



SCALE: NOT TO SCALE

**FLOODPLAIN NOTE**  
 THIS PROPERTY IS LOCATED IN ZONES "AE", "AF", "AO" (FLOODPLAIN), "C-1" AND "C-2" AREAS DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBERS DOWNSHORE AND DOWNGRIDS BOTH DATED MARCH 17, 2011.

**STREAM BUFFER NOTE**  
 IN ACCORDANCE WITH CHAPTER 124.0 OF THE CITY OF COLUMBIA CODE OF ORDINANCES A 100' STREAM BUFFER HAS BEEN PROVIDED AS DETERMINED FROM THE 7.5 MINUTE SERIES USGS COLUMBIA AND BRIDGE QUADRANGLE MAPS DATED 2014 AND IS LOCATED AS SHOWN ON THE PLAN.

**ZONING & USE NOTE**  
 EXISTING ZONING IS BOONE COUNTY "R-1", SINGLE FAMILY RESIDENTIAL AND BOONE COUNTY "C-1", GENERAL COMMERCIAL (AS SHOWN ON THE PLAN).  
**PROPOSED ZONING:**  
 LOT 1: CITY OF COLUMBIA "C-1" SHALL BE MULTI-FAMILY RESIDENTIAL USE.  
 LOT 2: CITY OF COLUMBIA "C-1" SHALL BE OFFICE USE.  
 LOT 3: CITY OF COLUMBIA "C-1" SHALL BE PLANNED COMMERCIAL USE.  
 LOT 4: CITY OF COLUMBIA "C-1" SHALL BE COMMERCIAL USE.  
 LOT 5: CITY OF COLUMBIA "C-1" SHALL BE COMMERCIAL USE.  
 LOT 6: CITY OF COLUMBIA "C-1" SHALL BE MULTI-FAMILY RESIDENTIAL USE.  
 LOT 7: CITY OF COLUMBIA "C-1" SHALL BE COMMERCIAL USE (STORAGE UNITS).

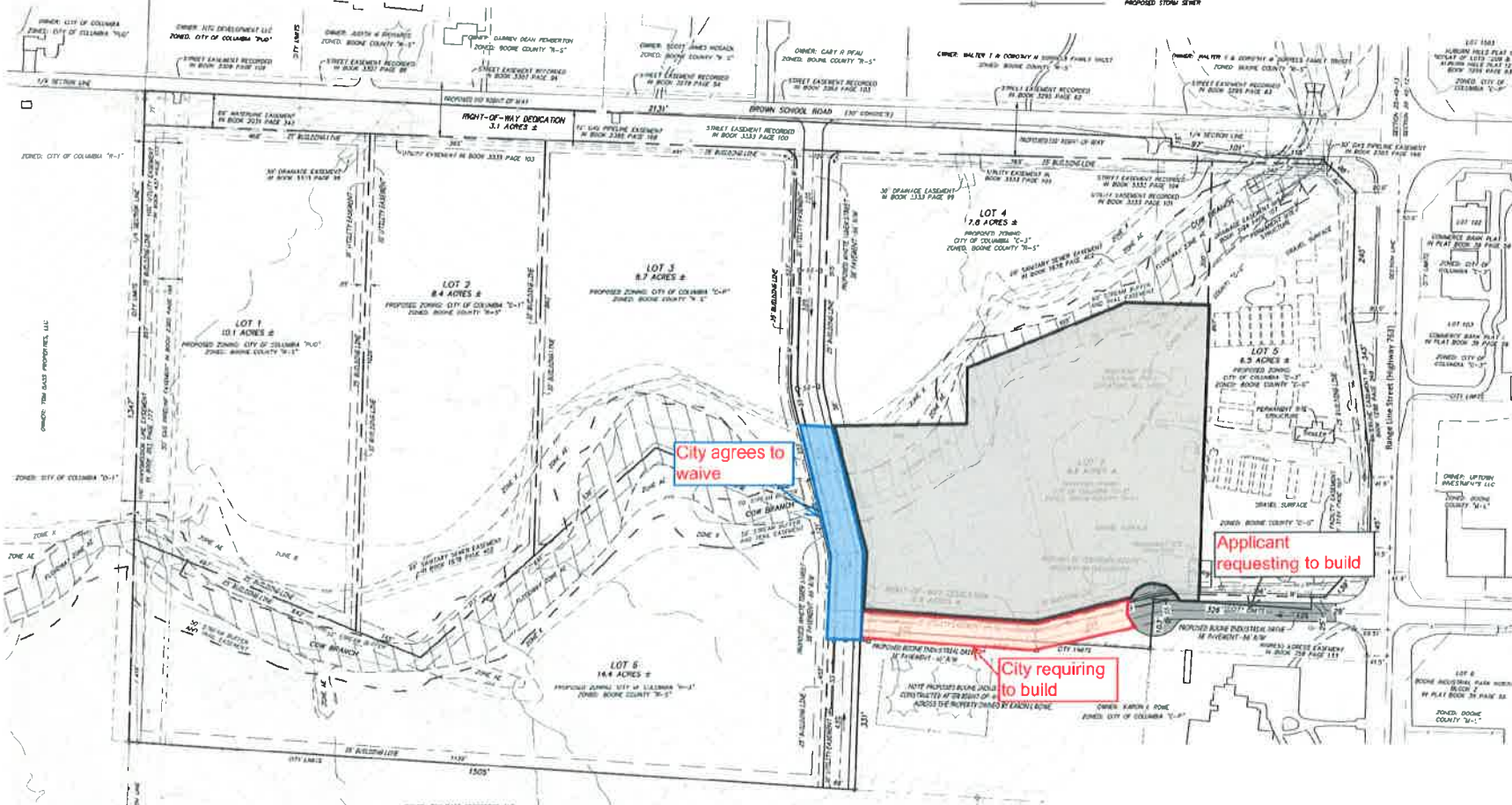
**RULES:**  
 1. THE TOTAL AREA FOR THIS DEVELOPMENT IS 70.6 ACRES.

**LEGEND**

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- ELEC LINE
- GAS/INSTRUMENTS/ELECTRIC LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- CITY LINE
- WATER LINE
- FIRE & BRUSH LINE
- DRAINAGE SWALE
- EXISTING CONTOUR (PER CITY TOPS)
- MOOR
- R/W MARKER
- ELECTRIC METER
- R/W MARKER
- FIRE HYDRANT
- FIRE HYDRANT
- LIGHT POLE
- LIGHT STANDALONE
- TRAFFIC SIGNAL CONTROL BOX
- TELECOMMUNICATIONS PERSHALL
- TELECOMMUNICATIONS PERSHALL
- UTILITY POLE
- UTILITY POLE
- PROPOSED 8' OR LINE
- PROPOSED STORM SEWER



**OWNER & DEVELOPER**  
 ORED & KELLY PC  
 2006 SOUTH PAVES 2  
 COLUMBIA, MISSOURI 65203



OWNER: TOM BAILEY PROPERTIES, LLC  
 ZONED: CITY OF COLUMBIA "C-1"

APPROVED BY THE PLANNING AND ZONING COMMISSION,  
 COLUMBIA, MISSOURI, MO

STEPHEN ROEDER, CHAIRPERSON



**Engineering Services and Surveys**  
 Engineering Services and Surveys  
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APPROVED BY THE PLANNING AND ZONING COMMISSION,  
 COLUMBIA, MISSOURI, MO  
 DATE: NOVEMBER 16, 2011

Design: J.P. Drews: J.H.H.  
 PRELIMINARY PLAN

Sheet  
**CL.01**

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