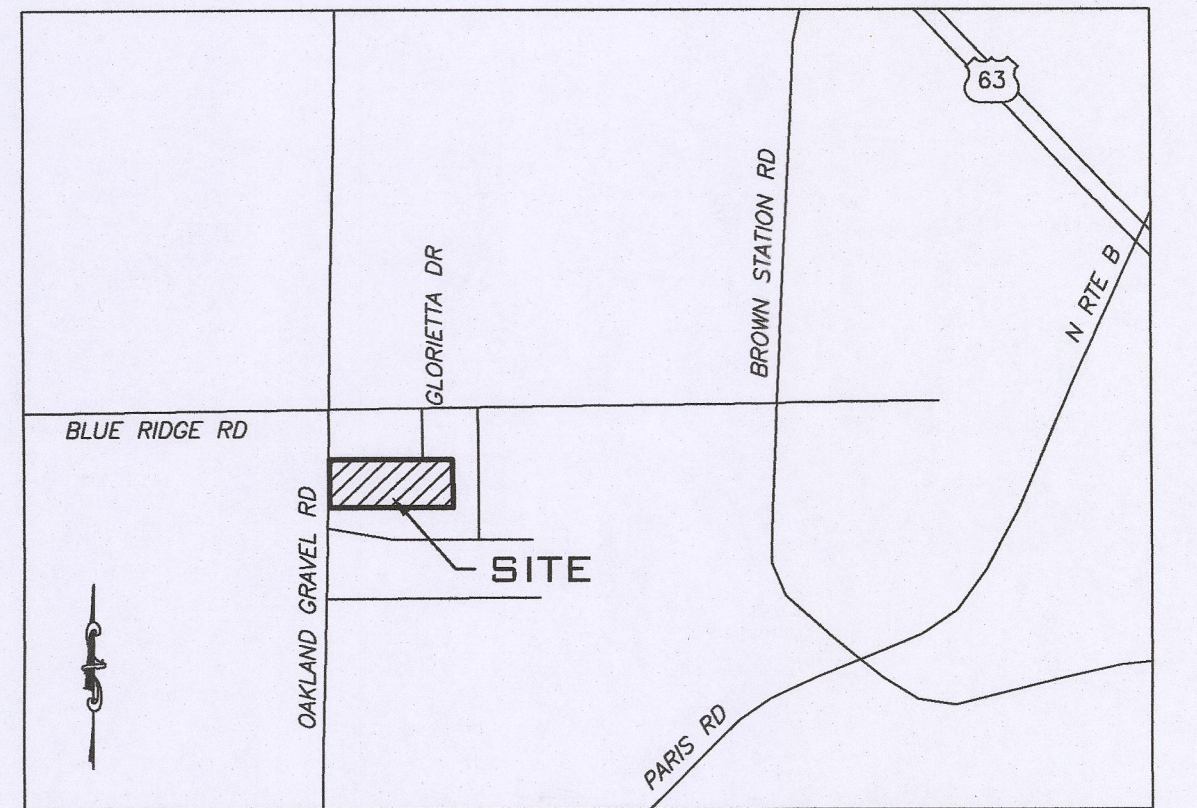


PRELIMINARY PLAT
TOTOLMAJAC VILLAGES

BEING PART OF SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 49 NORTH, RANGE 12 WEST,
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 31, 2025
REVISED: JUNE 11, 2025



LOCATION MAP
NOT TO SCALE

SITE DATA

ACREAGE: 5.09 ACRES
SECTION-TOWNSHIP-RANGE: 32-49-12
EXISTING ZONING = R-1
PROPOSED ZONING = R-2 WITH A REQUEST FOR
COTTAGE STANDARDS
WARRANTY DEED RECORDED IN BK 5780, PG 3

OWNER/DEVELOPER

MENDEZ PROPERTIES LLC
4307 PEREGRINE PL
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), PER THE FEMA INSURANCE RATE
MAP (FIRM) PANEL #29019C0281E, DATED APRIL 19, 2017.

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

- THERE IS 298 LF OF STREET FRONTAGE 298/40 FT. = 8 STREET TREES REQUIRED.
EXACT PLACEMENT OF TREES TO BE DETERMINED BY CITY OF COLUMBIA AT THE TIME
DEVELOPMENT PLANS ARE REVIEWED.
- STREET TREES SHALL COMPLY WITH SECTION 29-4.4(d)(2)(i-vii) OF THE CITY CODE.
- REMOVAL AND REPLACEMENT OF SIGNIFICANT TREES SHALL COMPLY WITH SECTION
29-4.4(g)(1-3) OF THE CITY CODE.

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH,
RANGE 12 WEST, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING SHOWN AS TRACT 2
OF THE SURVEY FILED AS BOONE COUNTY SURVEY NO. 7766, ALSO BEING DESCRIBED BY WARRANTY
DEED RECORDED IN BOOK 5780, PAGE 3; ALL BEING RECORDS OF BOONE COUNTY, MISSOURI.

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.
- 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.
- ALL LOTS SHALL HAVE A BUILDING SETBACK IN COMPLIANCE WITH THEIR ZONING.
- 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 CHANCE FLOOD PLAIN.
- 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 OAKLAND GRAVEL ROAD SHALL NOT BE ALLOWED.
- ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED TO BRING UP TO A TOTAL OF 33' HALF WIDTH RIGHT-OF-WAY.
- BUILDING LINES SHOWN ARE 20 FEET FOR GARAGE SETBACKS PER COTTAGE STANDARDS, IF GARAGE DOES NOT FACE THE STREET, SETBACK
IS 10 FEET PER COTTAGE STANDARDS.
- IT IS THE INTENT FOR LOTS 101-122 TO BE DEVELOPED UNDER COTTAGE STANDARDS.

LEGEND

MH	EXISTING SANITARY MANHOLE	FM	PROPOSED FORCEMAIN
CO	PROPOSED SANITARY CLEANOUT	S	EXISTING SANITARY
CO	EXISTING SANITARY CLEANOUT	S	PROPOSED SANITARY
FH	EXISTING FIRE HYDRANT	SS	EXISTING STORM SEWER
FH	PROPOSED FIRE HYDRANT	SS	PROPOSED STORM SEWER
ET	EXISTING ELECTRIC TRANSFORMER	TL	EXISTING TREELINE
ET	EXISTING TELEPHONE BOX	CT	EXISTING CONTOUR
PP	EXISTING UTILITY POLE	CL	CITY OF COLUMBIA CORPORATE LIMITS
WV	EXISTING WATER VALVE	SD	EXISTING SIGNIFICANT DECIDUOUS TREE
2%	PROPOSED STREET GRADE	SC	EXISTING SIGNIFICANT CONIFEROUS TREE

APPROVED BY THE PLANNING AND
ZONING COMMISSION THIS 11th DAY OF
MAY, 2025.

SHARON GEUEA JONES, CHAIRPERSON

BEARINGS ARE REFERENCED TO GRID NORTH OF
THE MISSOURI STATE PLANE COORDINATE
SYSTEM NAD83(2011), EPOCH DATE 2010.00,
CENTRAL ZONE, BY GPS OBSERVATIONS, USING
MODOT VRS NETWORK

SCALE: 1" = 30'

0 15 30 60

A CIVIL GROUP
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MISSOURI CERTIFICATE OF AUTHORITY: 2001006115