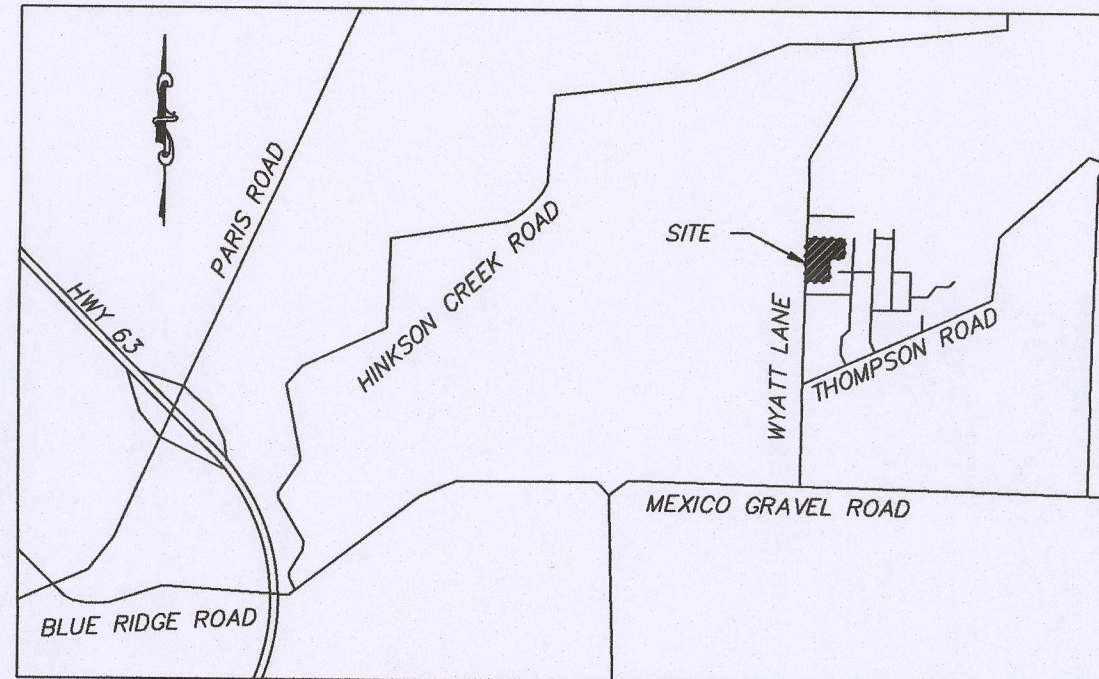


PRELIMINARY PLAT
WYATT ACRES

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

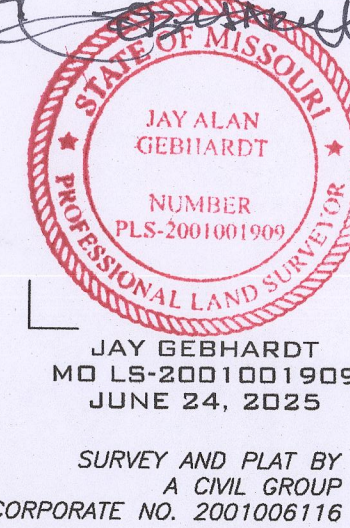
THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA
STORMWATER ORDINANCE AS PER SECTION 12-A-87(e).

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 = 0.50 FT
REQUIRED AREA TO BE PRESERVED - 25% = 0.50 SQ FT
TOTAL AREA TO BE PRESERVED = 0.50 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

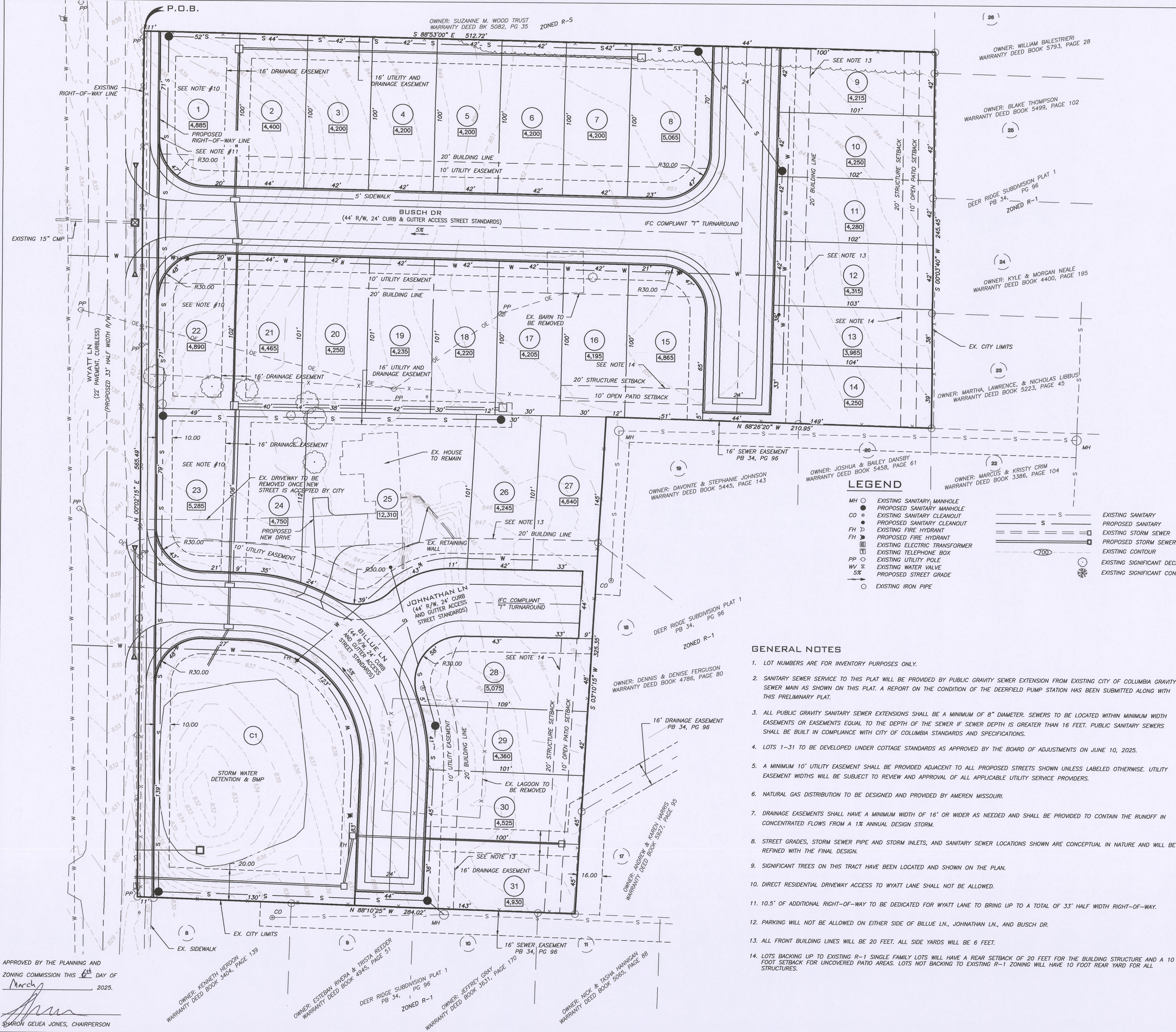
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
TWENTY-SEVEN, TOWNSHIP FORTY-NINE NORTH, RANGE TWELVE WEST, BOONE COUNTY, MISSOURI,
AS SHOWN BY SURVEY RECORDED IN BOOK 982, PAGE 890, RECORDS OF BOONE COUNTY,
MISSOURI.



JAY GEBHARDT
MD LS-20011001909
JUNE 24, 2025
SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NO. 2001006115

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, 14083 (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: 2001006115



GENERAL NOTES

- LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
- SANITARY SEWER SERVICE TO THIS PLAT WILL BE PROVIDED BY PUBLIC GRAVITY SEWER EXTENSION FROM EXISTING CITY OF COLUMBIA GRAVITY SEWER MAIN AS SHOWN ON THIS PLAT. A REPORT ON THE CONDITION OF THE DEERFIELD PUMP STATION HAS BEEN SUBMITTED ALONG WITH THIS PRELIMINARY PLAT.
- ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS TO BE LOCATED WITHIN MINIMUM WIDTH EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER DEPTH IS GREATER THAN 16 FEET. PUBLIC SANITARY SEWERS SHALL BE BUILT IN COMPLIANCE WITH CITY OF COLUMBIA STANDARDS AND SPECIFICATIONS.
- LOTS 1-31 TO BE DEVELOPED UNDER COTTAGE STANDARDS AS APPROVED BY THE BOARD OF ADJUSTMENTS ON JUNE 10, 2025.
- A MINIMUM 10' UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL PROPOSED STREETS SHOWN UNLESS LABELED OTHERWISE. UTILITY EASEMENT WIDTHS WILL BE SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE UTILITY SERVICE PROVIDERS.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED AND PROVIDED BY AMEREN MISSOURI.
- DRAINAGE EASEMENTS SHALL HAVE A MINIMUM WIDTH OF 16' OR WIDER AS NEEDED AND SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 1% ANNUAL DESIGN STORM.
- STREET GRADES, STORM SEWER PIPE AND STORM INLETS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE AND WILL BE REFINED WITH THE FINAL DESIGN.
- SIGNIFICANT TREES ON THIS TRACT HAVE BEEN LOCATED AND SHOWN ON THE PLAN.
- DIRECT RESIDENTIAL DRIVEWAY ACCESS TO WYATT LANE SHALL NOT BE ALLOWED.
- 10.5' OF ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED FOR WYATT LANE TO BRING UP TO A TOTAL OF 33' HALF WIDTH RIGHT-OF-WAY.
- PARKING WILL NOT BE ALLOWED ON EITHER SIDE OF BILLIE LN, JOHNATHAN LN, AND BUSCH DR.
- ALL FRONT BUILDING LINES WILL BE 20 FEET. ALL SIDE YARDS WILL BE 6 FEET.
- LOTS BACKING UP TO EXISTING R-1 SINGLE FAMILY LOTS WILL HAVE A REAR SETBACK OF 20 FEET FOR THE BUILDING STRUCTURE AND A 10 FOOT SETBACK FOR UNCOVERED PATIO AREAS. LOTS NOT BACKING TO EXISTING R-1 ZONING WILL HAVE 10 FOOT REAR YARD FOR ALL STRUCTURES.

APPROVED BY THE PLANNING AND
ZONING COMMISSION THIS 15TH DAY OF
March, 2025.

SHARON GUEVA JONES, CHAIRPERSON

OWNER: KENNETH HERSON
WARRANTY DEED BOOK 3404, PAGE 139

OWNER: ESTERAN RIVERA & TRISTIA REEDER
WARRANTY DEED BOOK 4843, PAGE 51

DEER RIDGE SUBDIVISION PLAT 1
PB 34, PG 96
ZONED R-1
OWNER: JEFFREY GRAY
WARRANTY DEED BOOK 4831, PAGE 170

OWNER: WICK & TISHA HANIGAN
WARRANTY DEED BOOK 5065, PAGE 88

OWNER: DENNIS & DENISE FERGUSON
WARRANTY DEED BOOK 4786, PAGE 80

16" SEWER EASEMENT
PB 34, PG 96

OWNER: ANDREW & KAREE HARRIS
WARRANTY DEED BOOK 9921, PAGE 95

OWNER: JOSHUA & BAILEY DANSBY
WARRANTY DEED BOOK 5458, PAGE 61

OWNER: MARCUS & KRISTY CRIM
WARRANTY DEED BOOK 3386, PAGE 104

OWNER: MARTHA LAWRENCE & NICHOLAS LIBBUS
WARRANTY DEED BOOK 5223, PAGE 45

OWNER: KYLE & MORGAN NEALE
WARRANTY DEED BOOK 4400, PAGE 195

OWNER: BLAKE THOMPSON
WARRANTY DEED BOOK 5499, PAGE 102

OWNER: WILLIAM BALESTRIERI
WARRANTY DEED BOOK 5793, PAGE 28

OWNER: SUZANNE M. WOOD TRUST
WARRANTY DEED BK 5082, PG 35
ZONED R-S