

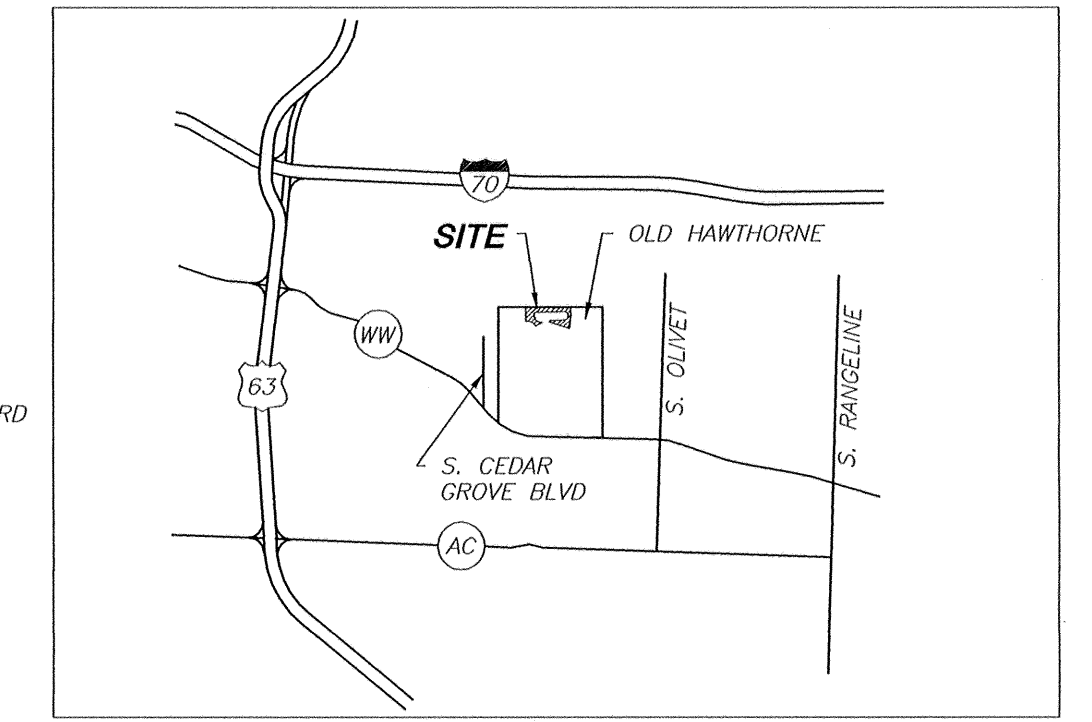
THE VISTAS AT OLD HAWTHORNE

PUD PLAN

JANUARY 25, 2007

OWNER
BOONE DEVELOPMENT INC.
2604 N. STADIUM BLVD
COLUMBIA, MO 65202
(573) 446-0905

DEVELOPER
WELEK CONSTRUCTION
C/O JOHN WELEK
3212 COUNTRY WOOD ROAD
COLUMBIA, MO 65203
(573) 445-2147



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

- BUILDING ENVELOPES WITHIN BUILDING LINES ON DETAIL SHEET ARE APPROXIMATE. THESE BUILDING DIMENSIONS WILL VARY BUT WILL NOT EXCEED THE BUILDING LINES. THE DEVELOPER RETAINS ALL THE RIGHTS TO VARY THE DIMENSIONS OF THE BUILDING.
- TRACT IS ZONED PUD-4.2.
- DRIVEWAY APPROACH, SIDEWALKS, AND HANDICAPPED SPACES ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED AS SOON AS GENERAL GRADING OPERATIONS ARE COMPLETE. IF VEGETATIVE COVER CAN NOT BE ESTABLISHED PRIOR TO THE ONSET OF WINTER, AN ALTERNATIVE METHOD OF STABILIZATION SHALL BE USED UNTIL VEGETATIVE COVER IS ESTABLISHED.
- ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
- THERE WILL BE A MINIMUM 10' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
- THERE WILL BE A MINIMUM 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY SEWER AND STORM SEWER LINES.
- ALL STREETS SHALL BE 24' CURB AND GUTTER, AND HAVE A 44' RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
- ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ADJUTING PROPERTY OWNERS.

PUD NOTES

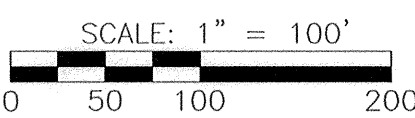
(NOTES 1-7 ARE THE STATEMENT OF INTENT FOR PUD AND ARE INFORMATIONAL ONLY.)

- TYPE OF DWELLING UNITS: SINGLE FAMILY ATTACHED UNITS ASSEMBLED IN DUPLEX STRUCTURES; SINGLE FAMILY ATTACHED UNITS IN TOWNHOUSE STRUCTURES ASSEMBLED IN 2-4 UNITS PER STRUCTURE; SINGLE FAMILY DETACHED UNITS; OR A COMBINATION OF THE ABOVE.
 - THIS DEVELOPMENT WILL CONSIST OF ONLY SINGLE FAMILY ATTACHED UNITS WITH NO MORE THAN TWO UNITS ATTACHED TOGETHER.
- MAXIMUM NUMBER OF UNITS: 317 RESIDENTIAL UNITS/MAXIMUM DENSITY OF 4.2 UNITS PER ACRE.
 - 317 TOTAL UNITS LESS THE 214 PREVIOUSLY PLANNED UNITS = 103 UNITS REMAINING. 24.62 AC. X 4.2 MAX. DENSITY = 103 UNITS. THIS DEVELOPMENT CONTAINS 98 UNITS.
- MAXIMUM BUILDING HEIGHT: THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 40 FEET.
- THE NUMBER OF PARKING SPACES: THE TOTAL NUMBER OF PARKING SPACES SHALL BE A MINIMUM TWO SPACES PER DWELLING UNIT. PARKING SPACES WILL BE PROVIDED ON SITE AT EACH LOT.
 - THIS DEVELOPMENT WILL PROVIDE TWO SPACES PER UNIT IN A GARAGE. ADDITIONAL GUEST PARKING WILL BE AVAILABLE IN ADDITIONAL LOTS.
- MINIMUM PERCENTAGE OF OPEN/GREEN SPACE: FORTY PERCENT OF THE NET AREA IS TO BE PRESERVED AS OPEN/GREEN SPACE. THIS PERCENTAGE INCLUDES WATER FEATURES AND IMPOUNDMENTS.
- AMENITIES: THERE IS A PROPOSED POOL WITHIN THE LIMITS OF THE PROPOSED PUD. ADDITIONAL AMENITIES SUCH AS A HEALTH CLUB AND GOLF COURSE WILL BE AVAILABLE IN THE SUBDIVISION.
- GENERAL DESCRIPTION OF PLAN: THE DEVELOPMENT PLAN FOR THE ENTIRE AREA WILL PRESENT A MIXED USE OF RESIDENTIAL UNITS. THE MINIMUM FRONT YARD SET-BACK FROM A PUBLIC STREET WOULD BE 15 FEET. THE MINIMUM DISTANCE BETWEEN UNATTACHED UNITS WOULD BE 12 FEET. THE MINIMUM REAR YARD SET-BACK WOULD BE 10 FEET. THERE IS NO MINIMUM LOT SIZE WITHIN THIS PUD SINCE "POSTAGE STAMP" LOTS MAY BE UTILIZED. SOME UNITS MAY BE CONDOMINIUMS.
- THE TOTAL AREA OF THIS TRACT IS 24.62 ACRES. THE AREA OF THIS TRACT WITHOUT THE PROPOSED RIGHT-OF-WAY IS 24.07 ACRES.
- TREE PRESERVATION HAS BEEN ADDRESSED WITH THE ORIGINAL PLANNING FOR THE OVERALL OLD HAWTHORNE SUBDIVISION.
- LOTS C1, C2, C3, C4, C5, C6, C7, C8 & C9 ARE COMMON AREAS AND WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.

**OVERALL PLAN
VISTAS AT OLD HAWTHORNE
PUD PLAN**

Plotted by: spencer; 20 Mar 2007 - 3:28pm

DRAMN BY: CLS ENG: JAG DATE: 01/25/07 DRAWING NO.: WELE07-01		PHONE: (573)811-5750, FAX: (573)811-4111	
NO.	DATE	DESCRIPTION	BY



BENCHMARK DATA
MISSOURI STATE DNR MONUMENT
80-13 LOCATED ON THE EAST SIDE
OF EUTSY LANE 0.2 MILES NORTH
OF STATE ROUTE WW.
ELEV. = 831.36

FLOOD PLAIN STATEMENT
THIS TRACT IS NOT LOCATED
WITHIN THE 100-YEAR FLOOD
PLAIN AS SHOWN BY FIRM
MAP #290034 0150 D
DATED: JUNE 15, 1983

LEGEND

- STREET SIGN
- EXISTING WATER METER
- GUARD POST
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING IRON PIPE
- REMOVE
- SET-IRON
- RECORD
- HANDICAPPED PARKING
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- EXISTING FENCE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS
- EXISTING OVER-HEAD ELECTRIC
- EXISTING SANITARY
- EXISTING WATER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED SANITARY
- PROPOSED UNDERGROUND TELEPHONE
- PROPOSED STORM SEWER
- FLOWLINE (E)
- EXISTING TREELINE
- PRESERVED TREELINE

UTILITIES

WATER

PUBLIC WATER SUPPLY
DISTRICT No. 9
COLUMBIA, MISSOURI 65201
CONTACT: ROGER BALLEW
(573)474-9521

NATURAL GAS

AMEREN UE
P.O. BOX 4
COLUMBIA, MISSOURI 65205
CONTACT: BRUCE DARR
(573) 876-3027

TELEPHONE

CENTURYTEL
625 E. CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: DON WILSON
(573)886-3500

CABLE TV

MEDACOM
901 NORTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: JIMMY RUNYON
(573)443-1535

ELECTRICITY

BOONE ELECTRIC COOPERATIVE
1413 RANGELINE
COLUMBIA, MISSOURI 65201
CONTACT: DOUG GARDNER
(573)449-4181

SANITARY SEWER

CITY OF COLUMBIA
P.O. BOX 6015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: ANDY LISTER
(573)874-7250

PARKING LIGHTING

A MAJORITY OF THE LIGHTING WILL BE STREET LIGHTS INSTALLED BY THE ELECTRIC COMPANY, EXCEPT FOR ANY DECORATIVE AND ACCESSORY LIGHTING.

CONCEPTUAL STORM DRAINAGE NOTES

- THE STORM DRAINAGE SHOWN IS CONCEPTUAL.
- A FULL STORM WATER PLAN SHALL BE PROVIDED AT THE TIME OF FINAL PLATING.

SIGNAGE

THERE IS A PROPOSED SIGN AT EACH OF THE FOUR ENTRANCES. THESE SIGNS WILL BE WITHIN THE CITY STANDARD OF 16' MAXIMUM SURFACE AREA AND 4' MAXIMUM HEIGHT.

LEGAL DESCRIPTION

TWO TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 AND THE SOUTHWEST QUARTER OF SECTION 14, BOTH IN TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF TRACT 1 OF A SURVEY RECORDED IN BOOK 2591, PAGE 24 AND BEING FURTHER DESCRIBED AS FOLLOWS:

TRACT 1

BEING PART OF LOT ONE OF THE OLD HAWTHORNE, PLAT 1, RECORDED IN BOOK 40, PAGE 86 OF THE BOONE COUNTY RECORDS.

TRACT 2

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF TRACT 1 OF A SURVEY RECORDED IN BOOK 2591, PAGE 24 AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF OLD HAWTHORNE PLAT 1 AS RECORDED IN BOOK 2875, PAGE 142; THENCE S00°32'50" E, 348.98 FEET; THENCE ALONG A 1000.00-FOOT RADIUS CURVE TO THE RIGHT, 41.68 FEET, SAID CURVE HAVING A CENTRAL ANGLE 04°46'35" AND A CHORD S01°50'30" W, 41.67 FEET TO THE POINT OF BEGINNING; THENCE ALONG A 150.00-FOOT RADIUS CURVE TO THE LEFT, 201.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE 83°00'15" AND A CHORD S45°54'50" E, 186.38 FEET; THENCE S04°05'10" E, 459.75 FEET; THENCE S85°35'30" W, 92.97 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, 133.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE 13°16'55" AND A CHORD N87°46'00" W, 132.99 FEET; THENCE ALONG A 20.00-FOOT RADIUS CURVE TO THE LEFT, 33.87 FEET, SAID CURVE HAVING A CENTRAL ANGLE 97°02'15" AND A CHORD N50°21'20" E, 29.97 FEET; THENCE N01°50'10" E, 111.36 FEET; THENCE ALONG A 1000.00-FOOT RADIUS CURVE TO THE RIGHT, 41.75 FEET, SAID CURVE HAVING A CENTRAL ANGLE 02°23'35" AND A CHORD OF N03°02'00" E, 41.75 FEET; THENCE N04°13'50" E, 378.46 FEET; THENCE ALONG A 1000.00-FOOT CURVE TO THE LEFT, 41.68 FEET, SAID CURVE HAVING A CENTRAL ANGLE 04°46'35" AND A CHORD N01°50'30" E, 41.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 86,865 SQUARE FEET (1.99 ACRES).

PARKING DATA

REQUIRED:
98 UNITS X 2 SPACE/UNIT = 196 SPACES
TOTAL: 196 PARKING SPACES REQUIRED

PROVIDED:

98 UNITS X 4+ SPACES/UNIT (2 CAR OR 3 CAR GARAGE & 2 DRIVEWAY = 392+ TOTAL SPACES PROVIDED.
HANDICAPPED PARKING SPACES PROVIDED INSIDE THE GARAGES
ADDITIONAL AVAILABLE PARKING: 15 SPACE IN THE LOT.

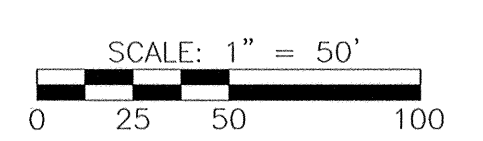
APPROVED AS A MINOR REVISION
THIS 21st DAY OF JANUARY, 2007.
TIM TEDDY, PLANNING DIRECTOR

PUD PLAN
**THE VISTAS
 AT OLD
 HAWTHORNE**

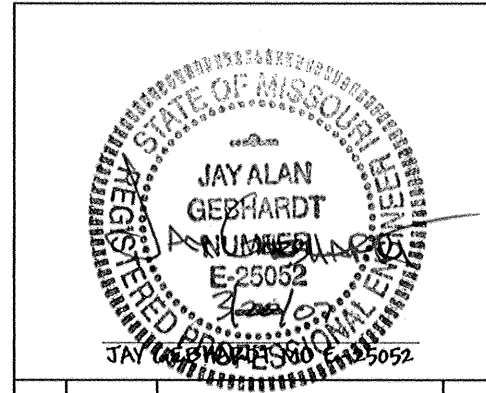
JANUARY 25, 2007



MATCHLINE - SEE PAGE 3



THE VISTAS AT OLD HAWTHORNE
 PUD PLAN
 Plotted by: spencer; 20 Mar 2007 - 3:29pm



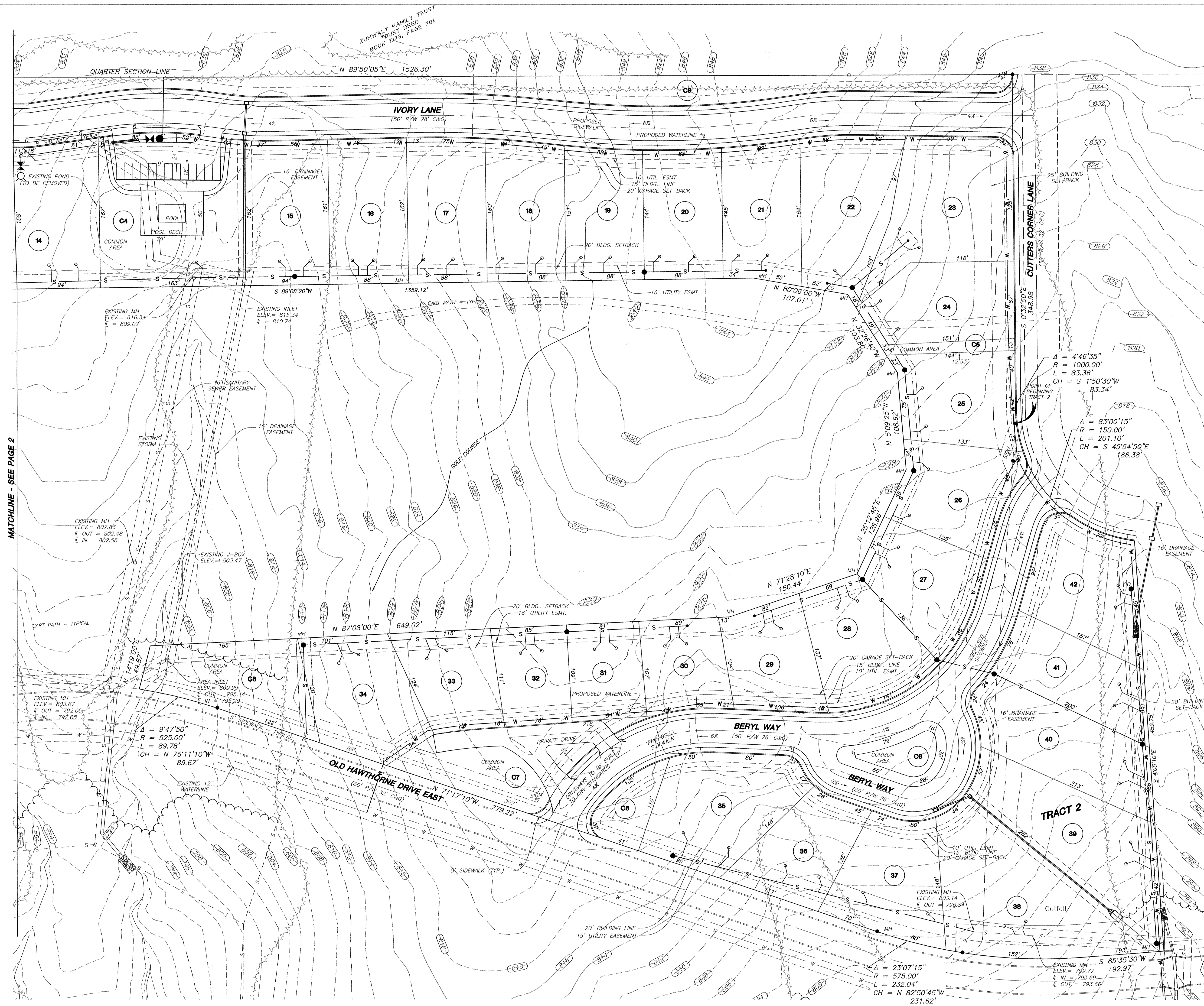
A CIVIL GROUP
 CIVIL ENGINEERING, PLANNING, SURVEYING
 1023 WILKES BLVD., SUITE 450
 COLUMBIA, MD 21050
 PHONE: (410)811-5150, FAX: (410)811-1071

NO.	DATE	DESCRIPTION	BY	JOB NO.	WLE07.01	SHEET	2	OF	4
DRAWN BY:		CLS		DATE:		01/25/07			
ENGR:		JAG	PM:	SMH	DRAWING NO.:		WLE07-01		

JOB NUMBER WLE07.01 PUD PLAN REVISIONS PUD MINOR REV. 1: PROJECT WORK OLD HAWTHORNE DE WLE07-01 PUD MINOR REVISIONS PUD MINOR REV.

PU D PLAN
**THE VISTAS
 AT OLD
 HAWTHORNE**

JANUARY 25, 2007



MATCHLINE - SEE PAGE 2

JOB NUMBER WELE07.01
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VISTAS AT OLD HAWTHORNE
 PU D PLAN
 Plotted by: spencer, 20 Mar 2007 - 3:29pm

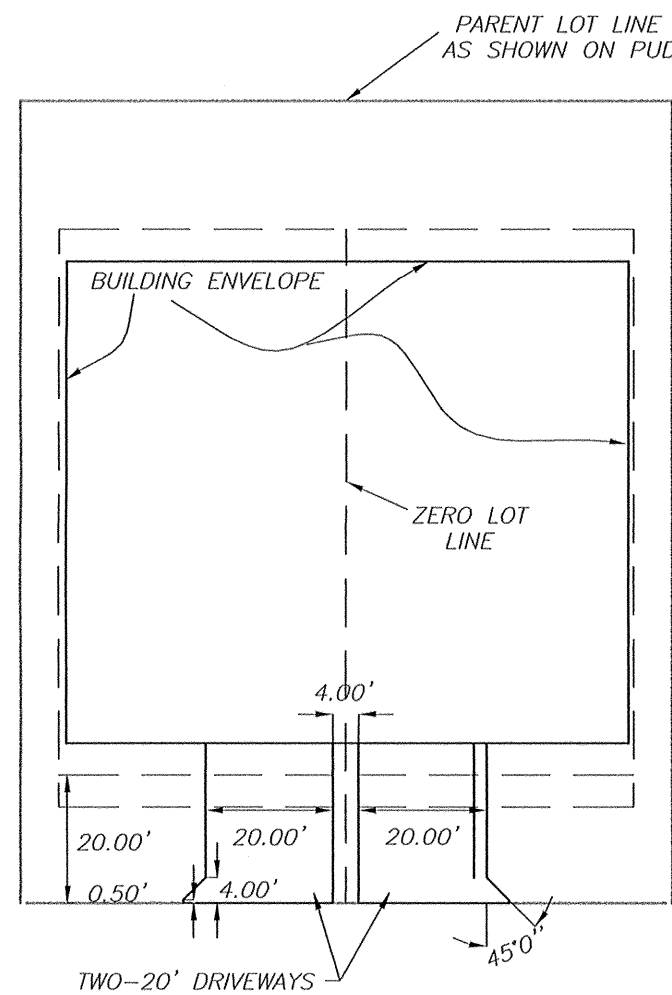
	A CIVIL GROUP CIVIL ENGINEERING, PLANNING, SURVEYING 103 WILKES BLVD., SUITE 450 COLUMBIA, MO 65201 PHONE: (619)811-5150, FAX: (619)811-1671	
	DRAWN BY: CLS ENGR: JAG	DATE: 01/25/07 PIR: SMH DRAWING NO.: WELE07-01

NO.	DATE	DESCRIPTION	BY	JOB NO.	SHEET	OF
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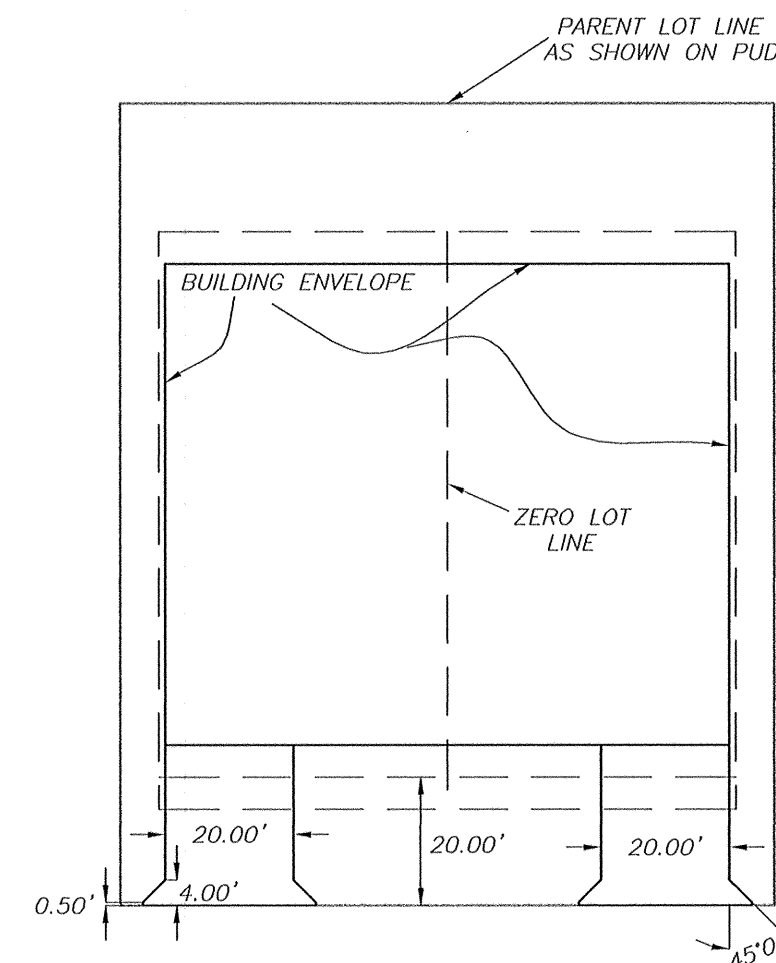
PUD PLAN
**THE VISTAS
 AT OLD
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JANUARY 25, 2007

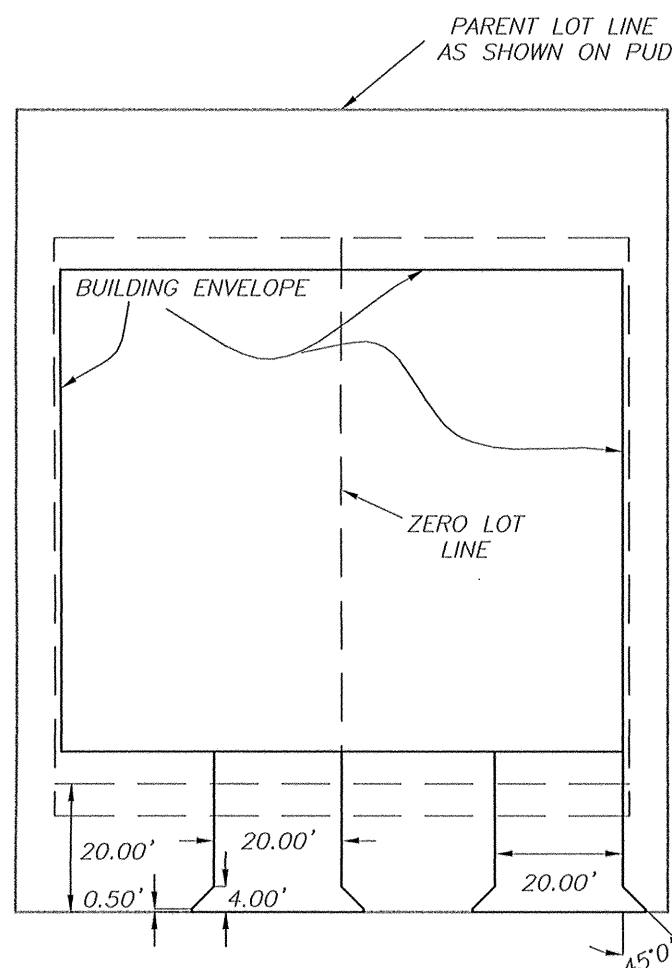
JOB NUMBER WELE07.01
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**TYPICAL LOTS
 DRIVEWAY 2**
 SCALE: 1" = 30'



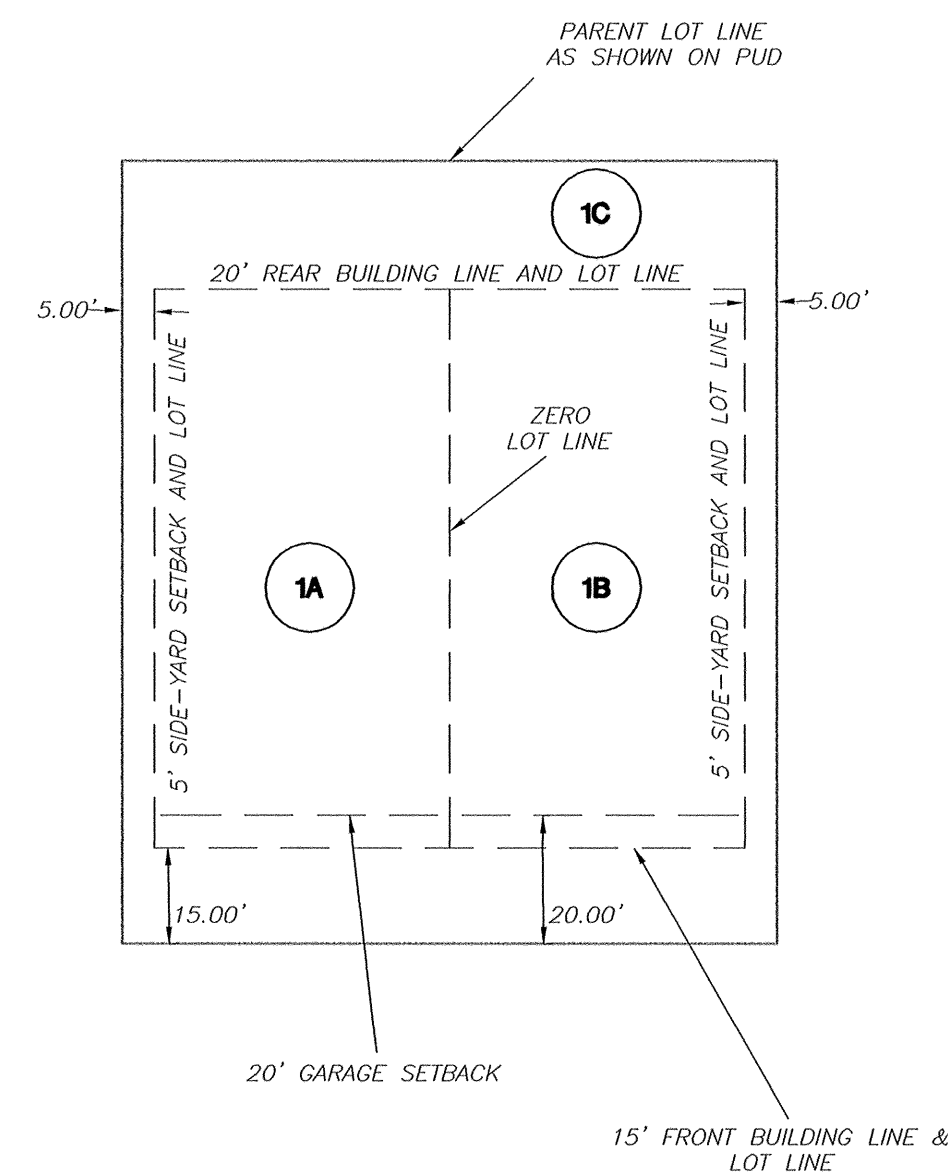
**TYPICAL LOTS
 DRIVEWAY 1**
 SCALE: 1" = 30'



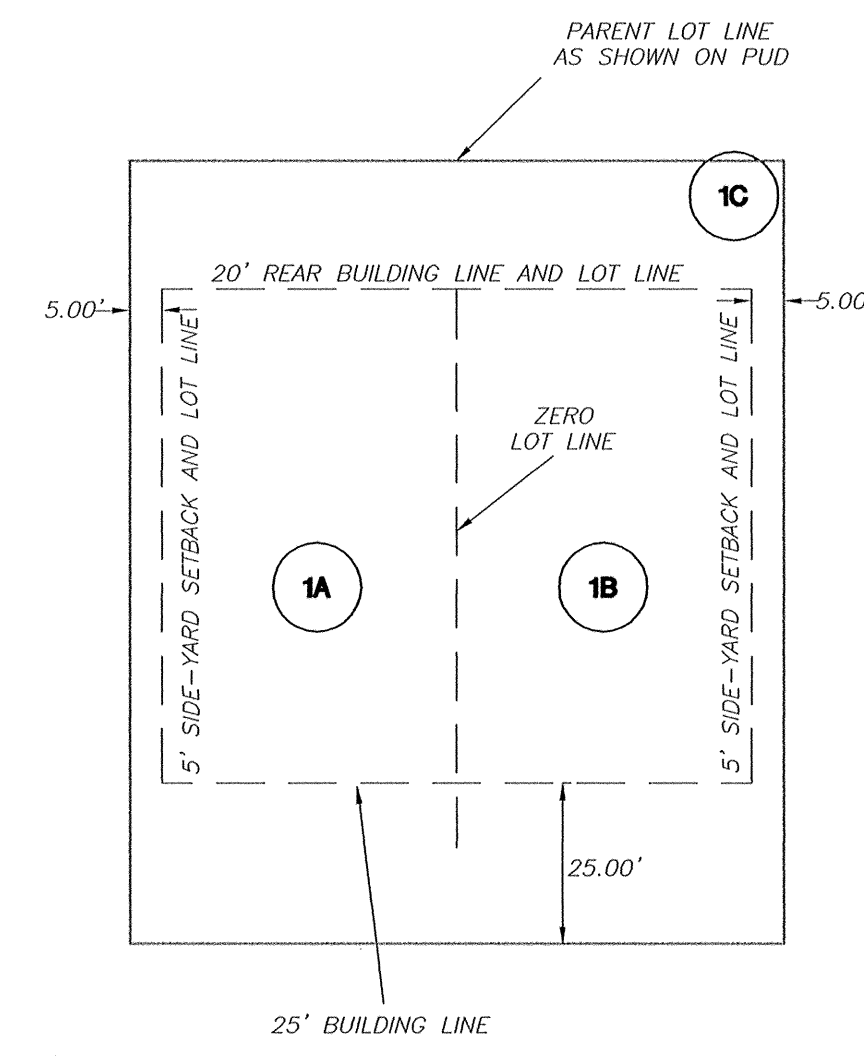
**TYPICAL LOTS
 DRIVEWAY 3**
 SCALE: 1" = 30'

DRIVEWAY NOTES

- 1) DRIVEWAY LOCATIONS AND DESIGNS ARE NOT PERMANENT AND MAY BE MOVED AT DEVELOPER'S DISCRETION WITHIN THE CITY'S DRIVEWAY REGULATIONS. SIDE-ENTRY DRIVES THAT MEET THE CITY'S DRIVEWAY REGULATIONS WILL ALSO BE ALLOWED.
- 2) FOR FRONT ENTRY GARAGES AND CARPORTS, DRIVEWAY LENGTHS WILL BE AT LEAST 20' DUE TO THE 20' GARAGE SETBACK FOR GARAGES AND CARPORTS FACING THE STREET.
- 3) SIDE ENTRY GARAGE LENGTHS WILL BE AT LEAST 20' PLUS THE SIDE ENTRY AREA DUE TO THE 20' GARAGE SETBACK FOR GARAGES.



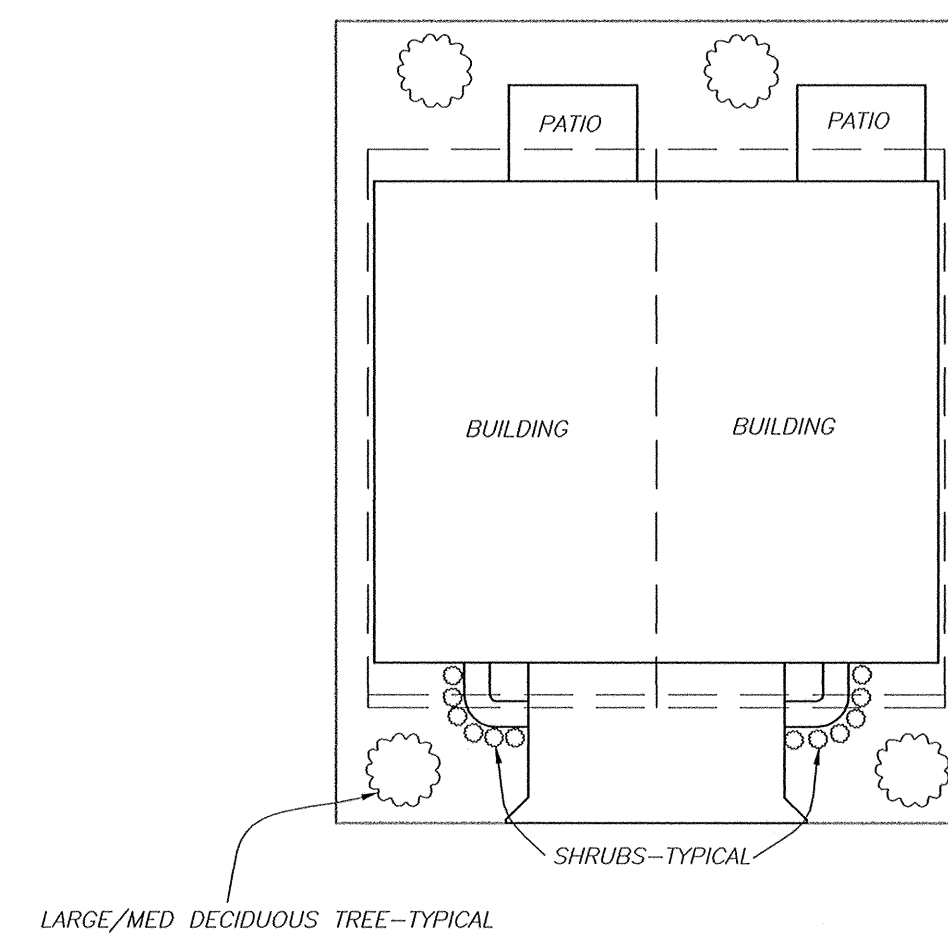
**TYPICAL FUTURE
 ZERO LOT-LINE VERSION 1**
 SCALE: 1" = 30'



**TYPICAL FUTURE
 ZERO LOT-LINE VERSION 2**
 SCALE: 1" = 30'

LOT-LINE NOTES

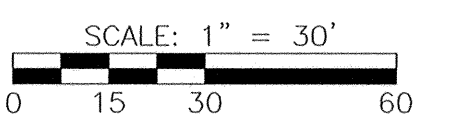
- 1) THESE ARE JUST TYPICAL CONFIGURATIONS THAT SHALL BE APPLIED TO ALL OF THE LOTS AS SHOWN ON THE PUD PLAN.
- 2) SETBACK FOR A GARAGE OR CARPORT SHALL BE 20' AND OTHER PORTIONS OF THE BUILDING SHALL BE 15'.
- 3) ALL DWELLING UNITS WILL BE SINGLE-FAMILY ATTACHED VILLAS WITH NO MORE THAN 2 UNITS ATTACHED TOGETHER.



TYPICAL LANDSCAPING
 SCALE: 1" = 30'

CONCEPTUAL LANDSCAPING PLAN

1. THE DEVELOPER IS ALSO THE BUILDER FOR ALL THE HOMES.
2. LANDSCAPING SHALL BE PROVIDED BY THE BUILDER AND SHALL INCLUDE SOODED YARDS, LANDSCAPED BEDS AND A VARIETY OF TREES.
3. THE LANDSCAPE SHALL ALSO BE IRRIGATED.
4. ALL LANDSCAPING MAINTENANCE WILL BE PROVIDED BY THE HOME OWNERS ASSOCIATION.



VISTAS AT OLD HAWTHORNE
 PUD PLAN

Plotted by: spencer; 20 Mar 2007 - 3:29pm

	A CIVIL GROUP CIVIL ENGINEERING, PLANNING, SURVEYING 1123 WILKES BLVD., SUITE 450 COLUMBIA, MD 21051 PHONE: (301)811-5750, FAX: (301)811-1077	
DRAWN BY: CLS ENGR: JAG	DATE: 01/25/07 PW: SMH DRAWING NO.: WELE07-01	NO. DATE DESCRIPTION BY JOB NO. SHEET 4 OF 4 WELE07.01