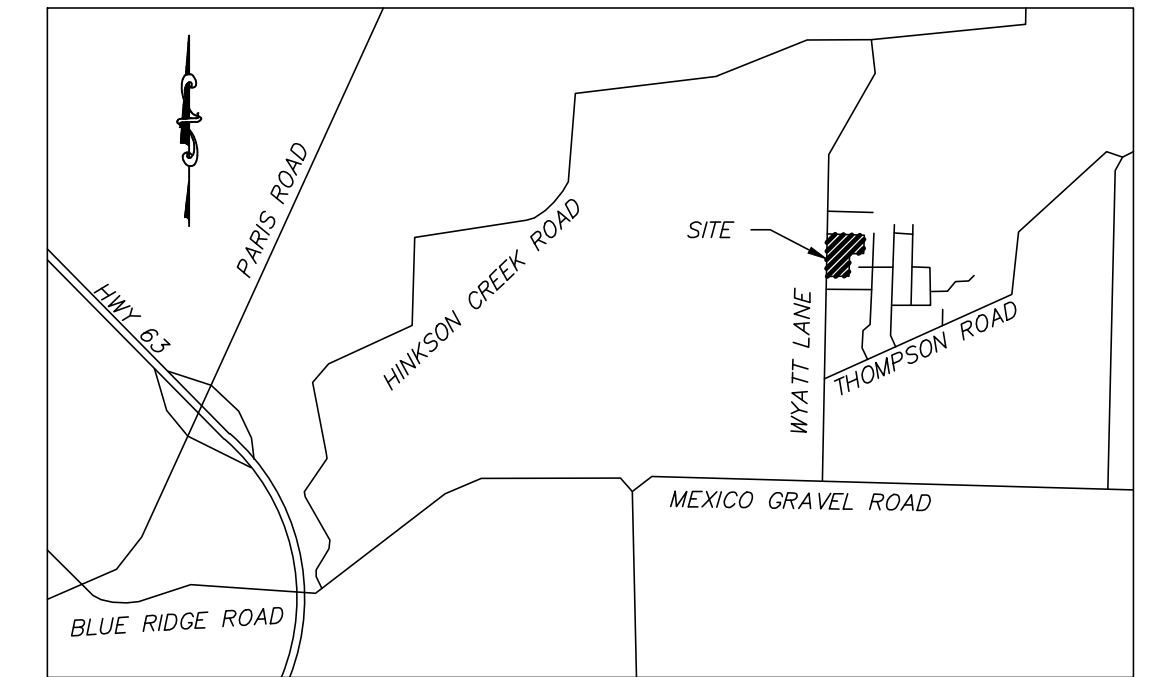


# PRELIMINARY PLAT WYATT ACRES

BEING PART OF SOUTHEAST 1/4  
OF SECTION 27 IN T49, R12,  
BOONE COUNTY, MISSOURI



LOCATION MAP  
NOT TO SCALE

### SITE DATA

ACREAGE: 3.05 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(a)(4)

### STORMWATER MANAGEMENT

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

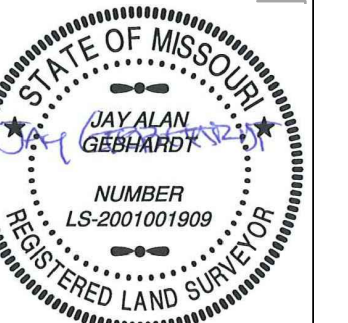
### LANDSCAPING AND TREE PRESERVATION

- 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 NORTH, 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, 2025

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



### LEGEND

- MH ○ EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- PROPOSED SANITARY CLEANOUT
- FH ○ EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- ET ○ EXISTING ELECTRIC TRANSFORMER
- EXISTING TELEPHONE BOX
- PP ○ EXISTING UTILITY POLE
- WV ○ EXISTING WATER VALVE
- SR ○ PROPOSED STREET GRADE
- EXISTING IRON PIPE
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONTOUR
- EXISTING SIGNIFICANT DECIDUOUS TREE
- EXISTING SIGNIFICANT CONIFEROUS TREE

### 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.
- 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 1/2 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.
- 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 1-31 TO BE DEVELOPED UNDER COTTAGE STANDARDS.

APPROVED BY THE PLANNING AND  
ZONING COMMISSION THIS \_\_\_ DAY OF  
\_\_\_\_\_, 2025.

SHARON GEUEA JONES, CHAIRPERSON

OWNER: KENNETH HEDDIN  
WARRANTY DEED BOOK 3404, PAGE 159

OWNER: ESTERBA RIVERA & TRISTA REEDER  
WARRANTY DEED BOOK 1845, PAGE 51

DEER RIDGE SUBDIVISION PLAT 1  
PB 34, PG 96  
ZONED R-1  
OWNER: JEFFREY GRAY  
WARRANTY DEED BOOK 5611, PAGE 170

OWNER: NICK & TASHA HANNIGAN  
WARRANTY DEED BOOK 5025, PAGE 88

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

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

OWNER: DAVONTE & STEPHANIE JOHNSON  
WARRANTY DEED BOOK 5445, PAGE 143

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

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

OWNER: WILIAM BALESTRIERI  
WARRANTY DEED BOOK 5793, PAGE 28

OWNER: SUZANNE M. WOOD TRUST  
WARRANTY DEED BK 5082, PG 35  
ZONED R-S  
S 88°53'00" E 512.72'