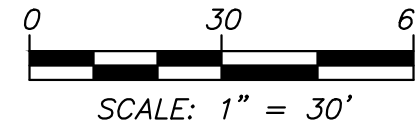
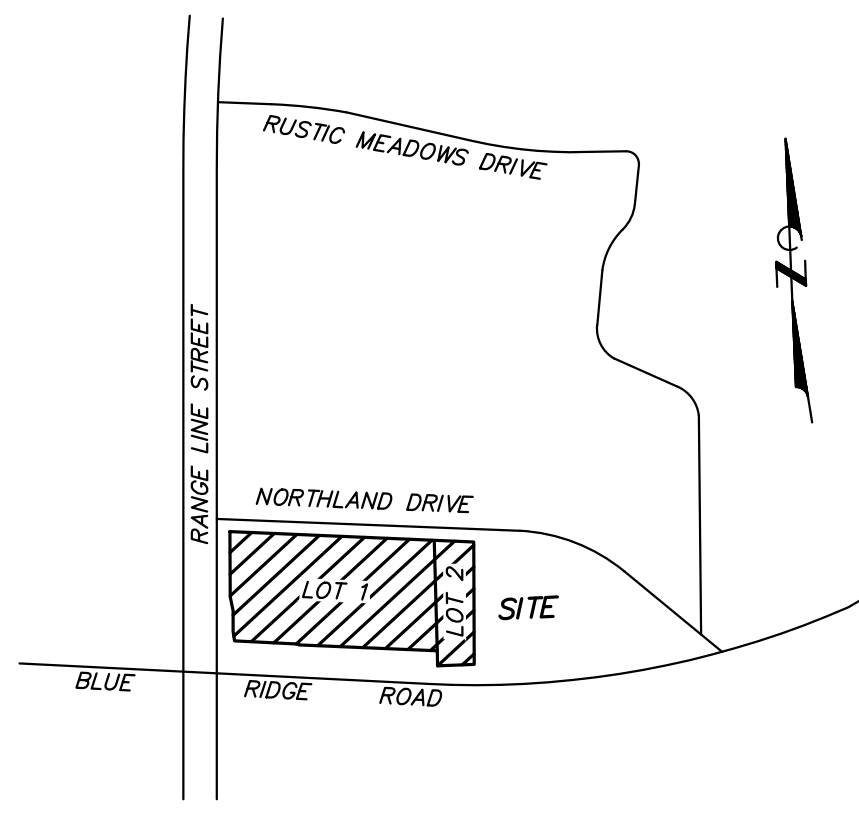
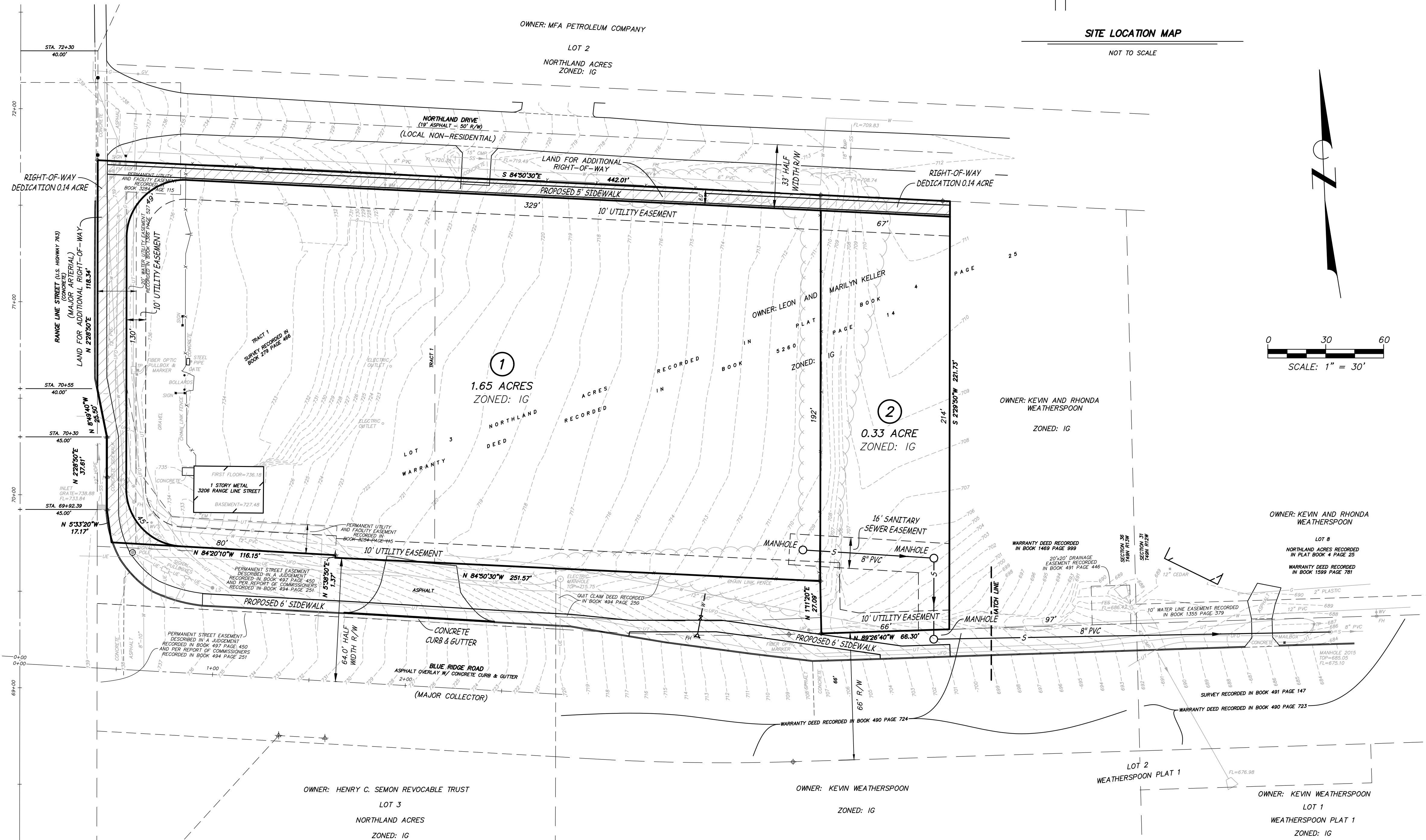


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LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY CENTERLINE
	ELECTRIC LINE
	TELECOMMUNICATIONS LINE
	FIBER OPTIC LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELECOMMUNICATIONS LINE
	UNDERGROUND FIBER OPTIC LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	FENCE
	TREE & BRUSH LINE
	EXISTING CONTOUR
	ANCHOR
	IRON
	R/W MARKER
	MAG NAIL W/ CUT CROSS
	CONTROL POINT
	CORRUGATED METAL PIPE
	ELECTRIC METER
	FLARED END SECTION
	FIRE HYDRANT
	FLOW LINE
	GAS VALVE
	HDPE
	LS
	PVC
	TP
	UP
	WM
	WV
	S
	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 29019C0280C, 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
5819 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 _____

SARA LOE, CHAIRPERSON

Engineering Surveys & Services
Consulting Engineers, Land Surveyors, and Geoprosessionals
Analytical and Material Laboratories
1113 Ivy Street, Columbia, Missouri 65201
573-449-2646 | www.ess-inc.com

Other Offices:
Jefferson City - Sedalia - Wildwood
Missouri Engineering Corporation # 204005018

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

12/28/2020

JACOB M. NOVAK
PROFESSIONAL ENGINEER
PE-2017019820

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