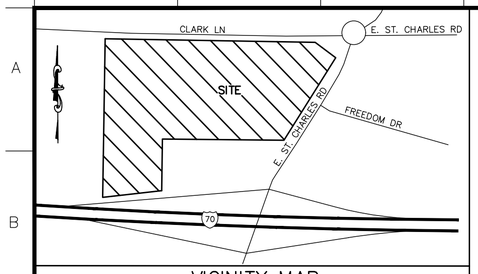
COLUMBIA CORNERS
PRELIMINARY PLAT

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE 5TH P.M., BOONE COUNTY, MISSOURI

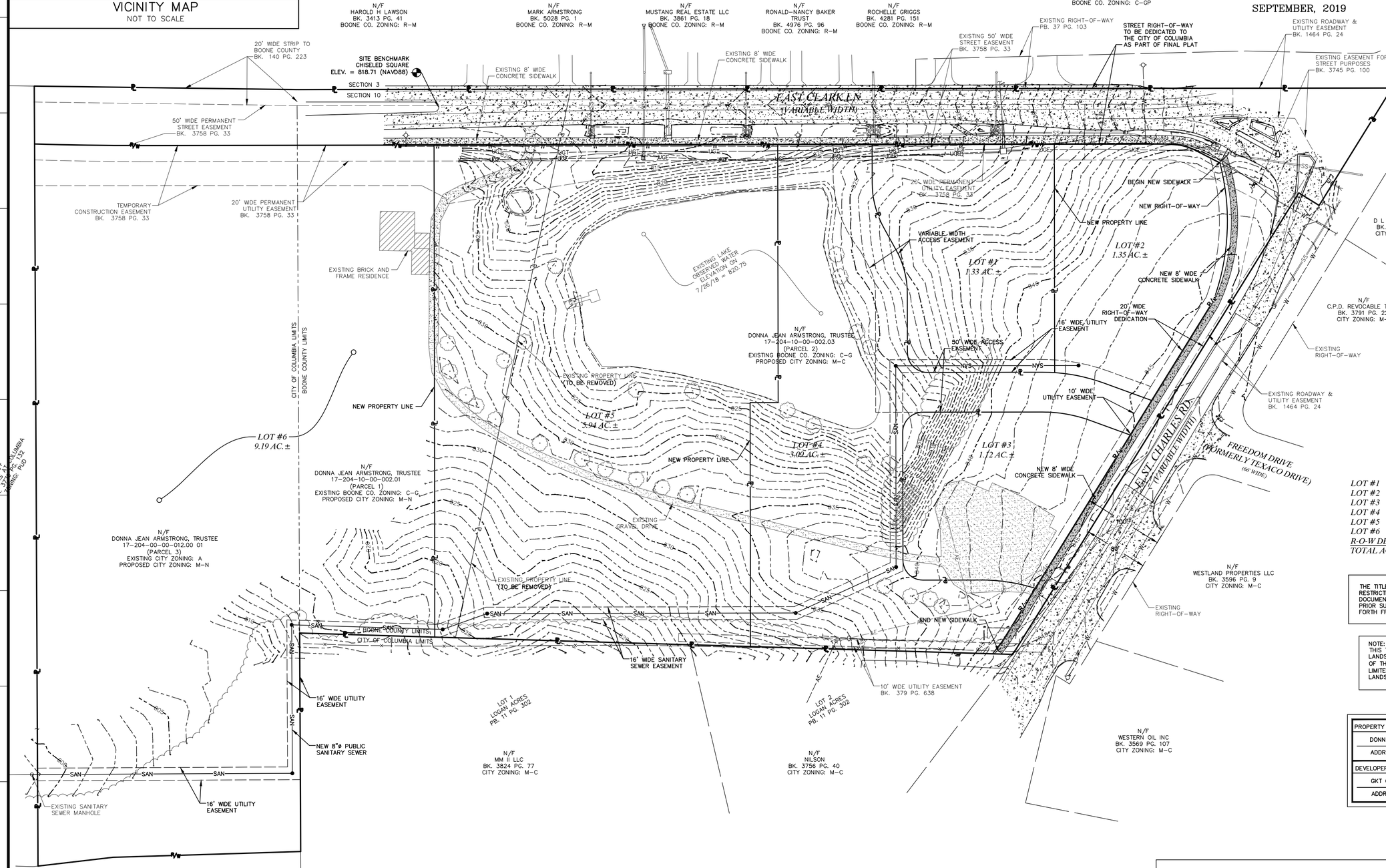


VICINITY MAP
NOT TO SCALE

SEPTEMBER, 2019

LEGEND

INDEX CONTOUR	500
INTERMEDIATE CONTOUR	
PROPERTY LINE	PL
RIGHT-OF-WAY	R/W
LOT LINE	
BUILDING SETBACK	
EASEMENT	
AERIAL ELECTRIC	AE
UTILITY POLE / GUY WIRE	
UNDERGROUND ELECTRIC	UGE
UNDERGROUND TELEPHONE	UGT
UNDERGROUND FIBER OPTIC	FO
SANITARY SEWER	SAN
SANITARY MANHOLE	
STORM SEWER	SS
INLET	
FLARED END SECTIONS	
GAS LINE	G
WATER LINE	W
FIRE HYDRANTS	
WATER VALVE	
WATER METER	WM
TREE	
FENCE	
LIGHT	
NEW SANITARY SEWER	SAN
NEW SANITARY MANHOLE	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
GRAVEL SURFACE	
NEW CONCRETE PAVEMENT	



SITE DATA

LOT #1	1.33 AC. ±
LOT #2	1.35 AC. ±
LOT #3	1.12 AC. ±
LOT #4	3.09 AC. ±
LOT #5	5.94 AC. ±
LOT #6	9.19 AC. ±
R-O-W DEDICATION	3.36 AC. ±
TOTAL ACREAGE	25.38 AC. ±

THE TITLE COMMITMENT DOES NOT REFERENCE ANY RESTRICTIONS OF RECORD IN ANY RECORDED DOCUMENT. THE PARCELS WERE NOT PART OF ANY PRIOR SUBDIVISION PLAT SO THERE IS NOTHING SET FORTH FROM A PREVIOUS PLAT FROM OUR RECORDS.

NOTE:
THIS TRACT IS SUBJECT TO ALL APPLICABLE LANDSCAPING REQUIREMENTS IN SEC 29-4.4 OF THE UDC, INCLUDING (BUT NOT NECESSARILY LIMITED TO) STREET TREES, PARKING LOT LANDSCAPING, BUFFERING AND SCREENING.

PROPERTY OWNER:	
DONNA JEAN ARMSTRONG, TRUSTEE	
ADDRESS: 10 FLEMING DR., COLUMBIA, MO	
DEVELOPER:	
GKT CLARK LANE, L.L.C.	
ADDRESS: 1103 EAST BROADWAY COLUMBIA, MO	

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION _____ DAY OF _____, 2019

_____
SARA LOE, CHAIRMAN

636-584-0540 (tel.)
636-584-0512 (fax)
mail@ochranengineering.com
530A E. Independence Dr.
Union, Missouri 63084
OCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

Missouri State Certificate of Authority Numbers:
Survey : 000380
Engineering : 001655
Architecture: 2002014240

Two working days prior to the start of any excavation on this site, contractor shall call Missouri One Call for utility location information.

All OSHA rules & regulations established for the type of excavation and shoring plans shall be strictly followed (ie. Trenching, Blasting, etc.)

STATE OF MISSOURI
ELLIOTT R. REED
NUMBER PE-2006002845
PROFESSIONAL ENGINEER

PRELIMINARY PLAT
COLUMBIA CORNERS
COLUMBIA, MISSOURI

DATE:	REVISION:	DRN. BY:	APPD. BY:
9-11-19	REVISED PER CITY COMMENTS	JRC	

PRELIMINARY PLAT

DRN. BY: JMM
APPD. BY:
DATE: SEPT. 4, 2019
SCALE: 1" = 60'
PROJ. NO: 18-7279
DWG. NO:
1 of 1

Drawing name: F:\18-7279 - Schnucks - Columbia, MO\AutoCad Drawings\7279 - Plan Sheets\PRELIMINARY PLAT.dwg Tab: OVERALL PRELIM. PLAT Plotted on: Sep 12, 2019 - 10:12am Plotted by: jmeyer