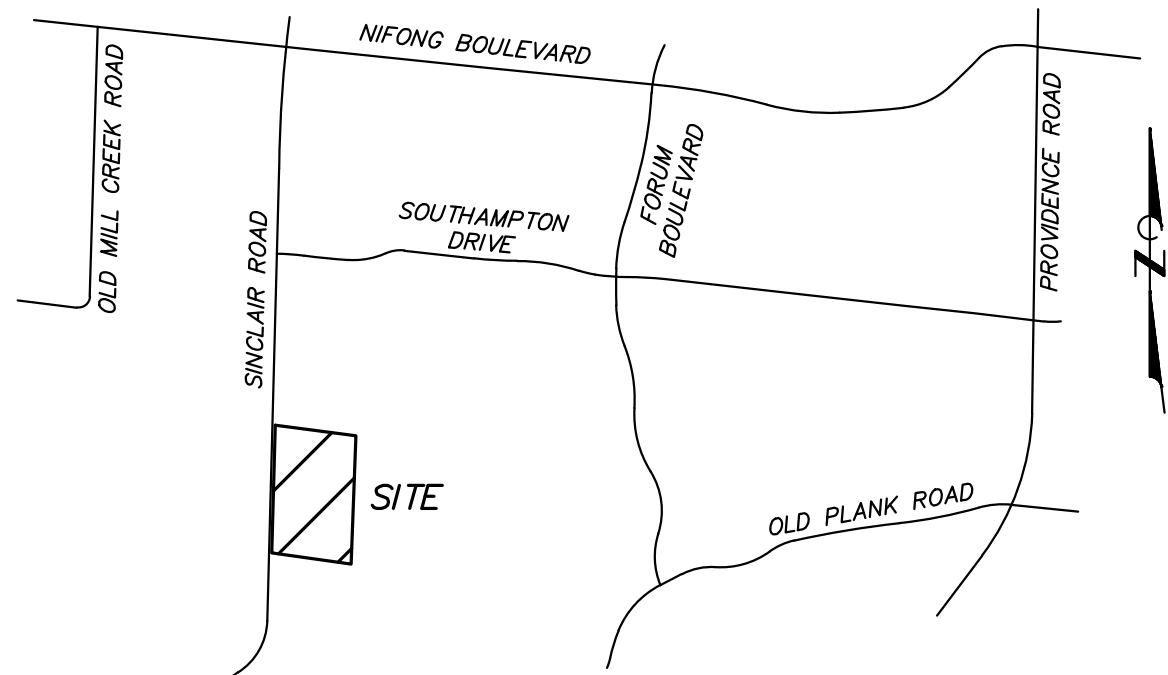


CPS MIDDLE SCHOOL SUBDIVISION

COLUMBIA, BOONE COUNTY, MISSOURI

PRELIMINARY PLAT

OCTOBER 5, 2017



SITE LOCATION MAP

NOT TO SCALE

SIGNIFICANT TREES

EXISTING (TOTAL ON SITE) = 25 SIGNIFICANT TREES
REMOVED = 11 SIGNIFICANT TREES
REMAINING = 14 SIGNIFICANT TREES (56%)

CLIMAX FOREST

EXISTING = 11.7 ACRES
REMOVED = 3.4 ACRES
REMAINING = 8.3 ACRES (71%)

PROPERTY DESCRIPTION

TRACT 3 OF THE TRACT SPLIT SURVEY RECORDED IN BOOK 4803 PAGE 180, CONTAINING 63.00 ACRES.

PROPERTY OWNER

CURATORS OF THE UNIVERSITY OF MISSOURI
225 UNIVERSITY HALL
COLUMBIA, MISSOURI

CONTRACT PURCHASER:
COLUMBIA PUBLIC SCHOOLS
1818 W. WORLEY STREET
COLUMBIA, MISSOURI

ZONING NOTE

THIS PROPERTY IS ZONED "A" AGRICULTURE

LEGEND

—	PROPERTY LINE
—E—	ELECTRIC LINE
—T—	TELECOMMUNICATIONS LINE
—UE—	UNDERGROUND ELECTRIC LINE
—UT—	UNDERGROUND TELECOMMUNICATIONS LINE
—S—	SANITARY SEWER LINE
—SS—	STORM SEWER LINE
—G—	GAS LINE
—W—	WATER LINE
—X—	FENCE
—	TREE & BRUSH LINE
—	DRAINAGE SWALE
—	EXISTING CONTOUR
—	ANCHOR
—	IRON
—CMP—	CORRUGATED METAL PIPE
—EM—	ELECTRIC METER
—FH—	FIRE HYDRANT
—PVC—	POLYVINYL CHLORIDE PIPE
—TELECOM—	TELECOMMUNICATIONS
—TP—	TELECOMMUNICATIONS PEDESTAL
—UP—	UTILITY POLE
—S—	PROPOSED SANITARY SEWER LINE
—W—	PROPOSED WATER LINE

TRAFFIC STUDY NOTE

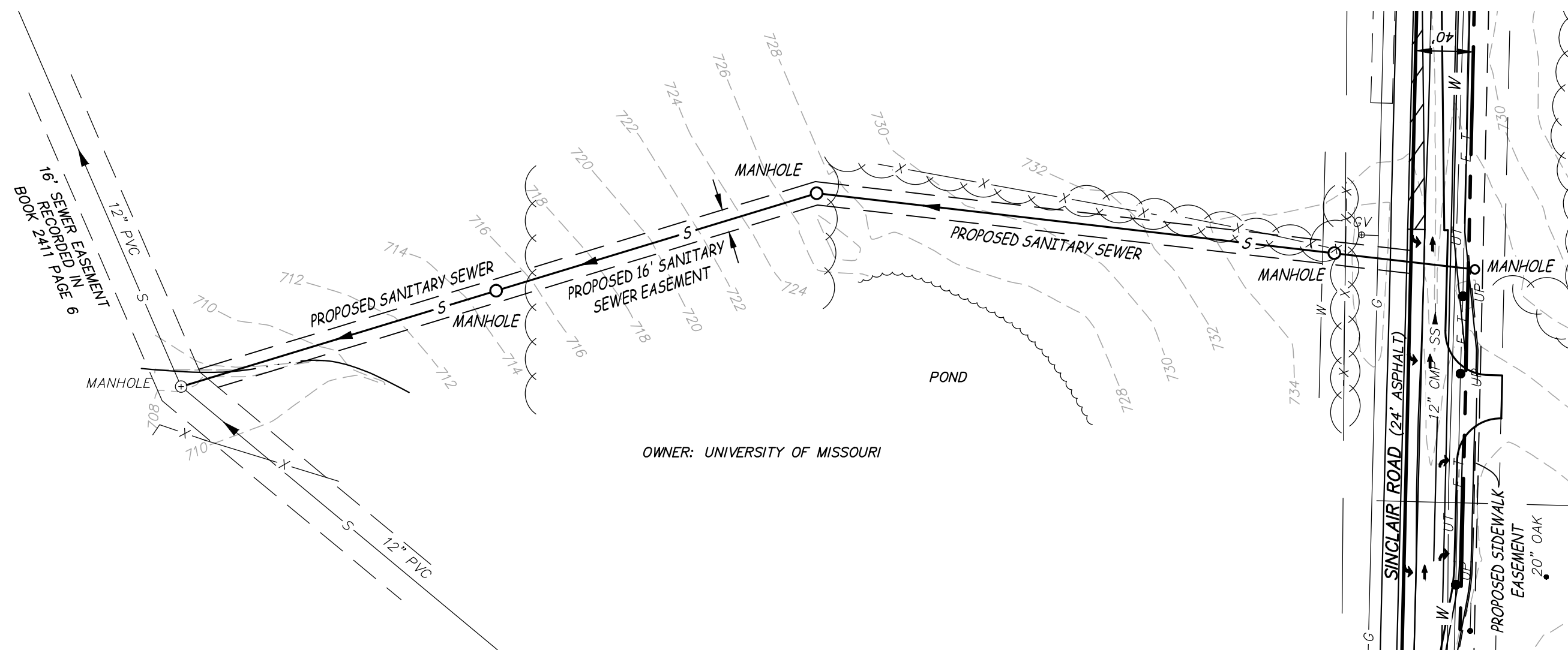
ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED FOR ANY NECESSARY INFRASTRUCTURE IMPROVEMENTS AS IDENTIFIED BY THE TRAFFIC IMPACT STUDY.

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 29019C0290E, DATED APRIL 19, 2017.

STREAM BUFFER NOTE

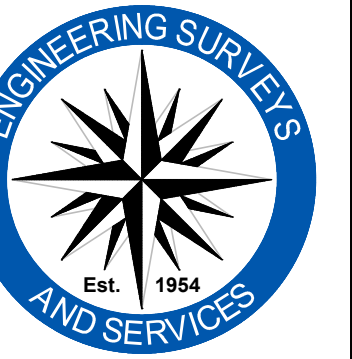
THE TYPE III STREAM BUFFER REQUIRED BY CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES IS LOCATED AS SHOWN ON THE PLAT.



SANITARY SEWER EXTENSION

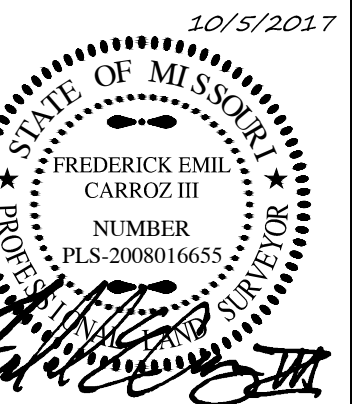
APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON _____

RUSTY STRODTMAN, CHAIRPERSON



Engineering Surveys & Services
Consulting Engineers, Land Surveyors, and Geoprosessionals
Analytical and Material Laboratories
1113 E. 1st Street, Columbia, Missouri 65201
573-449-2646 | www.es-inc.com
Other Offices:
Jefferson City, Missouri - Sedalia, Missouri
Missouri Land Surveying Corporation # 200404672

CPS MIDDLE SCHOOL SUBDIVISION
COLUMBIA, BOONE COUNTY, MISSOURI



FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date
OCTOBER 5, 2017

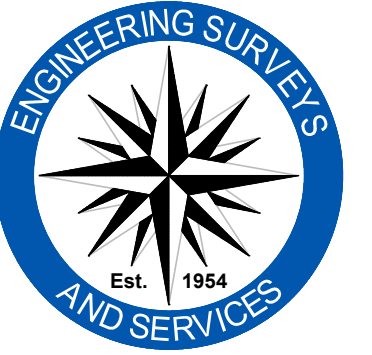
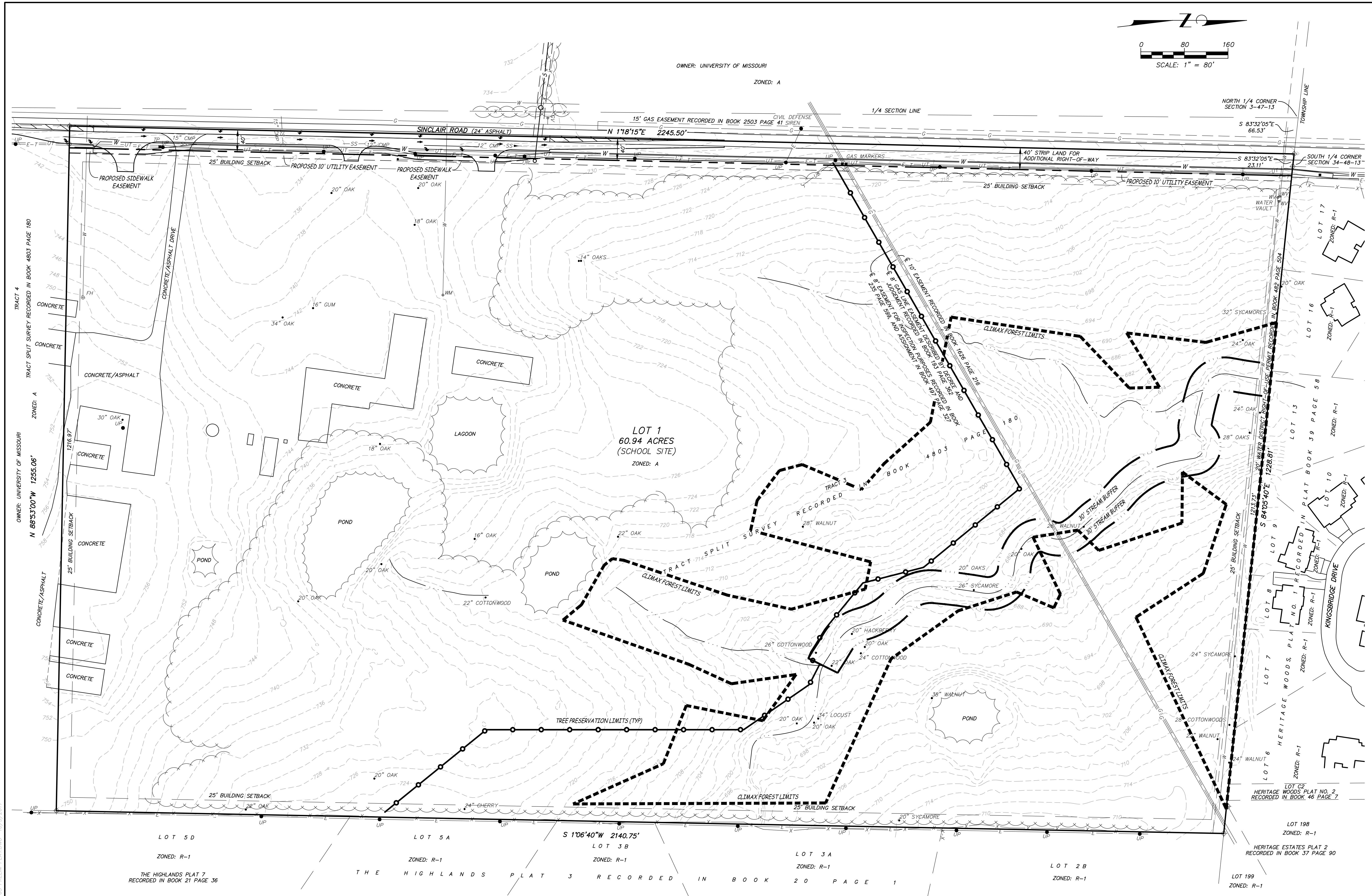
Revised

Surveyed: NTL Drawn: JCB

PRELIMINARY PLAT

Sheet
C1.01
1 of 2

ES&S PROJECT NO. 13703



CPS MIDDLE SCHOOL SUBDIVISION
COLUMBIA, BOONE COUNTY, MISSOURI



FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR

Date
OCTOBER 5, 2017

PRELIMINARY PLAT