

**CLIMAX FOREST**

EXISTING	= 2.30 ACRES
IN STREAM BUFFER	= 1.47 ACRES (63.9%)
OUTSIDE STREAM BUFFER TO BE PRESERVED	= 0.83 ACRES (36.1%)
OUTSIDE STREAM BUFFER REMOVED	= 0.65 ACRES (28.3%)
	= 0.18 ACRES (7.8%)

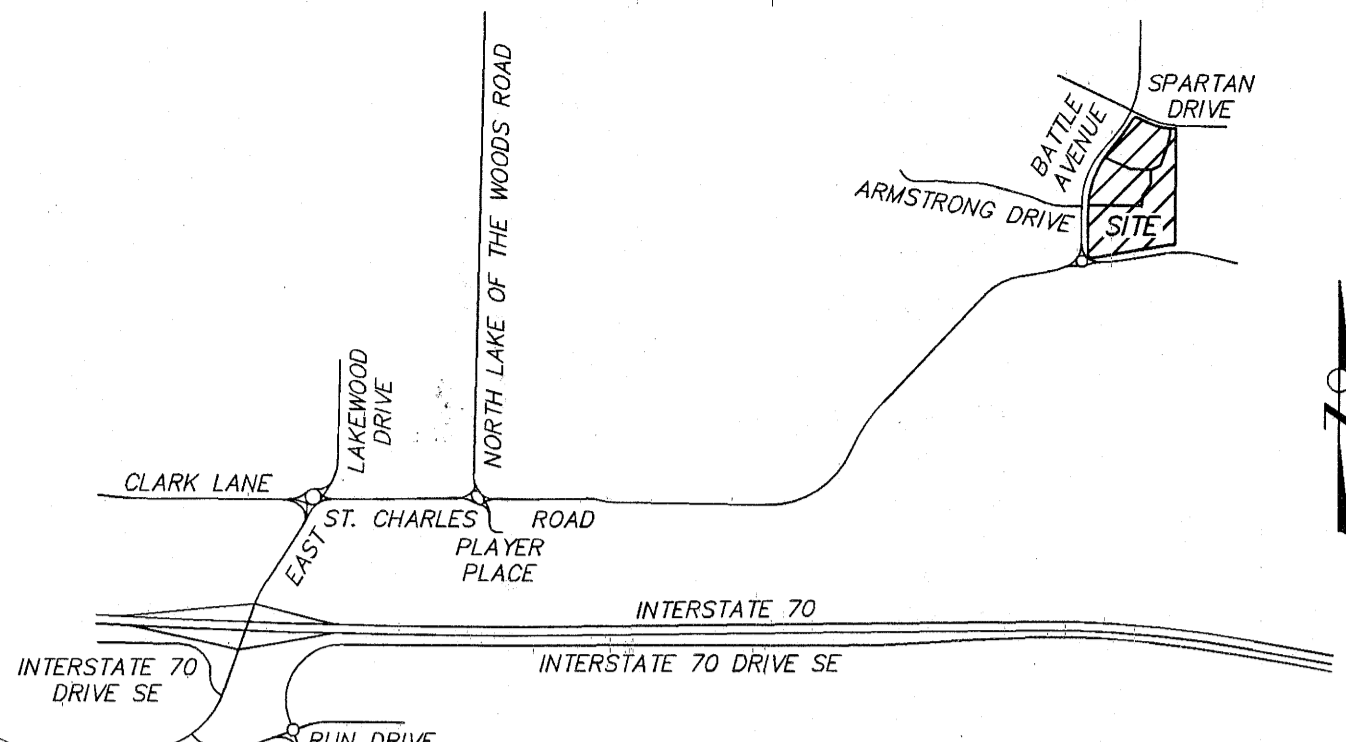
OWNER: THE CURATORS OF THE UNIVERSITY  
ZONED: "PD" PLANNED DEVELOPMENTS

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

**LEGEND**

—	PROPERTY LINE
—	ELECTRIC LINE
—	FIBER OPTIC LINE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND TELECOMMUNICATIONS LINE
—	UNDERGROUND FIBER OPTIC LINE
—	SANITARY SEWER LINE
—	STORM SEWER LINE
—	GAS LINE
—	WATER LINE
—	FENCE
—	TREE & BRUSH LINE
—	DRAINAGE SWALE
—	EXISTING CONTOUR
—	ANCHOR
—	IRON
—	PK NAIL
—	CONTROL POINT
—	FLARED END SECTION
—	FIRE HYDRANT
—	FLOW LINE
—	HIGH DENSITY POLYETHYLENE PIPE
—	LIGHT STANDARD
—	TELECOMMUNICATIONS
—	TOP OF WALL
—	UTILITY POLE
—	WATER VALVE
—	PROPOSED SANITARY SEWER LINE

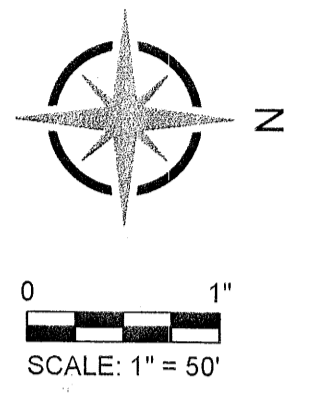
**VICINITY MAP**  
NOT TO SCALE



**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.

**ES&S**  
Engineering Surveys & Services  
DELIVERING YOUR VISION™  
1113 Fay Street, Columbia, MO 65201  
673-443-2646  
873-626-3393  
802 El Dorado Drive, Jefferson City, MO 65101  
873-426-3393  
1775 West Main Street, Sedalia, MO 65301  
660-826-9618  
www.es-inc.com  
MO Engineering Corp. # 2004605018



**PRELIMINARY PLAT**  
**SPARTAN POINTE**  
COLUMBIA, BOONE COUNTY, MISSOURI

8/11/2022  
STATE OF MISSOURI  
BENJAMIN A. ROSS  
REGISTERED PROFESSIONAL ENGINEER  
NUMBER E-30054  
Benjamin A. Ross

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	JUNE 23, 2022
	JULY 28, 2022
	AUGUST 11, 2022

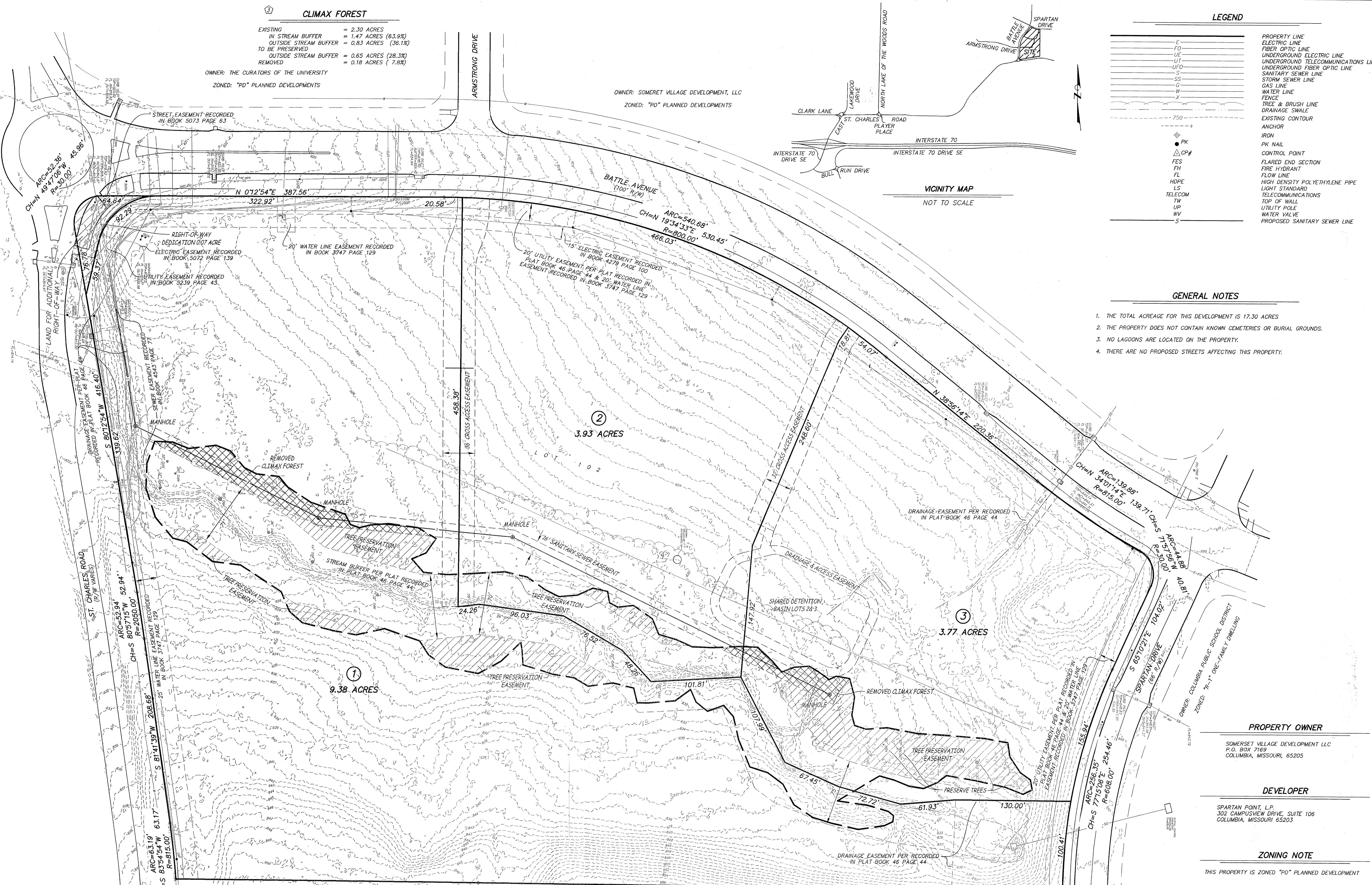
ZONING NOTE  
THIS PROPERTY IS ZONED "PD" PLANNED DEVELOPMENT

DESIGNER: BAR  
DRAWN: CGH

PRELIMINARY PLAT

Sheet  
**C1.01**

ES&S PROJECT NO. 15507



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

**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 EXISTING STREAM BUFFER AS SHOWN WAS ESTABLISHED BY SOMERSET VILLAGE PLAT 1 RECORDED IN BOOK 46 PAGE 44.

**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.

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

C:\USERS\BEN\ONEPOINT\ES&S SERVICES\GENERAL PROJECTS\15507-SPARTAN-POINTE-MO\CAD\15507-PD-PLANNING 8/11/2022