

PRELIMINARY PLAT
MATAORA SUBDIVISION PLAT 4
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 48 NORTH, RANGE 12 WEST
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI



- LEGEND**
- CENTERLINE
 - EASEMENT LINE
 - EXISTING PROPERTY LINE
 - 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
AHMED ZAFAR
2108 MCKEE ST.
COLUMBIA, MO 65202

FLOOD PLAIN STATEMENT
NO PART OF THIS TRACT IS LOCATED WITHIN THE 1% ANNUAL CHANCE
FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP:
COMMUNITY PANEL #29019C0284E, 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
(1) 22" DIA. OAK
(1) 28" DIA. LOCUST

NOTES

- STREET RIGHT OF WAYS SHALL BE 50 FEET WIDE WITH A PAVEMENT
WIDTH OF 28 FEET UNLESS OTHERWISE SPECIFIED.
- ALL GRADES AND UTILITY LOCATIONS SHOWN ARE CONCEPTUAL IN
NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
- LOTS C1 IS A COMMON LOT. THIS LOT IS NOT INTENDED FOR
RESIDENTIAL DEVELOPMENT. LOTS IS INTENDED FOR STORMWATER
DETENTION/TREATMENT.
- PERMANENT MONUMENTS ARE TO BE SET AFTER STREET
CONSTRUCTION IS COMPLETED.
- A 10' UTILITY EASEMENT IS TO BE DEDICATED ALONG ALL PUBLIC
RIGHTS OF WAY.
- ALL LOTS SHALL HAVE 5' SIDEWALKS ALONG STREET FRONTAGE
- NO LOTS SHALL HAVE DRIVEWAY ACCESS ONTO BALLENGER LANE
- SURVEY INFORMATION PROVIDED BY BRUSH & ASSOCIATES.

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

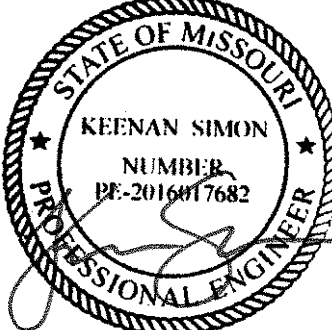
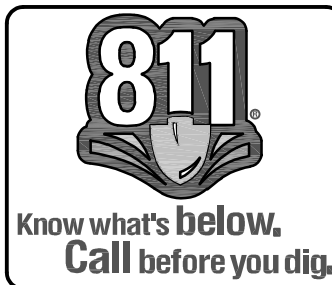
SHARON GEUEA JONES, CHAIRPERSON

SSE
SIMON & STRUENPFF 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:
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05/25/2023

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

5/25/2023

REVISIONS	
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MATAORA SUBDIVISION PLAT 4
COLUMBIA, MO 65202

ENGINEER
KKS
DRAWN BY
TRA

CHECKED BY
KKS
SSE PROJECT #
23004

PRELIM PLAT

DRAWING NO. SHEET NO.

C100 01 OF 01