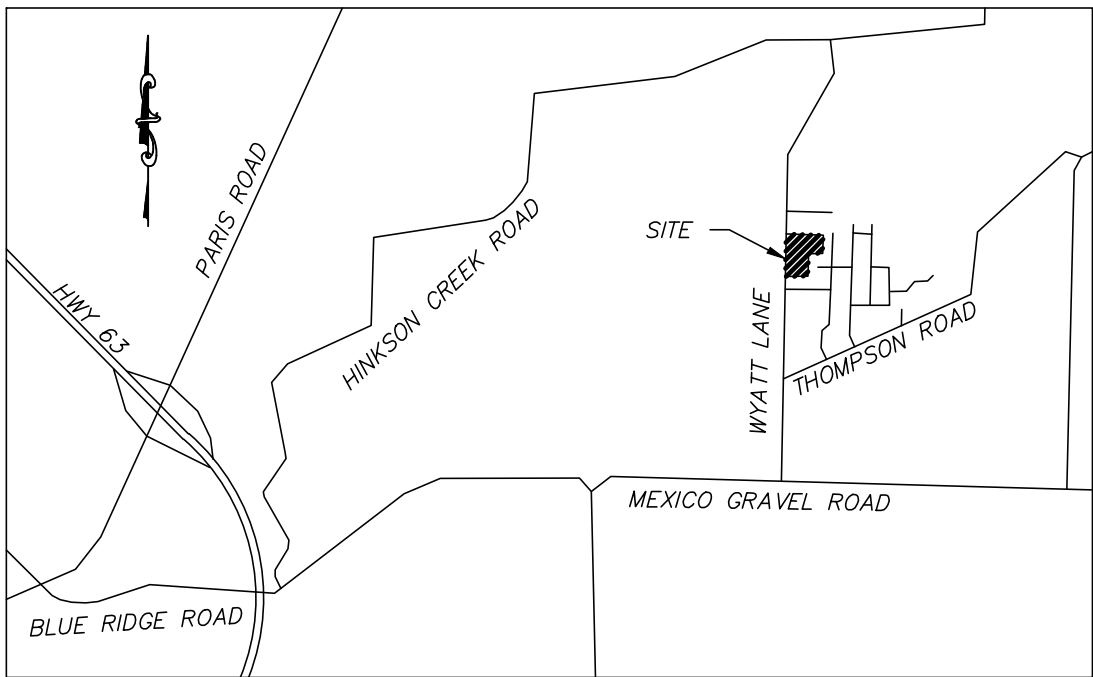


X:\Project\ACG\ACG 2023\ACG022-200 Areas-Reserve 4100 Wyatt Lane, Columbia, Mo. Survey 982-890\4100 Wyatt Ln\Drawings\ACG022-200 Preliminary Plat.dwg PRELIM PLAT

# PRELIMINARY PLAT WYATT ACRES

BEING PART OF SOUTHEAST 1/4  
OF SECTION 27 IN T49, R12,  
BOONE COUNTY, MISSOURI



LOCATION MAP  
NOT TO SCALE

## SITE DATA

ACREAGE: 5.05 ACRES  
SECTION-TOWNSHIP-RANGE: 27-49-12  
EXISTING ZONING = R-S  
PROPOSED ZONING = R-2 WITH A REQUEST FOR  
COTTAGE STANDARDS  
TRUSTEES DEED BK: 5607, PG: 10  
SURVEY BK: 982, PG: 890

## OWNER/DEVELOPER

ADAM KOPRIVA  
4100 N. WYATT LANE  
COLUMBIA, MO 65202

## STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS  
IN SECTION 12A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF  
ORDINANCES AS DETERMINED BY THE USGS MAP FOR COLUMBIA  
QUADRANGLE, BOONE COUNTY, MISSOURI. THERE IS NO REGULATED  
STREAM BUFFER LOCATED ON THIS TRACT.

## FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS  
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE  
FLOOD PLAIN AS DEFINED BY CITY OF COLUMBIA  
ORDINANCE 29-2.3(d)(4)

## STORMWATER MANAGEMENT

THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA  
STORMWATER ORDINANCE AS PER SECTION 12-A-87(e).

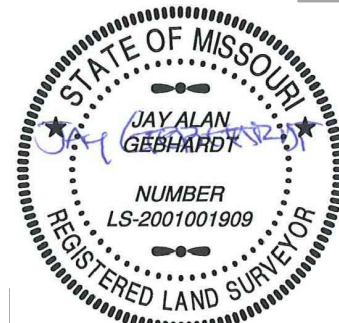
## LANDSCAPING AND TREE PRESERVATION

- REMOVAL AND REPLACEMENT OF SIGNIFICANT TREES SHALL COMPLY WITH  
SECTION 29-4.4(g)(1-3) OF THE CITY CODE.
- TREE PRESERVATION CALCULATIONS:  
CLIMAX FOREST AREA = 0 SQ FT  
REQUIRED AREA TO BE PRESERVED - 25% = 0 SQ FT  
TOTAL AREA TO BE PRESERVED = 0 SQ FT
- SIGNIFICANT TREE CALCULATIONS:  
TOTAL SIGNIFICANT TREES = 4 (0 CONIFEROUS AND 4 DECIDUOUS)  
REQUIRED NUMBER OF TREES TO BE PRESERVED - 25% = 1.00 TREES

## PROPERTY DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION  
TWENTY-SEVEN, TOWNSHIP FORTY-NINE NORTH, RANGE TWELVE WEST, BOONE COUNTY, MISSOURI,  
AS SHOWN BY SURVEY RECORDED IN BOOK 982, PAGE 890, RECORDS OF BOONE COUNTY,  
MISSOURI.

THIS DOCUMENT HAS BEEN  
ELECTRONICALLY  
SIGNED, SEALED AND DATED.



JAY GEBHARDT  
MO LS-2001001909  
JANUARY 27, 2023

SURVEY AND PLAT BY  
A CIVIL GROUP  
CORPORATE NO. 2001006116

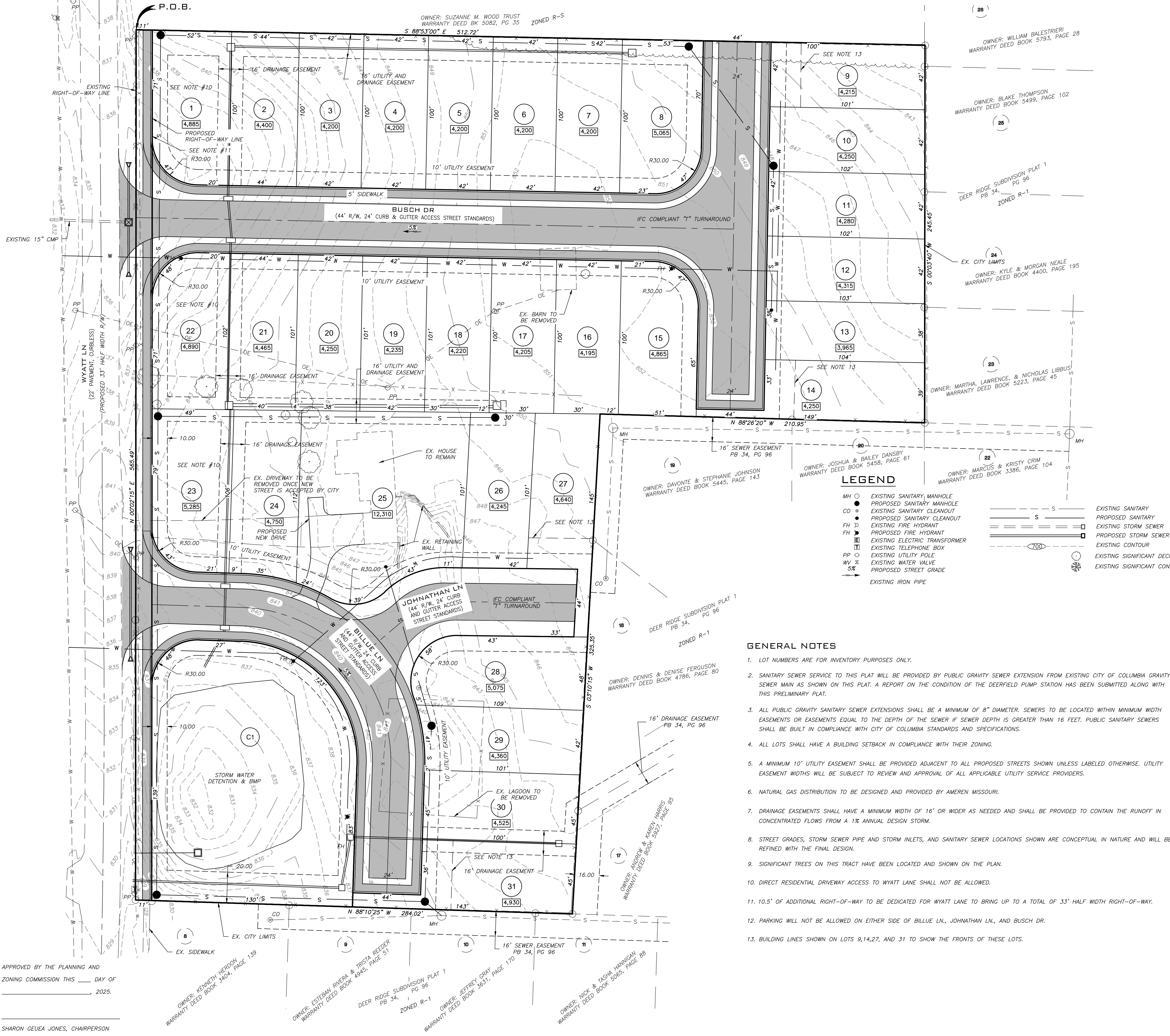
SCALE: 1" = 30'  
0 15 30 60

BEARINGS ARE REFERENCED TO GRID NORTH OF THE  
MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL  
ZONE), OBTAINED FROM GPS OBSERVATION, MODOT  
CORS VRS NETWORK, NAD83 (2011).



**A CIVIL GROUP**  
CIVIL ENGINEERING - PLANNING - SURVEYING  
3401 BROADWAY BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
PH: (573) 817-5750, FAX: (573) 817-1677  
MISSOURI CERTIFICATE OF AUTHORITY: 2001006116

CITY CASE # ACG22-200 SHEET 1 OF 1



APPROVED BY THE PLANNING AND  
ZONING COMMISSION THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, 2025.

SHARON GEUEA JONES, CHAIRPERSON