

MINOR AMENDMENT TO THE PUD PLAN FOR RESIDENCES AT OLD HAWTHORNE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 48 NORTH, RANGE WEST COLUMBIA, BOONE COUNTY, MISSOURI

RESIDENTIAL UNIT CALCULATION:

TOTAL NUMBER OF UNITS	BUILDING QTY	UNIT/BLDG.	UNIT TOTAL
FOUR-PLEX TOWNHOMES (TWO STORY)	9	4	36
TRI-PLEX TOWNHOMES (TWO STORY)	2	3	6
TOTAL NUMBER OF UNITS			42

RESIDENTIAL DENSITY CALCULATION:

LOT AREA	8.2 ACRES
PROPOSED NUMBER OF UNITS	42
PROPOSED DENSITY	5.1 UNITS/ACRE
EXISTING ZONING - PUD 10.0	10.0 UNITS/ACRE

RESIDENTIAL PARKING CALCULATION:

1	9	- QUAD TOWNHOMES (THREE BR. UNITS)	2.5 SPACES / UNIT	=	90.0 SPACES
2	2	- TRI-PLEX TOWNHOMES (THREE BR. UNITS)	2.5 SPACES / UNIT	=	15.0 SPACES
		- VISITOR SPACES REQUIRED (42 UNITS)	1 SPACE / 5 UNITS	=	8 SPACES
		TOTAL SPACES REQUIRED		=	113.0 SPACES
		TOTAL GARAGE SPACES PROVIDED		=	84 SPACES
		TOTAL SURFACE SPACES PROVIDED		=	84 SPACES
		TOTAL SPACES PROVIDED		=	168 SPACES

RESIDENTIAL CALCULATIONS:

AREA	
TOTAL LOT AREA =	8.20 ACRES
DEVELOPABLE LOTS =	3.35 ACRES
COMMON LOT 1 =	0.80 ACRES
COMMON LOT 2 =	4.05 ACRES
TOTAL DRIVEWAY/SIDWALK AREA =	0.71 ACRES 8.7%
TOTAL BUILDING FOOTPRINT AREA =	1.88 ACRES 22.9%
TOTAL RESIDENTIAL DRIVE PAVEMENT AREA =	0.77 ACRES 9.4%
TOTAL PAVEMENT AREA =	4.84 ACRES 59.0%

LANDSCAPE COMPLIANCE	
TOTAL PARKING LOT & DRIVE AREA	53,062 SQ. FT.
TOTAL REQUIRED @ 1 TREE/4500 SQ. FT.	12 TREES
TOTAL TREES REQUIRED =	12 TREES
MEDIUM TO LARGE TREES REQUIRED (30%) =	4 TREES
TOTAL TREES PROVIDED =	18 TREES

LEGEND

	SARGENT CRABAPPLE OR EQUAL		EXISTING 2' CONTOUR
	PIN OAK OR EQUAL		EXISTING 10' CONTOUR
	PROPOSED PAVEMENT		EDGE OF PAVEMENT
	100-YEAR FLOODPLAIN LIMIT		EXISTING SANITARY SEWER
	FLOODWAY		PROPOSED SANITARY SEWER
	PROPERTY LINE		EXISTING WATER LINE
	PROPOSED BUILDING LINE		PROPOSED WATER LINE
	STREAM BUFFER		PROPOSED STORM SEWER
			PROPOSED ROAD EASEMENT
			WATER EDGE

STREAM BUFFER STATEMENT

THIS TRACT WAS CONTAINED WITHIN A PRELIMINARY PLAT APPROVED PRIOR TO JANUARY 2, 2007 AND SO IS EXCEPTED FROM THE STREAM BUFFER REQUIREMENTS.

NOTES

- TRACT CONTAINS 8.20 ACRES. TRACT IS ZONED PUD-10
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45' MEASURED FROM THE FINISHED GRADE.
- ALL SANITARY SEWERS SHALL BE LOCATED WITHIN THE APPROPRIATE WIDTH EASEMENT. SAID EASEMENTS SHALL BE GRANTED AT THE TIME OF FINAL DESIGN. TYPICAL CITY SEWER EASEMENTS ARE 16" IN WIDTH.
- PART OF THIS TRACT IS WITHIN THE FLOOD PLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN ON PANEL NUMBER 29019C-0325D DATED MARCH 17, 2011.
- ALL DRIVEWAY, ROADWAY AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- THE PRIVATE DRIVE LABELED AS RESIDENCE DRIVE SHALL BE A PRIVATE DRIVE AND IS LABELED ONLY FOR ADDRESSING PURPOSES. THE PRIVATE DRIVE SHALL BE CONSTRUCTED PER THE SPECIFICATIONS OF THE OWNER.
- ALL ON-SITE LIGHTING WILL BE NO GREATER THAN 20- FEET IN HEIGHT AND SHALL COMPLY WITH THE REQUIREMENTS OF ORDINANCE #200013.
- THE 1.210 AND 100 YEAR DESIGN STORMS SHALL BE USED WHEN DESIGNING THE FINAL STORM WATER DETENTION AND QUALITY SYSTEMS. RETENTION AND BIOTENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
- THERE IS NO CLMAX FOREST ON THIS SITE PER THE APPROVED OLD HAWTHORNE TREE PRESERVATION PLAN.
- ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.
- 15% OPEN SPACE REQUIREMENT PER LOT WILL BE MET BY THE DEVELOPMENT AS A WHOLE.

COMMON LOT C2 LANDSCAPING LEGEND & CALCULATIONS:

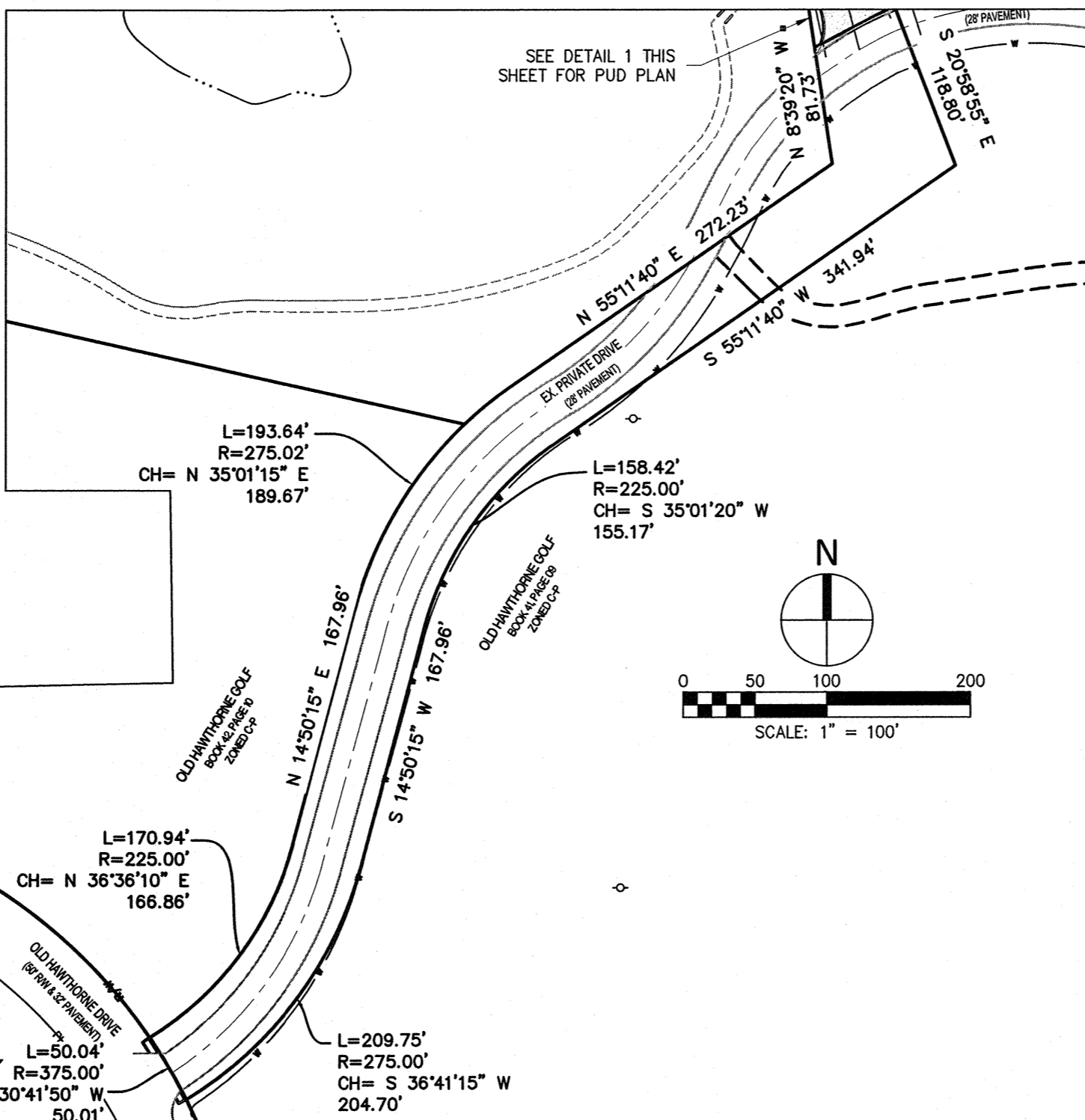
QUANTITY	PLANT SPECIES
2	CRABAPPLE PRAIRIE FIRE (2.5')
2	JUNIPER SAYBROOK GOLD (5 GAL)
2	SPIREA MAGIC CARPET (3 GAL)
2	DIRT ROSE (3 GAL)
4	GRASS DWARF FEATHER REED (3 GAL)

COMMON LOT 2 = 4.05 ACRES
TOTAL IMPERVIOUS AREA = 0.00 ACRES (0%)
TOTAL PAVEMENT AREA = 4.05 ACRES (100%)

NOTE: PAVEMENT AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 85%.

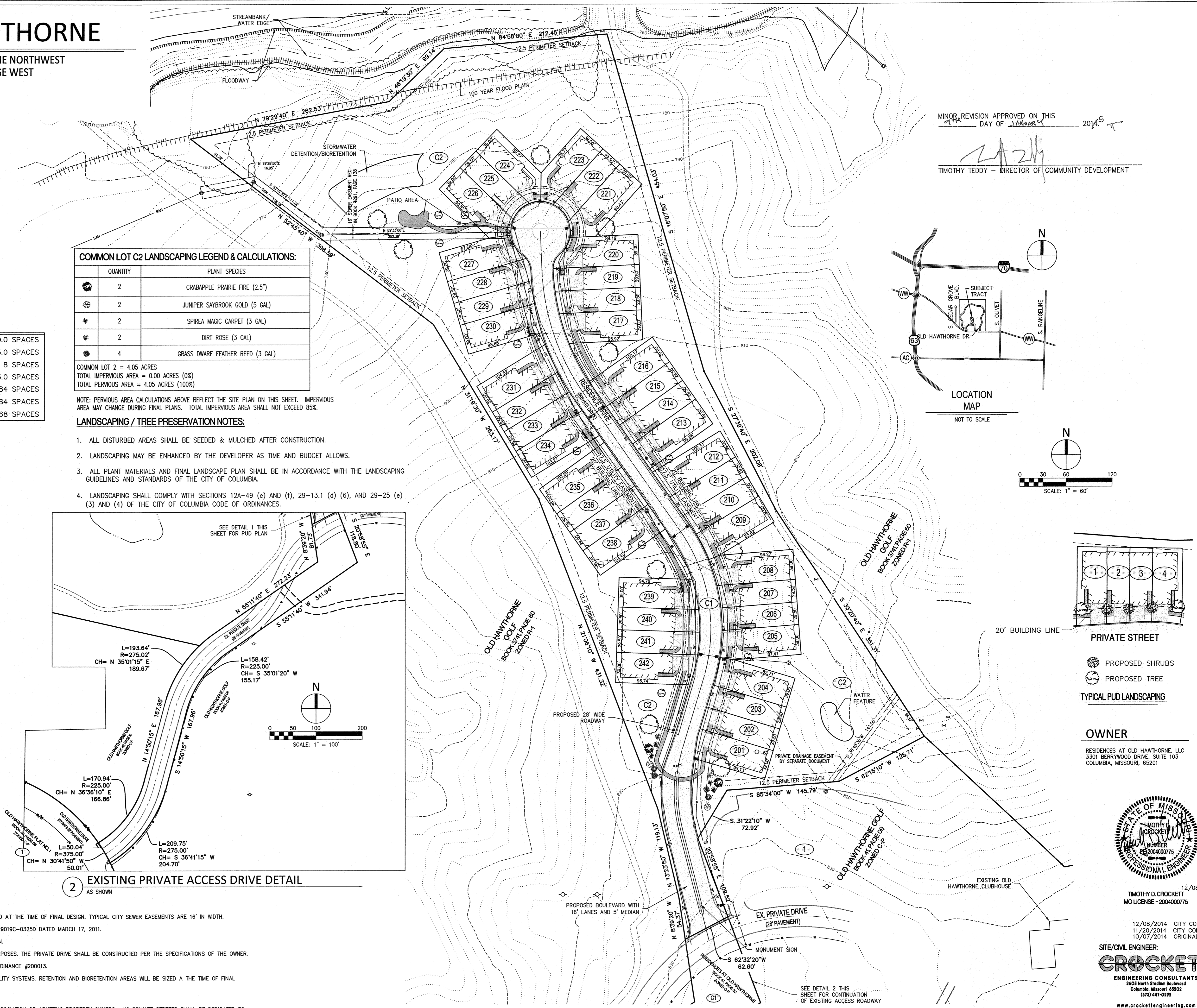
LANDSCAPING / TREE PRESERVATION NOTES:

- 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 (e) AND (f), 29-13.1 (d) (6), AND 29-25 (e) (3) AND (4) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.



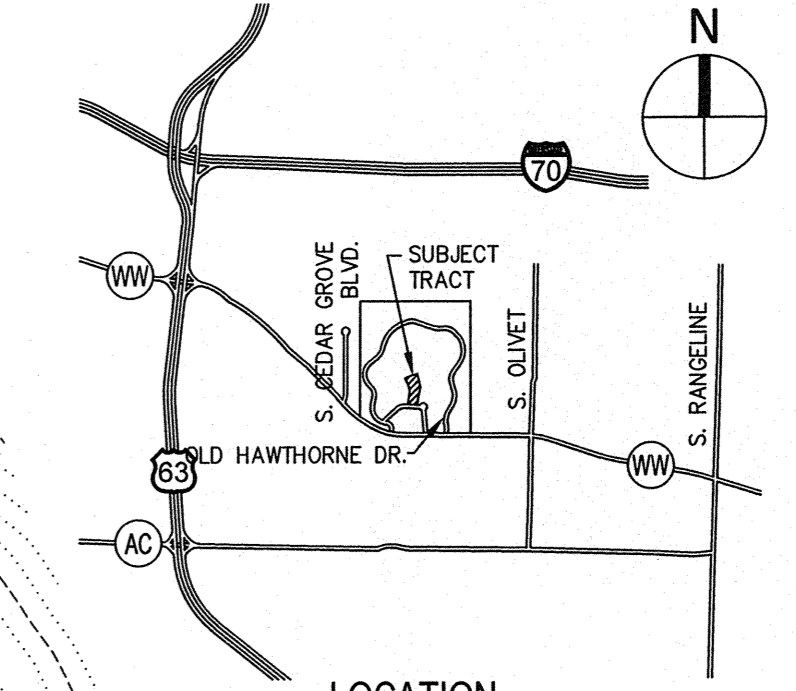
2 EXISTING PRIVATE ACCESS DRIVE DETAIL AS SHOWN

1 RESIDENCES AT OLD HAWTHORNE PUD PLAN AS SHOWN

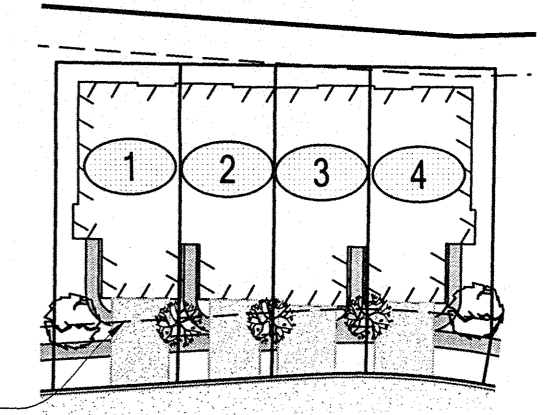
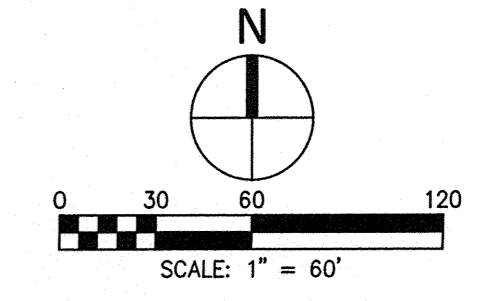


MINOR REVISION APPROVED ON THIS DAY OF JANUARY 2014

TIMOTHY TEDDY - DIRECTOR OF COMMUNITY DEVELOPMENT



LOCATION MAP NOT TO SCALE



- PROPOSED SHRUBS
 - PROPOSED TREE
- TYPICAL PUD LANDSCAPING

OWNER

RESIDENCES AT OLD HAWTHORNE, LLC
3301 BERRYWOOD DRIVE, SUITE 103
COLUMBIA, MISSOURI, 65201



TIMOTHY D. CROCKETT
MO LICENSE - 2004000775

12/08/2014 CITY COMMENTS
11/20/2014 CITY COMMENTS
10/07/2014 ORIGINAL

ENGINEERING CONSULTANTS
CROCKETT
2608 North Stadium Boulevard
Columbia, Missouri 65202
620.447.9292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#000181504