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

9/11/2023

REVISIONS

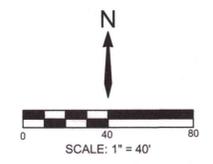
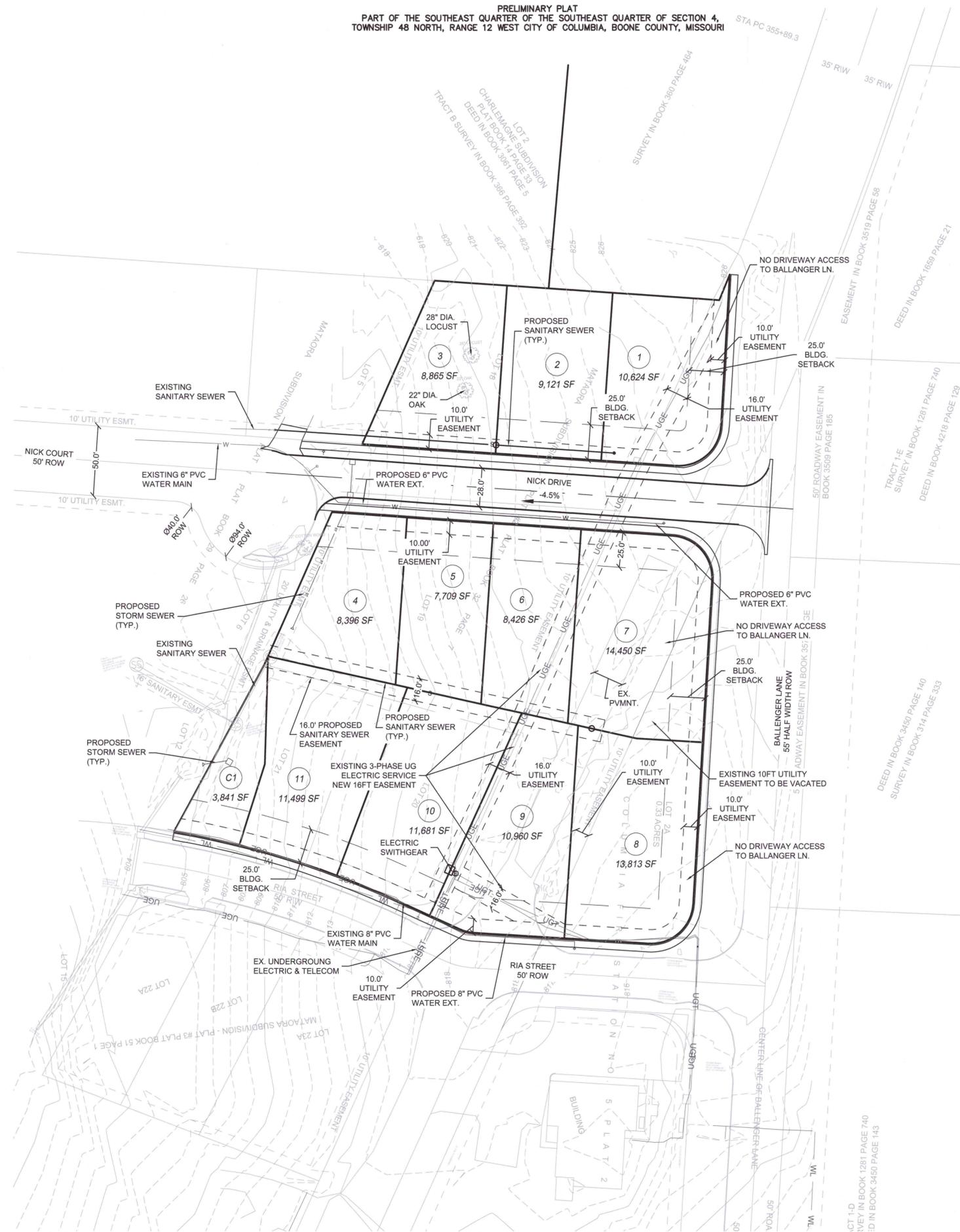
NO.	DESCRIPTION

MATAORA SUBDIVISION PLAT 4
COLUMBIA, MO 65202

ENGINEER: KKS DRAWN BY: TRA
 CHECKED BY: KKS SSE PROJECT #: 23004

PRELIM PLAT
 DRAWING NO. C100 SHEET NO. 01 OF 01

MATAORA SUBDIVISION PLAT 4
 A REPLAT OF LOTS 18, 19, 20 AND 21
 OF MATAORA SUBDIVISION PLAT 2 AND
 A REPLAT OF LOT 2A OF COLUMBIA
 FIRE STATION NO. 5 PLAT 2
 PRELIMINARY PLAT
 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
 - ① LOT NUMBER



OWNER
 AHMED ZAFAR
 2108 MCKEE ST.
 COLUMBIA, MO 65202

FLOOD PLAIN STATEMENT
 THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEFINED IN CITY ORD. 29-2.3(6)(4), PER THE BOONE COUNTY FIRM PANEL #29019C0284E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT
 THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE, ARTICLE X OF CHAPTER 12A, AS DETERMINED BY THE USGS MAP FOR THIS AREA.

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 OR WITHIN 12 MONTHS PER STATE REGULATIONS.
 - A 10' UTILITY EASEMENT IS TO BE DEDICATED ALONG ALL PUBLIC RIGHTS OF WAY.
 - ALL LOTS SHALL HAVE 5' SIDEWALKS ALONG STREET FRONTAGE
 - LOTS 1, 7, 8 SHALL NOT HAVE DRIVEWAY ACCESS ONTO BALLENGER LANE
 - SURVEY INFORMATION PROVIDED BY BRUSH & ASSOCIATES.
 - THE SITE IS WITHIN CITY ELECTRIC TERRITORY. EXTENSION OF ELECTRIC FACILITIES TO NEWLY CREATED LOTS IS AVAILABLE. HOWEVER DOMESTIC LEVEL VOLTAGES FOR TEMPORARY AND PERMANENT POWER IS UNAVAILABLE AT THIS TIME GIVEN CURRENT TRANSFORMER SHORTAGES. ANY RELOCATION OF EXISTING FACILITIES SHALL BE AT THE DEVELOPER'S EXPENSE. INTERNAL EASEMENTS MAY BE NECESSARY AT TIME OF DEVELOPMENT.

APPROVED BY THE PLANNING & ZONING COMMISSION,
 COLUMBIA, MO THIS 19TH DAY OF October 2023

Sharon Gueba Jones
 SHARON GUEBA JONES, CHAIRPERSON

CT 1-D
 VEY IN BOOK 1281 PAGE 740
 ID IN BOOK 3450 PAGE 143

Introduced by Buffalo Council Bill No. R 173-23

A RESOLUTION

approving the Preliminary Plat of "Mataora Subdivision."

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Preliminary Plat of "Mataora Subdivision," a Replat of Lots 18, 19, 20 and 21 of Mataora Subdivision Plat 2 and a Replat of Lot 2A of Columbia Fire Station No. 5 Plat 2, part of the southeast quarter of the southeast quarter of Section 4, Township 48 North, Range 12 West, as certified and signed by the surveyor on October 6, 2023, a subdivision located northwest corner of Ria Street and Ballenger Lane, containing approximately 3.06 acres, and hereby confers upon the subdivider the following rights for a period of five (5) years from the date of this approval:

- (A) The terms and conditions under which the preliminary plat was given approval shall not be changed except as required by subsection (C);
- (B) The subdivider may submit on or before the expiration date a final plat for the whole or any part of the subdivision for approval;
- (C) Each final plat for land included in the preliminary plat application shall comply with any new technical or engineering standards or requirements adopted by Council between the date of the preliminary plat approval and the date of each final plat application for land included in the preliminary plat;
- (D) If the subdivider fails to submit a combined total of one-fourth (1/4) of the preliminarily approved lots (in either a single or multiple) final plats before the expiration date, the preliminary plat approval shall expire and be of no force or effect; and
- (E) The Director of Community Development may grant a one (1) year extension to the expiration date if no change to a City ordinance would require a change in the plat. An appeal from an adverse decision by the Director on preliminary plat extension shall be made to the Council. Any subsequent extension(s) on preliminary plat expiration date shall be made to Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to approval of the Final Plat of this Subdivision, the subdivider shall have completed the improvements required by the Unified Development Code, or in lieu of completion of the work and installations referred to, present security to the City Council with surety and conditions satisfactory and acceptable to the City Council, providing for and securing the actual construction and installation of the improvements and

utilities; or put the City Council in an assured position to do the work, obligating the developer to install the improvements indicated on the plat, provided that no occupancy permit will be issued to any person for occupancy of any structure on any street that is not completed in front of the property involved, or the utilities have not been installed to the satisfaction of the City.

ADOPTED this 20th day of November, 2023.

ATTEST:



City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor