

CLIMAX FOREST

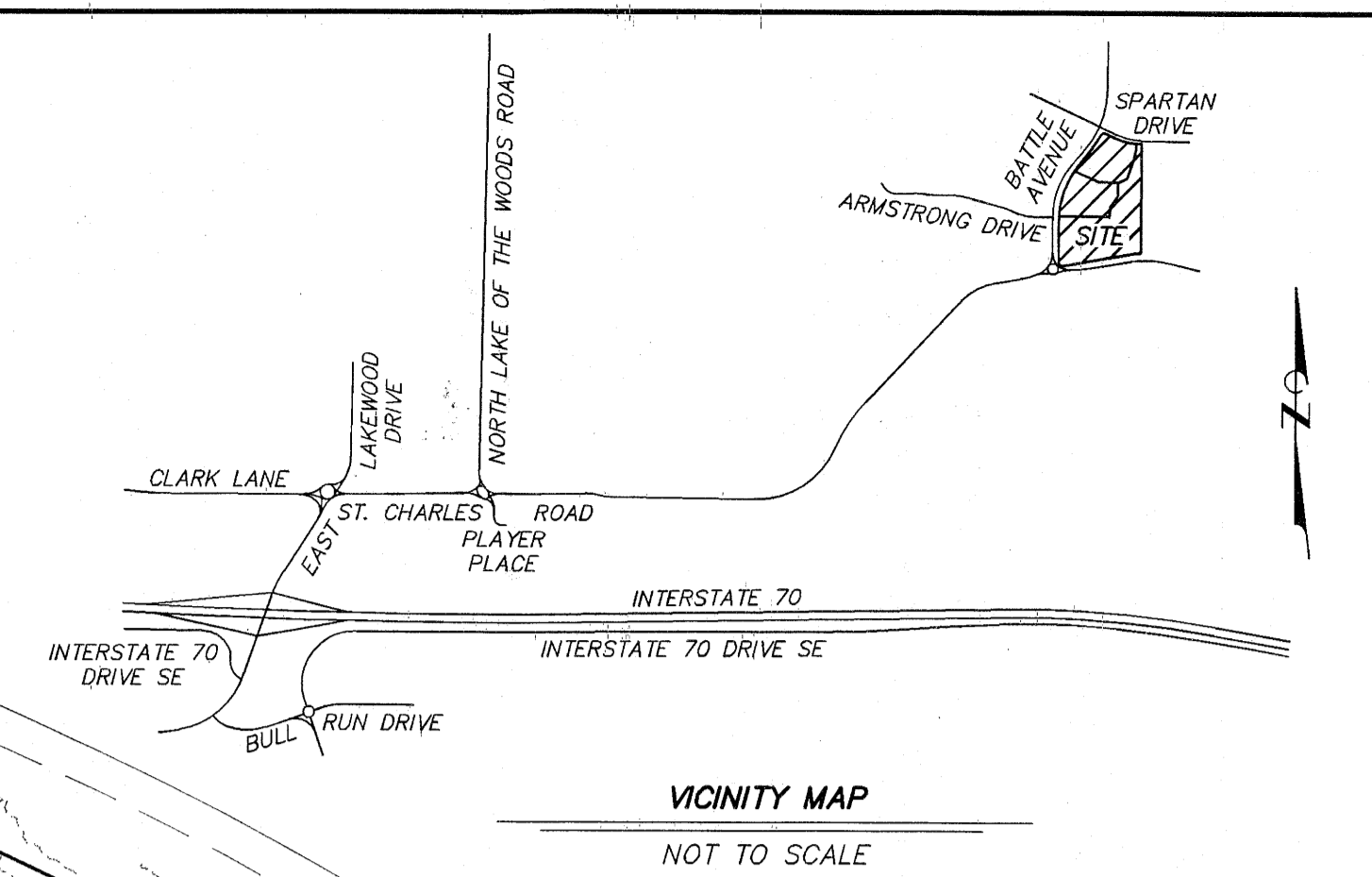
EXISTING	= 2.30 ACRES
IN STREAM BUFFER	= 1.47 ACRES (63.9%)
OUTSIDE STREAM BUFFER TO BE PRESERVED	= 0.83 ACRES (36.1%)
OUTSIDE STREAM BUFFER REMOVED	= 0.65 ACRES (28.3%)
	= 0.18 ACRES (7.8%)

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	PK NAIL
CP#	CONTROL POINT
FES	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.

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. # 2004065018

PRELIMINARY PLAT
SPARTAN POINTE
COLUMBIA, BOONE COUNTY, MISSOURI

8/11/2022

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

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.

Design: BAR Drawn: CGH

PRELIMINARY PLAT

Sheet

C1.01

ES&S PROJECT NO. 15507

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

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

