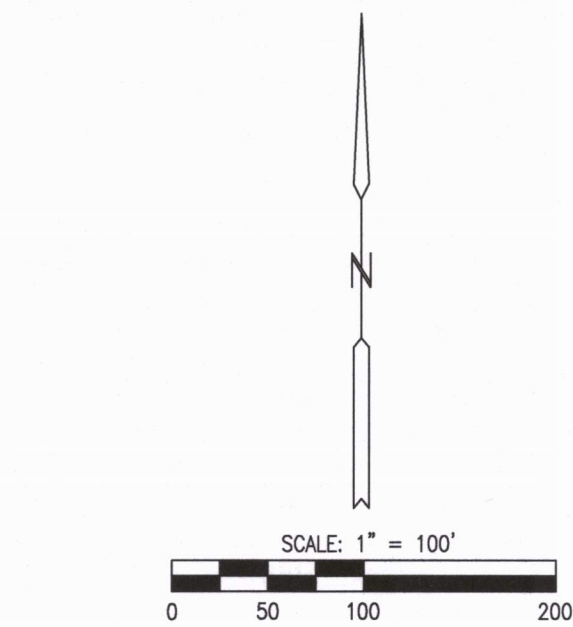
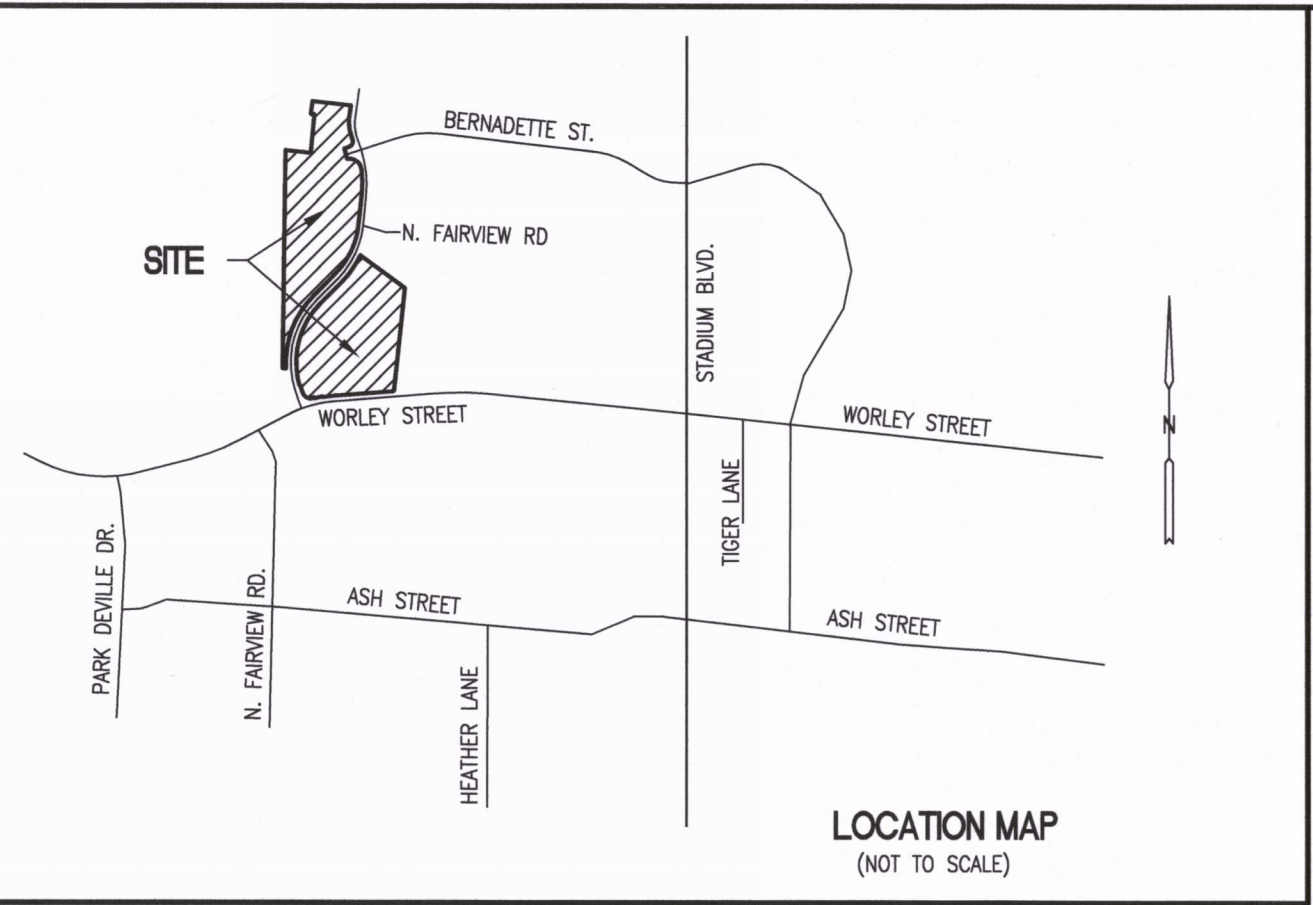




- LEGEND**
- 1% APPROX. PROPOSED STREET GRADE
 - PROPOSED STORM DRAINAGE STRUCTURE/PIPE
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERLINE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED FIRE HYDRANT
 - EXISTING TREE LINE
 - EXISTING FENCE
 - EXISTING CONTOUR
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING GAS MAIN
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING STORM DRAINAGE STRUCTURE/PIPE
 - EXISTING WATERLINE
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY CLEAN OUT

EXISTING UTILITIES

CITY OF COLUMBIA ELECTRIC

EXISTING FACILITIES
3 PHASE OVERHEAD ALONG WEST SIDE OF PROPERTY
3 PHASE UNDERGROUND ALONG WEST SIDE N. FAIRVIEW ROAD TO THE SOUTH ENTRANCE TO COLUMBIA MALL, THEN ALONG THE EAST PROPERTY LINE

CITY OF COLUMBIA WATER

EXISTING WATER MAINS
12" PVC ON WEST SIDE OF N. FAIRVIEW ROAD
8" ON NORTH SIDE OF BERNADETTE DRIVE GOING EAST
8" ON WEST SIDE OF N. FAIRVIEW ROAD GOING NORTH OF BERNADETTE DR.

AMEREN (NATURAL GAS)

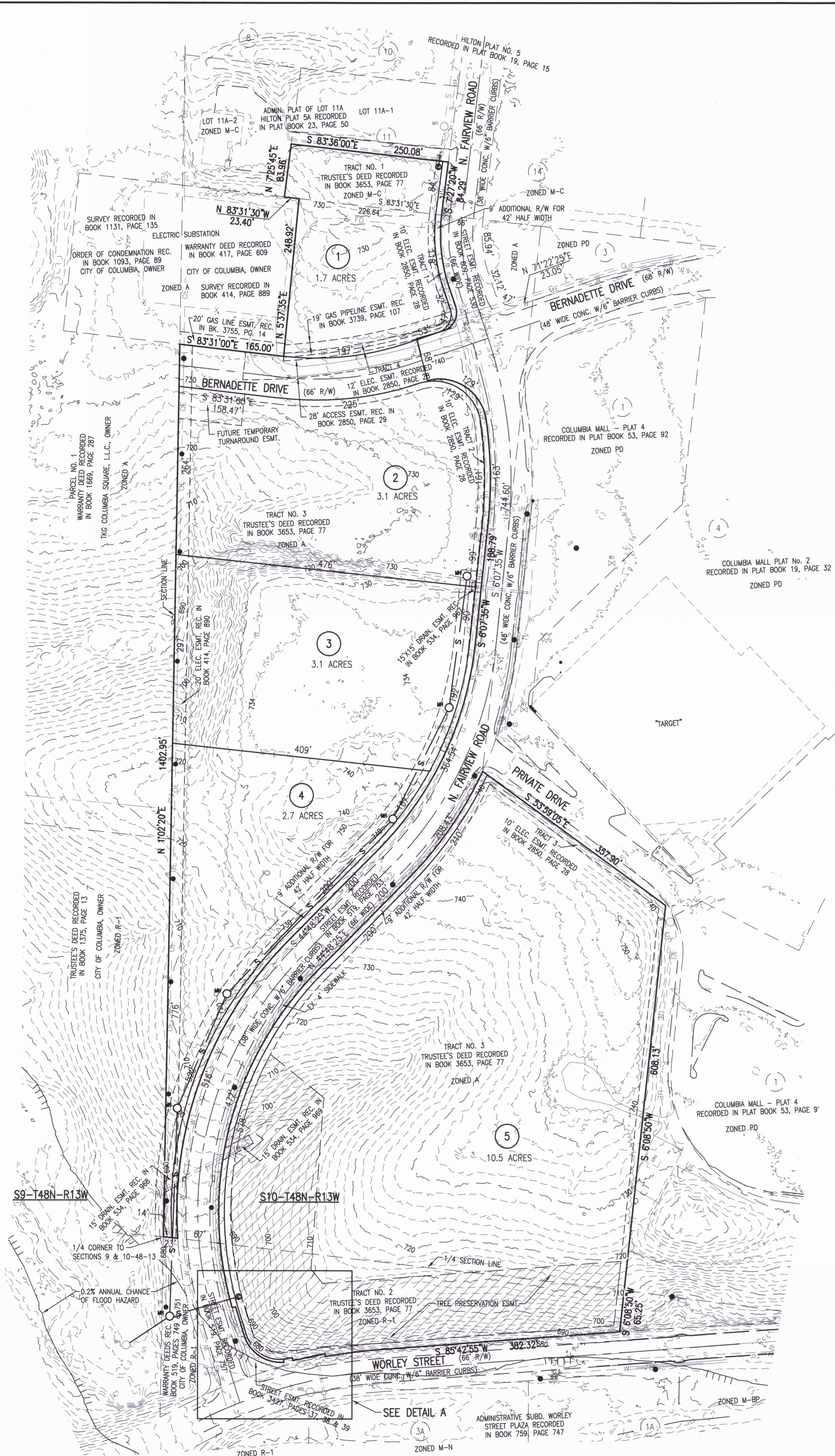
EXISTING 8" MAIN ALONG NORTH SIDE OF BERNADETTE DR.
EXISTING 8" MAIN ALONG WEST SIDE OF N. FAIRVIEW RD.

CITY OF COLUMBIA SANITARY SEWER

EXISTING SANITARY SEWER MAIN IS LOCATED TO THE SOUTH AND WEST OF THE SITE.
EXISTING SANITARY SEWER MAIN IS LOCATED TO THE NORTH OF THE SITE ALONG THE WEST SIDE OF N. FAIRVIEW ROAD.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 21ST DAY OF DECEMBER, 2023.

SHARON GEUEA-JONES, CHAIRPERSON



OWNER / DEVELOPER

ROCK IVY, LLLP AND THOMAS KYLE GORDON
4800 GREENBERRY CT.
COLUMBIA, MO 65203

SITE DATA

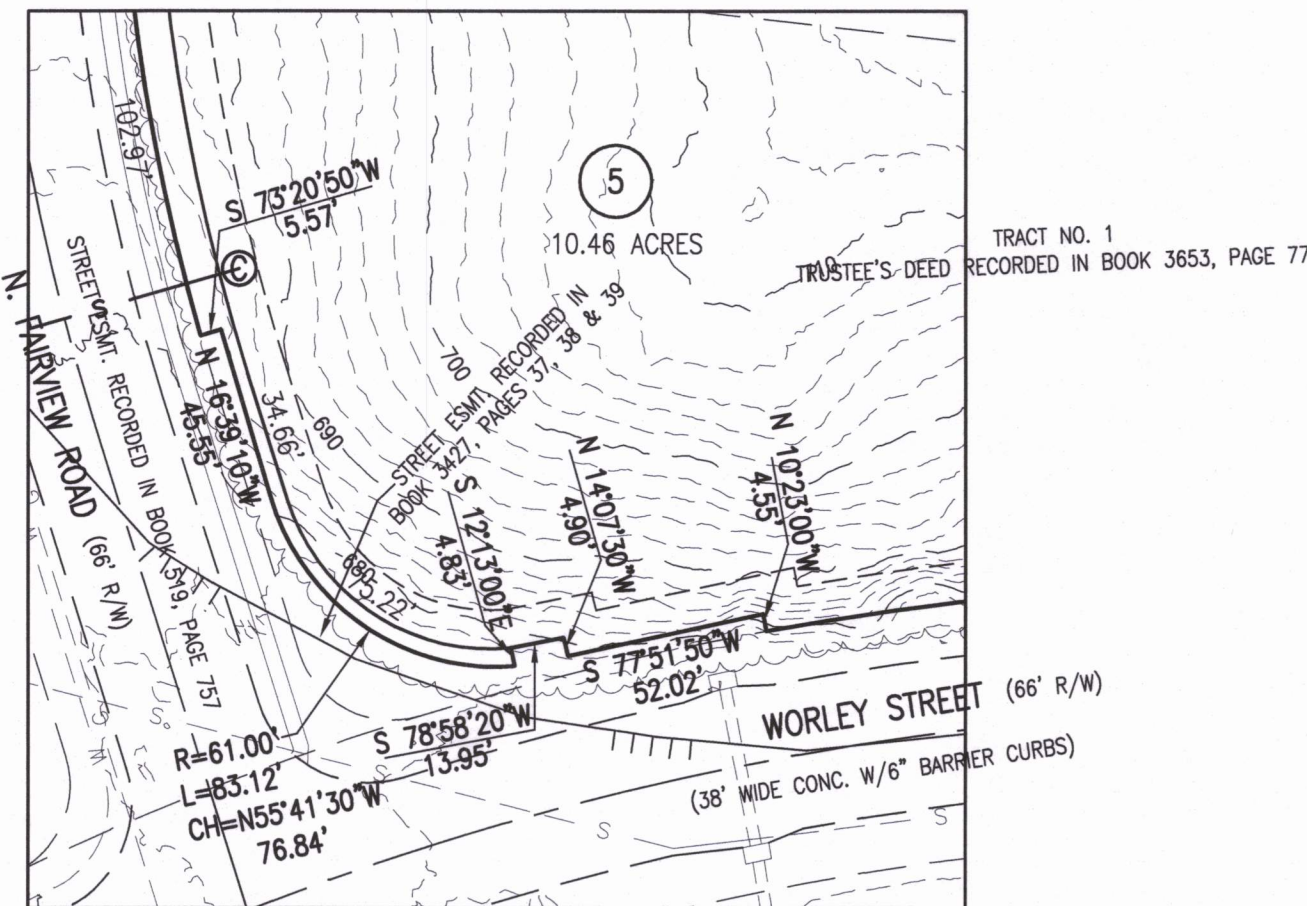
TRUSTEE'S DEED RECORDED IN BOOK 3653, PAGE 77
SIZE OF TRACT = 22.2 ACRES.
CURRENT ZONING IS A AND R-1. PROPOSED ZONING M-C.
PROPERTY IS CURRENTLY VACANT.

GENERAL NOTES

- A MINIMUM TEN (10) FOOT UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREETS.
- ALL DRAINAGE STRUCTURES WILL HAVE A MINIMUM SIXTEEN (16') FOOT DRAINAGE EASEMENT PROVIDED.
- A 42' 1/2 R/W WILL BE DEDICATED FROM THE EXISTING CENTERLINE OF FAIRVIEW ROAD.
- THE SITE IS VACANT, THERE ARE NO EXISTING BUILDINGS ON THESE TRACTS.
- RECORD TITLE INFORMATION WAS PROVIDED BY BOONE-CENTRAL TITLE COMPANY INFORMATIONAL REPORT 2304100, DATED OCTOBER 20, 2023.
- CONTOUR INTERVAL IS TWO (2) FEET.
- NEW FIRE HYDRANTS LOCATIONS WILL BE PROVIDED BY CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.

PROPERTY DESCRIPTION

THE TRACTS DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 3653, PAGE 77, LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI.



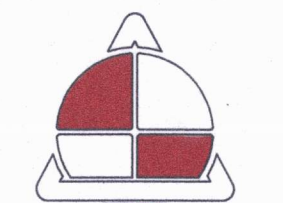
DETAIL A

STREAM BUFFER STATEMENT

AS PER U.S.G.S. QUADRANGLE MAP "HUNTSDALE" THERE ARE NO STREAM BUFFERS ON THESE LOTS AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER REQUIREMENTS OF ARTICLE X OF CHAPTER 12A-232 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X - UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FIRM COMMUNITY PANEL 29019C02600, DATED MARCH 17, 2011.



ALLSTATE CONSULTANTS

allstateconsultants.net

3312 LEMONE INDUSTRIAL BLVD.

COLUMBIA, MO 65201

(573) 875-8799

P.O. BOX 156, 30601 HIGHWAY 5

MARCELINE, MO 64658

(660) 376-2941

410 SE THIRD ST., SUITE 103C

LEE'S SUMMIT, MO 64063

(816) 895-2310

MISSOURI STATE CERTIFICATE

OF AUTHORITY #2007004004

REUSE OF THIS DRAWING IN ANY MANNER IS

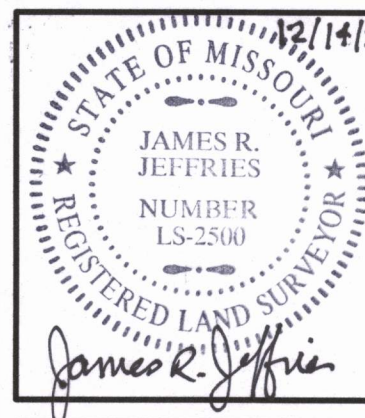
STRICTLY PROHIBITED WITHOUT THE WRITTEN

APPROVAL OF

ALLSTATE CONSULTANTS LLC

PRELIMINARY PLAT
GORDON FARMS

COLUMBIA, MISSOURI



DATE

NOVEMBER 13, 2023

REVISED:

NOVEMBER 30, 2023

DECEMBER 14, 2023

JOB NUMBER

23227.01

SCALE

1"=100'

SHEET

1