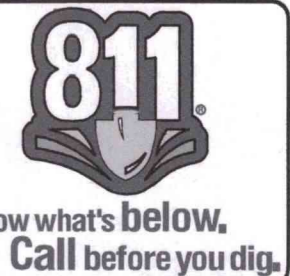


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Keenan K. Simon
 MO-PE 2016017682
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

9/11/2023

REVISIONS

NO.	DESCRIPTION

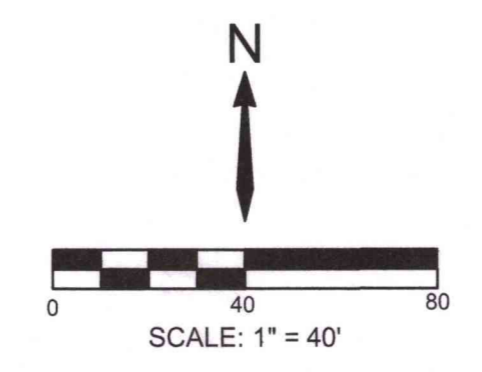
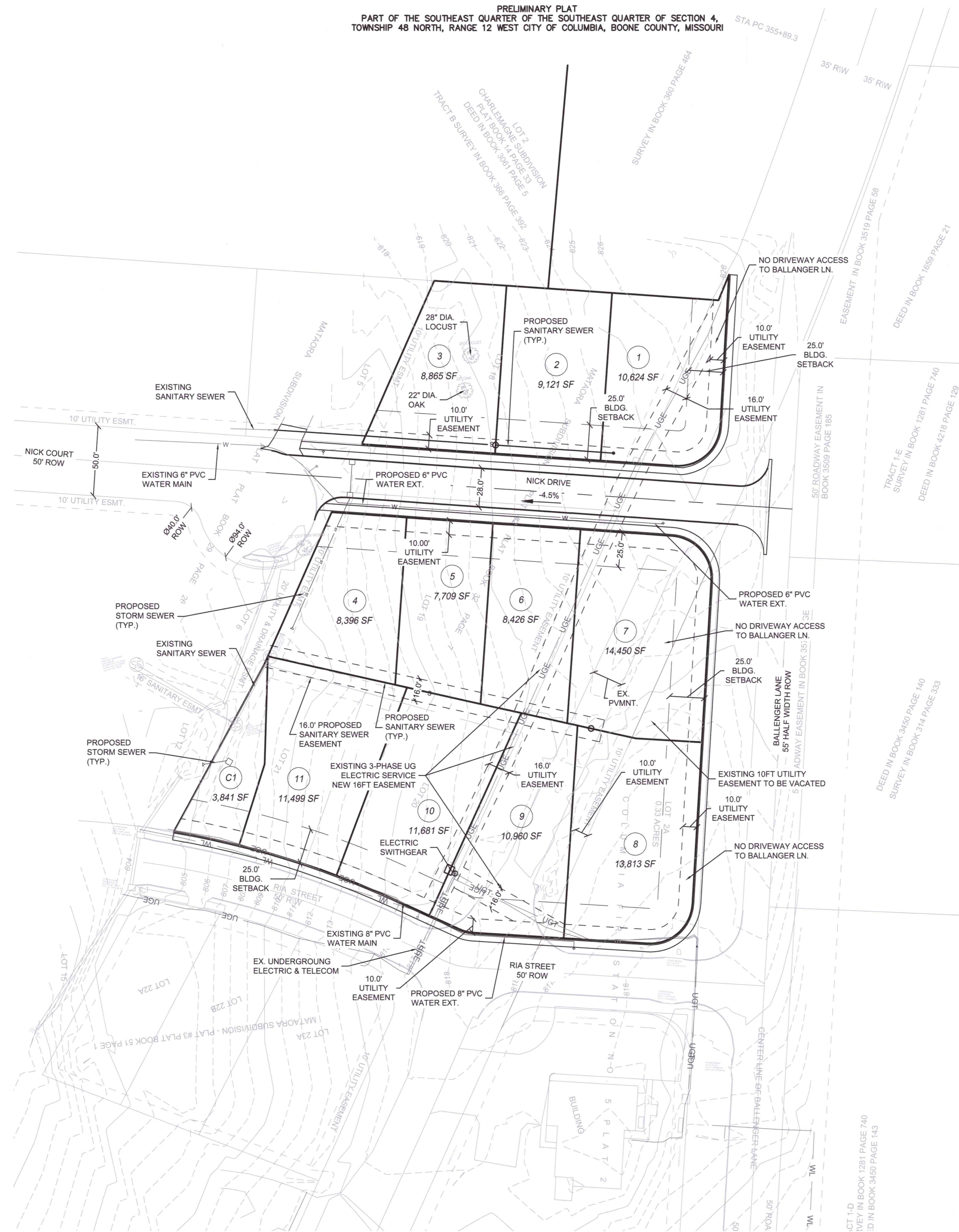
MATAORA SUBDIVISION PLAT 4
COLUMBIA, MO 65202

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

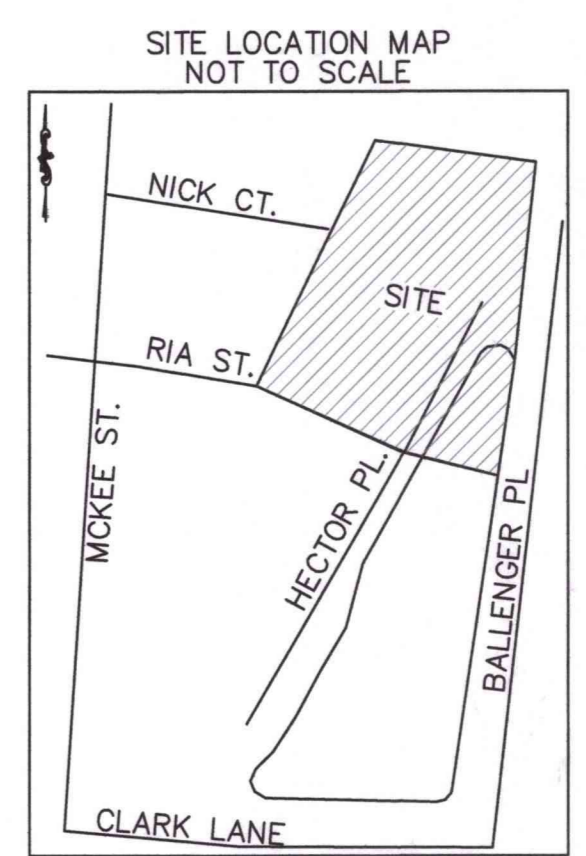
PRELIM PLAT
 DRAWING NO. C100 SHEET NO. 01 OF 01

MATAORA SUBDIVISION PLAT 4
A REPLAT OF LOTS 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
 - 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. 29-2.30(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