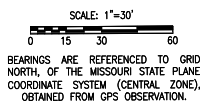
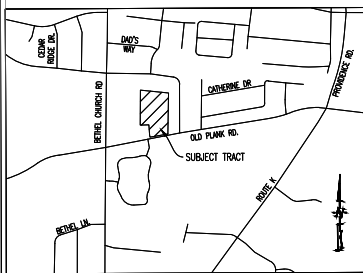


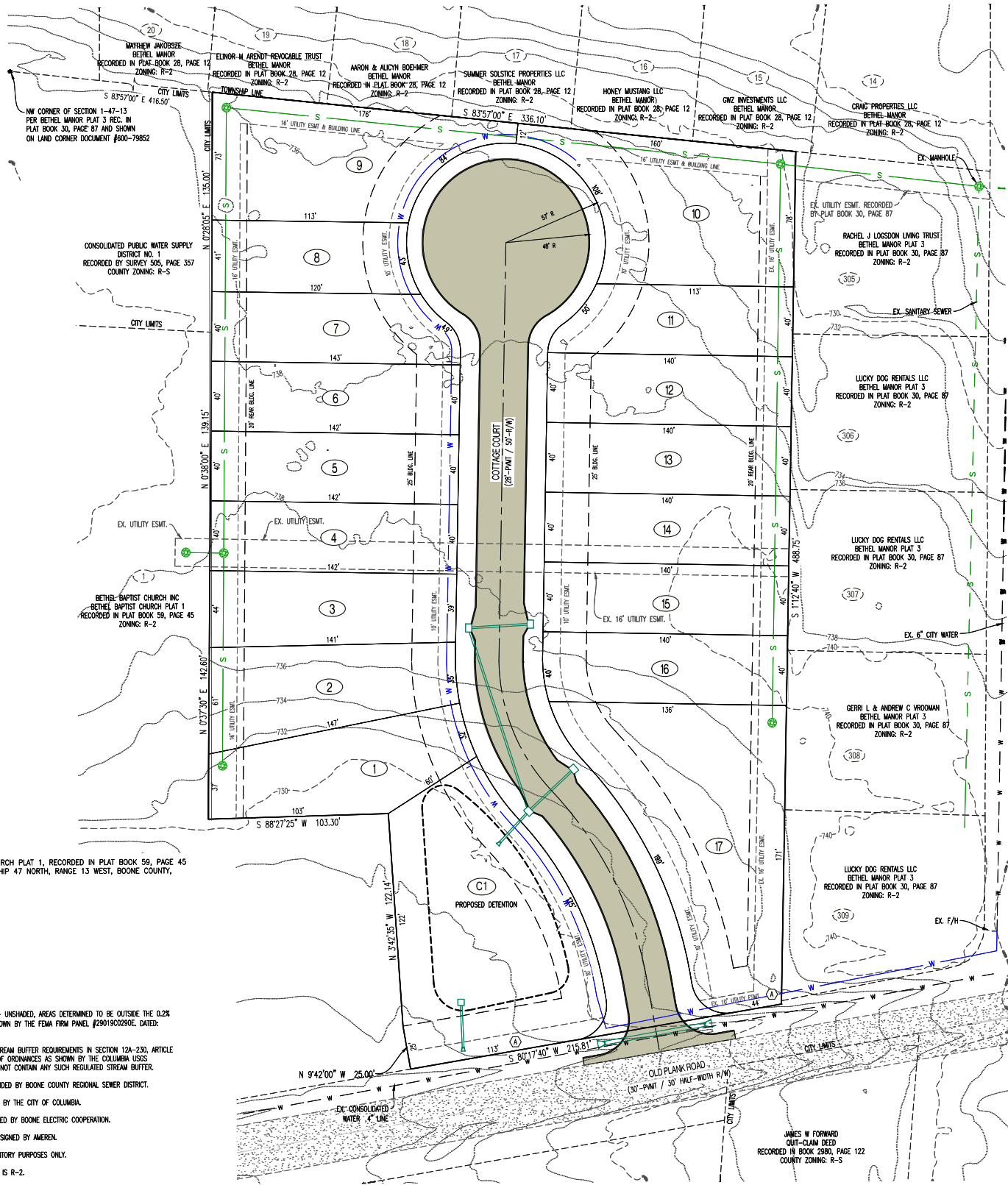
PRELIMINARY PLAT OLD PLANK COTTAGES, PLAT NO.1

A MAJOR SUBDIVISION LOCATED IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 27, 2026

OWNER/DEVELOPER:
LAKE BRADLEY LLC
6590 S ARROWHEAD LAKE DR
COLUMBIA, MO 65203



- LEGEND:**
- 805 --- EXISTING MINOR CONTOUR
 - 800 --- EXISTING MAJOR CONTOUR
 - CURB
 - S --- EXISTING SANITARY SEWER
 - S --- PROPOSED SANITARY SEWER
 - MANHOLE
 - W --- PROPOSED WATERLINE
 - W --- EXISTING WATERLINE
 - P --- PROPOSED LIGHT POLE
 - F --- PROPOSED FIRE HYDRANT
 - T --- EXISTING TREELINE
 - S --- EXISTING STORM SEWER
 - S --- PROPOSED STORM SEWER
 - B --- BUILDING LINE
 - E --- EASEMENT
 - XX LOT NUMBER
 - P --- PROPOSED PAVEMENT
 - E --- EXISTING PAVEMENT
 - D --- PROPOSED DETENTION



DESCRIPTION:
ALL OF LOT 2, BETHEL BAPTIST CHURCH PLAT 1, RECORDED IN PLAT BOOK 59, PAGE 45 AND LOCATED IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI.

- NOTES:**
1. THIS TRACT IS LOCATED IN ZONE X - UNSHADOWED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN AS SHOWN BY THE FEMA FIRM PANEL #29019C0290E, DATED: APRIL 19, 2017.
 2. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA USGS QUADRANGLE MAP. THIS TRACT DOES NOT CONTAIN ANY SUCH REGULATED STREAM BUFFER.
 3. PUBLIC SANITARY SEWER TO BE PROVIDED BY BOONE COUNTY REGIONAL SEWER DISTRICT.
 4. WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA.
 5. ELECTRIC DISTRIBUTION TO BE DESIGNED BY BOONE ELECTRIC COOPERATION.
 6. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
 7. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
 8. THE EXISTING ZONING OF THIS TRACT IS R-2.
 9. THIS PLAT CONTAINS 3.68 ACRES.
 10. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN A SINGLE PHASE.
 11. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.
 12. NO DIRECT ACCESS ON TO OLD PLANK ROAD FROM LOT 17 OR C1.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS _____ DAY OF _____ 2026.

SHARON GEUEA JONES, CHAIRPERSON



5/15/2026

TIMOTHY D. CROCKETT - PE-2004000775

OLD PLANK COTTAGES, PLAT NO.1	
LOCATED IN SECTION 1 TOWNSHIP 47 NORTH RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER 200069304	
DATE: 4/27/2026	SCALE: 1" = 30'
PROJECT: 240271	DRAWN BY: JWS
1000 W. Hifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	