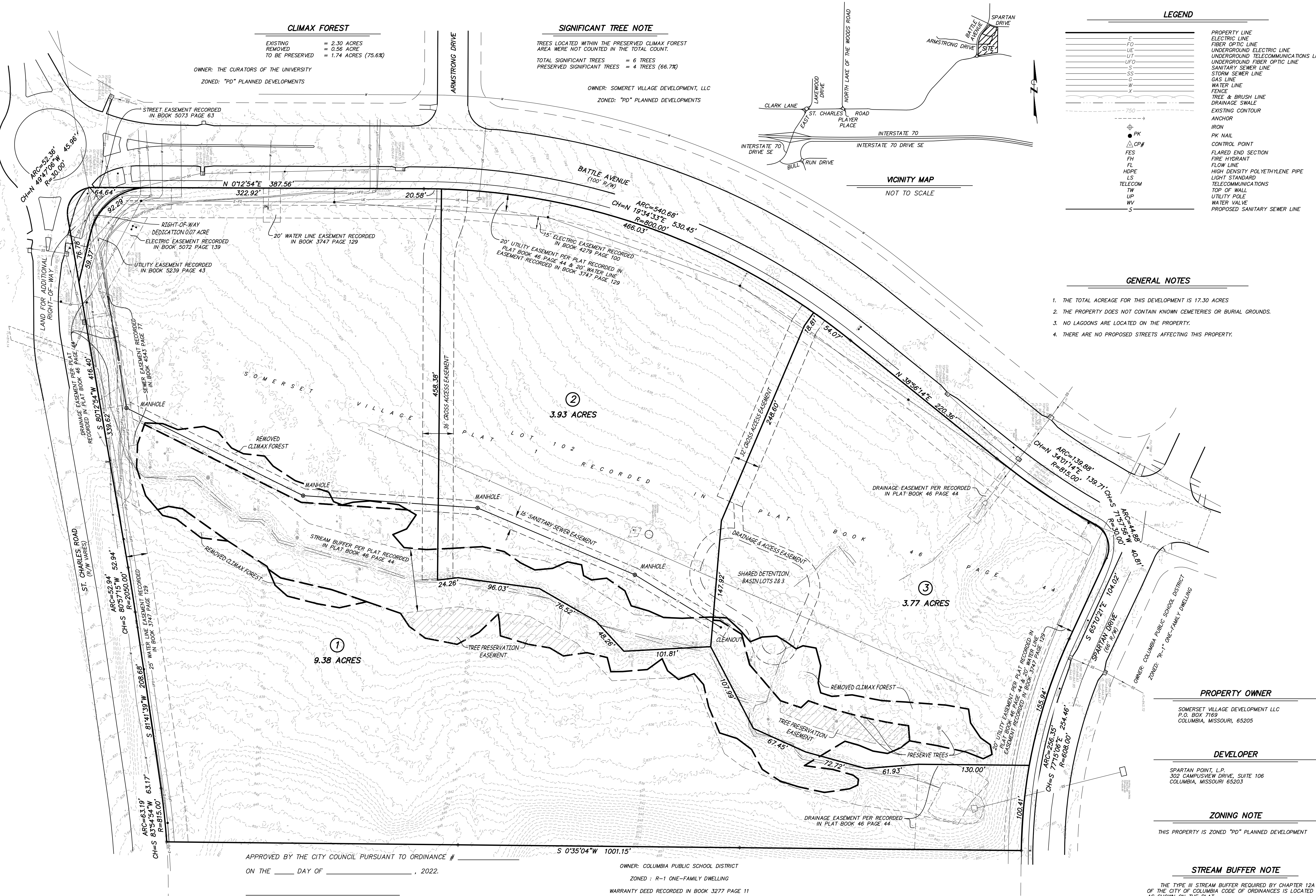


P:\GENERAL PROJECTS\15507-SPARTAN-POINTE-PD\CAD\15507 PD PLAN.DWG 5/2/2022



CLIMAX FOREST

EXISTING = 2.30 ACRES
REMOVED = 0.56 ACRE
TO BE PRESERVED = 1.74 ACRES (75.6%)

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

SIGNIFICANT TREE NOTE

TREES LOCATED WITHIN THE PRESERVED CLIMAX FOREST AREA WERE NOT COUNTED IN THE TOTAL COUNT.
TOTAL SIGNIFICANT TREES = 6 TREES
PRESERVED SIGNIFICANT TREES = 4 TREES (66.7%)

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

LEGEND

| | |
|---------|-------------------------------------|
| E | PROPERTY LINE |
| FO | ELECTRIC LINE |
| UE | FIBER OPTIC LINE |
| UT | UNDERGROUND ELECTRIC LINE |
| UFO | UNDERGROUND TELECOMMUNICATIONS LINE |
| S | UNDERGROUND FIBER OPTIC LINE |
| SS | SANITARY SEWER LINE |
| GS | STORM SEWER LINE |
| G | GAS LINE |
| W | WATER LINE |
| X | FENCE |
| | TREE & BRUSH LINE |
| | DRAINAGE SWALE |
| | EXISTING CONTOUR |
| | ANCHOR |
| | IRON |
| | PK NAIL |
| | CONTROL POINT |
| | FLARED END SECTION |
| FH | FIRE HYDRANT |
| FL | FLOW LINE |
| HDPE | 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.

PROPERTY OWNER

SOMERSET VILLAGE DEVELOPMENT LLC
P.O. BOX 7169
COLUMBIA, MISSOURI, 65205

DEVELOPER

SPARTAN POINT, L.P.
302 CAMPUSVIEW DRIVE, SUITE 106
COLUMBIA, MISSOURI 65203

ZONING NOTE

THIS PROPERTY IS ZONED "PD" PLANNED DEVELOPMENT

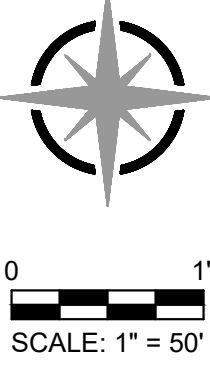
STREAM BUFFER NOTE

THE TYPE III STREAM BUFFER REQUIRED BY CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES IS LOCATED AS SHOWN ON THE PLAT.

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 29019C0305E, DATED APRIL 19, 2017.

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660-826-8618
www.es-inc.com
MO Engineering Corp. # 2004005018



PRELIMINARY PLAT
SPARTAN POINTE
COLUMBIA, BOONE COUNTY, MISSOURI

4/29/2022
STATE OF MISSOURI
BENJAMIN A. ROSS
REGISTERED PROFESSIONAL ENGINEER
NUMBER E-30054

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

Design: BAR Drawn: CGH

PRELIMINARY PLAT

Sheet

C1.01

ES&S PROJECT NO. 15507

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

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