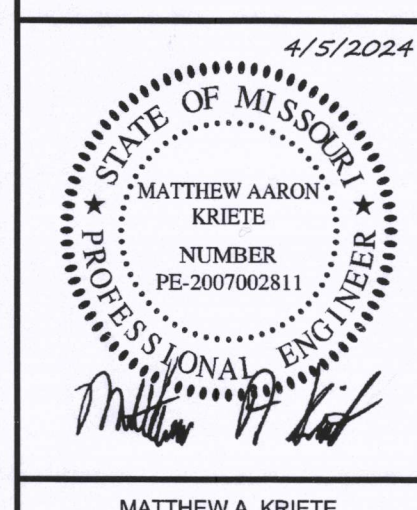




**LOTS 2A, 3A, 3B & 3C
GENTRY ESTATES 2**
COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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

Date
MARCH 8, 2024

Revised

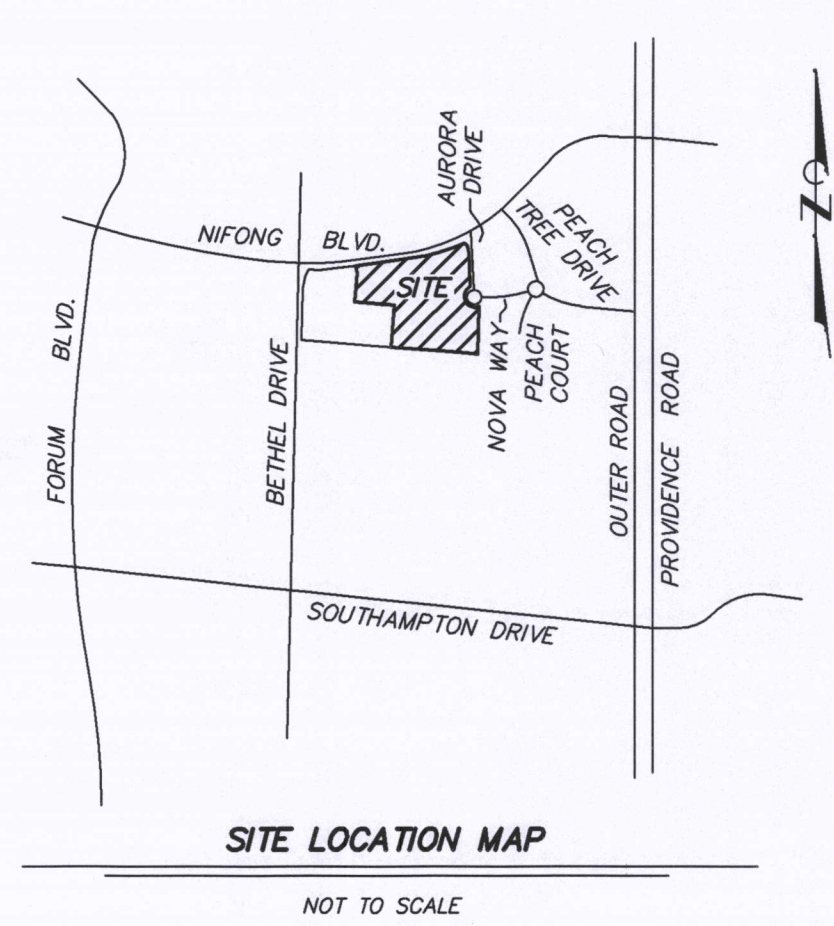
Design: ST Drawn: CGH

PRELIMINARY PLAT

Sheet

C1.01

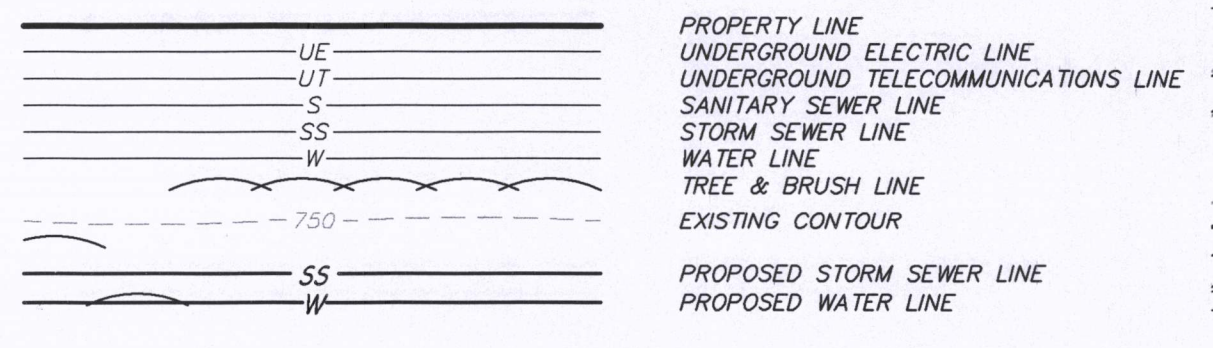
ES&S PROJECT NO. 16191



SITE LOCATION MAP

NOT TO SCALE

LEGEND



PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25 T48N R13W AND THE NORTHWEST QUARTER OF SECTION 36 T48N R13, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOTS 2 AND 3 OF GENTRY ESTATES, RECORDED IN PLAT BOOK 46 PAGE 23, CONTAINING 13.16 ACRES.

PROPERTY OWNER / DEVELOPER

JEFFREY E. SMITH INVESTMENT COMPANY
P.O. BOX 7659
COLUMBIA, MISSOURI, 65205

SIGNIFICANT TREE NOTE

NO SIGNIFICANT TREES LOCATED ON SITE

CLIMAX FOREST NOTE

NO CLIMAX FOREST LOCATED ON SITE

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 NUMBERS 29019C0287E & 29019C0290E, DATED APRIL 17, 2017.

STREAM BUFFER

NO STREAM BUFFER EXISTS ON THE SITE AS DEFINED BY CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

GENERAL NOTES

1. THE TOTAL AREA IS 13.17 ACRES.
2. THE PROPERTY DOES NOT CONTAIN KNOWN CEMETERIES OR BURIAL GROUNDS.
3. NO LAGOONS ARE LOCATED ON THE PROPERTY.
4. WATER MAIN EXTENSION IS SHOWN TO SERVE LOTS 3A, 3B, AND 3C.
5. FIRE HYDRANTS SHALL BE PLACED EVERY 300-FEET OR AS REQUIRED BY THE FIRE DEPARTMENT.
6. SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS WILL BE CONSTRUCTED WITH LOT DEVELOPMENT.

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____

ON THE _____ DAY OF _____, 2024.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

APPROVED BY THE PLANNING AND ZONING COMMISSION,

COLUMBIA, MISSOURI, ON April 18, 2024

SHARON GEUEA JONES, CHAIRPERSON

