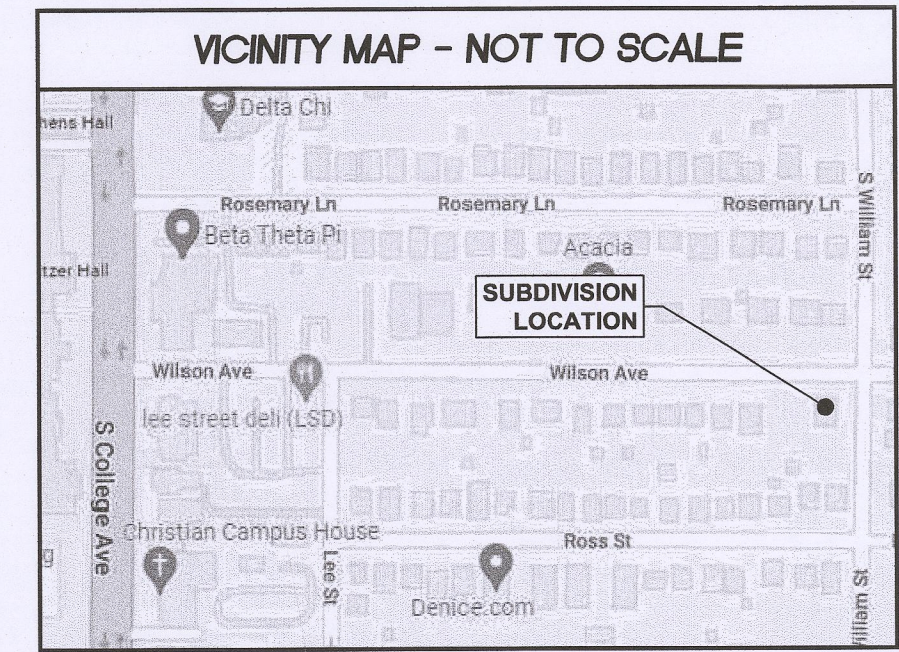
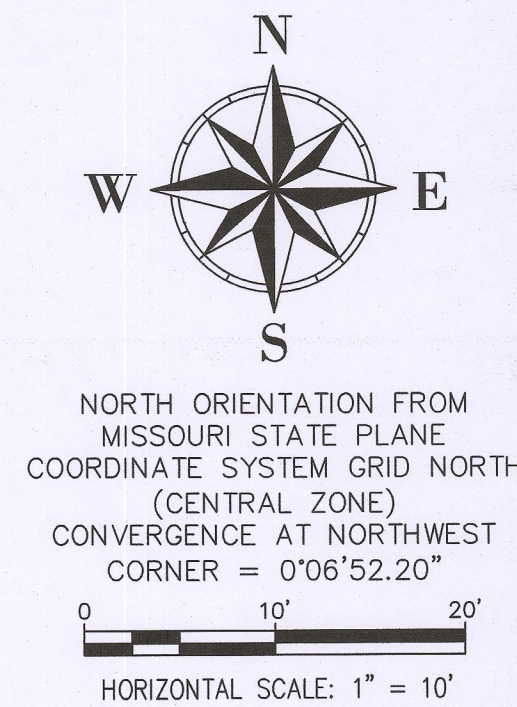


PRELIMINARY PLAT FOR WALTER MILLER SUBDIVISION #23-2025

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
- - - - -	= 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
SS — SS	= CONCRETE SURFACE
SS — SS	= SANITARY SEWER LINE
⊕	= SANITARY SEWER MANHOLE
—	= PROPOSED SANITARY SEWER EASEMENT
G — G	= BURIED GAS LINE
GM	= GAS METER
8" W	= WATER SERVICE LINE
WM	= 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

DATE: April 20, 2025

SHARON GLENN JONES, CHAIRPERSON

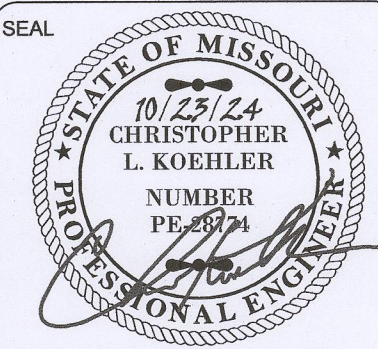
THIS SURVEY OF A TRACT OF URBAN PROPERTY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF MISSOURI AS MADE EFFECTIVE JULY 31, 2022.

KOEHLER
ENGINEERING AND
LAND SURVEYING, INC.

MO, LS, CO., LS, 000282, MO ENGINEERING CO., 2003018634
CIVIL Engineering and Surveying Services
194 Coker Lane - Cape Girardeau, Missouri 63701
Phone: 573.335.3026 - www.koehlerengineering.com

PRELIMINARY PLAT FOR
WALTER MILLER SUBDIVISION
1516 WILSON AVE., COLUMBIA, MISSOURI, 65201

C/O: A.G. JONES PROPERTIES, L.L.C., 573.970.1496
2832 WALDEN BLVD., CAPE GIRARDEAU, MISSOURI 63701



CHRISTOPHER L. KOEHLER - ENGINEER
PE-5574
THIS DRAWING IS NOT TO BE REPRODUCED WITHOUT THE PERMISSION OF KOEHLER ENGINEERING. NOT VALID FOR PROFESSIONAL PURPOSES UNLESS SIGNED AND SEALED.

REV	DATE	DESCRIPTION
1	10/23/2024	ADDRESS CITY REVIEW COMMENTS

PRELIMINARY PLAT

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