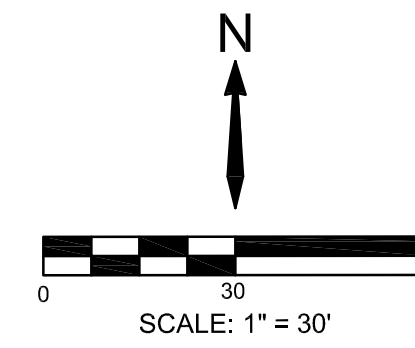


PRELIMINARY PLAT
OPR SUBDIVISION PLAT 2
 A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4)
 OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI

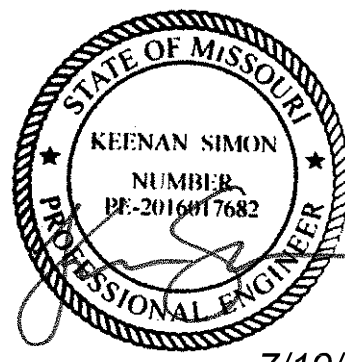


SSE
 SIMON & STRUEMPF ENGINEERING
 CREATING CLIENTS FOR LIFE
 210 PARK AVENUE
 COLUMBIA, MO 65203
 P 573.499.1944

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2017015086
 EXPIRES: DECEMBER 31, 2023

NOTICE:
 SSE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE ENGINEERING INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEERS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

COPYRIGHT:
 COPYRIGHT AND PROPERTY RIGHTS IN THESE DOCUMENTS ARE EXPRESSLY RESERVED BY SSE. NO REPRODUCTIONS, CHANGES, OR COPIES IN ANY MANNER SHALL BE MADE WITHOUT OBTAINING PRIOR WRITTEN CONSENT FROM SSE.



7/19/2023

Keenan K. Simon
 MO-PE 2016017682
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

7/19/2023

REVISIONS	
△	
△	
△	
△	
△	

OPR SUBDIVISION PLAT 2
 200 W. OLD PLANK RD.
 COLUMBIA, MO 65203

ENGINEER: KKS
 DRAWN BY: TRA
 CHECKED BY: KKS
 SSE PROJECT #: 20179

PRELIM PLAT
 DRAWING NO. C000
 SHEET NO. 01 OF 02

LEGEND

- CENTERLINE
- EASEMENT LINE
- EXISTING PROPERTY LINE
- STREAM BUFFER
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE
- 1/2" PROPERTY IRON
- 5/8" PROPERTY IRON
- TYPE A MONUMENT
- FOUND MONUMENT
- SET MONUMENT
- PERMANENT MONUMENT
- RADIAL
- LOT NUMBER

OWNER
 JEREMY SPILLMAN & BROOKS CHANDLER
 6030 N. LOCUST GROVE CHURCH RD.
 COLUMBIA, MO 65202

FLOOD PLAN STATEMENT
 THIS TRACT IS LOCATED IN ZONE X UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY FEMA PANEL #29019C0290E, DATED APRIL 19, 2017.

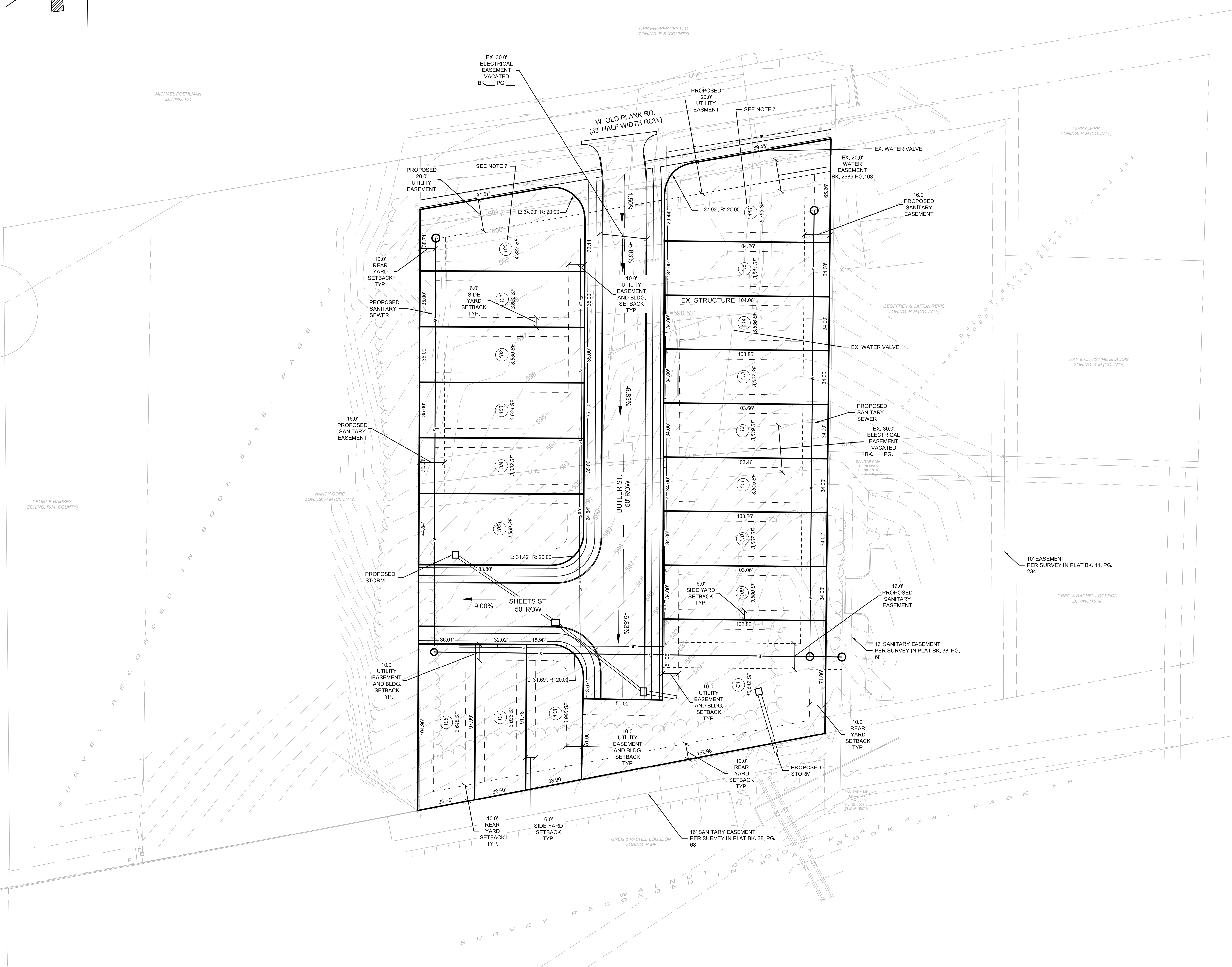
STREAM BUFFER STATEMENT
 THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

SIGNIFICANT TREE INVENTORY
 (3) 24" DIA. OAK
 (2) 20" DIA. SYCAMORE
 SEE C001

PROPERTY SIZE: 2.22 AC

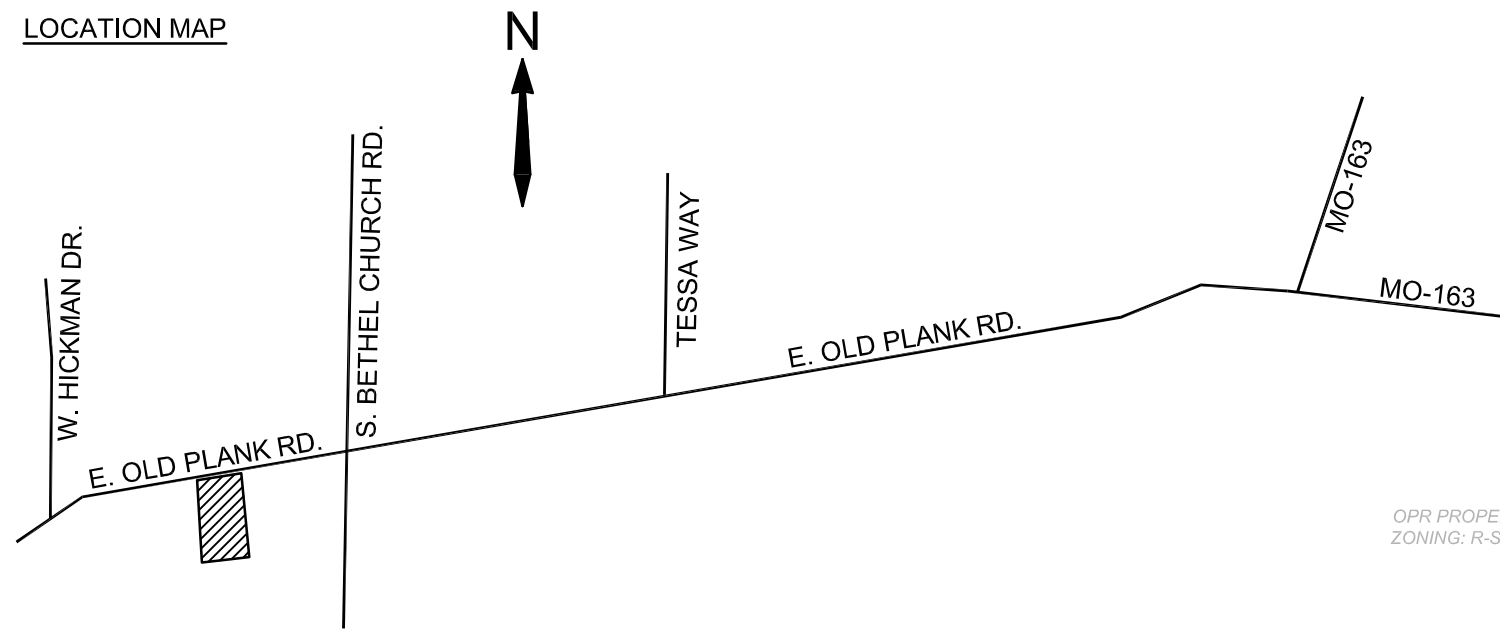
NOTES

1. STREET RIGHT OF WAYS SHALL BE 50 FEET WIDE WITH A PAVEMENT WIDTH OF 28 FEET UNLESS OTHERWISE SPECIFIED.
2. ALL GRADES AND UTILITY LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
3. LOT C1 IS A COMMON LOT. THIS LOT IS NOT INTENDED FOR RESIDENTIAL DEVELOPMENT. IT IS INTENDED FOR STORMWATER DETENTION/TREATMENT.
4. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETED, OR BEFORE 12 MONTHS ELAPSES AS REQUIRED BY STATE STATUTE.
5. A 10' UTILITY EASEMENT IS TO BE DEDICATED ALONG ALL PUBLIC RIGHTS OF WAY UNLESS SHOWN OTHERWISE.
6. ALL LOTS SHALL HAVE 5' SIDEWALKS ALONG STREET FRONTAGE.
7. LOTS 100 AND 116 ARE NOT ALLOWED TO HAVE DRIVEWAY ACCESS ONTO OLD PLANK RD.
8. BEC HAS AN EXISTING OVERHEAD LINE THAT CUTS THROUGH THE MIDDLE OF THE PROPERTY. THIS GOES ON TO SERVE A NEIGHBOR TO THE WEST. THIS LINE WOULD NEED TO BE RELOCATED AT THE DEVELOPER'S EXPENSE.
9. CONSOLIDATED WATER HAS A 12' WATERLINE CROSSING THIS PROPERTY. THIS PROPERTY IS WITHIN THEIR SERVICE TERRITORY. CITY LEVEL FIRE FLOWS CAN BE MET WITH A WATERLINE EXTENSION INTO THE DEVELOPMENT. THE DISTRICT WILL REQUIRE 20' WIDE WATERLINE EASEMENTS ON THEIR EASEMENT FORM.
10. SURVEY INFORMATION PROVIDED BY CENTRAL COUNTIES SURVEYING.

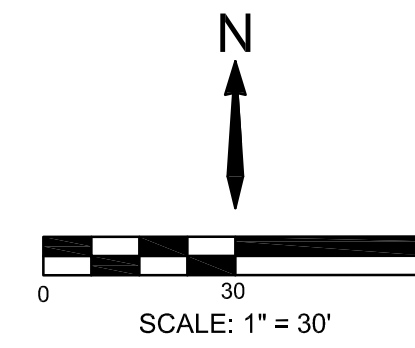


APPROVED BY THE PLANNING & ZONING COMMISSION,
 COLUMBIA, MO THIS ___ DAY OF ___, 2023

SHARON GEUEA JONES, CHAIRPERSON



PRELIMINARY PLAT
OPR SUBDIVISION PLAT 2
 A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4)
 OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI

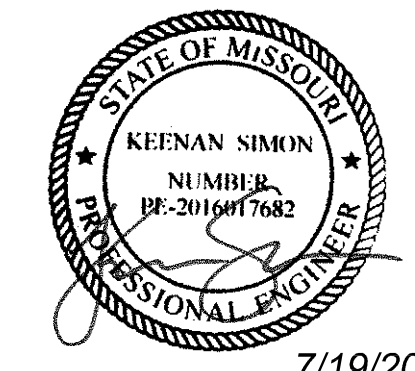


SSE
 SIMON & STRUENPHER ENGINEERING
 CREATING CLIENTS FOR LIFE
 210 PARK AVENUE
 COLUMBIA, MO 65203
 P 573.499.1944

MISSOURI CERTIFICATE OF AUTHORITY NO.
 E-2017015086
 EXPIRES: DECEMBER 31, 2023

NOTICE:
 SSE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE ENGINEERING INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEERS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

COPYRIGHT:
 COPYRIGHT AND PROPERTY RIGHTS IN THESE DOCUMENTS ARE EXPRESSLY RESERVED BY SSE. NO REPRODUCTIONS, CHANGES, OR COPIES IN ANY MANNER SHALL BE MADE WITHOUT OBTAINING PRIOR WRITTEN CONSENT FROM SSE.



Keenan K. Simon
 MO-PE 2016017682
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 7/19/2023

REVISIONS	
Δ	
Δ	
Δ	
Δ	
Δ	

OPR SUBDIVISION PLAT 2
 200 W. OLD PLANK RD.
 COLUMBIA, MO 65203

ENGINEER: KKS
 DRAWN BY: TRA
 CHECKED BY: KKS
 SSE PROJECT #: 20179

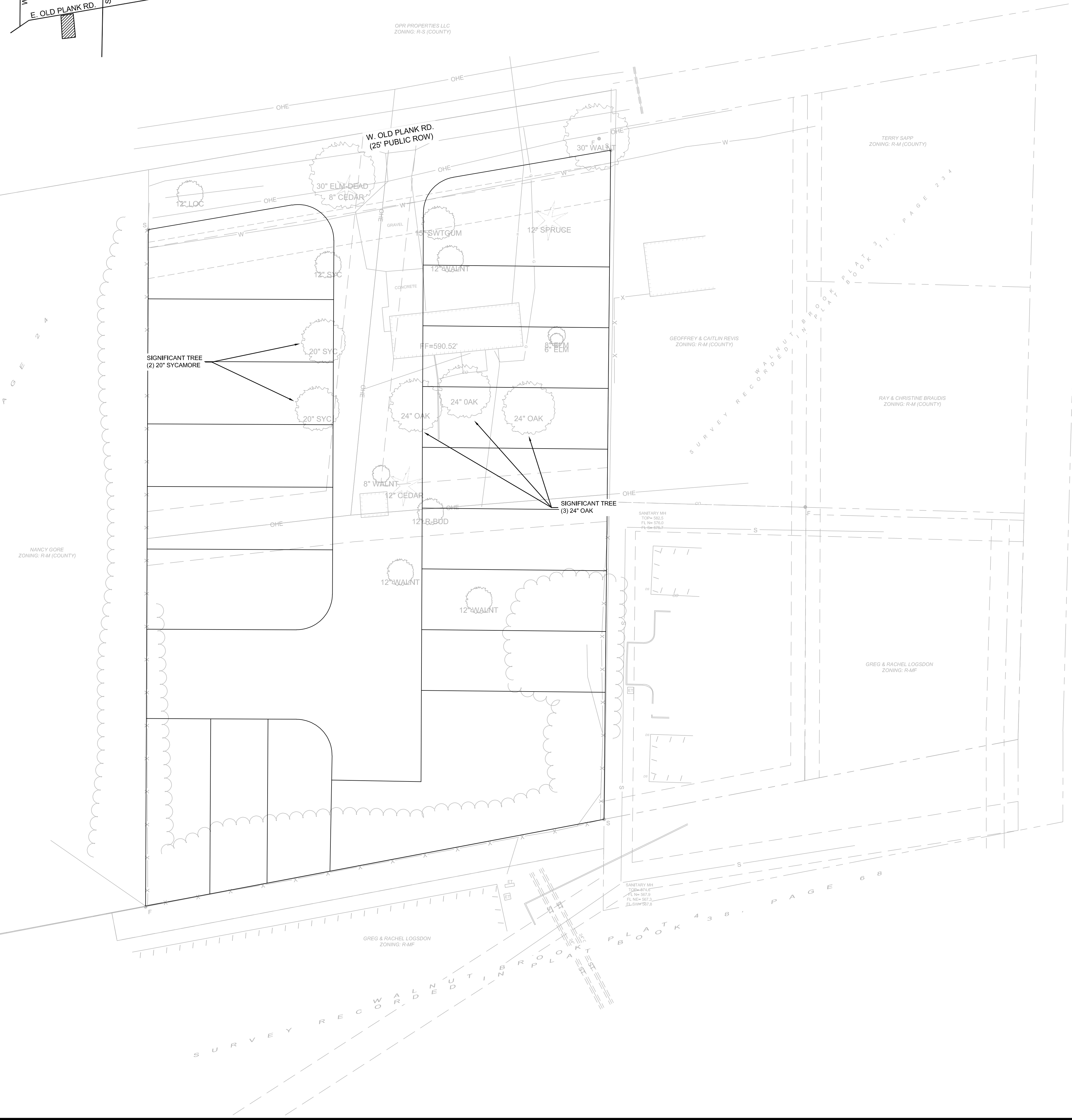
SIGNIFICANT TREE PLAN
 DRAWING NO. C001
 SHEET NO. 02 OF 02

LEGEND

- CENTERLINE
- EASEMENT LINE
- EXISTING PROPERTY LINE
- STREAM BUFFER
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE
- 1/2" PROPERTY IRON
- 5/8" PROPERTY IRON
- ⊕ TYPE A MONUMENT
- ⊙ FOUND MONUMENT
- ⊚ SET MONUMENT
- ⊛ PERMANENT MONUMENT
- ⊜ RADIAL
- ① LOT NUMBER

OWNER:
 JEREMY SPILLMAN & BROOKS CHANDLER
 6520 N. LOCUST GROVE CHURCH RD.
 COLUMBIA, MO 65202

SIGNIFICANT TREE INVENTORY:
 (3) 24" DIA. OAK
 (2) 20" DIA. SYCAMORE





SSE
 SIMON & STRUENMPF ENGINEERING
 CREATING CLIENTS FOR LIFE
 210 PARK AVENUE
 COLUMBIA, MO 65203
 P. 573.499.1944

MISSOURI CERTIFICATE OF AUTHORITY NO.
 E-2017015086
 EXPIRES: DECEMBER 31, 2023

NOTICE:
 SSE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE ENGINEERING INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEERS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

COPYRIGHT:
 COPYRIGHT AND PROPERTY RIGHTS IN THESE DOCUMENTS ARE EXPRESSLY RESERVED BY SSE. NO REPRODUCTIONS, CHANGES, OR COPIES IN ANY MANNER SHALL BE MADE WITHOUT OBTAINING PRIOR WRITTEN CONSENT FROM SSE.



FOR REVIEW
 ONLY
 NOT FOR
 CONSTRUCTION

Keenan K. Simon
 MO-PE 2016017682
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

7/19/2023

REVISIONS	
△	
△	
△	
△	
△	

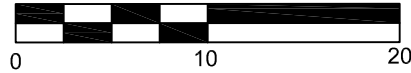
OPR SUBDIVISION PLAT 2

200 W. OLD PLANK RD.
 COLUMBIA, MO 65203

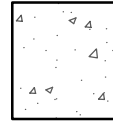
ENGINEER: KKS DRAWN BY: TRA
 CHECKED BY: KKS SSE PROJECT #: XHIBIT 1

PARKING DISPLAY

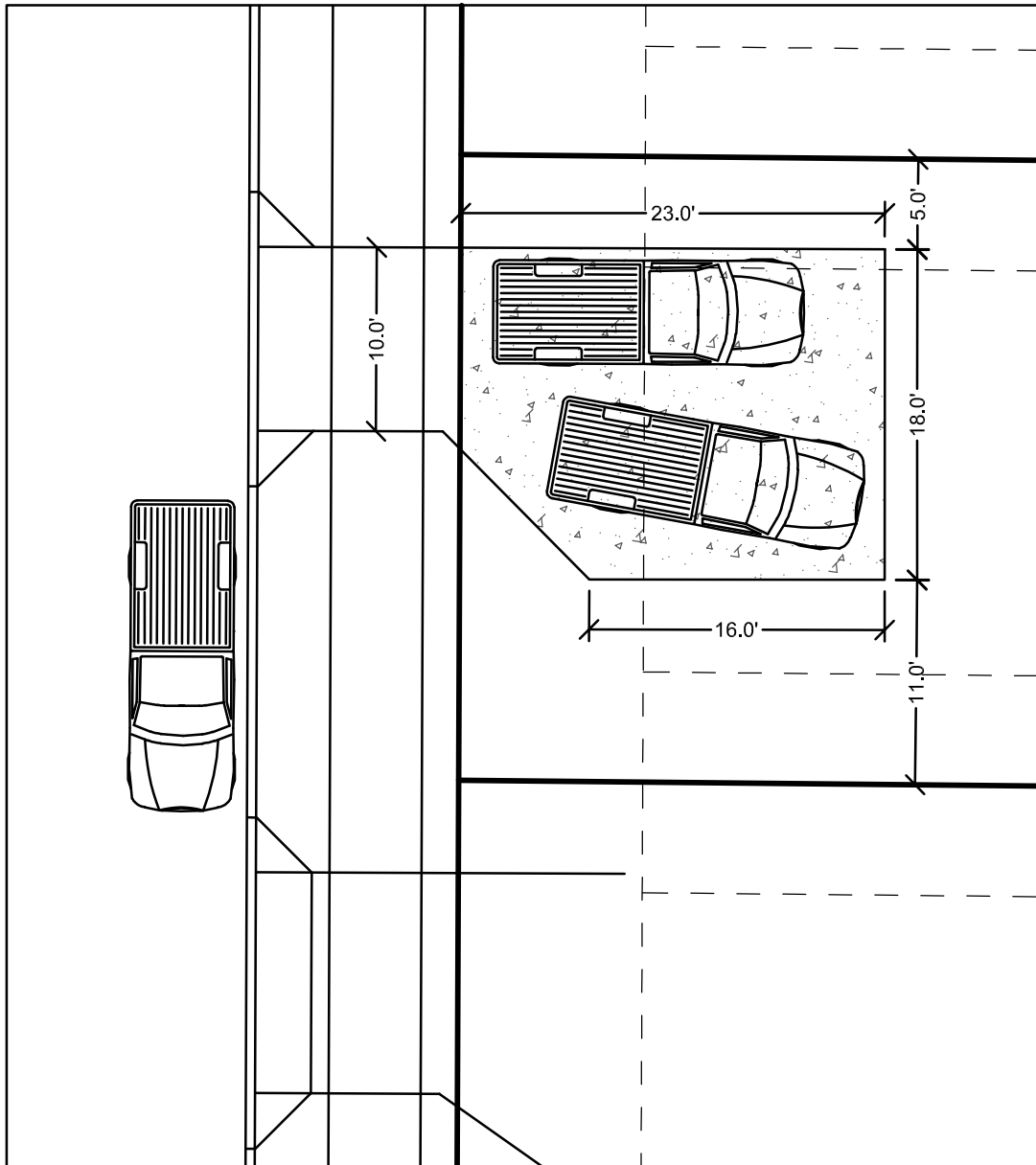
DRAWING NO. XB1 SHEET NO. 01 OF 01



SCALE: 1" = 10'



PAVEMENT = ±390 SQFT
 COMPLIES WITH SECTION
 29-4.3(f)(1)(v) OF THE UDC



PARKING DISPLAY