

**CLIMAX FOREST**

EXISTING	= 2.30 ACRES
IN STREAM BUFFER	= 1.47 ACRES (63.9%)
OUTSIDE STREAM BUFFER	= 0.83 ACRES (36.1%)
TO BE PRESERVED	
OUTSIDE STREAM BUFFER	= 0.65 ACRES (28.3%)
REMOVED	= 0.18 ACRES (7.8%)

OWNER: THE CURATORS OF THE UNIVERSITY  
 ZONED: "PD" PLANNED DEVELOPMENTS

OWNER: SOMERET VILLAGE DEVELOPMENT, LLC  
 ZONED: "PD" PLANNED DEVELOPMENTS

**LEGEND**

---	PROPERTY LINE
---	ELECTRIC 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
---	DRAINAGE SWALE
---	EXISTING CONTOUR
---	ANCHOR
---	IRON
PK	PK NAIL
CP#	CONTROL POINT
FES	FLARED END SECTION
FH	FIRE HYDRANT
FL	FLOW LINE
LDPE	HIGH DENSITY POLYETHYLENE PIPE
LS	LIGHT STANDARD
TELECOM	TELECOMMUNICATIONS
TW	TOP OF WALL
UP	UTILITY POLE
WV	WATER VALVE
S	PROPOSED SANITARY SEWER LINE

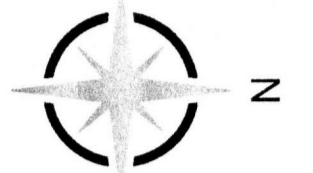
**GENERAL NOTES**

1. THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 17.30 ACRES
2. THE PROPERTY DOES NOT CONTAIN KNOWN CEMETERIES OR BURIAL GROUNDS.
3. NO LAGOONS ARE LOCATED ON THE PROPERTY.
4. THERE ARE NO PROPOSED STREETS AFFECTING THIS PROPERTY.



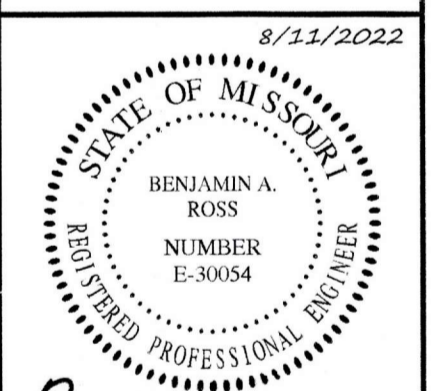
Engineering Surveys & Services  
 DELIVERING YOUR VISION™

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 660-826-8618  
 www.ess-inc.com  
 MO Engineering Corp. # 200460518



0 1"  
 SCALE: 1" = 50'

**PRELIMINARY PLAT**  
**SPARTAN POINTE**  
 COLUMBIA, BOONE COUNTY, MISSOURI



Benjamin A. Ross

BENJAMIN A. ROSS REGISTERED PROFESSIONAL ENGINEER E-30054

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

Date  
**APRIL 29, 2022**

Revised  
 JUNE 23, 2022  
 JULY 28, 2022  
 AUGUST 11, 2022

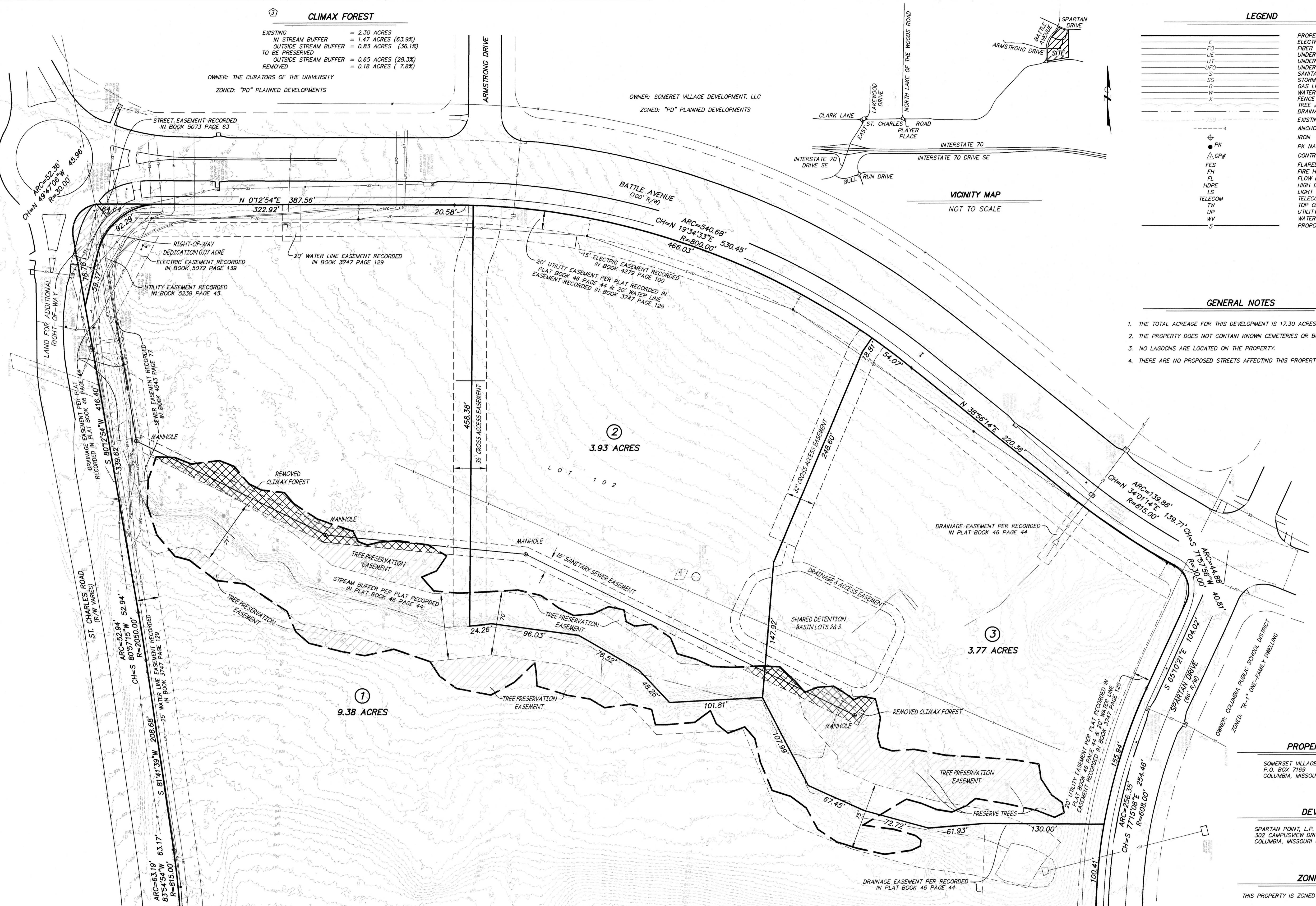
**ZONING NOTE**  
 THIS PROPERTY IS ZONED "PD" PLANNED DEVELOPMENT

**STREAM BUFFER NOTE**  
 THE EXISTING STREAM BUFFER AS SHOWN WAS ESTABLISHED BY SOMERSET VILLAGE PLAT 1 RECORDED IN BOOK 46 PAGE 44.

Design: BAR Drawn: CGH

PRELIMINARY PLAT  
 Sheet  
**C1.01**

ES&S PROJECT NO. 15507



APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

OWNER: COLUMBIA PUBLIC SCHOOL DISTRICT  
 ZONED: R-1 ONE-FAMILY DWELLING  
 WARRANTY DEED RECORDED IN BOOK 3277 PAGE 11

APPROVED BY THE PLANNING AND ZONING COMMISSION,  
 COLUMBIA, MISSOURI, ON June 23, 2022

SARA LOE, CHAIRPERSON

**STREAM BUFFER NOTE**  
 THE EXISTING STREAM BUFFER AS SHOWN WAS ESTABLISHED BY SOMERSET VILLAGE PLAT 1 RECORDED IN BOOK 46 PAGE 44.

**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 23019C0305E, DATED APRIL 19, 2017.