

LOCATION MAP
NOT TO SCALE

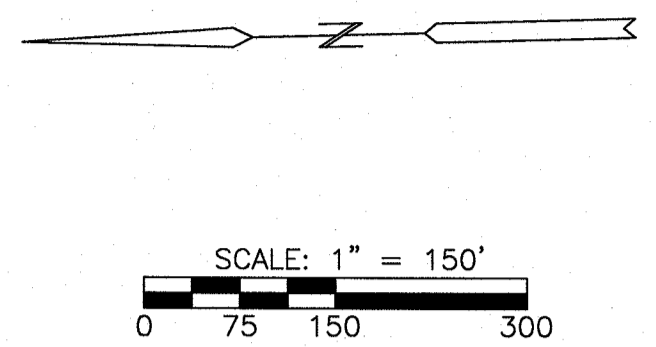


LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- E EXISTING 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- S SET 5/8" REBAR W/CAP "A.C. 2007000167"
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- I.P. IRON PIPE
- RE. REBAR
- (R) RADIAL LINE
- (REC.) RECORD MEASUREMENT
- X_{DH} DRILL HOLE WITH CHISELED "+"
- ⊕ CENTERLINE
- - - - - FENCE
- ~ ~ ~ ~ ~ APPROXIMATE CLIMAX FOREST
- ~ ~ ~ ~ ~ APPROXIMATE TREE LINE
- ~ ~ ~ ~ ~ APPROXIMATE TRAIL LOCATION
- ⊗ SIGNIFICANT TREE (MIN. 20" DBH)
- ▨ TREE PRESERVATION EASEMENT
- ▨ GREENSPACE CONSERVATION EASEMENT

NOTES

1. CONTOUR INTERVAL IS TWO (2) FEET.
2. CONTOURS ARE PROVIDED FOR ASSISTANCE IN DETERMINING STEEP SLOPES. SOME AREAS OF THE SITE HAVE HAD CONSTRUCTION ACTIVITIES SO CURRENT CONTOURS WILL DIFFER FROM THOSE SHOWN.
3. THE CLIMAX FOREST AREA WAS PROVIDED BY CONSULTING THE CITY OF COLUMBIA ARBORIST AND DIGITIZING ALONG THE EDGE OF THE TREE LINE SHOWN ON AERIAL IMAGERY.
4. 25% OF THE SIGNIFICANT TREES (DBH OVER 20") OUTSIDE THE TREE PRESERVATION AREA ARE TO BE SAVED.
5. THE AREA WITHIN THE PROPOSED TREE PRESERVATION EASEMENT IS INTENDED TO MEET THE MINIMUM 25% OF CLIMAX FOREST TO BE SAVED.
6. LOT 2A HAS AN EXISTING TRAIL SYSTEM WITHIN PART OF THE TREE PRESERVATION AREA AS SHOWN. THE TRAIL SYSTEM IS TO REMAIN AND THE OWNER WILL BE ALLOWED TO MAINTAIN THE TRAILS.
7. ACCORDING TO THE CITY OF COLUMBIA'S FUTURE LAND USE PLAN WITHIN THE COMPREHENSIVE PLAN, THIS ENTIRE TRACT IS WITHIN A "SENSITIVE AREA".



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLAIN COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.

OWNER

LUTHERAN SENIOR SERVICES
1150 HANLEY INDUSTRIAL CT.
ST. LOUIS, MO 63144

SITE DATA

OVERALL ACREAGE = 110.30 ACRES
ZONING = R-MF AND M-OF
NUMBER OF LOTS = 2
LOCATION = IN SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST

STREAM BUFFER STATEMENT

A TYPE II STREAM IS LOCATED THROUGH THE SITE, HOWEVER A STREAM BUFFER WILL NOT BE REQUIRED ON THE FINAL PLAT SINCE THE LOTS ARE PART OF AN EXISTING PLAT RECORDED PRIOR TO THE STREAM BUFFER REQUIREMENTS OF ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 29019C0291E, EFFECTIVE DATE APRIL 19, 2017.

TREE PRESERVATION NOTES

EXISTING CLIMAX FOREST = 18.1 ACRES
REQUIRED TREE PRESERVATION = 0.25 x 18.1 = 4.53 ACRES
ACTUAL TREE PRESERVATION = 5.43 ACRES
THERE ARE APPROXIMATELY 220 SIGNIFICANT TREES (DBH OVER 20")
REQUIRED SIGNIFICANT TREE PRESERVATION = 25% X 220 = 55
AT THIS TIME THERE ARE NO PLANS FOR REMOVING ANY TREES.

PROPERTY DESCRIPTION

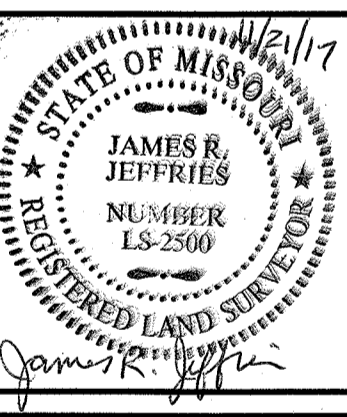
LOTS 1 AND 2 OF LENOIR SUBDIVISION, RECORDED IN PLAT BOOK 21, PAGE 32, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND CONTAINING 110.28 ACRES.

ALLSTATE CONSULTANTS
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MISSOURI STATE CERTIFICATE OF AUTHORITY #2007004004

REUSE OF THIS DRAWING IN ANY MANNER IS STRICTLY PROHIBITED WITHOUT THE WRITTEN APPROVAL OF ALLSTATE CONSULTANTS, LLC

LAND ANALYSIS MAP
LENOIR SUBDIVISION PLAT 2
COLUMBIA, MISSOURI



DATE
OCTOBER 2, 2017

REVISED:
10-30-2017
11-6-2017
11-21-2017

JOB NUMBER
16049.04

SCALE
1"=150'

SHEET
1