

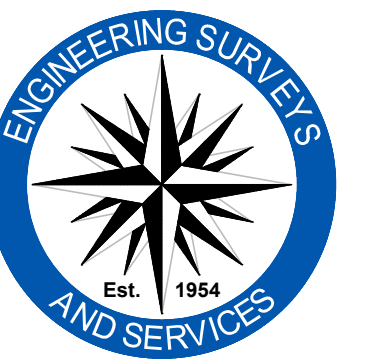
# CPS MIDDLE SCHOOL SUBDIVISION

COLUMBIA, BOONE COUNTY, MISSOURI

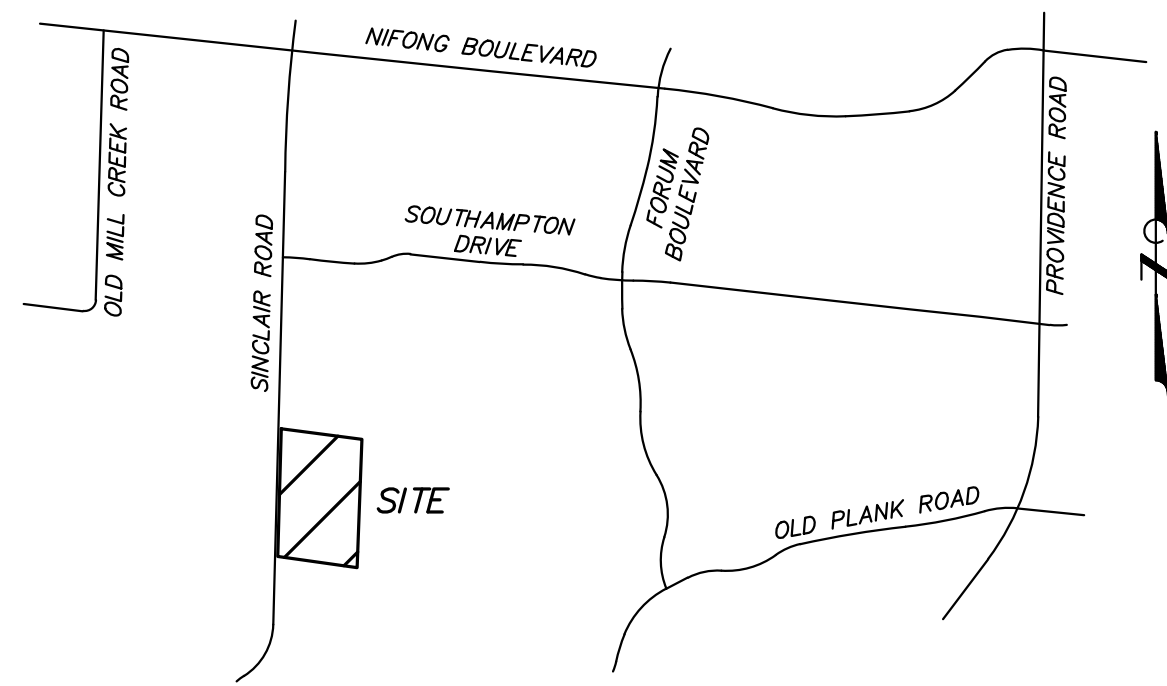
PRELIMINARY PLAT

OCTOBER 5, 2017

REVISED: JANUARY 4, 2018



Engineering Surveys & Services  
 Consulting Engineers, Land Surveyors, and Geoprosessionals  
 Analytical and Material Laboratories  
 1113 Ely Street, Columbia, Missouri 65201  
 573-449-7246 | www.es-sinc.com  
 Other Offices: - St. Louis, Missouri  
 Jefferson City, Missouri - Sedalia, Missouri  
 Missouri Land Surveying Corporation # 200404672



SITE LOCATION MAP

NOT TO SCALE

### PROPERTY DESCRIPTION

TRACT 3 OF THE TRACT SPLIT SURVEY RECORDED IN BOOK 4803 PAGE 180, CONTAINING 63.00 ACRES.

### PROPERTY OWNER

CURATORS OF THE UNIVERSITY OF MISSOURI  
 225 UNIVERSITY HALL  
 COLUMBIA, MISSOURI

CONTRACT PURCHASER:  
 COLUMBIA PUBLIC SCHOOLS  
 1818 W. WORLEY STREET  
 COLUMBIA, MISSOURI

### ZONING NOTE

THIS PROPERTY IS ZONED "A" AGRICULTURE

### 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 29019C0290E, DATED APRIL 19, 2017.

### STREAM BUFFER NOTE

THE TYPE III STREAM BUFFER REQUIRED BY CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES IS LOCATED AS SHOWN ON THE PLAT.

### LEGEND

—	PROPERTY LINE
—	ELECTRIC LINE
—	TELECOMMUNICATIONS LINE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND TELECOMMUNICATIONS LINE
—	SANITARY SEWER LINE
—	STORM SEWER LINE
—	GAS LINE
—	WATER LINE
—	FENCE
—	TREE & BRUSH LINE
—	DRAINAGE SWALE
—	EXISTING CONTOUR
—	ANCHOR
—	IRON
—	CORRUGATED METAL PIPE
—	ELECTRIC METER
—	FIRE HYDRANT
—	POLYVINYL CHLORIDE PIPE
—	TELECOM
—	TELECOMMUNICATIONS PEDESTAL
—	UTILITY POLE
—	PROPOSED SANITARY SEWER LINE
—	PROPOSED WATER LINE

### TRAFFIC STUDY NOTE

ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED FOR ANY NECESSARY INFRASTRUCTURE IMPROVEMENTS AS IDENTIFIED BY THE TRAFFIC IMPACT STUDY.

APPROVED BY THE PLANNING AND ZONING COMMISSION,  
 COLUMBIA, MISSOURI, ON \_\_\_\_\_

RUSTY STRODTMAN, CHAIRPERSON

### SIGNIFICANT TREES

EXISTING (TOTAL ON SITE) = 25 SIGNIFICANT TREES  
 REMOVED = 11 SIGNIFICANT TREES  
 REMAINING = 14 SIGNIFICANT TREES (56%)

### CLIMAX FOREST

EXISTING = 11.7 ACRES  
 REMOVED = 3.4 ACRES  
 REMAINING = 8.3 ACRES (71%)

CPS MIDDLE SCHOOL SUBDIVISION  
 COLUMBIA, BOONE COUNTY, MISSOURI



FREDERICK E. CARROZ III  
 PROFESSIONAL LAND SURVEYOR  
 PLS - 200801665

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

Date  
**OCTOBER 5, 2017**

Revised  
 DECEMBER 22, 2017  
 JANUARY 4, 2018

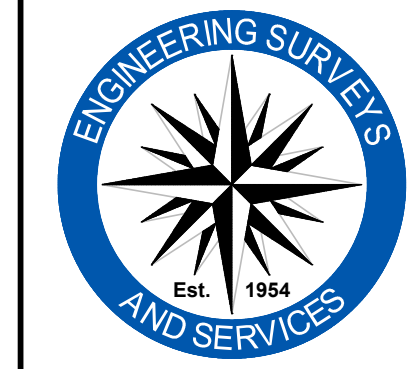
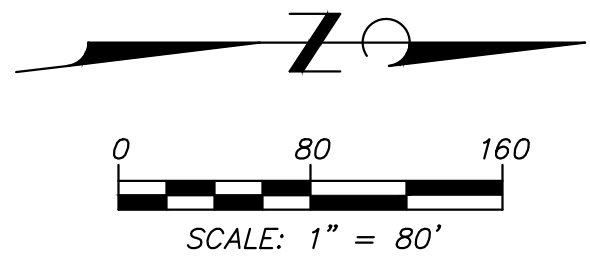
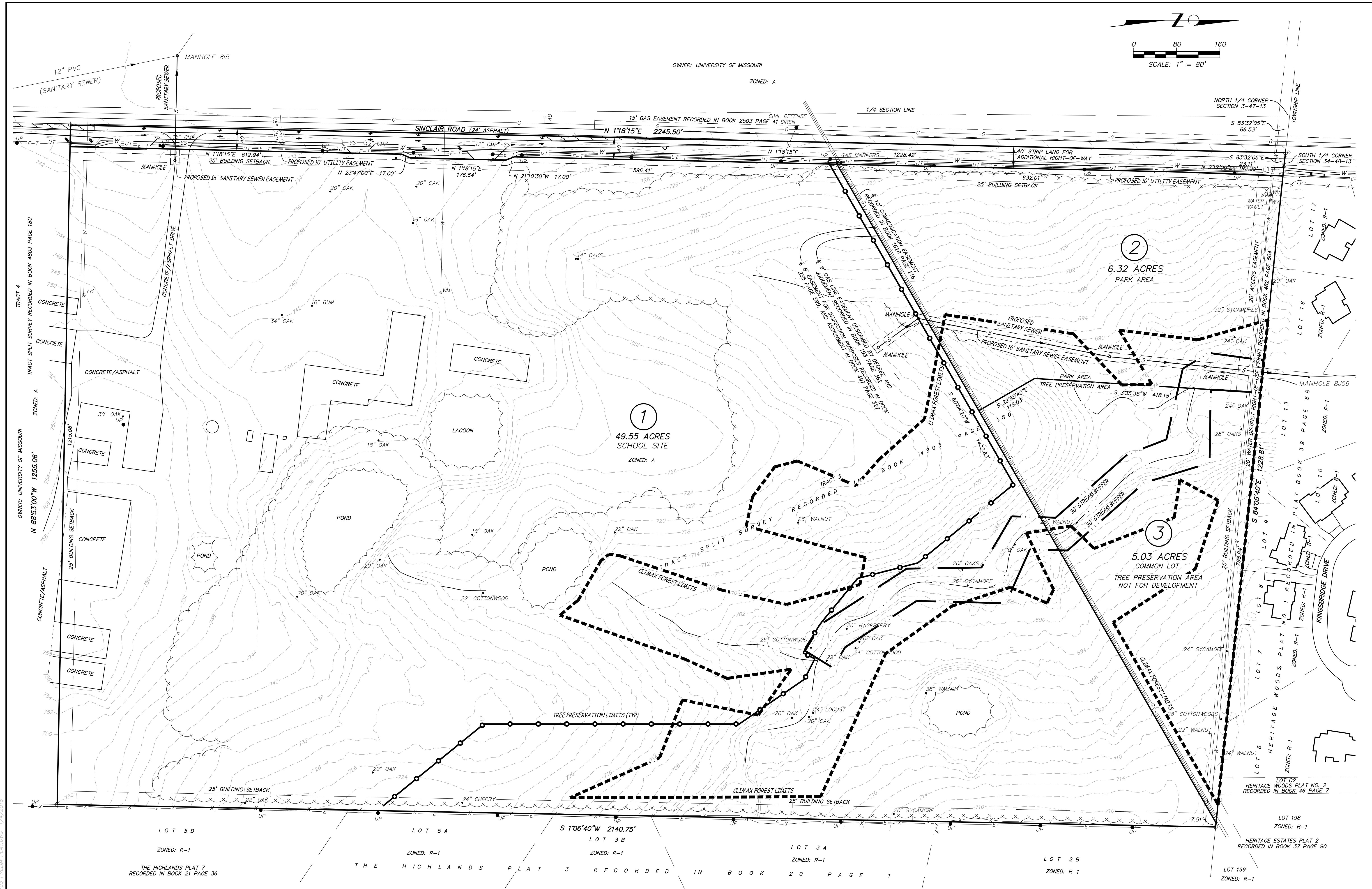
Surveyed: NTL Drawn: JCB

PRELIMINARY PLAT

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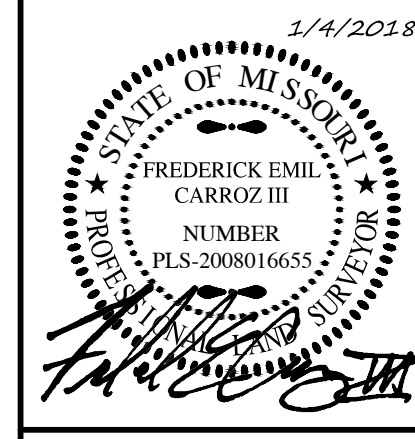
ES&S PROJECT NO. 13703



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**PRELIMINARY PLAT**

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**C1.02**  
 2 OF 2

ES&S PROJECT NO. 13703

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