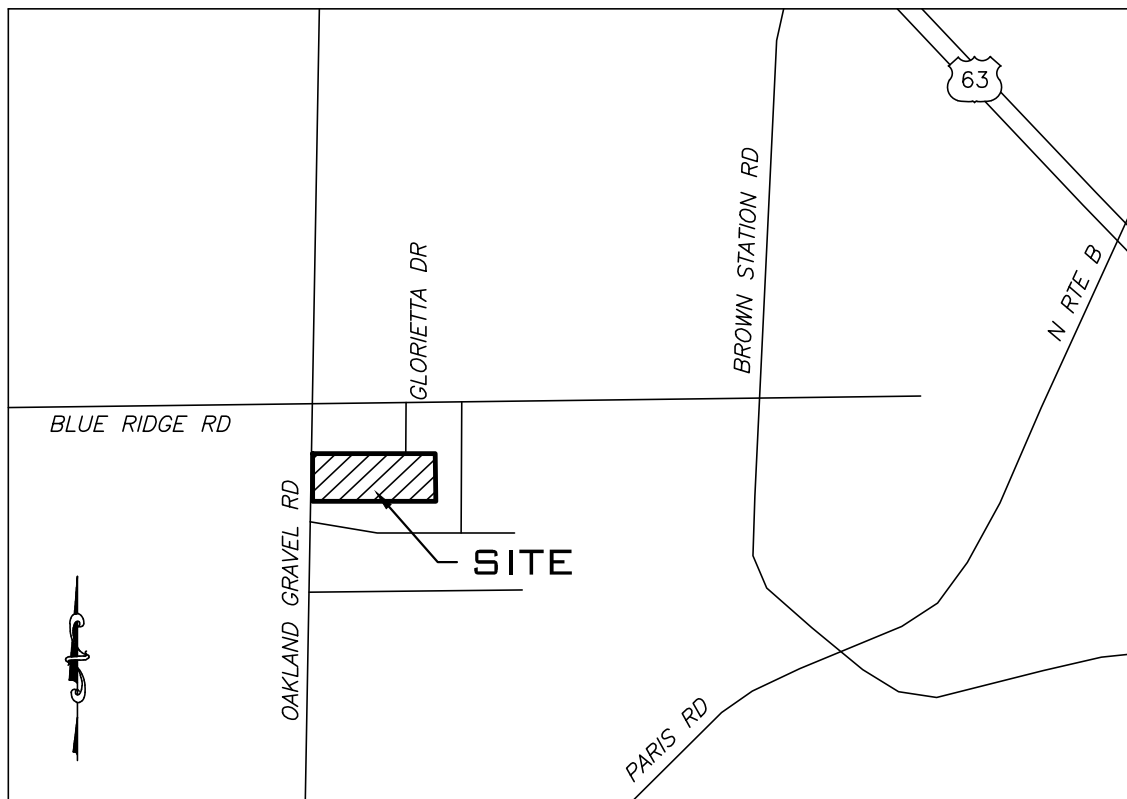


# PRELIMINARY PLAT TOTOLMAJAC VILLAGES

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: APRIL 28, 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 PFERDRIE 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 296 LF OF STREET FRONTAGE, 296/40 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

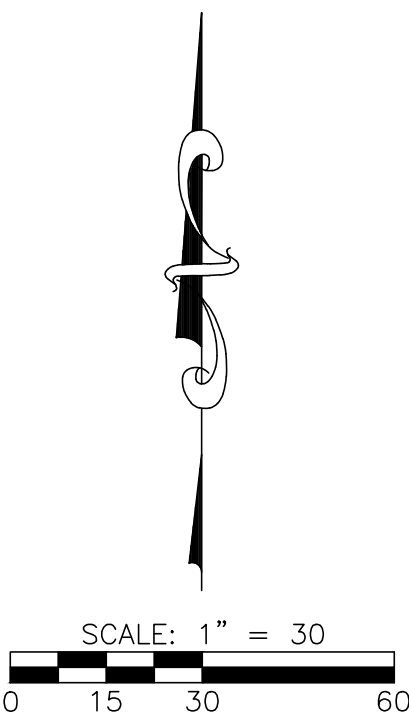
- LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
- SANITARY SEWER SERVICE TO THIS PLAT WILL BE PROVIDED BY PUBLIC GRAVITY SEWER EXTENSION FROM EXISTING CITY OF COLUMBIA  
GRAVITY SEWER MAIN AS SHOWN ON THIS PLAT.
- ALL PUBLIC GRAVITY SANITARY SEWER EXTENSIONS SHALL BE A MINIMUM OF 8" DIAMETER. SEWERS TO 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	○	PROPOSED SANITARY
CO ●	PROPOSED SANITARY MANHOLE	-S-	EXISTING SANITARY	●	EXISTING STORM SEWER
○	EXISTING SANITARY CLEANOUT	S	PROPOSED STORM SEWER	○	EXISTING TREELINE
FH ●	PROPOSED SANITARY CLEANOUT	---	EXISTING TREETRUNK	○	EXISTING CONTOUR
FH ●	EXISTING FIRE HYDRANT	---	CITY OF COLUMBIA CORPORATE LIMITS	○	EXISTING SIGNIFICANT DECIDUOUS TREE
FH ●	PROPOSED FIRE HYDRANT	---	EXISTING SIGNIFICANT CONIFEROUS TREE	○	
●	EXISTING ELECTRIC TRANSFORMER	---		○	
●	EXISTING TELEPHONE BOX	---		○	
PP	EXISTING UTILITY POLE	---		○	
WV	EXISTING WATER VALVE	---		○	
2%	PROPOSED STREET GRADE	---		○	

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



**A CIVIL GROUP**  
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MISSOURI CERTIFICATE OF AUTHORITY: 2001006115