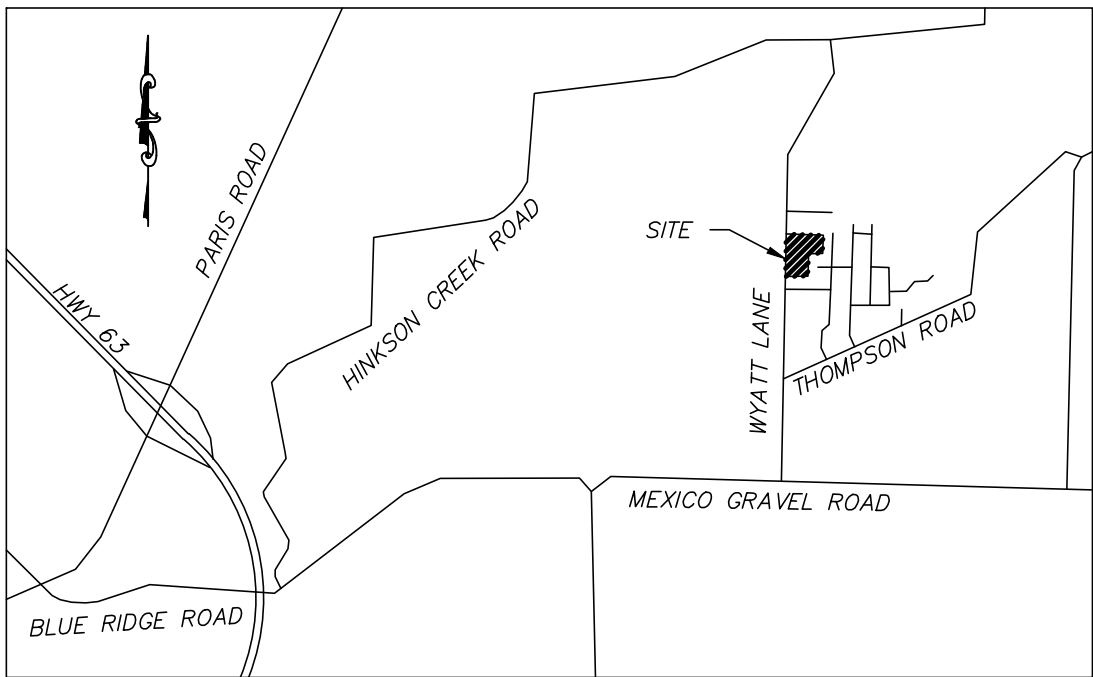


X:\Project\ACG\ACG 2023\ACG022-200 Areas-Reserve 4100 Wyatt Lane, Columbia, Mo. Survey 982-890\4100 Wyatt Ln\Drawings\ACG022-200 Preliminary Plat.dwg PRELIM PLAT

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, 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



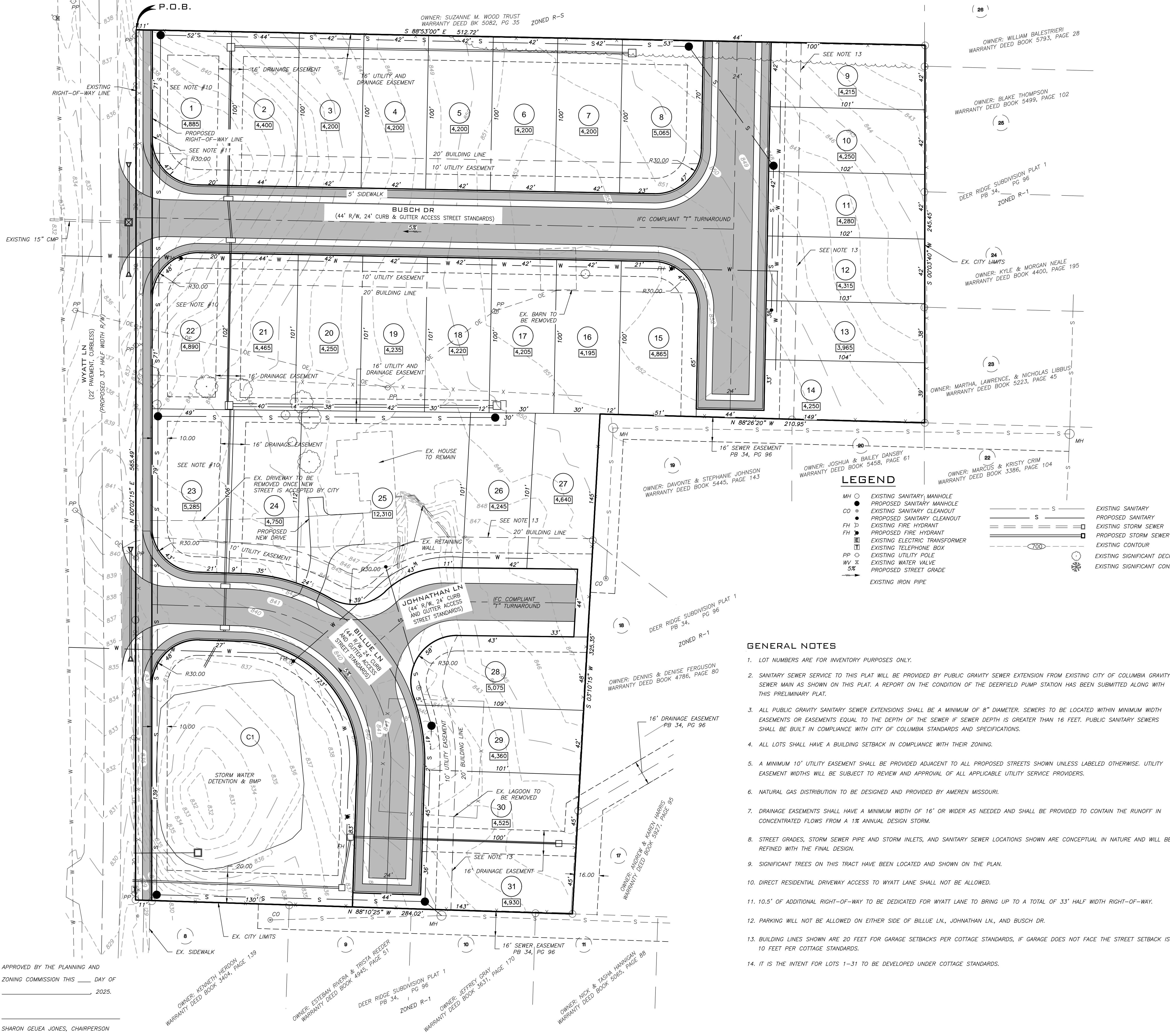
SCALE: 1" = 30'
0 15 30 60

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