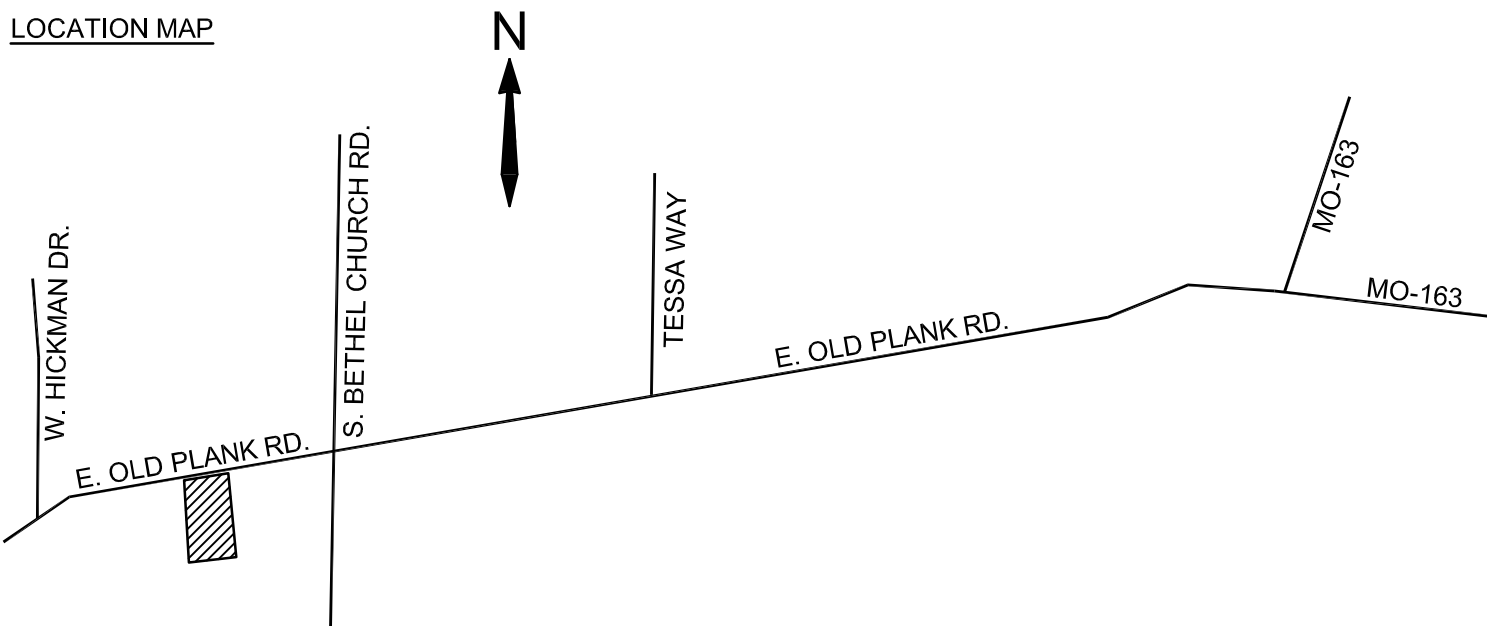
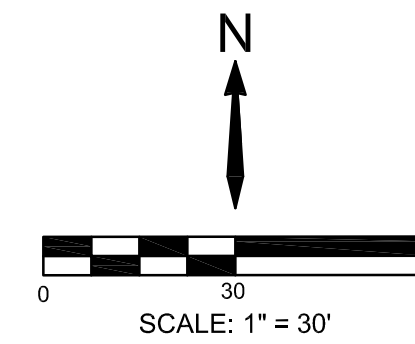




PRELIMINARY PLAT
OPR SUBDIVISION PLAT 2
 A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4)
 OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST
 COLUMBIA, BOONE COUNTY, MISSOURI

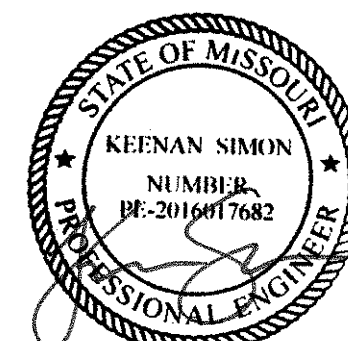
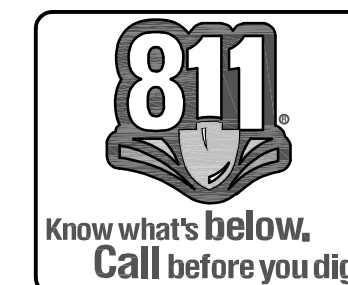


SSE
 SIMON & STRUEMPF ENGINEERING
 CREATING CLIENTS FOR LIFE
 210 PARK AVENUE
 COLUMBIA, MO 65203
 P 573.499.1944

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

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06/29/2023

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

6/29/2023

REVISIONS

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OPR SUBDIVISION PLAT 2

200 W. OLD PLANK RD.
 COLUMBIA, MO 65203

ENGINEER
KKSDRAWN BY
TRACHECKED BY
KKSSSE PROJECT #
20179

PRELIM PLAT

DRAWING NO.

C000

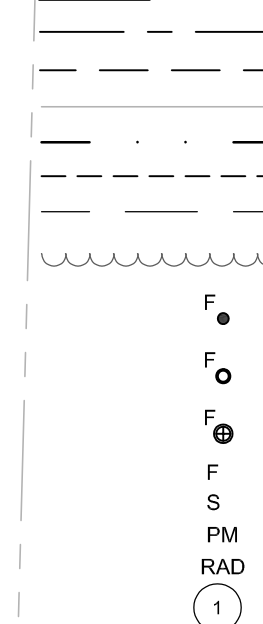
SHEET NO.

01 OF 02

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

SHARON GEUEA JONES, CHAIRPERSON

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 PLAIN STATEMENT
 THIS TRACT IS NOT LOCATED IN ZONE X UNSHADED AREAS
 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF
 FLOODPLAIN AS SHOWN BY FEMA PANEL #29019C0290E, DATED APRIL
 19, 2017.

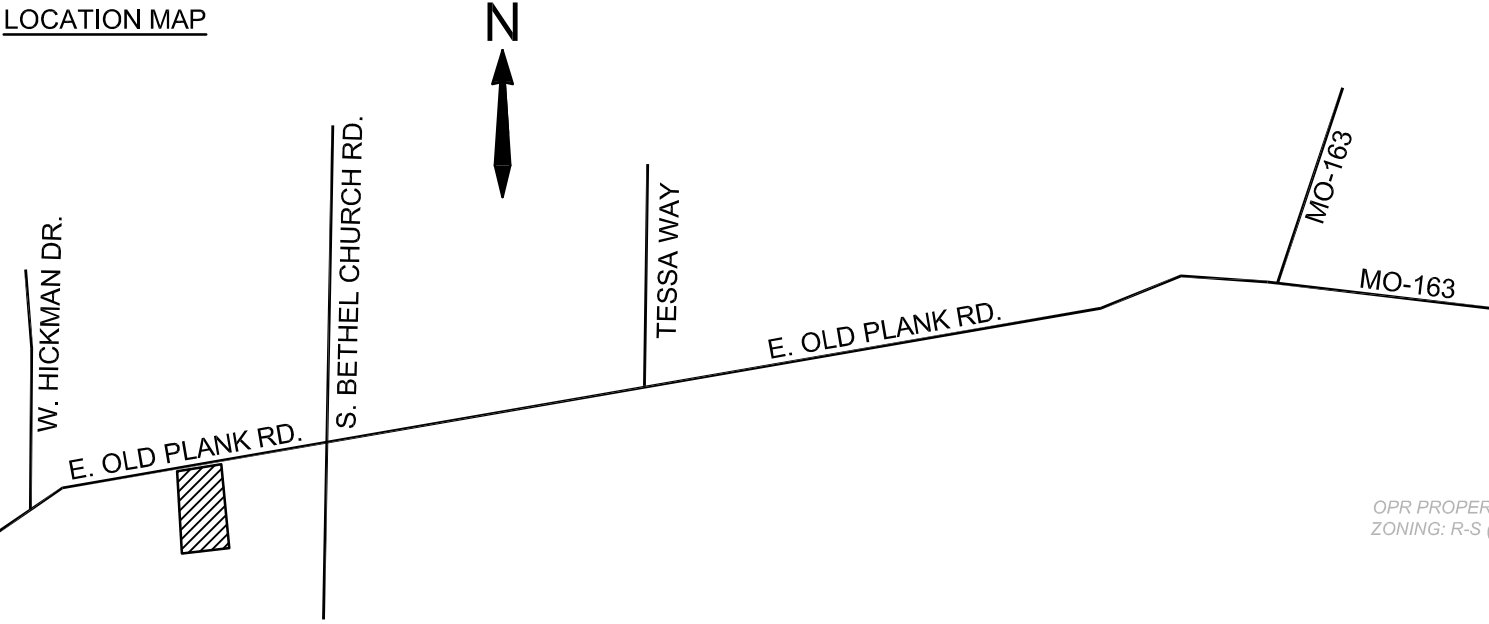
STREAM BUFFER STATEMENT
 THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS
 DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS
 DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE
 COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF
 COLUMBIA CODE OF ORDINANCES.

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

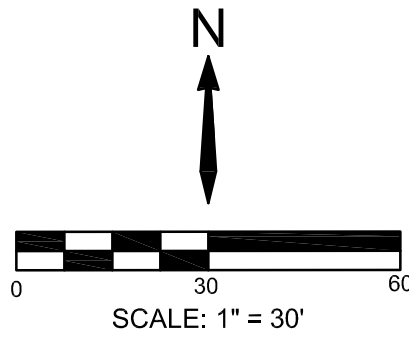
PROPERTY SIZE: 2.22 AC

NOTES

- 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.
- LOT C1 IS A COMMON LOT. THIS LOT IS NOT INTENDED FOR RESIDENTIAL DEVELOPMENT. IT IS INTENDED FOR STORMWATER DETENTION/TREATMENT.
- PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETED, OR BEFORE 12 MONTHS ELAPSES AS REQUIRED BY STATE STATUTE.
- A 10' UTILITY EASEMENT IS TO BE DEDICATED ALONG ALL PUBLIC RIGHTS OF WAY.
- ALL LOTS SHALL HAVE 5' SIDEWALKS ALONG STREET FRONTAGE.
- LOTS 100 AND 116 ARE NOT ALLOWED TO HAVE DRIVEWAY ACCESS ONTO OLD PLANK RD.
- 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 DEVELOPERS EXPENSE.
- 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.
- SURVEY INFORMATION PROVIDED BY CENTRAL COUNTIES SURVEYING.



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COLUMBIA, BOONE COUNTY, MISSOURI



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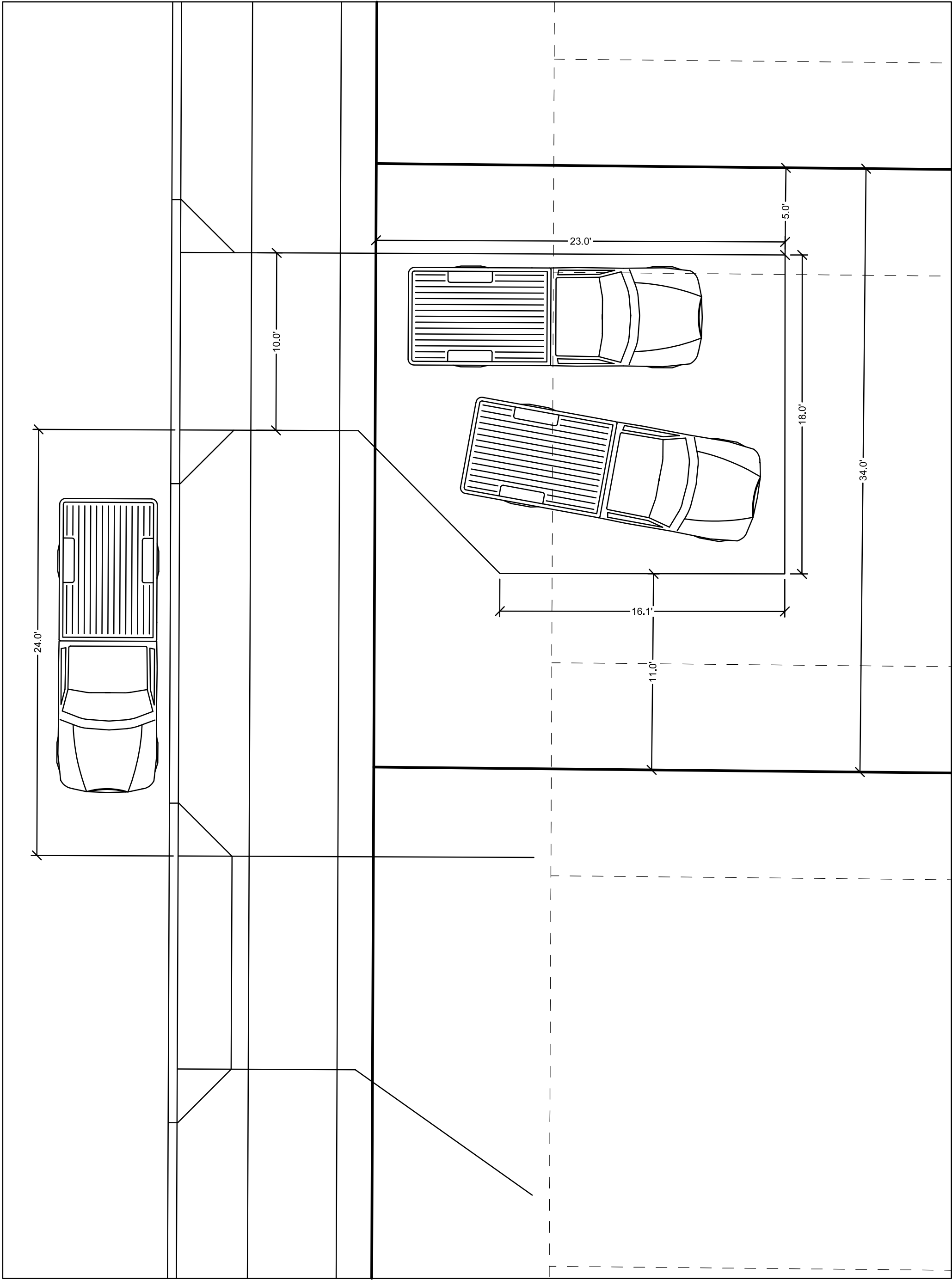
REVISIONS	
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OPR SUBDIVISION PLAT 2
200 W. OLD PLANK RD.
COLUMBIA, MO 65203

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

PRELIM PLAT
DRAWING NO.
C001
SHEET NO.
02 OF 02

- LEGEND**
- CENTERLINE
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PARKING DISPLAY