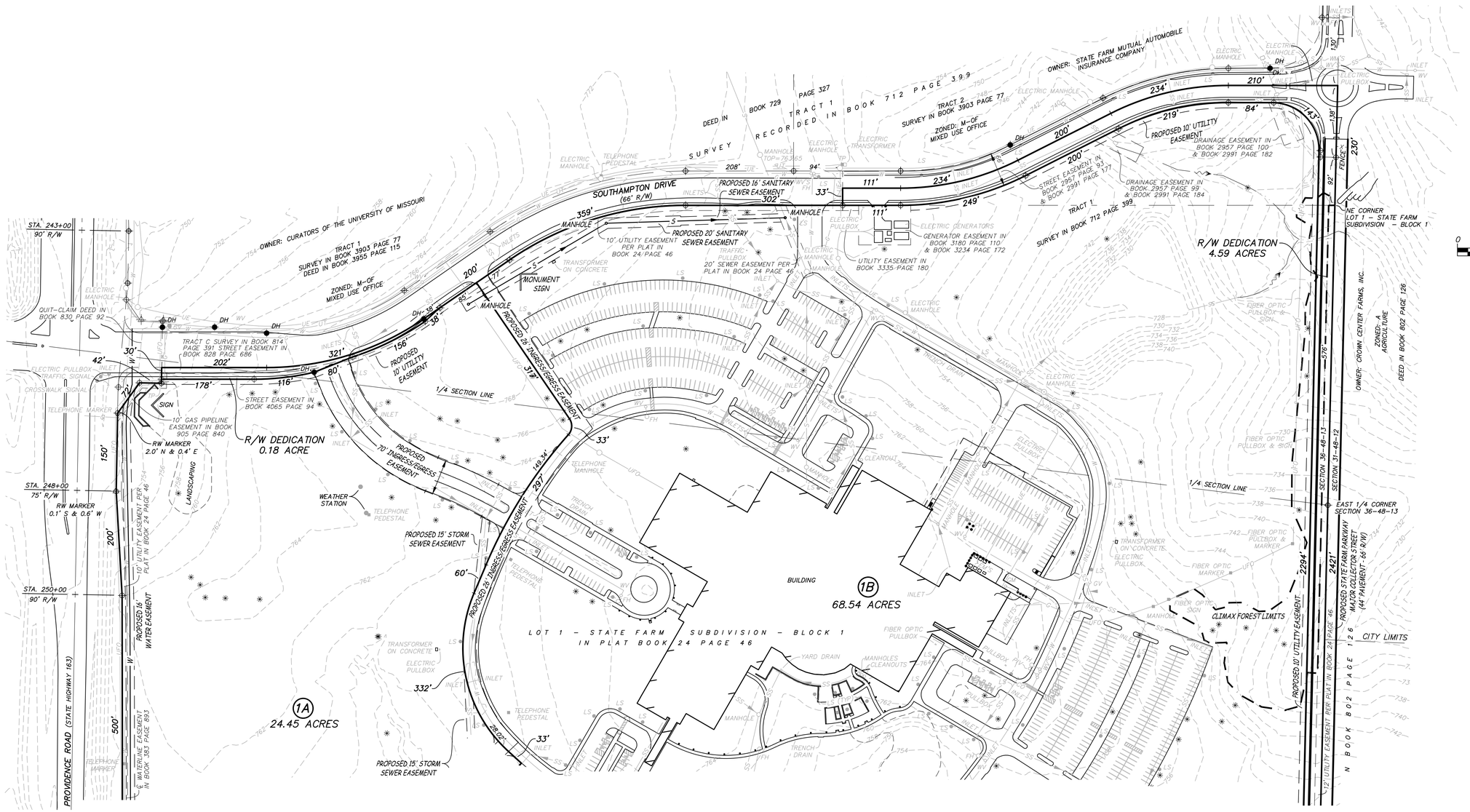
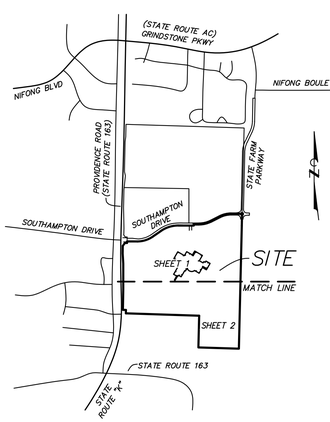



## SITE LOCATION MAP

NOT TO SCALE

## LEGEND

| | |
|---|---|
| UE | UNDERGROUND ELECTRIC LINE |
| UT | UNDERGROUND TELEPHONE LINE |
| UFO | UNDERGROUND FIBER OPTIC LINE |
| S | SANITARY SEWER LINE |
| SS | STORM SEWER LINE |
| G | GAS LINE |
| W | WATER LINE |
| X | FENCE |
| | DRAINAGE SWALE |
| | IRON |
| | R/W MARKER |
| DH | DRILL HOLE |
| CO | CLEANOUT |
| EM | ELECTRIC METER |
| FH | FIRE HYDRANT |
| GM | GAS METER |
| GV | GAS VALVE |
| LS | LIGHT STANDARD |
| PIV | POST INDICATOR VALVE |
| TP | TELEPHONE PEDESTAL |
| WM | WATER METER |
| WV | WATER VALVE |
| | FLOW DIRECTION |
| S | PROPOSED SANITARY SEWER LINE |
| W | PROPOSED WATER LINE |
| | SIGNIFICANT TREE |

## SIGNIFICANT TREE NOTE

TREES LOCATED WITHIN THE PRESERVED CLIMAX FOREST AREA AND WITHIN LOT 1C WERE NOT INCLUDED IN THE TOTAL COUNT.

TOTAL SIGNIFICANT TREES = 128 TREES
PRESERVED SIGNIFICANT TREES = 32 TREES MINIMUM (25%)

## CLIMAX FOREST

EXISTING = 4.44 ACRES
REMOVED = 2.97 ACRES
PRESERVED = 1.47 ACRES (33%)

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 29-4.4.
3. SIDEWALKS SHALL BE REQUIRED PER CHAPTER 29-5.1.
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 PLACE EVERY 300-FEET OR AS REQUIRED BY THE FIRE DEPARTMENT.
9. ELECTRIC EXTENSION REQUIRED TO SERVE THE PROPOSED LOTS.

## PROPERTY OWNERS

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

## STREAM BUFFER NOTE

THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED 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.

## ZONING NOTE

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

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

_____
SARA LOE, CHAIRPERSON


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 - Sedalia - Wildwood
Missouri Land Surveying Corporation # 2004004672


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

8/29/2019
STATE OF MISSOURI
FREDERICK EMIL CARROZ III
NUMBER PLS-2008016655
PROFESSIONAL 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
AUGUST 29, 2019

Revised

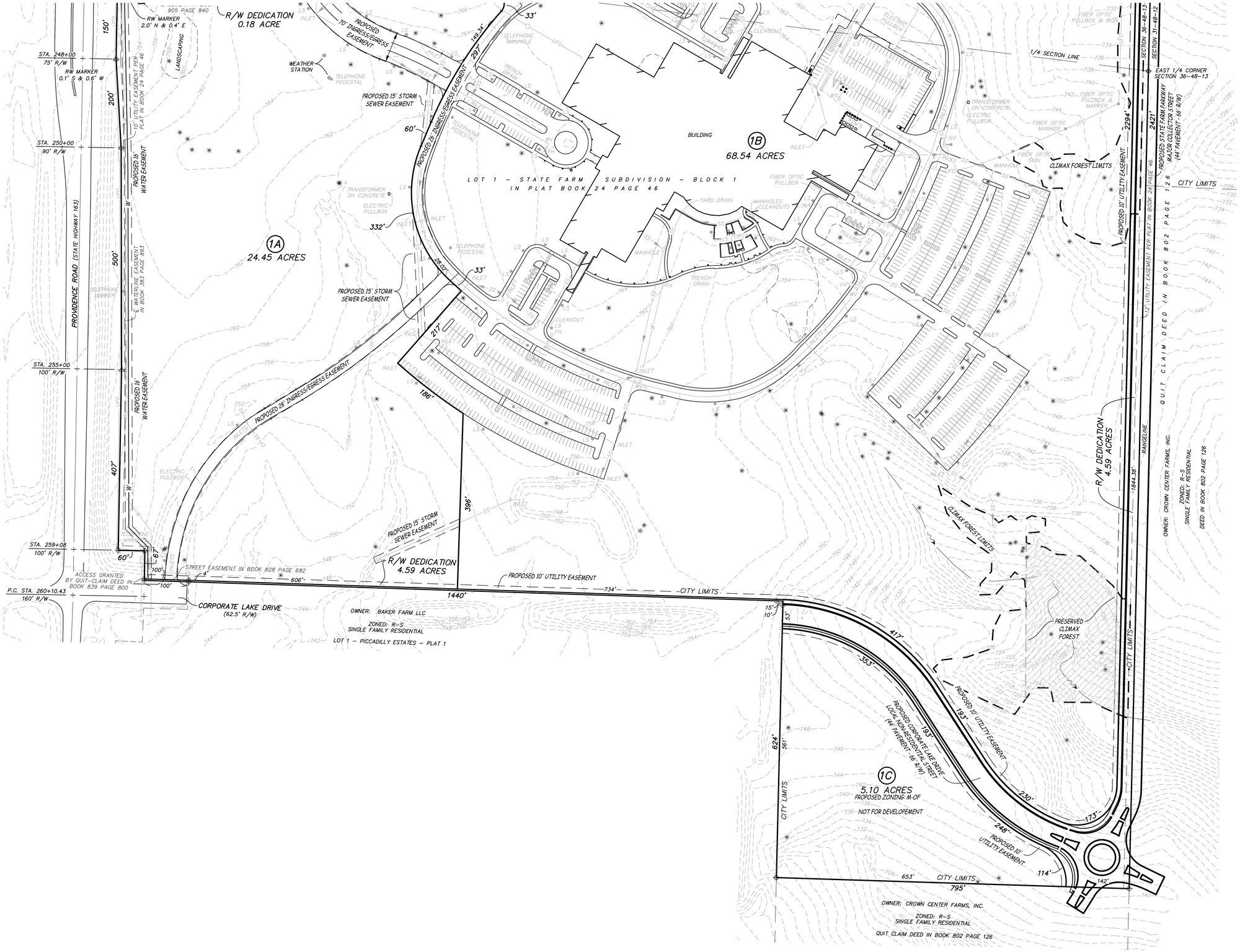
Surveyed: -- Drawn: BR

PRELIMINARY PLAT

Sheet
V1.01
1 of 2

ES&S PROJECT NO. 14164

F:\CURRENT\DRAWINGS\STFARM\14164\14164 PRELIMINARY PLAT.DWG 8/29/2019





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 - Sedalia - Wildwood
Missouri Land Surveying Corporation # 2004004672


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

8/29/2019

STATE OF MISSOURI
FREDERICK EMILY CARROZ III
NUMBER
PLS-2008016655
PROFESSIONAL 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
AUGUST 29, 2019

Revised

Surveyed: -- Drawn: BR

PRELIMINARY PLAT

Sheet
V1.02
2 of 2

ES&S PROJECT NO. 14164

F:\CURRENTDRAWINGS\STFARM\S14164\14164 PRELIMINARY PLAT.DWG 8/29/2019