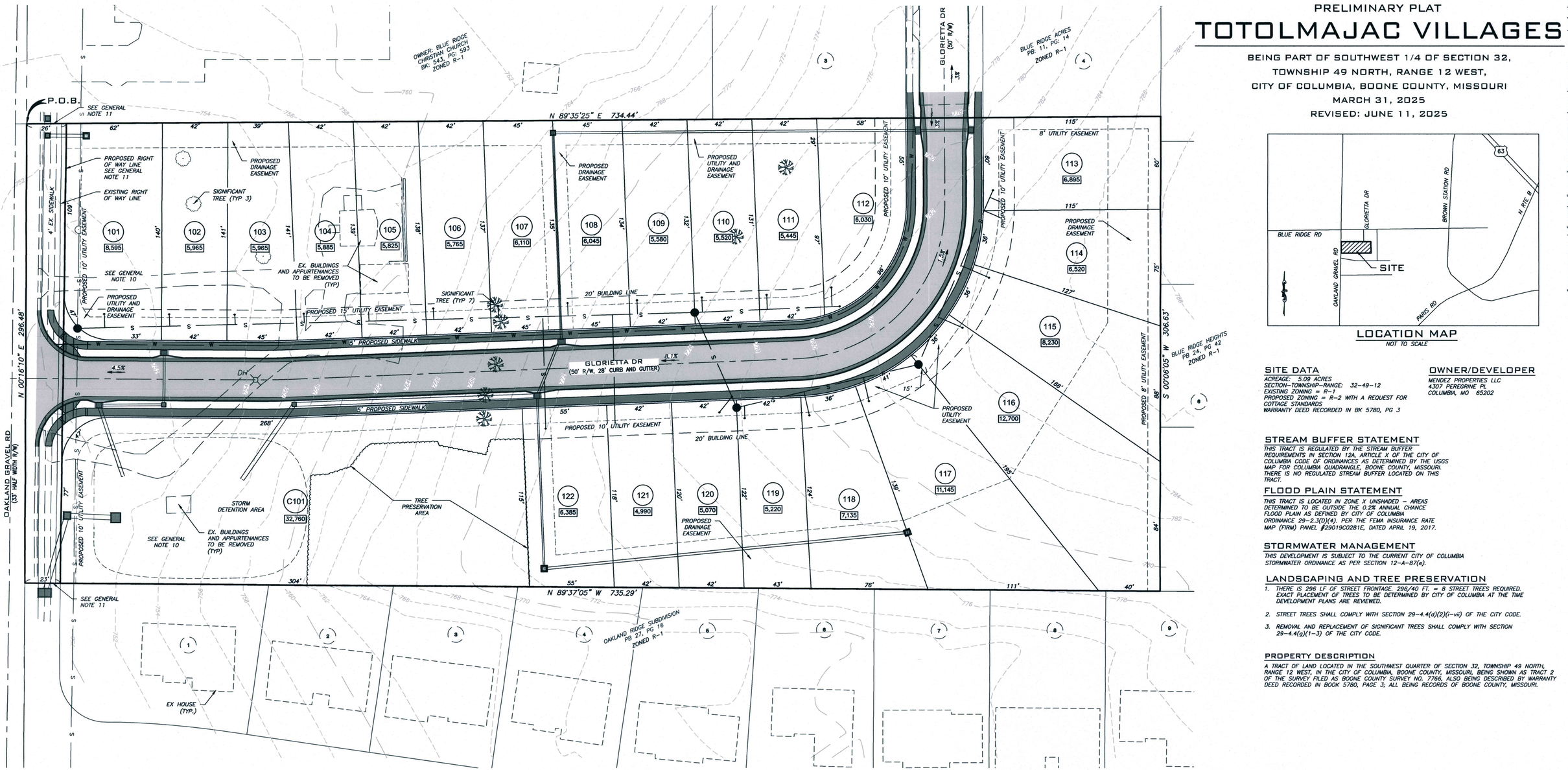
PRELIMINARY PLAT

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

1. 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.
2. STREET TREES SHALL COMPLY WITH SECTION 29–4.4(d)(2)(i–vii) OF THE CITY CODE.
3. 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

1. LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
2. 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.
3. 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.
4. ALL LOTS SHALL HAVE A BUILDING SETBACK IN COMPLIANCE WITH THEIR ZONING.
5. 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.
6. NATURAL GAS DISTRIBUTION TO BE DESIGNED AND PROVIDED BY AMEREN MISSOURI.
7. 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.
8. 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.
9. SIGNIFICANT TREES ON THIS TRACT HAVE BEEN LOCATED AND SHOWN ON THE PLAN.
10. DIRECT RESIDENTIAL DRIVEWAY ACCESS TO OAKLAND GRAVEL ROAD SHALL NOT BE ALLOWED.
11. ADDITIONAL RIGHT–OF–WAY TO BE DEDICATED TO BRING UP TO A TOTAL OF 33' HALF WIDTH RIGHT–OF–WAY.
12. 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.
13. IT IS THE INTENT FOR LOTS 101–122 TO BE DEVELOPED UNDER COTTAGE STANDARDS.

LEGEND

MH ⊙	EXISTING SANITARY MANHOLE
●	PROPOSED SANITARY MANHOLE
CO ⊕	EXISTING SANITARY CLEANOUT
●	PROPOSED SANITARY CLEANOUT
FH	EXISTING FIRE HYDRANT
FH	PROPOSED FIRE HYDRANT
▪	EXISTING ELECTRIC TRANSFORMER
▪	EXISTING TELEPHONE BOX
PP	EXISTING UTILITY POLE
WV ⧖	EXISTING WATER VALVE
2%	PROPOSED STREET GRADE
FM	PROPOSED FORCEMAIN
S	EXISTING SANITARY
S	PROPOSED SANITARY
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING TREELINE
700	EXISTING CONTOUR
	CITY OF COLUMBIA CORPORATE LIMITS
	EXISTING SIGNIFICANT DECIDUOUS TREE
	EXISTING SIGNIFICANT CONIFEROUS TREE

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 8TH DAY OF MAY, 2025.

SHARON CEUTA JONES, CHAIRPERSON
ANTHONY STANTON

SCALE: 1" = 30
0 15 30 60

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

STATE OF MISSOURI
JAY ALAN GEBHARDT
NUMBER LS-2001001909
REGISTERED LAND SURVEYOR

JAY GEBHARDT
LS-2001001909
JUNE 11, 2025

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NO. 2001006115

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

CITY CASE # 166–2025 | PROJECT # JSUS24–03 | SHEET 1 OF 1

X:\Project\JSUS – Mendez Properties\JSUS24–03 Totolmajac Villages\Drawings\JSUS24–03 PP.dwg, PP