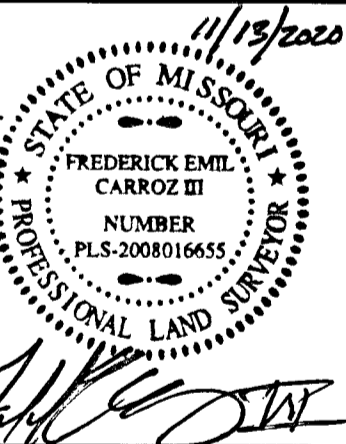


Engineering Surveys & Services
 Consulting Engineers, Land Surveyors, and Geospatial
 Analytical and Material Laboratories
 1113 Ivy Street, Columbia, Missouri 65201
 571-449-2646 | www.es-s.com
 Other Offices:
 Jefferson City - SoLia - Wildwood
 Missouri Land Surveying Corporation # 200406072

PRELIMINARY PLAT
STATE FARM SUBDIVISION - BLOCK 2
 COLUMBIA, BOONE COUNTY, MISSOURI



FREDERICK E. CARROZ III
 PROFESSIONAL LAND SURVEYOR
 PLS # 2008016655

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

Date
NOVEMBER 13, 2020

Revised

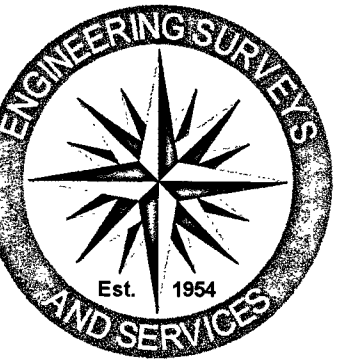
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PRELIMINARY PLAT

Sheet
V1.01

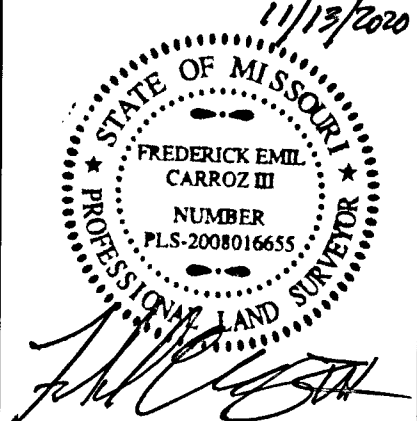
1 of 2

ES&S PROJECT NO. 14164



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 Analytical and Material Laboratories
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PRELIMINARY PLAT
STATE FARM SUBDIVISION - BLOCK 2
 COLUMBIA, BOONE COUNTY, MISSOURI



FREDERICK E. CARROZ III
 PROFESSIONAL LAND SURVEYOR
 PLS - 2008016655

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Date
NOVEMBER 13, 2020

Revised

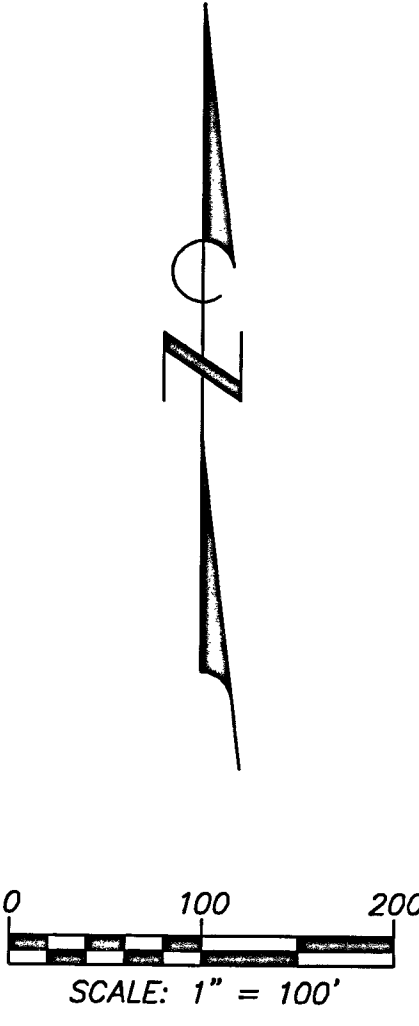
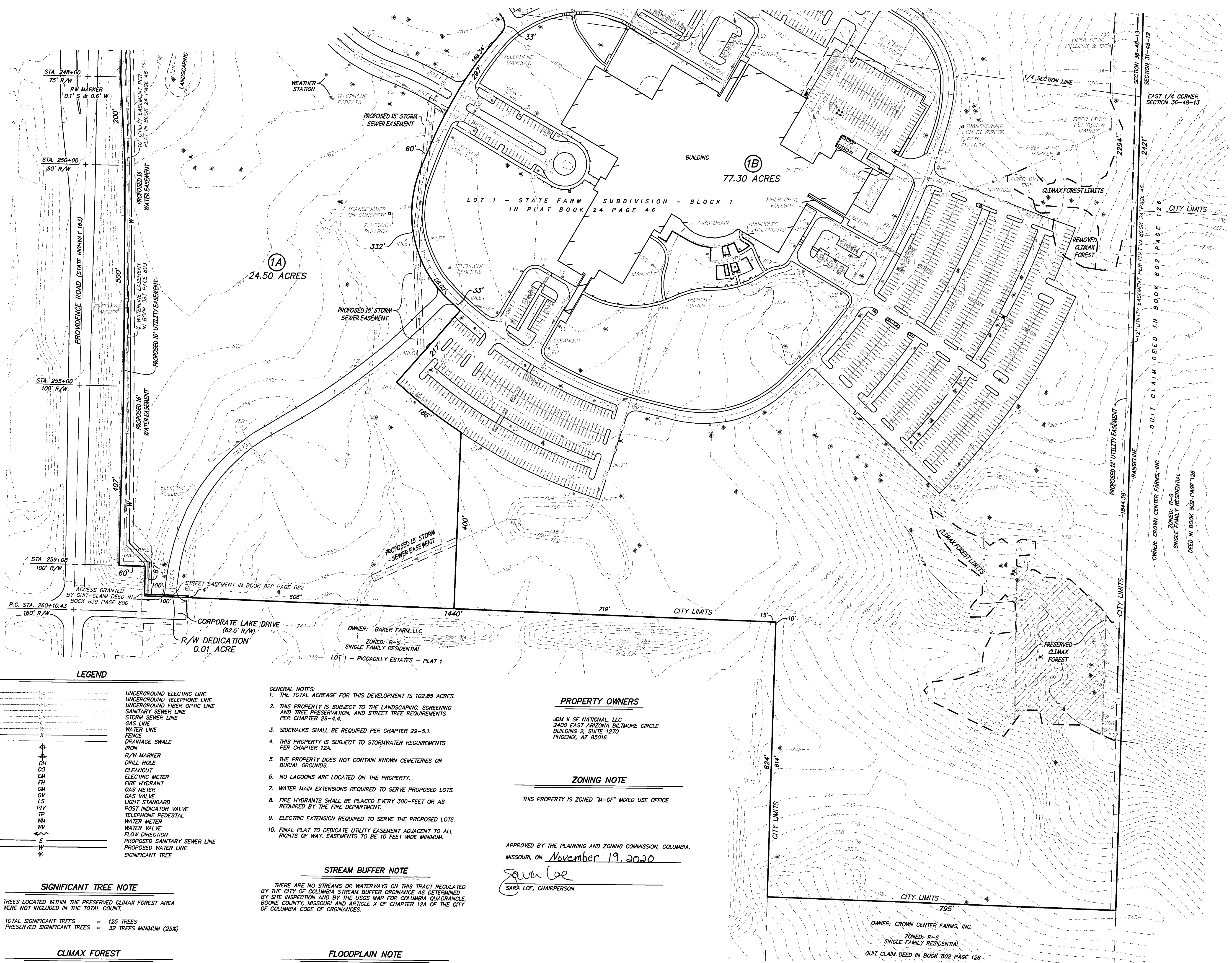
Surveyed: NL Drawn: BR

PRELIMINARY PLAT

Sheet

V1.02

2 of 2
 ES&S PROJECT NO. 14164



LEGEND

---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND FIBER OPTIC LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS LINE
---	WATER LINE
---	FENCE
---	DRAINAGE SWALE
---	IRON
+	R/W MARKER
○	DRILL HOLE
○	CLEANOUT
○	ELECTRIC METER
○	FIRE HYDRANT
○	GAS METER
○	GAS VALVE
○	LIGHT STANDARD
○	POST INDICATOR VALVE
○	TELEPHONE PEDESTAL
○	WATER METER
○	WATER VALVE
○	FLOW DIRECTION
○	PROPOSED SANITARY SEWER LINE
○	PROPOSED WATER LINE
*	SIGNIFICANT TREE

SIGNIFICANT TREE NOTE

TREES LOCATED WITHIN THE PRESERVED CLIMAX FOREST AREA WERE NOT INCLUDED IN THE TOTAL COUNT.
 TOTAL SIGNIFICANT TREES = 125 TREES
 PRESERVED SIGNIFICANT TREES = 32 TREES MINIMUM (25%)

CLIMAX FOREST

EXISTING = 4.44 ACRES
 REMOVED = 0.28 ACRE
 TO BE PRESERVED = 1.50 ACRES (36%)

GENERAL NOTES:

1. THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 102.85 ACRES.
2. THIS PROPERTY IS SUBJECT TO THE LANDSCAPING, SCREENING AND TREE PRESERVATION, AND STREET TREE REQUIREMENTS PER CHAPTER 28-4.4.
3. SIDEWALKS SHALL BE REQUIRED PER CHAPTER 28-5.1.
4. THIS PROPERTY IS SUBJECT TO STORMWATER REQUIREMENTS PER CHAPTER 12A.
5. THE PROPERTY DOES NOT CONTAIN KNOWN CEMETERIES OR BURIAL GROUNDS.
6. NO LAGOONS ARE LOCATED ON THE PROPERTY.
7. WATER MAIN EXTENSIONS REQUIRED TO SERVE PROPOSED LOTS.
8. FIRE HYDRANTS SHALL BE PLACED EVERY 300-FEET OR AS REQUIRED BY THE FIRE DEPARTMENT.
9. ELECTRIC EXTENSION REQUIRED TO SERVE THE PROPOSED LOTS.
10. FINAL PLAT TO DEDICATE UTILITY EASEMENT ADJACENT TO ALL RIGHTS OF WAY. EASEMENTS TO BE 10 FEET WIDE MINIMUM.

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 COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI 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 29019C0290E, DATED APRIL 19, 2017.

PROPERTY OWNERS

JDM II SF NATIONAL, LLC
 2400 EAST ARIZONA BILTMORE CIRCLE
 BUILDING 2, SUITE 1270
 PHOENIX, AZ 85016

ZONING NOTE

THIS PROPERTY IS ZONED "M-O" MIXED USE OFFICE

APPROVED BY THE PLANNING AND ZONING COMMISSION, COLUMBIA, MISSOURI, ON November 19, 2020

Sara Loe
 SARA LOE, CHAIRPERSON