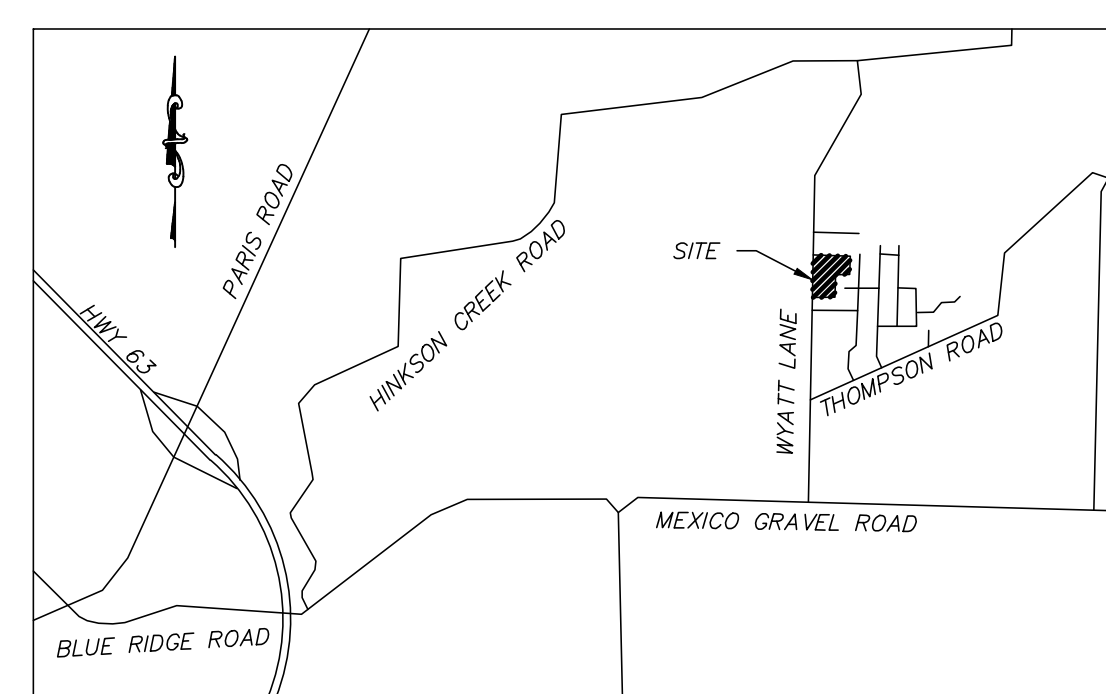




PRELIMINARY PLAT WYATT ACRES

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 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.

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% 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 ON LOTS 9, 14, 27, AND 31 TO SHOW THE FRONTS OF THESE LOTS.

LEGEND

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

APPROVED BY THE PLANNING AND
ZONING COMMISSION THIS ____ DAY OF
_____, 2025.

SHARON GEUEA JONES, CHAIRPERSON

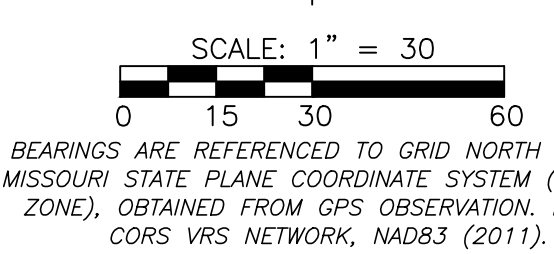
OWNER: KENNETH HEEDON
WARRANTY DEED BOOK 3404, PAGE 159

OWNER: ESTEBAN RIVERA & TRISTA REEDER
WARRANTY DEED BOOK 845, PAGE 51

DEER RIDGE SUBDIVISION PLAT 1
PB 34, PG 96
ZONED R-1

OWNER: JEFFREY GRAY
WARRANTY DEED BOOK 3611, PAGE 170

OWNER: NICK & TASHA HANNIGAN
WARRANTY DEED BOOK 5025, PAGE 86



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

THIS DOCUMENT HAS BEEN
ELECTRONICALLY
SIGNED, SEALED AND DATED.

JAY ALAN GEBHARDT
NUMBER
LS-2001001909
REGISTERED LAND SURVEYOR

JAY GEBHARDT
MO LS-2001001909
JANUARY 27, 2025

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NO. 2001006116