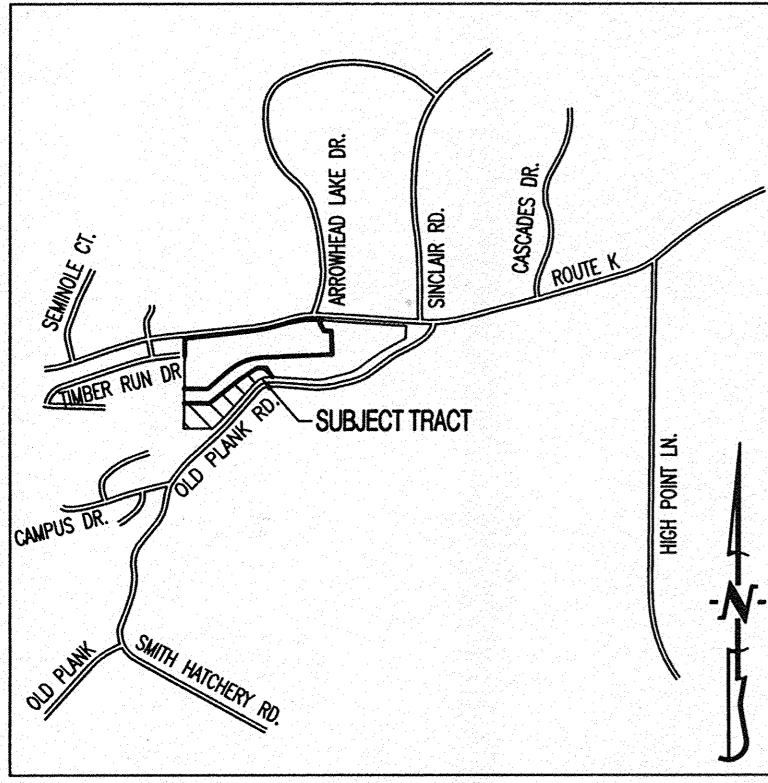


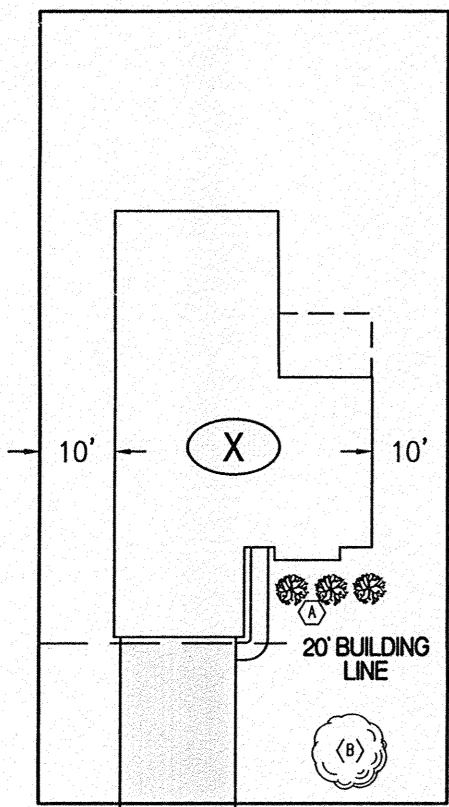
# BARCUS RIDGE PUD PLAN

LOCATED IN SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY PROJECT #15-228



LOCATION MAP  
NOT TO SCALE

- LEGEND:**
- 805 --- EXISTING 2FT CONTOUR
  - 820 --- EXISTING 10FT CONTOUR
  - CURB
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - ⊙ MANHOLE/CLEANOUT
  - PROPOSED WATERLINE
  - PROPOSED LIGHT POLE
  - PROPOSED FIRE HYDRANT
  - EXISTING STORM SEWER
  - PROPOSED STORM SEWER
  - BUILDING LINE
  - EASEMENT
  - (XX) LOT NUMBER
  - PROPOSED PAVEMENT
  - PROPOSED BIORETENTION
  - EXISTING TREELINE
  - ⊙ PROPOSED TREE



PRIVATE STREET

- ⊙ PROPOSED SHRUBS
- ⊙ PROPOSED TREE

TYPICAL PUD LANDSCAPING

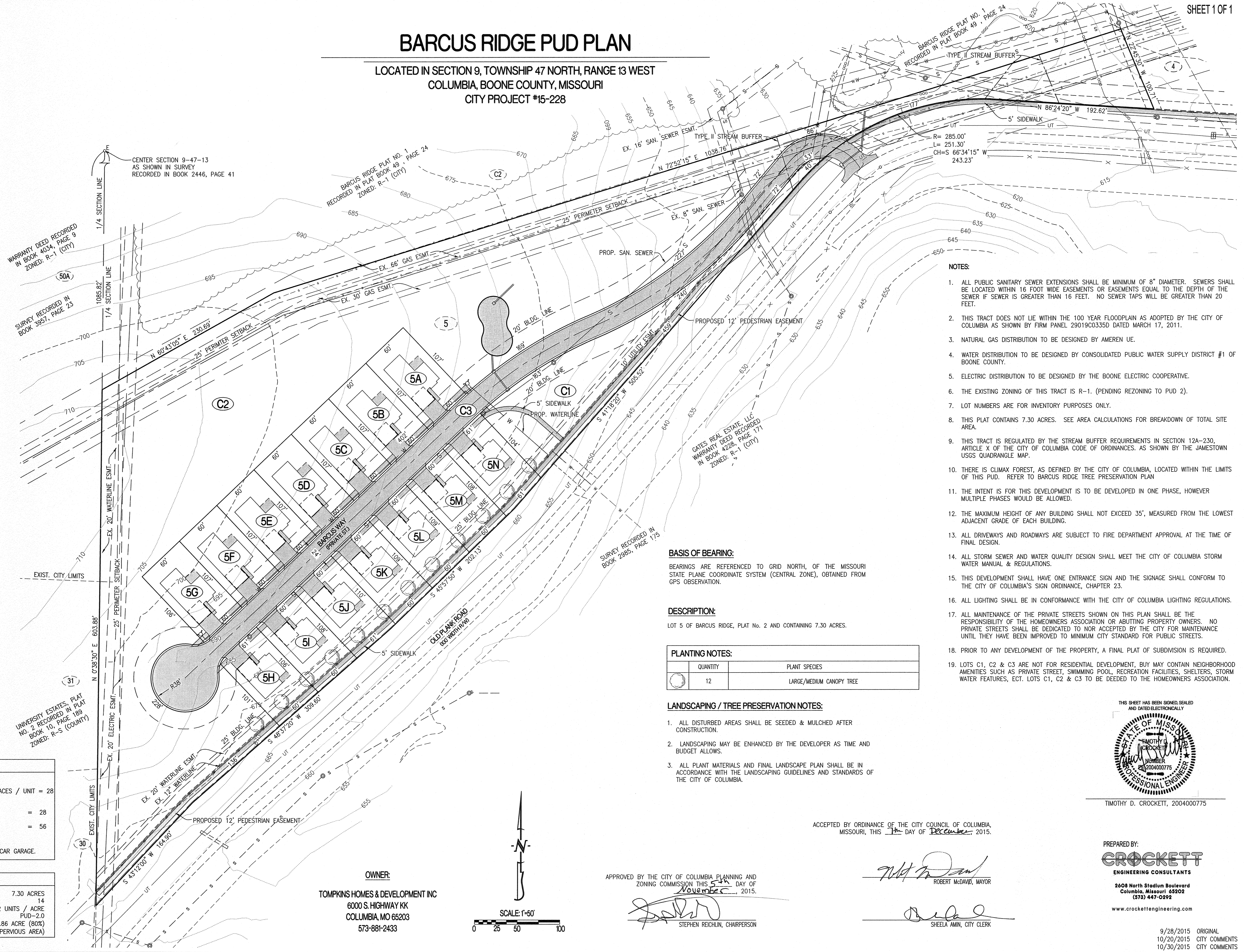
**PARKING CALCULATIONS:**

PARKING REQUIRED:	2 SPACES / UNIT = 28
14 UNITS (SINGLE-FAMILY DETACHED) SPACES	
TOTAL SPACES REQUIRED:	= 28
TOTAL SPACES PROPOSED:	= 56

NOTE: PROPOSED SPACES ARE CALCULATED BY 2 SPACES IN EACH TWO-CAR GARAGE AND 2 SPACES IN FRONT OF EACH TWO-CAR GARAGE.

**DENSITY CALCULATIONS:**

PUD LOT AREA:	7.30 ACRES
PROPOSED NUMBER OF UNITS:	14
PROPOSED DENSITY:	1.92 UNITS / ACRE
PROPOSED ZONING:	PUD-2.0
PERVIOUS AREA:	5.86 ACRE (80%)
	(3.65 ACRE (50%) MINIMUM PERVIOUS AREA)



- NOTES:**
- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS SHALL BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
  - THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 29019C0335D DATED MARCH 17, 2011.
  - NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
  - WATER DISTRIBUTION TO BE DESIGNED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT #1 OF BOONE COUNTY.
  - ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
  - THE EXISTING ZONING OF THIS TRACT IS R-1. (PENDING REZONING TO PUD 2).
  - LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
  - THIS PLAT CONTAINS 7.30 ACRES. SEE AREA CALCULATIONS FOR BREAKDOWN OF TOTAL SITE AREA.
  - THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES, AS SHOWN BY THE JAMESTOWN USGS QUADRANGLE MAP.
  - THERE IS CLIMAX FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS PUD. REFER TO BARCUS RIDGE TREE PRESERVATION PLAN
  - THE INTENT IS FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES WOULD BE ALLOWED.
  - THE MAXIMUM HEIGHT OF ANY BUILDING SHALL NOT EXCEED 35', MEASURED FROM THE LOWEST ADJACENT GRADE OF EACH BUILDING.
  - ALL DRIVEWAYS AND ROADWAYS ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
  - ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL & REGULATIONS.
  - THIS DEVELOPMENT SHALL HAVE ONE ENTRANCE SIGN AND THE SIGNAGE SHALL CONFORM TO THE CITY OF COLUMBIA'S SIGN ORDINANCE, CHAPTER 23.
  - ALL LIGHTING SHALL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA LIGHTING REGULATIONS.
  - 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 STANDARD FOR PRIVATE STREETS.
  - PRIOR TO ANY DEVELOPMENT OF THE PROPERTY, A FINAL PLAT OF SUBDIVISION IS REQUIRED.
  - LOTS C1, C2 & C3 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS PRIVATE STREET, SWIMMING POOL, RECREATION FACILITIES, SHELTERS, STORM WATER FEATURES, ECT. LOTS C1, C2 & C3 TO BE DEEDED TO THE HOMEOWNERS ASSOCIATION.

**BASIS OF BEARING:**  
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

**DESCRIPTION:**  
LOT 5 OF BARCUS RIDGE, PLAT No. 2 AND CONTAINING 7.30 ACRES.

**PLANTING NOTES:**

QUANTITY	PLANT SPECIES
12	LARGE/MEDIUM CANOPY TREE

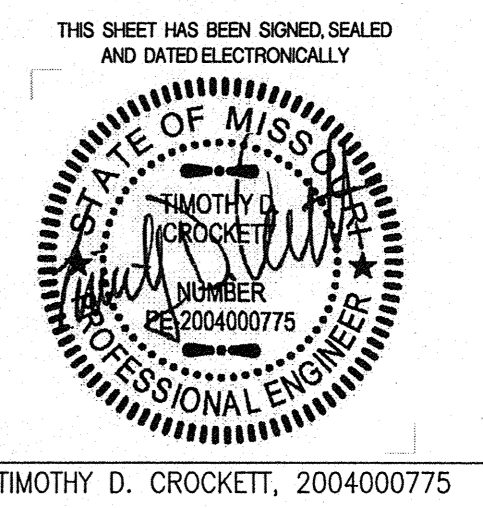
- LANDSCAPING / TREE PRESERVATION NOTES:**
- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
  - LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
  - ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.

**OWNER:**  
TOMPKINS HOMES & DEVELOPMENT INC  
6000 S. HIGHWAY KK  
COLUMBIA, MO 65203  
573-881-2433

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 5<sup>TH</sup> DAY OF November, 2015.  
*Stephen Reichlin*  
STEPHEN REICHLIN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 1<sup>ST</sup> DAY OF December, 2015.  
*Robert McDavid*  
ROBERT MCDOWD, MAYOR

*Sheela Amin*  
SHEELA AMIN, CITY CLERK



PREPARED BY:  
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9/28/2015 ORIGINAL  
10/20/2015 CITY COMMENTS  
10/30/2015 CITY COMMENTS