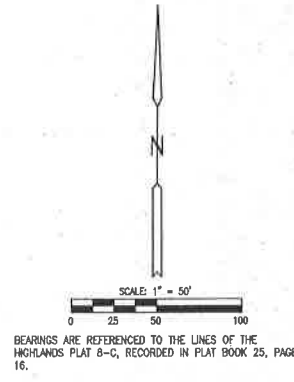
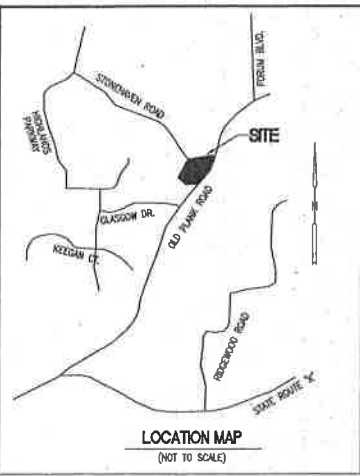


PUD DEVELOPMENT PLAN  
**THE HIGHLANDS PHASE 8-REVISED**

SEPTEMBER 12, 2016  
 REVISED DECEMBER 15, 2016

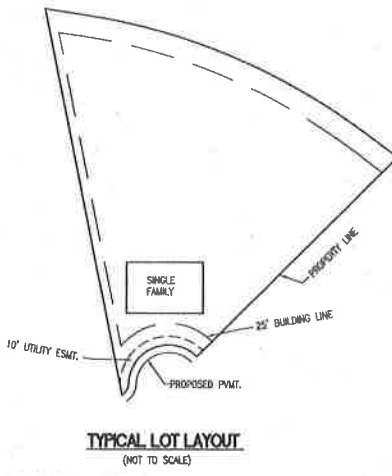
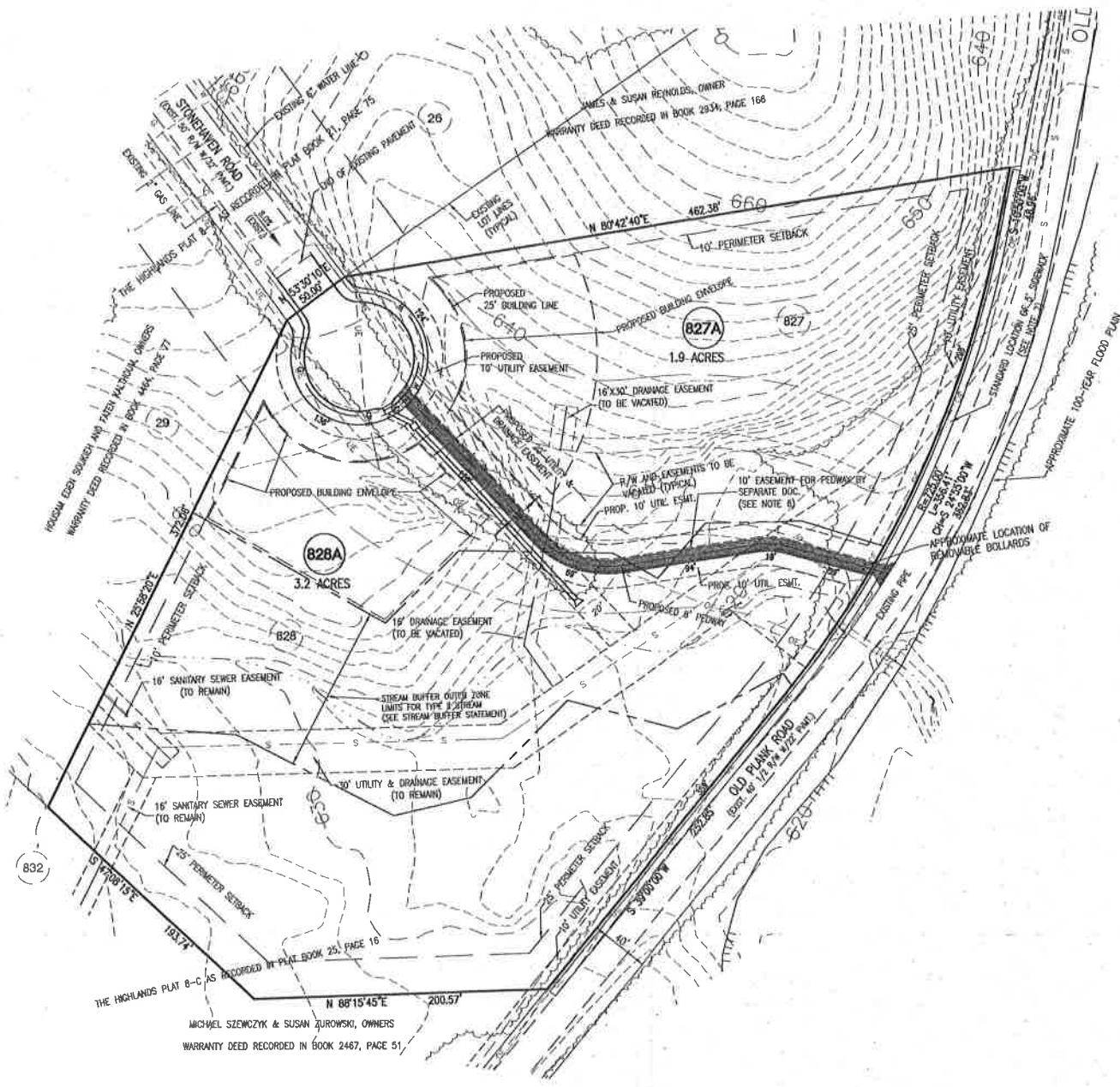
**OWNER/DEVELOPER**  
 HIGHLAND PROPERTIES COMPANY  
 C/O INNOVATIVE MANAGEMENT  
 209 GREEN MEADOWS ROAD, SUITE B  
 COLUMBIA, MISSOURI 65203

**SITE DATA**  
 EXISTING ZONING: R-1 PUD  
 TRACT SIZE: 5.30 ACRES  
 LOCATION: NORTHWEST 1/4 SECTION 2-47-13  
 WARRANTY DEED RECORDED IN BOOK 354, PAGE 253  
 LOTS B27 & B28 THE HIGHLANDS PLAT 8-C, RECORDED IN  
 PLAT BOOK 25, PAGE 18



**LEGEND**

BL	BUILDING SETBACK LINE
2.0x	PROPOSED STREET GRADE
[Symbol]	PROPOSED STORM DRAINAGE STRUCTURE/PIPE
G	PROPOSED GAS MAIN
W	PROPOSED WATER MAIN
●	PROPOSED SANITARY MANHOLE
*	PROPOSED SANITARY CLEAN OUT
G	EXISTING GAS MAIN
S	EXISTING SANITARY SEWER
W	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
X	EXISTING FENCE
OE	EXISTING OVERHEAD ELECTRIC
U	EXISTING UTILITY POLE
[Symbol]	EXISTING TREE LINE
640	EXISTING CONTOUR
[Symbol]	APPROXIMATE 100-YEAR FLOOD PLAN
[Symbol]	STREAM BUFFER



**EXISTING UTILITIES**  
 SEWER: 8" CITY SEWER MAIN CROSSES EXISTING LOT B28 IN A 30' UTILITY AND DRAINAGE EASEMENT  
 WATER: 8" MAIN ALONG NORTH SIDE OF STONEHAVEN ROAD AND STUBS ONTO SUBJECT TRACT  
 GAS: 2" PLASTIC MAIN ALONG SOUTH SIDE OF STONEHAVEN ROAD  
 ELEC: OVERHEAD ELECTRIC THROUGH THE SUBJECT TRACT TO BE PLACED UNDERGROUND

- GENERAL NOTES**
- THERE WILL BE A 10' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
  - THERE WILL BE A MINIMUM 10' WIDE EASEMENT DEDICATED FOR ALL SANITARY AND STORM SEWER LINES.
  - ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
  - THE CUL-DE-SAC WILL HAVE A 47' RADIUS RIGHT-OF-WAY AND 30' RADIUS PAVEMENT.
  - DRIVEWAY ACCESS WILL BE PROHIBITED ALONG OLD PLANK ROAD.
  - A PROPERLY DESIGNED, HARD SURFACED 8' WIDE DRIVEWAY BETWEEN STONEHAVEN ROAD AND OLD PLANK ROAD IS PROPOSED AS SHOWN WITHIN A 10' WIDE EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT ALONG THE SOUTHERLY SIDE OF LOT B27A. REMOVABLE BOLLARDS WILL BE PLACED AS SHOWN.
  - A 5' SIDEWALK IS PROPOSED ALONG OLD PLANK ROAD. THE ACTUAL LOCATION OF THE SIDEWALK MAY VARY FROM THE STANDARD LOCATION DUE TO THE TERRAIN OR OTHER OBSTACLES. CONSTRUCTION BY DEVELOPER WITHIN 60' DRIVEWAY PER ORDINANCE # 0226216.
  - THE WATER DISTRIBUTION SYSTEM WILL BE DESIGNED BY CITY OF COLUMBIA WATER AND LIGHT ENGINEERING DEPARTMENT.
  - CONTOUR INTERVAL IS TWO (2) FEET.

- PUD NOTES**
- AREA: 5.30 ACRES
  - MAXIMUM BUILDING HEIGHT: PUD: 45 FEET
  - INDIVIDUAL SINGLE FAMILY HOMES. SIZES AND SHAPES WILL VARY.
  - MINIMUM DISTANCE FROM BUILDING TO PERIMETER PROPERTY LINES: PUD: 25 FEET FRONT & REAR, 10 FEET ON SIDE YARDS
  - PUD IMPERVIOUS AREA: 1.06 ACRES = 20% (MAXIMUM)  
 PUD PERVIOUS AREA: 4.24 ACRES = 80% (MINIMUM)
  - PUD PARKING REQUIRED: 2 PER UNIT x 2 UNITS = 4 SPACES  
 PUD PARKING PROVIDED: 4 PER UNIT (2 GARAGE, 2 DRIVEWAY) x 2 UNITS = 8 SPACES (41 PER LOT)

**PUD UNIT SUMMARY**  
 2 SINGLE FAMILY DETACHED UNITS

**PUD DENSITY CALCULATIONS**  
 GROSS AREA = 5.30 ACRES  
 RIGHT-OF-WAY & LOT 5270 AREA = 0.35 ACRES  
 NET AREA (GROSS MINUS RIGHT-OF-WAY) = 4.95 ACRES  
 PROPOSED UNITS = 2  
 PROPOSED DENSITY = 2 UNITS/4.95 ACRES = 0.40 UNITS/ACRE

**LANDSCAPE NOTES**  
 EACH LOT SHALL HAVE A MINIMUM OF TWO (2) TREES PLANTED IN THE FRONT YARD.  
 A MINIMUM OF 50% WILL BE MAINTAINED AS OPEN SPACE SUCH AS NATURAL VEGETATION AND LANDSCAPING.

**CLIMAX FOREST NOTE**  
 ACCORDING TO THE CITY OF COLUMBIA ARBORIST THE ONLY CLIMAX FOREST IN THE PUD IS LOCATED WITHIN THE REQUIRED STREAM BUFFER, THEREFORE THE ENTIRE CLIMAX FOREST IS PRESERVED.

**DRIVEWAY NOTES**  
 EACH LOT SHALL HAVE A SINGLE DRIVEWAY OFF STONEHAVEN ROAD THAT IS A MINIMUM TWENTY (20) FEET WIDE.

- SUBMISSION REGULATION VARIANCES**
- SECTION 25-47 - TERMINAL STREETS: STONEHAVEN ROAD IS PROPOSED TO BE 2,700' LONG WITH THE INSTALLATION OF THE CUL-DE-SAC.
  - SECTION 25-10 - SIDEWALKS: THERE ARE NO SIDEWALKS PROPOSED AROUND THE CUL-DE-SAC.

**FLOOD PLAN STATEMENT**  
 THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) OR THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FIRM PANEL NUMBER 29018C02280D, DATED MARCH 17, 2011.

**STREAM BUFFER STATEMENT**  
 THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY, U.S.G.S. QUADRANGLE MAP "COLUMBIA" WAS USED TO DETERMINE THE TYPE OF STREAM.

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS 15<sup>th</sup> DAY OF December, 2016.  
 Rusty Shegovan, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS 20<sup>th</sup> DAY OF February, 2017.  
 Brian Treede, MAYOR  
 Sheila Ann, CITY CLERK  
 ordinance #022016

PREPARED BY  
  
**ALLSTATE CONSULTANTS**  
 3312 LEMONE INDUSTRIAL BLVD.  
 COLUMBIA, MO. 65201  
 (573) 875-8799  
 allstateconsultants.net

STATE OF MISSOURI  
 REGISTERED LAND SURVEYOR  
 JAMES R. JEFFRIES  
 NUMBER LS-2300  
 JAMES R. JEFFRIES, PLS 2004  
 JAN. 11, 2017  
 DATE