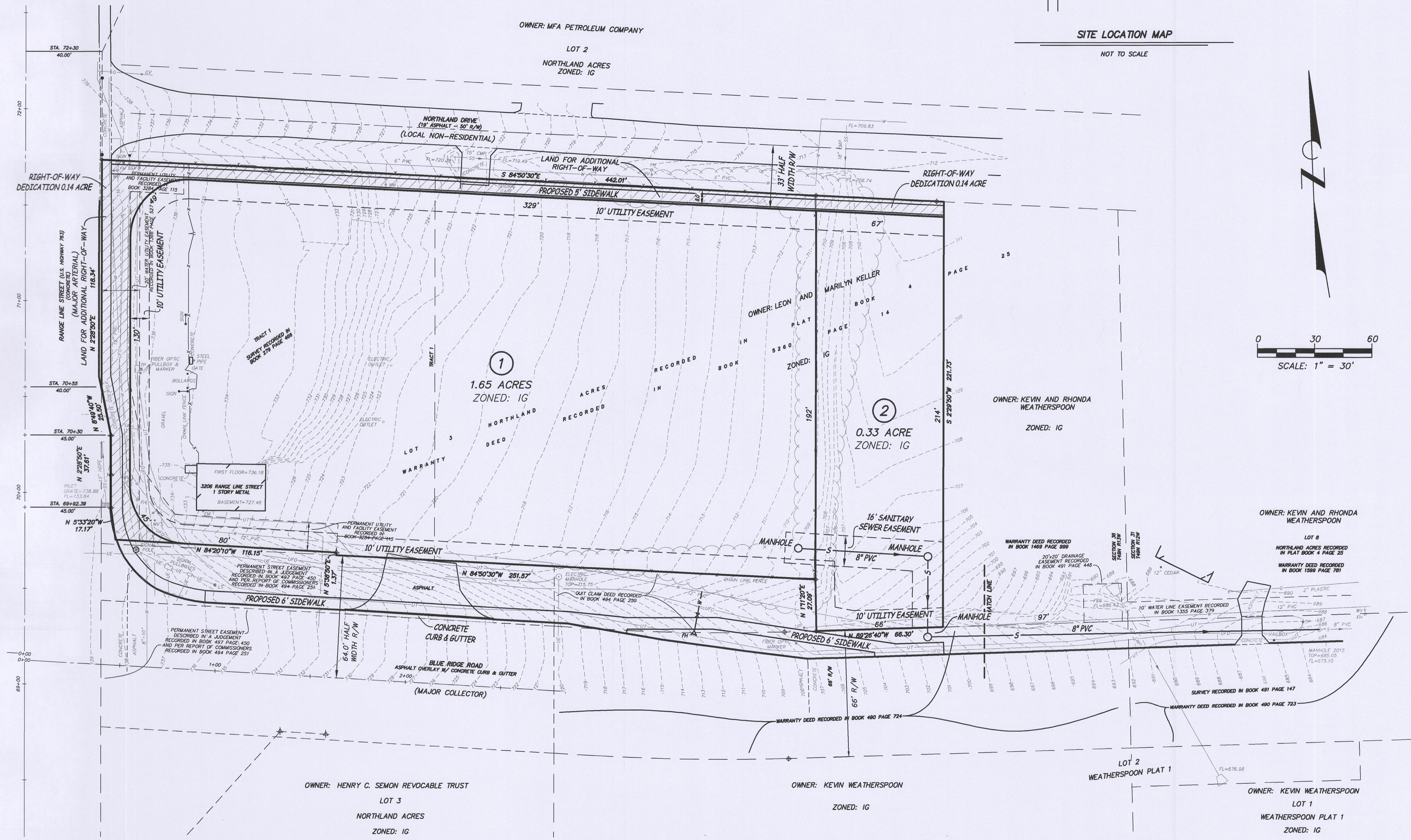
Design: MAK Drawn: BR

PRELIMINARY PLAT

Sheet

C1.01
 1 OF 1

ES&S PROJECT NO. 14795



E:\CURRENT\DRAWINGS\METERS\14795\14795 PRELIMINARY PLAT.DWG 1/4/2021