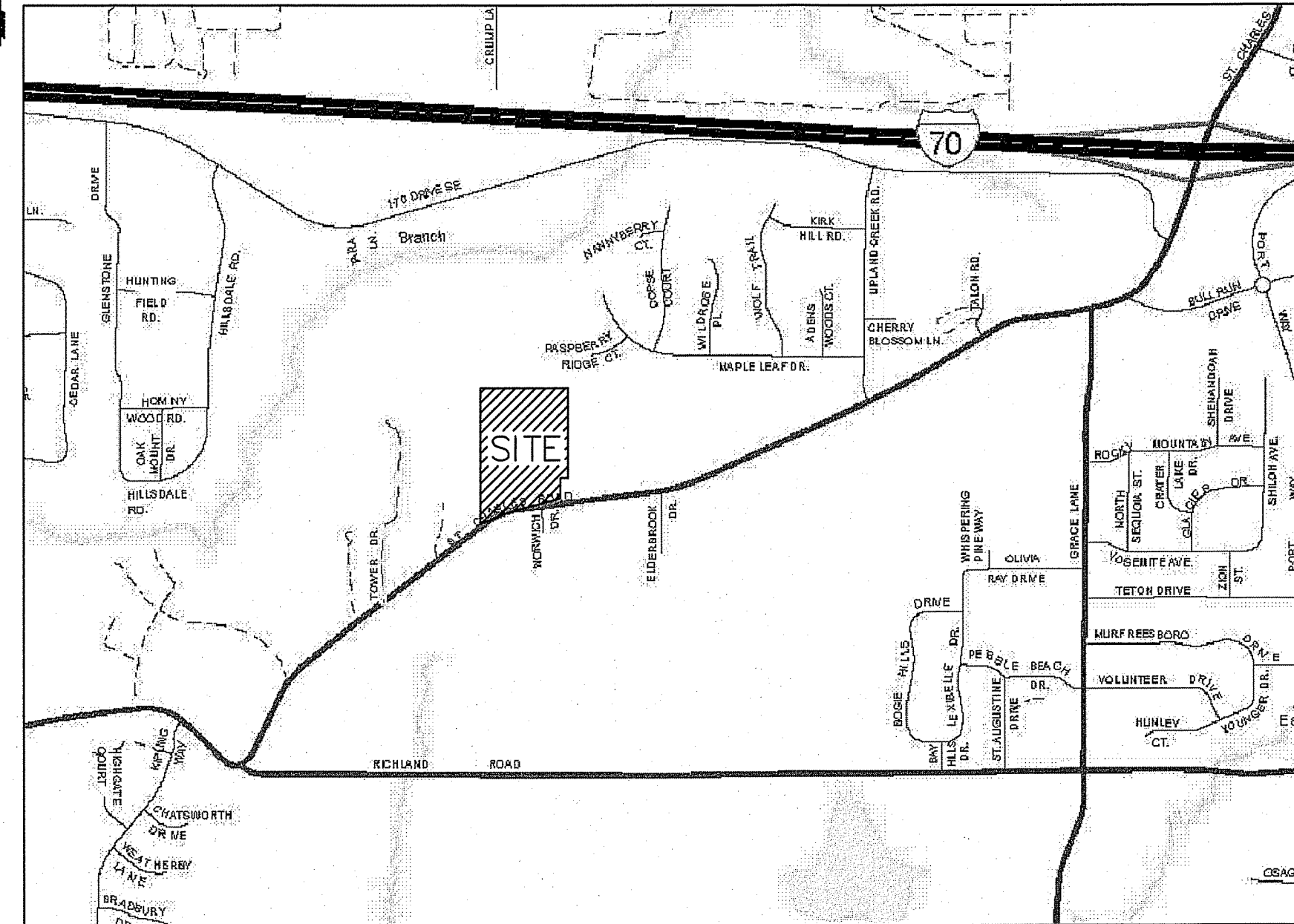
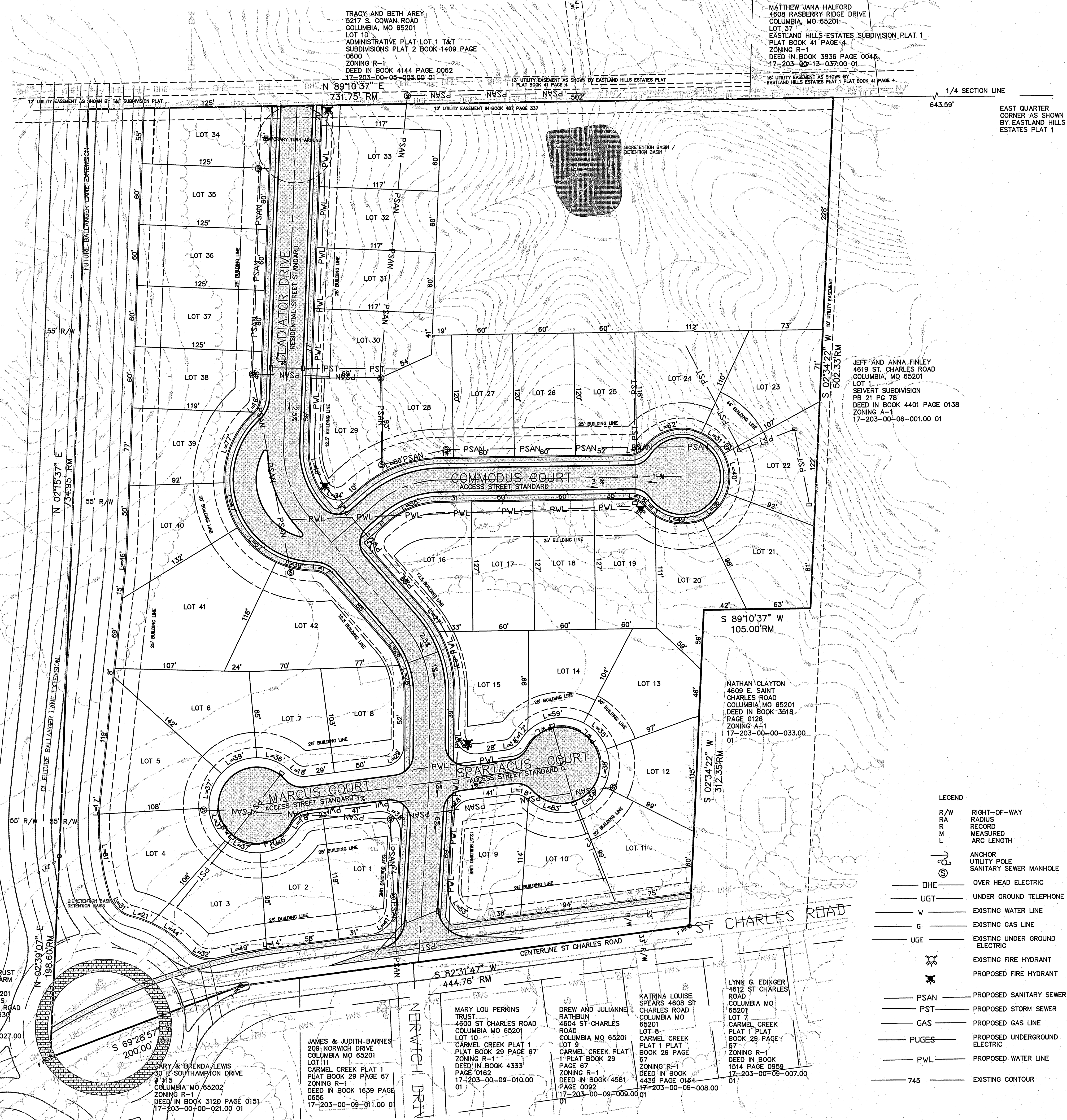


SITE LOCATION MAP
N.T.S.



- NOTES
- 1) THIS TRACT IS NOT LOCATED IN THE 1% FLOOD ZONE AS SHOWN BY THE FLOOD INSURANCE RATE MAP 29019C0285D DATED 3-17-11.
 - 2) AFTER REVIEW OF THE USGS 7.5 MIN QUAD SHEET (COLUMBIA QUADRANGLE) THERE ARE NO REGULATED STREAMS AS DEFINED BY 12-233 CITY OF COLUMBIA ORDINANCE.
 - 3) AS DEFINED BY CHAPTER 12A A CLIMAX FOREST IS PRESENT ON THE SITE. A MINIMUM OF 25 % OF THE CLIMAX FOREST TREES WILL BE PRESERVED ON LOT C-1. A TREE PRESERVATION PLAN WILL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST AS PART OF THE CONSTRUCTION PLAN APPROVAL PROCESS.
 - 4.) ALL PUBLIC SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG THE FRONT OF LOTS WILL BE LOCATED IN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF SEWER IF THE SEWER IS GREATER THAN 16 FEET. NO SEWER TAP DEPTHS WILL BE GREATER THAN 20 FEET.
 - 5) NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMERN UE.
 - 6) WATER DISTRIBUTION TO BE DESIGNED BY WATER DISTRICT # 9
 - 7) ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA.
 - 8) ALL STORM SEWER AND STORM WATER QUALITY DESIGNS ARE TO MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND REGULATIONS
 - 9) GLADIATOR DRIVE IS TO BE BUILT TO RESIDENTIAL STREET STANDARDS.
COMMODUS COURT, MARCUS COURT AND SPARTACUS COURT ARE TO BE BUILT TO RESIDENTIAL ACCESS STREET STANDARD.
 - 10) A 10 FOOT UTILITY EASEMENT IS TO BE LOCATED ALONG THE FRONT OF ALL LOTS.
 - 11) LOT C-1 IS A COMMON LOT AND IS NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS STORM WATER FACILITIES, TREE PRESERVATION AREAS, RECREATIONAL FACILITIES, SHELTERS, ETC.
 - 12) THE EXISTING ZONING OF THIS TRACT IS R-1
 - 13) THIS PLAT CONTAINS 13.49 ACRES.
 - 14) THIS DEVELOPMENT IS INTENDED TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASE WILL BE ALLOWED.
 - 15) LOT NUMBERS ARE SHOWN FOR INVENTORY PURPOSES.
 - 16) NO DRIVEWAY ACCESS WILL BE PERMITTED ONTO BALLANGER LANE OR ST CHARLES ROAD, NO DRIVEWAY ACCESS WILL BE PERMITTED FROM LOT 1 AND 9 ONTO GLADIATOR DRIVE
 - 17) AT THE TIME OF DEVELOPING OVER 30 LOTS A SECOND ACCESS POINT WILL BE PROVIDED MEETING THE REQUIREMENTS OF THE 2015 IFC CODE

USA MISSIONS CHURCH OF GOD IN CHRIST
MENNONITE INC.
4409 ST CHARLES ROAD
COLUMBIA, MO 65201
DEED IN BOOK 4403
PAGE 0129
17-203-00-00-026.00
01
ZONING A-1



MATTHEW JANA HALFORD
4608 RASBERRY RIDGE DRIVE
COLUMBIA, MO 65201
LOT 37
EASTLAND HILLS ESTATES SUBDIVISION PLAT 1
PLAT BOOK 41 PAGE 4
ZONING R-1
DEED IN BOOK 3838 PAGE 0048
17-203-00-13-037.00 01

JEFF AND ANNA FINLEY
4619 ST. CHARLES ROAD
COLUMBIA, MO 65201
LOT 1
SEWERT SUBDIVISION
PB 21 PG 78
DEED IN BOOK 4401 PAGE 0138
ZONING A-1
17-203-00-06-001.00 01

NATHAN CLAYTON
4609 E. SAINT CHARLES ROAD
COLUMBIA MO 65201
DEED IN BOOK 3518
PAGE 0126
ZONING A-1
17-203-00-00-033.00
01

ALAN E EASLEY TRUST
8300 E TURNER FARM ROAD
COLUMBIA, MO. 65201
PROPERTY ADDRESS
4415-ST CHARLES ROAD
DEED IN BOOK 4630
PAGE 0175
ZONING A-1
17-203-00-00-027.00
01

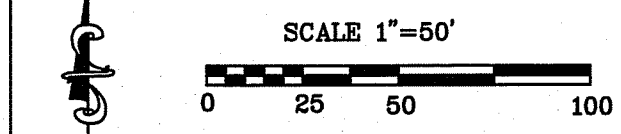
JAMES & JUDITH BARNES
209 NORWICH DRIVE
COLUMBIA MO 65201
LOT 11
CARMEL CREEK PLAT 1
PLAT BOOK 29 PAGE 67
DEED IN BOOK 4333
PAGE 0162
17-203-00-09-010.00
01

MARY LOU PERKINS TRUST
4600 ST CHARLES ROAD
COLUMBIA MO 65201
LOT 10
CARMEL CREEK PLAT 1
PLAT BOOK 29 PAGE 67
DEED IN BOOK 4333
PAGE 0162
17-203-00-09-010.00
01

DREW AND JULIANNE RATHBUN
4604 ST CHARLES ROAD
COLUMBIA MO 65201
LOT 9
CARMEL CREEK PLAT 1
PLAT BOOK 29 PAGE 67
DEED IN BOOK 4581
PAGE 0092
17-203-00-09-009.00
01

KATRINA LOUISE SPEARS
4608 ST CHARLES ROAD
COLUMBIA MO 65201
LOT 8
CARMEL CREEK PLAT 1
PLAT BOOK 29 PAGE 67
DEED IN BOOK 4581
PAGE 0092
17-203-00-09-009.00
01

LYNN G. EDINGER
4612 ST CHARLES ROAD
COLUMBIA MO 65201
LOT 7
CARMEL CREEK PLAT 1
PLAT BOOK 29 PAGE 67
DEED IN BOOK 4581
PAGE 0092
17-203-00-09-007.00
01

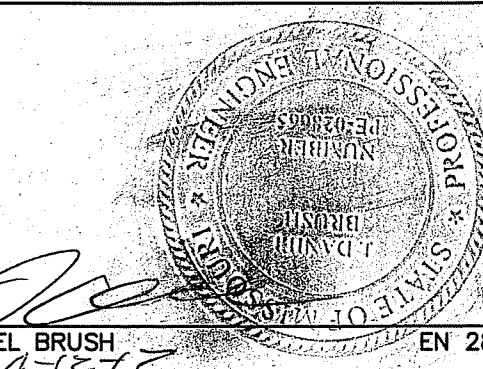


REFERENCE BEARING: GRID NORTH AS PER GPS OBSERVATION

NOTES
DESCRIPTION:
A TRACT LOCATED IN THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 12 WEST CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING SHOWN AND DESCRIBED BY THE SURVEY THEREOF RECORDED MARCH 31, 2016 AS INSTRUMENT NO 2016009912 IN BOOK 4569 PAGE 111 RECORDS OF BOONE COUNTY AND ALSO BEING DESCRIBED BY THE DEED IN BOOK 4686 PAGE 0105 OF THE BOONE COUNTY RECORDS AND CONTAINING 13.49 ACRES

OWNER/DEVELOPER
SBSR II PROPERTIES LLC
5175 N HIGHWAY 763
COLUMBIA, MO 65202-1077

BRUSH AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
506 NICHOLS STREET, SUITE A
COLUMBIA, MISSOURI 65201
PHONE : (573) 442-3110 FAX: (573) 442-4851
www.brushengsurv.com
LSC 321 ENC 001450



THE COLISEUM PRELIMINARY PLAT

Drawn: JOB NUMBER 8195
Checked: CAD File Name (Number):

Drawing Title:

No.	Revisions:	Date:
1	CITY COMMENTS	4-12-17

Submission Date: Drawing Number:

Plot Date: 04/12/2017

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS DAY OF _____, 2017

RUSTY STRODTMAN, CHAIRPERSON