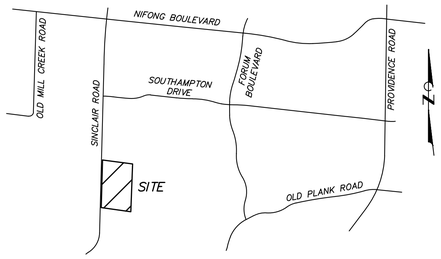
CPS MIDDLE SCHOOL SUBDIVISION

COLUMBIA, BOONE COUNTY, MISSOURI

PRELIMINARY PLAT

OCTOBER 5, 2017



SITE LOCATION MAP

NOT TO SCALE

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%)

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

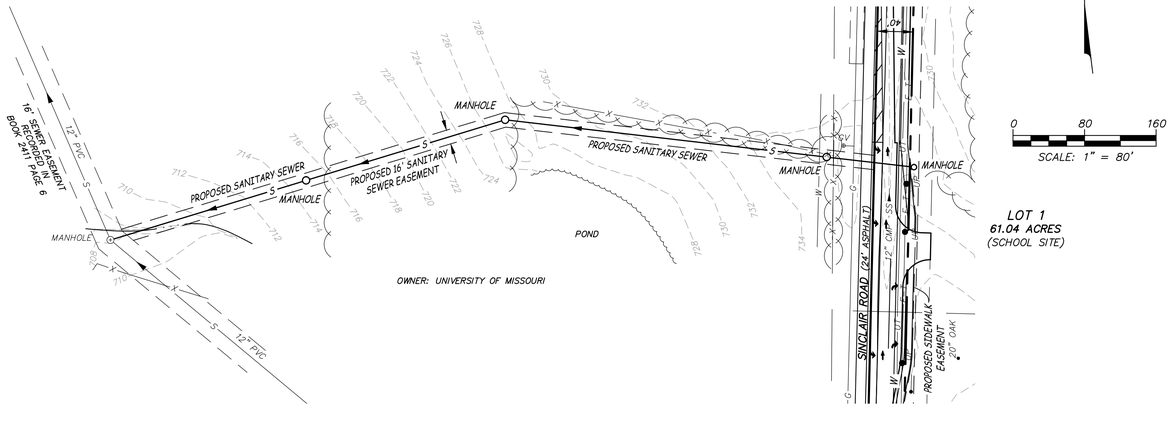
CONTRACT PURCHASER:
COLUMBIA PUBLIC SCHOOLS
1818 W. WORLEY STREET
COLUMBIA, MISSOURI

ZONING NOTE

THIS PROPERTY IS ZONED "A" AGRICULTURE

LEGEND

	PROPERTY LINE
E	ELECTRIC LINE
T	TELECOMMUNICATIONS LINE
UE	UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELECOMMUNICATIONS LINE
S	SANITARY SEWER LINE
SS	STORM SEWER LINE
G	GAS LINE
W	WATER LINE
X	FENCE
	TREE & BRUSH LINE
	DRAINAGE SWALE
750	EXISTING CONTOUR
	ANCHOR
	IRON
CMP	CORRUGATED METAL PIPE
EM	ELECTRIC METER
FH	FIRE HYDRANT
PVC	POLYVINYL CHLORIDE PIPE
TELECOM	TELECOMMUNICATIONS
TP	TELECOMMUNICATIONS PEDESTAL
UP	UTILITY POLE
S	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE



0 80 160

SCALE: 1" = 80'

LOT 1
61.04 ACRES
(SCHOOL SITE)

SANITARY SEWER EXTENSION

TRAFFIC STUDY NOTE

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

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.

APPROVED BY THE PLANNING AND ZONING COMMISSION, COLUMBIA, MISSOURI, ON _____

_____
RUSTY STRODTMAN, CHAIRPERSON

ENGINEERING SURVEYS AND SERVICES Est. 1954

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

Other Offices:
Jefferson City, Missouri - Sedalia, Missouri
Missouri Land Surveying Corporation # 2004004672

CPS MIDDLE SCHOOL SUBDIVISION
COLUMBIA, BOONE COUNTY, MISSOURI

10/5/2017

STATE OF MISSOURI
FREDERICK EMIL CARROZ III
NUMBER PLS-2008016655
MISSOURI LAND SURVEYOR

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
OCTOBER 5, 2017

Revised

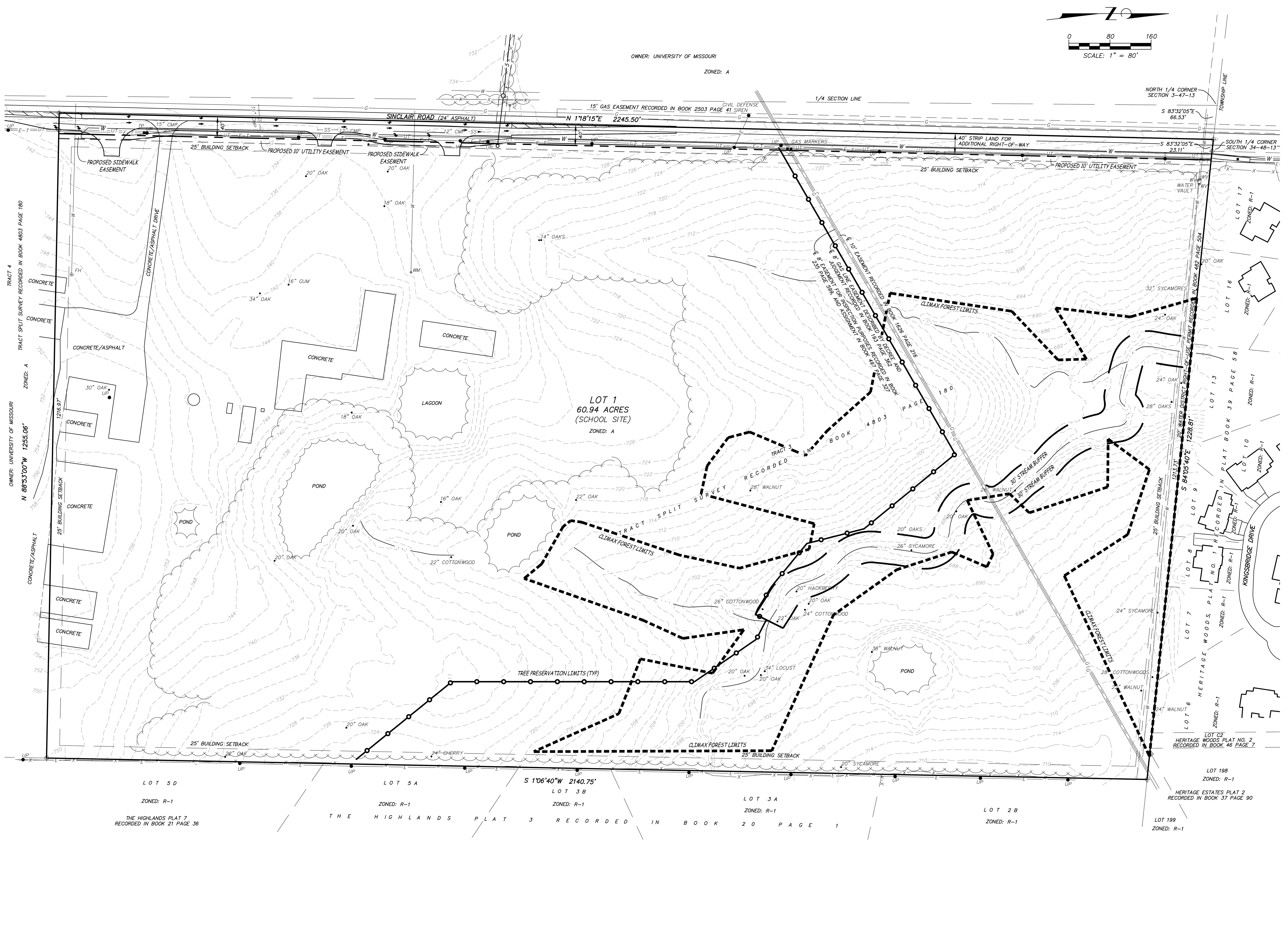
Surveyed: NTL Drawn: JCB

PRELIMINARY PLAT

Sheet
C1.01
1 of 2

ES&S PROJECT NO. 13703

F:\CURRENTDRAWINGS\CPS\13703\13703 PRELIM PLAT.DWG 10/5/2017



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PRELIMINARY PLAT

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C1.02

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