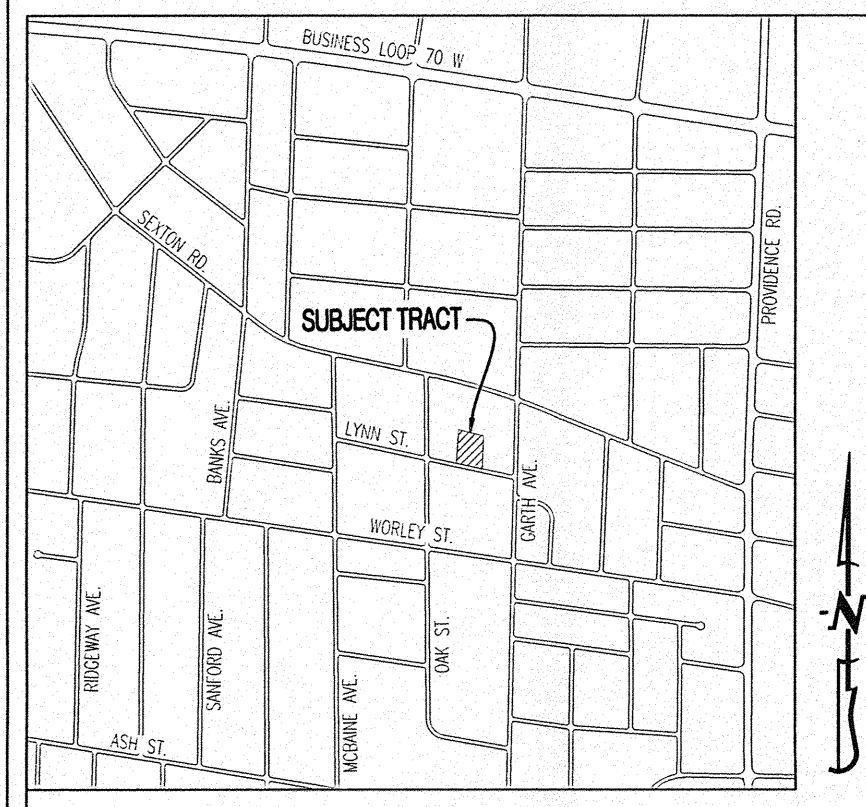


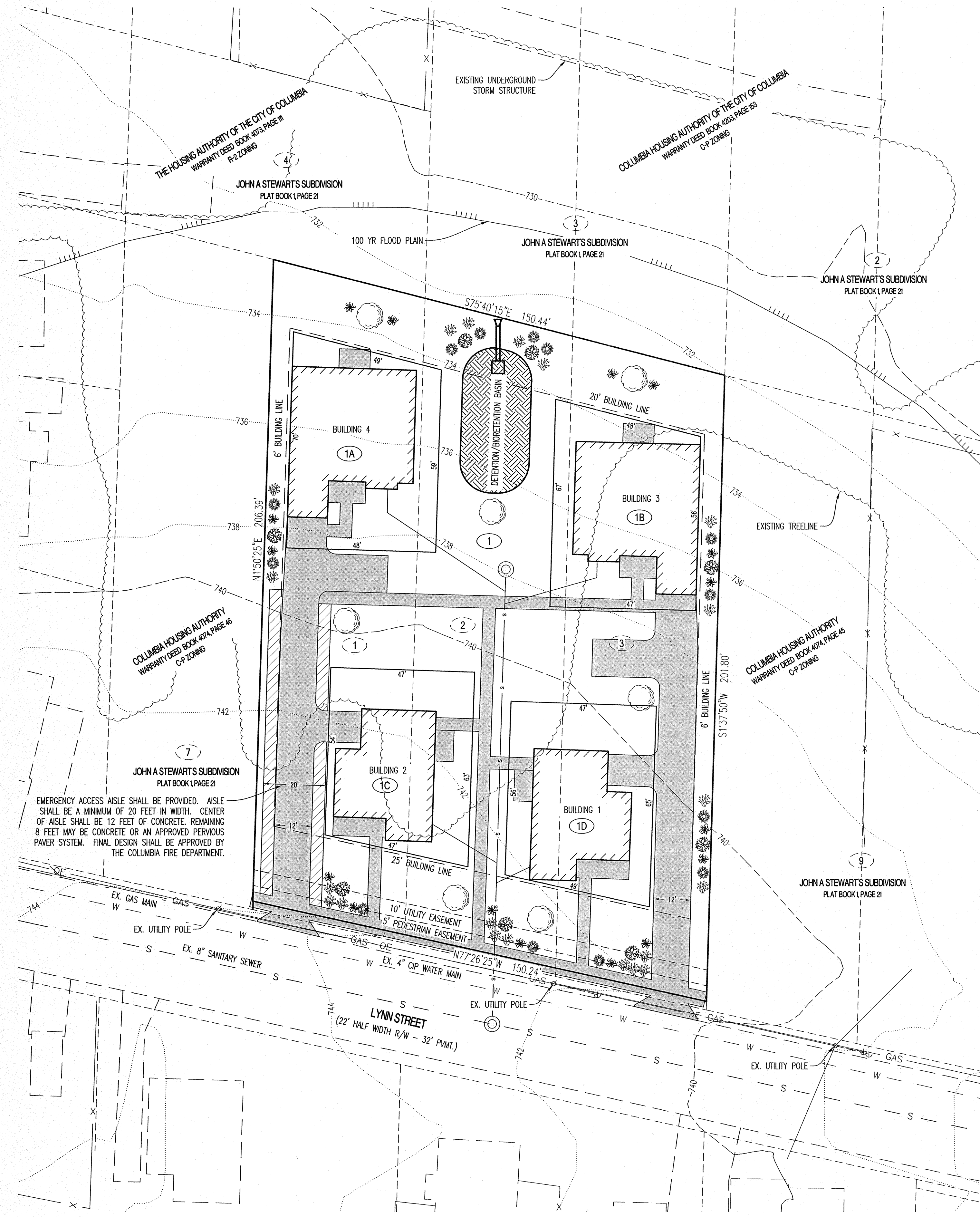
PUD PLAN LYNN STREET COTTAGES

LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #15-223

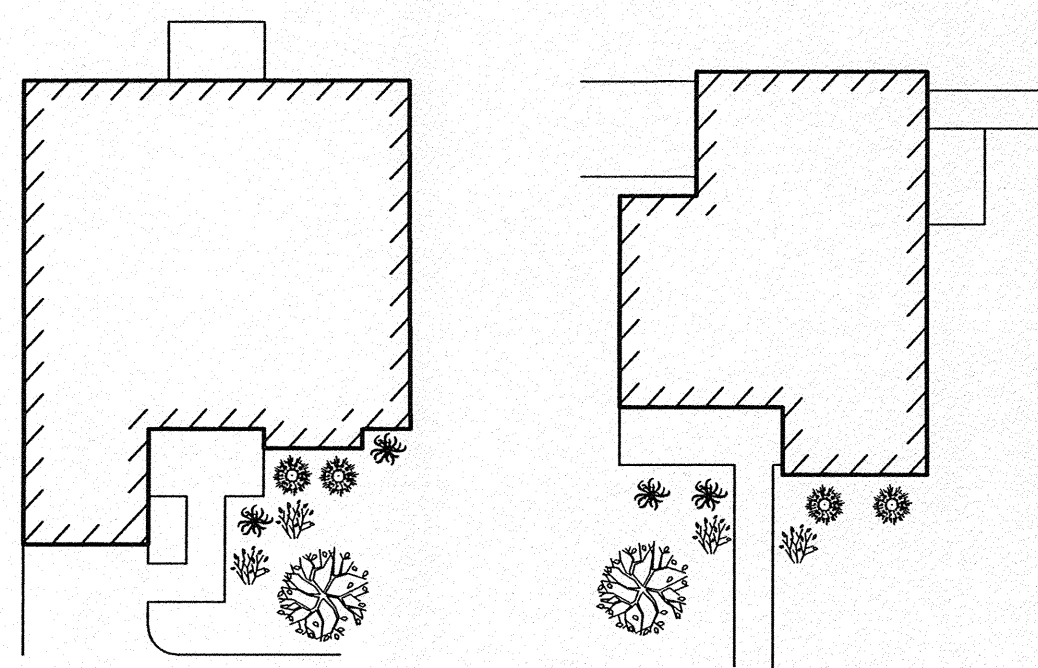


LOCATION MAP
NOT TO SCALE

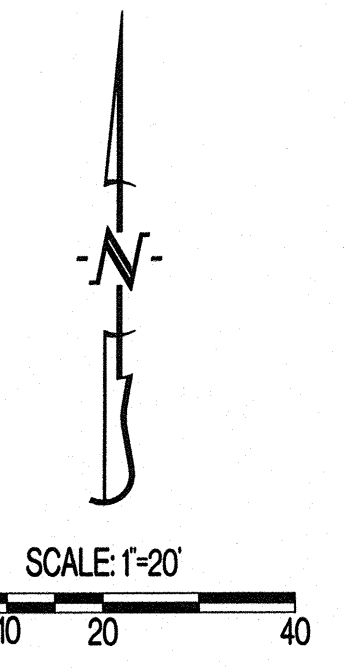
- LEGEND:**
- 805--- EXISTING 2FT CONTOUR
 - 820--- EXISTING 10FT CONTOUR
 - C--- CURB
 - S--- EXISTING SANITARY SEWER
 - S--- PROPOSED SANITARY SEWER
 - MANHOLE/CLEANOUT
 - W--- PROPOSED WATERLINE
 - L--- PROPOSED LIGHT POLE
 - F--- PROPOSED FIRE HYDRANT
 - S--- EXISTING STORM SEWER
 - S--- PROPOSED STORM SEWER
 - B --- BUILDING LINE
 - E --- EASEMENT
 - XX LOT NUMBER
 - XX EXISTING LOT NUMBER
 - P --- PROPOSED PAVEMENT
 - B --- PROPOSED DETENTION/BIORETENTION
 - EXISTING TREE
 - OE--- EXISTING OVERHEAD ELECTRIC
 - GAS--- EXISTING GAS
 - W--- EXISTING WATER LINE



EMERGENCY ACCESS AISLE SHALL BE PROVIDED. AISLE SHALL BE A MINIMUM OF 20 FEET IN WIDTH. CENTER OF AISLE SHALL BE 12 FEET OF CONCRETE. REMAINING 8 FEET MAY BE CONCRETE OR AN APPROVED PERVIOUS PAVEMENT SYSTEM. FINAL DESIGN SHALL BE APPROVED BY THE COLUMBIA FIRE DEPARTMENT.



TYPICAL LOT LANDSCAPING



OWNER:
CITY OF COLUMBIA
701 E BROADWAY
P.O. BOX 6015
COLUMBIA, MO 65205
573-874-7111

PLANTING NOTES:

QUANTITY	PLANT SPECIES
7	LARGE/MEDIUM TREE
12	SMALL/ORNAMENTAL TREE
24	DECIDUOUS SHRUB
21	EVERGREEN SHRUB
28	ORNAMENTAL GRASS

- LANDSCAPING NOTES:**
- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
 - LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
 - ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
 - LANDSCAPING SHALL COMPLY WITH SECTIONS 12A-49 (a) AND (f) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 - EACH LOT SHALL BE LANDSCAPED ACCORDING TO TYPICAL LOT LANDSCAPING DETAIL. THERE SHALL BE A MINIMUM OF AN ADDITIONAL 5 TREES LOCATED WITHIN THE LIMITS OF THE COMMON LOT AREA.

- NOTES:**
- SITE CONTAINS 0.69 ACRES.
 - IT IS THE INTENT OF THIS DEVELOPMENT TO BE COMPLETED IN ONE PHASE.
 - EXISTING ZONING IS PUD-4.3. PENDING REZONING TO PUD-6.0
 - THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C0280D, DATED MARCH 17, 2011.
 - ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS.
 - NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 - THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
 - STORM WATER QUALITY STANDARDS SHALL BE MET BY USING BIORETENTION CELLS AND OTHER BMP'S COMPLYING WITH THE CITY OF COLUMBIA STORMWATER REGULATIONS. PROPOSED BIORETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN. BIORETENTION CELL PLANTINGS SHALL BE IN CONFORMANCE WITH CITY OF COLUMBIA ORDINANCES & STORMWATER MANUAL.
 - ALL DRIVE, ROADWAY, AND ACCESS AISLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
 - THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR STORMS.
 - A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG LYNN STREET AS SHOWN.
 - NO TREE PRESERVATION OR LANDSCAPING IS REQUIRED PER SECTION 12A-49 AS THIS SITE CONSIST OF LESS THAN 1 ACRE.
 - THE INTENT OF THIS PLAN IS TO ALLOW AS MUCH FLEXIBILITY AS POSSIBLE WITH RESPECT TO FUTURE SUBDIVISION OF THE PROPERTY. OWNER RESERVES THE RIGHT TO CREATE A CONDOMINIUM PLAT, A PLAT WITH "POSTAGE STAMP" LOTS WITH A COMMON LOT, OR A SINGLE LOT WITH 4 UNITS.

PARKING CALCULATIONS:

SPACES REQUIRED	SPACES PROVIDED
SINGLE FAMILY DETACHED: 2 SPACES/DWELLING UNIT HAVING 3 OR MORE BEDROOMS (4 - 3 BEDROOM UNITS)	8 SPACES
TOTAL SPACES REQUIRED:	8 SPACES

AREA & DENSITY CALCULATIONS:

TOTAL LOT AREA =	0.69 ACRES
PROPOSED NUMBER OF UNITS:	4
PROPOSED DENSITY:	5.8 UNITS / ACRE
TOTAL IMPERVIOUS AREA =	14,766 S.F. (48%)

NOTE: IMPERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 60%.

DESCRIPTION:
A TRACT OF LAND LOCATED IN NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 1, 2 & 3 OF LYNN STREET SUBDIVISION, PLAT 2 RECORDED IN PLAT BOOK 45, PAGE 2 RECORDS OF BOONE COUNTY, MISSOURI.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF ____ 2015.

STEPHEN REICHLIN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS ____ DAY OF December, 2015.

Robert McDavid
ROBERT McDAVID, MAYOR

Sheela Amin
SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2004000775

PREPARED BY:
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Columbia, Missouri 65202
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9/25/2015 ORIGINAL
10/16/2015 CITY COMMENTS
11/06/2015 CITY COMMENTS