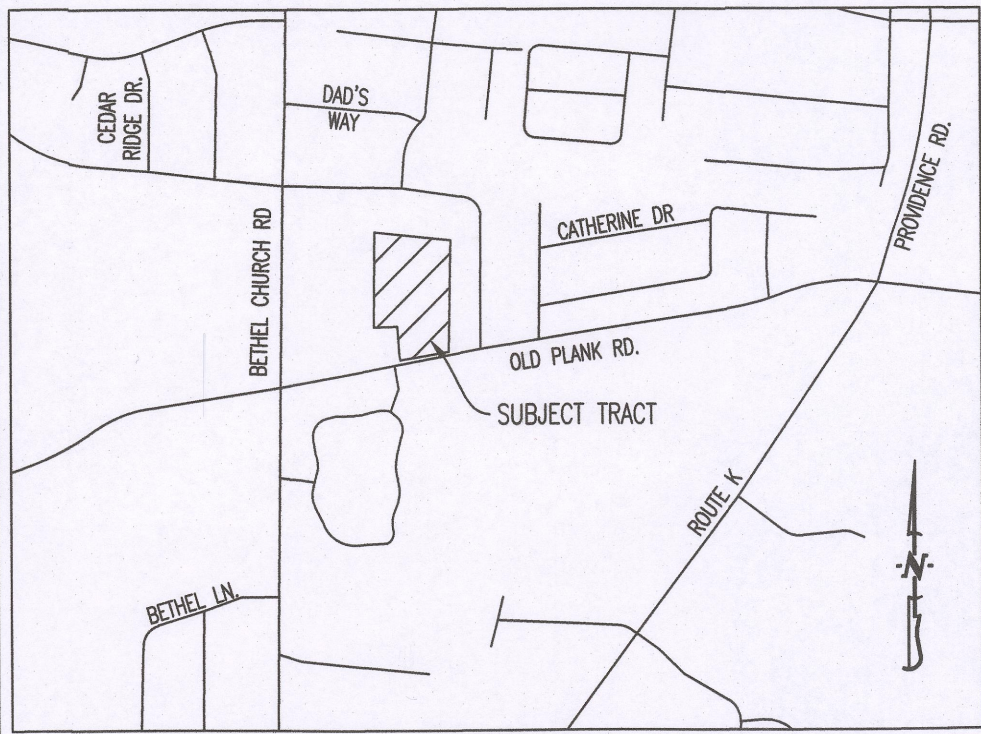


PRELIMINARY PLAT
OLD PLANK COTTAGES, PLAT NO.1

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



LOCATION MAP
NOT TO SCALE

SCALE: 1"=30'

BEARINGS ARE REFERENCED TO GRID
NORTH, OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE),
OBTAINED FROM GPS OBSERVATION.

LEGEND:

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE
- PROPOSED WATERLINE
- EXISTING WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING TREELINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PROPOSED DETENTION

CONSOLIDATED PUBLIC WATER SUPPLY
DISTRICT NO. 1
RECORDED BY SURVEY 505, PAGE 357
COUNTY ZONING: R-S

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:

- THIS TRACT IS LOCATED IN ZONE X - UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FEMA FIRM PANEL #2901900290E, DATED: APRIL 19, 2017.
- 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.
- PUBLIC SANITARY SEWER TO BE PROVIDED BY BOONE COUNTY REGIONAL SEWER DISTRICT.
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY BOONE ELECTRIC COOPERATION.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONING OF THIS TRACT IS R-2.
- THIS PLAT CONTAINS 3.68 ACRES.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN A SINGLE PHASE.
- 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 4TH DAY OF JUNE, 2026.

SHARON GELIA JONES, CHAIRPERSON



5/26/2026
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: 200016304

DATE:
4/27/2026
PROJECT:
240271

SCALE:
1"=30'
DRAWN BY:
JWS

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