PLUMROSE USA, INC.
LAND ANALYSIS MAP
5008 PARIS ROAD
COLUMBIA, MISSOURI 65202

LEGEND

- 1/2" IRON PIPE W/ CAP #2001006115
- E — EXISTING
- S — SET
- (M) — MEASURED
- (REC) — RECORD
- IP OR RB — IRON PIPE OR REBAR (SIZE NOTED)
- PM — PERMANENT MONUMENT
- RIGHT-OF-WAY MARKER
- STONE MONUMENT
- ℄ — CENTERLINE
- B/C — BACK OF CURB
- BK — BOOK
- PG — PAGE
- PCC — PORTLAND CEMENT CONCRETE
- EASEMENT LINE
- QUARTER SECTION LINE
- X — FENCE
- OE — OVERHEAD ELECTRIC LINE
- UT — UNDERGROUND COMMUNICATIONS LINE
- W — WATER LINE
- S — SEWER LINE
- STORM SEWER
- UTILITY POLE
- GUY WIRE
- T — TELEPHONE BOX/VAULT
- WATER VALVE
- W — WATER METER
- FIRE HYDRANT
- MH — MANHOLE
- EXISTING TREELINE
- CLIMAX FOREST
- FLOWLINE/EDGE OF WATER

GENERAL NOTES

1. THE SITE TOTALS 80.77 AC. (3,518,550 S.F.) WITH 0.39 AC. (16,892 S.F.) IMPERVIOUS AREA AND 80.38 AC. (3,501,658 S.F.) IN LANDSCAPE AREA.
2. THIS SITE IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN BY THE BOONE COUNTY FEMA FLOOD HAZARD BOUNDARY MAP PANEL #29019C0169E, DATED APRIL 19, 2017.
3. THERE IS A USGS IDENTIFIED INTERMITTENT STREAM (TYPE ii) ON THE SITE WHICH WILL REQUIRE A 50-FOOT (EACH SIDE) BUFFER CONTAINING A 25-FOOT STREAMSIDE BUFFER ZONE (EACH SIDE) AND A 25-FOOT OUTER BUFFER ZONE (EACH SIDE).
4. SLOPES ON THE SITE RANGE FROM 0.8% TO 16.7%.
5. THE SITE CONTAINS 10.35 AC. (450,645 S.F.) OF CLIMAX FOREST OF WHICH 2.59 AC. (112,661 S.F.) MUST BE PRESERVED.
6. THE SITE CONTAINS 27 SIGNIFICANT TREES OF WHICH 7 AREA TO BE PRESERVED. IF TREES CAN NOT BE PRESERVED, SEE SECTION 29-4.4(g)(3)(ii) OF THE CITY OF COLUMBIA ORDINANCES FOR OPTIONS.

SCALE: 1" = 100'
0 50 100 200

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MODOT VRS NETWORK

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