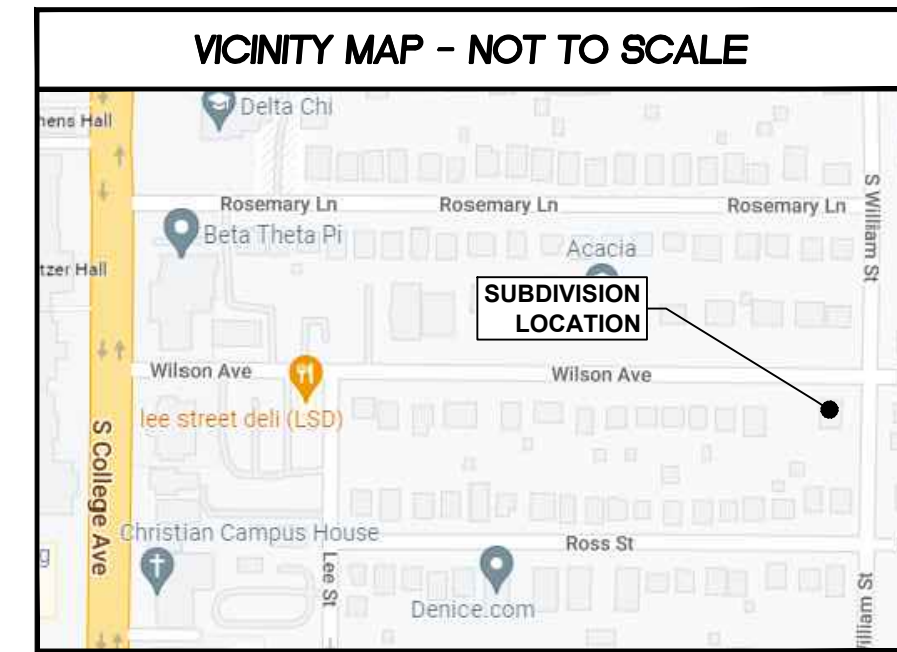
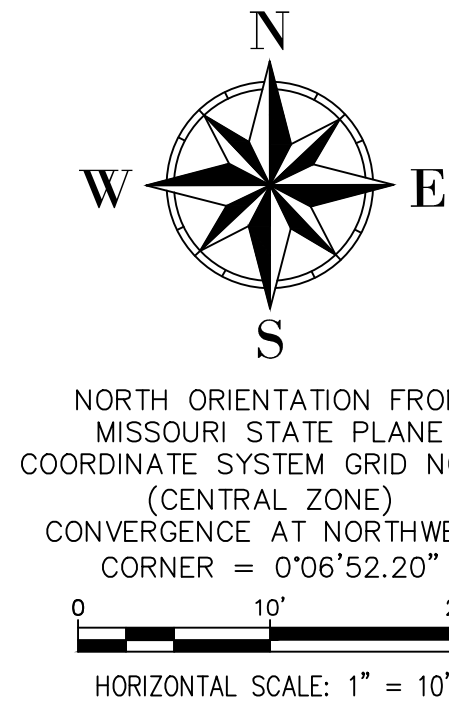


PRELIMINARY PLAT
FOR
WALTER MILLER SUBDIVISION
#23-2025

A RESUBDIVISION OF LOTS NUMBER TWENTY-SIX (26) AND TWENTY-SEVEN (27) OF BOUCHELLE'S ADDITION TO THE CITY OF COLUMBIA,
BOONE COUNTY, STATE OF MISSOURI.



LEGEND

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD
- - - 495 - - - = CONTOUR LINE
- ⊕ = UTILITY POLE
- GUY WIRE —
- AU — AU — = AERIAL UTILITY LINE
- — — = BOUNDARY LINE
- · - · - = ADJOINING LOT LINE
- - - = NEW LOT LINE
- - - = OLD LOT LINE
- - - = CENTERLINE OF STREET RIGHT OF WAY
- (NTS) = NOT TO SCALE
- = CONCRETE SURFACE
- SS — SS — = SANITARY SEWER LINE
- ⊙ = SANITARY SEWER MANHOLE
- = PROPOSED SANITARY SEWER EASEMENT
- G — G — = BURIED GAS LINE
- ⊕ = GAS METER
- 8" W — = WATER SERVICE LINE
- ⊕ = WATER METER
- X — = FENCE LINE
- = PROPOSED UTILITY EASEMENT
- = NEW RIGHT-OF-WAY

Owner/Developer

A.G. JONES PROPERTIES, L.L.C.
2832 WALDEN BLVD.
CAPE GIRARDEAU, MO 63701

Floodplain Note

THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON THE FEMA FIRM PANEL NO. 290190280 E WITH AN EFFECTIVE DATE OF APRIL 19, 2017.

Description of Survey

DESCRIPTION:
ALL OF LOTS NUMBER TWENTY-SIX (26) AND TWENTY-SEVEN (27) IN BOUCHELLE'S ADDITION TO THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD, IF ANY. PLAT BOOK 1, PAGE 17.

ZONING REGULATIONS

ZONING: R-1 ONE-FAMILY DWELLING RESIDENTIAL DISTRICT
SETBACKS: FRONT: TWENTY-FIVE (25) FEET.
REAR: LESSER OF THIRTY (30) PERCENT LOT DEPTH OR TWENTY-FIVE (25) FEET.
SIDE: SIX (6) FEET.
MAXIMUM HEIGHT: PRIMARY RESIDENTIAL BUILDING THIRTY-FIVE (35) FEET. PRIMARY RESIDENTIAL BUILDING IF 2 SIDE SETBACKS OF AT LEAST FIFTEEN (15) FEET ON EACH. PRIMARY NONRESIDENTIAL BUILDING, PROVIDED ALL SETBACKS INCREASED ONE (1) FOOT FOR EACH ADDITIONAL ONE (1) FOOT OF HEIGHT OVER THIRTY-FIVE (35) FEET.
MINIMUM LOT SIZE: SEVEN THOUSAND (7,000) SQUARE FEET, IF NO PUBLIC OR COMMUNITY SEWER AVAILABLE. FIFTEEN THOUSAND (15,000) SQUARE FEET, AND A WIDTH AT THE BUILDING LINE SIXTY (60) FEET.

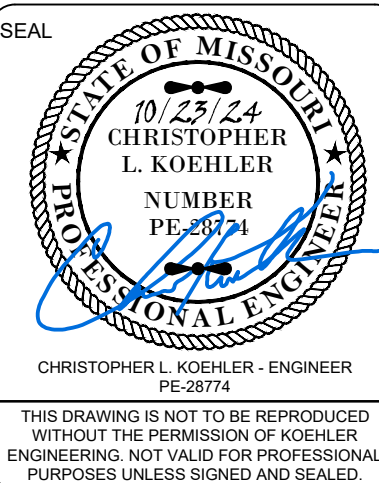
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION ON THIS
DAY OF _____, 20__.

SHARON GEUEA-JONES, CHAIRPERSON

THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS
PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS
FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF
MISSOURI AS MADE EFFECTIVE JULY 31, 2022.

KOEHLER
ENGINEERING AND
LAND SURVEYING, INC.
MO LS COA: LS 000262 MO ENGINEERING COA: 2003018834
Civil Engineering and Surveying Services
1516 WILSON AVE., COLUMBIA, MISSOURI 65201
Phone: 573.335.3028 - www.koehlerengineering.com

PRELIMINARY PLAT FOR
WALTER MILLER SUBDIVISION
1516 WILSON AVE., COLUMBIA, MISSOURI 65201
C/O: A.G. JONES PROPERTIES, L.L.C. - 573.270.1496
2832 WALDEN BLVD., CAPE GIRARDEAU, MISSOURI 63701



REV	DATE	DESCRIPTION
1	10/23/24	ADDRESS CITY REVIEW COMMENTS

PRELIMINARY PLAT

KELS PJCT NO. 38451
OWNR PJCT NO.
DESIGNED BY SD
DRAWN BY SD
CHECKED BY CK
DATE 10.23.2024
SHEET NO. V0.1