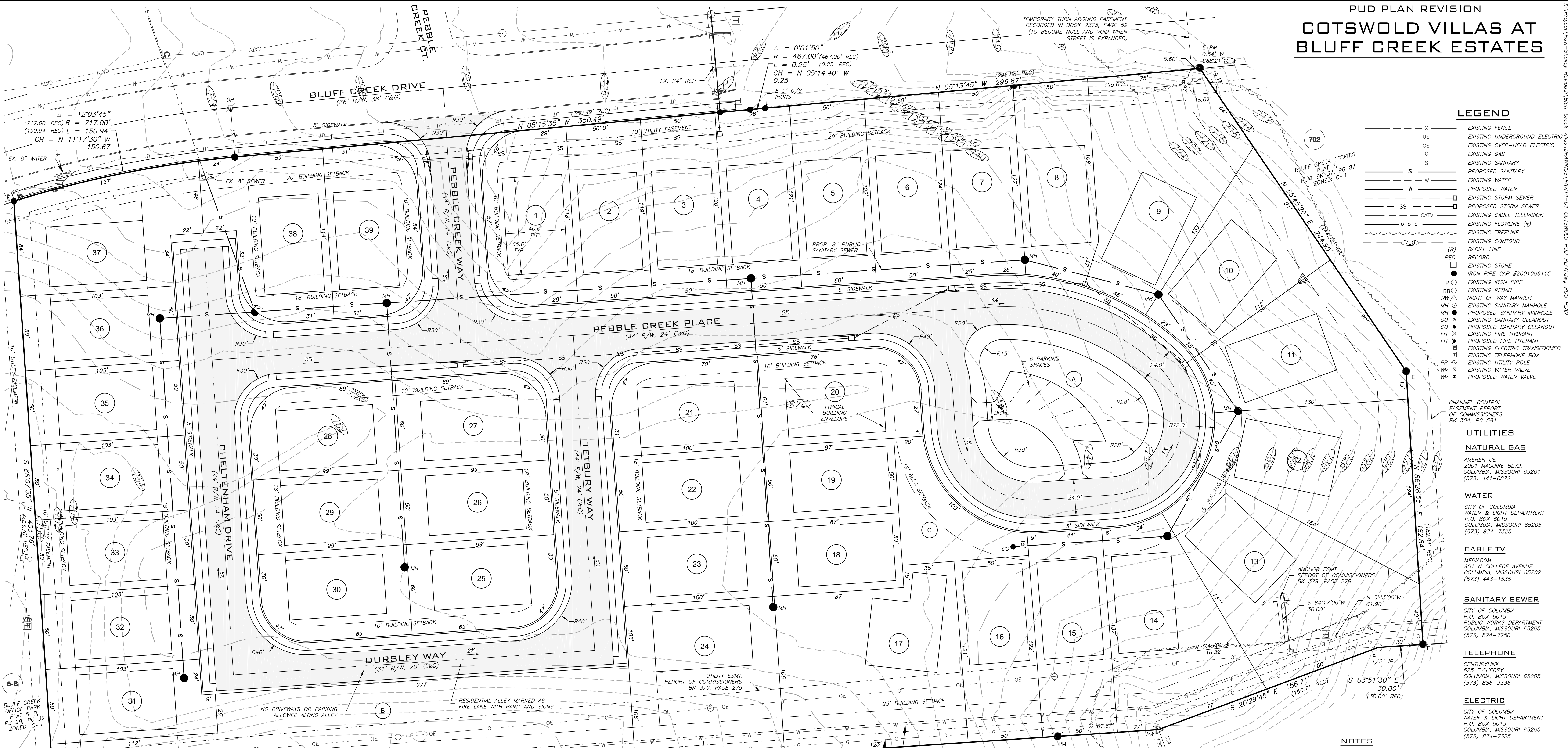


PUD PLAN REVISION
**COTSWOLD VILLAS AT
 BLUFF CREEK ESTATES**



LEGEND

X	EXISTING FENCE
UE	EXISTING UNDERGROUND ELECTRIC
OE	EXISTING OVER-HEAD ELECTRIC
G	EXISTING GAS
S	EXISTING SANITARY
SS	PROPOSED SANITARY
W	EXISTING WATER
SS	PROPOSED WATER
SS	EXISTING STORM SEWER
SS	PROPOSED STORM SEWER
CATV	EXISTING CABLE TELEVISION
○	EXISTING FLOWLINE (F)
○	EXISTING TREELINE
○	EXISTING CONTOUR
(R)	RADIAL LINE
REC	RECORD
□	EXISTING STONE
○	IRON PIPE CAP #2001006115
IP	EXISTING IRON PIPE
RB	EXISTING REBAR
RW	RIGHT OF WAY MARKER
MH	EXISTING SANITARY MANHOLE
MH	PROPOSED SANITARY MANHOLE
CO	EXISTING SANITARY CLEANOUT
CO	PROPOSED SANITARY CLEANOUT
FH	EXISTING FIRE HYDRANT
FH	PROPOSED FIRE HYDRANT
ET	EXISTING ELECTRIC TRANSFORMER
ET	EXISTING TELEPHONE BOX
PP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
WV	PROPOSED WATER VALVE

CHANNEL CONTROL EASEMENT REPORT OF COMMISSIONERS BK 304, PG 581

UTILITIES
NATURAL GAS
 AMEREN UE
 3001 MAGUIRE BLVD.
 COLUMBIA, MISSOURI 65201
 (573) 441-0872

WATER
 CITY OF COLUMBIA
 WATER & LIGHT DEPARTMENT
 P.O. BOX 6015
 COLUMBIA, MISSOURI 65205
 (573) 874-7325

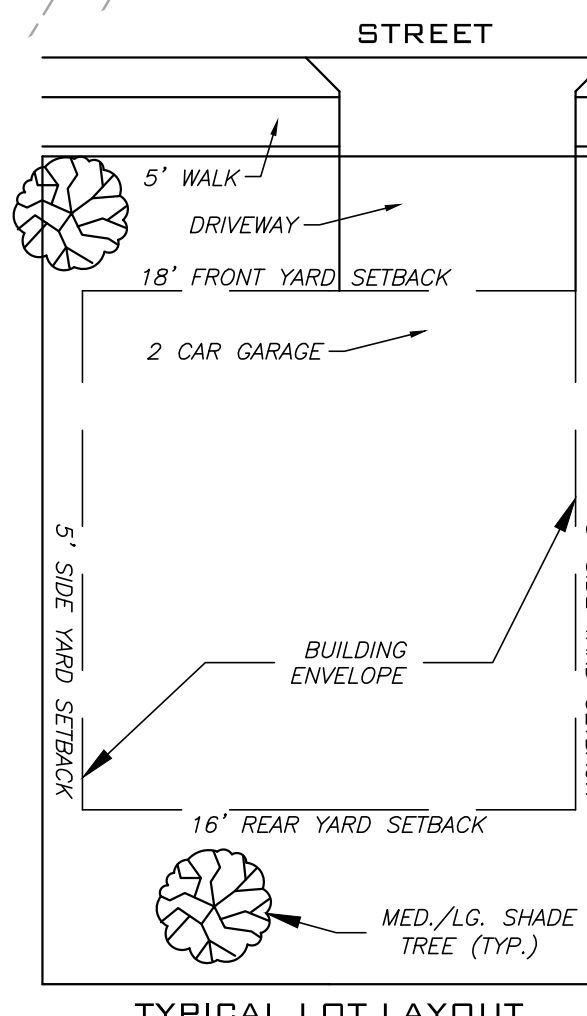
CABLE TV
 MEDIACOM
 901 N COLLEGE AVENUE
 COLUMBIA, MISSOURI 65202
 (573) 443-1535

SANITARY SEWER
 CITY OF COLUMBIA
 WATER & LIGHT DEPARTMENT
 P.O. BOX 6015
 COLUMBIA, MISSOURI 65205
 (573) 874-7250

TELEPHONE
 CENTURYLINK
 625 E CHERRY
 COLUMBIA, MISSOURI 65205
 (573) 886-3336

ELECTRIC
 CITY OF COLUMBIA
 WATER & LIGHT DEPARTMENT
 P.O. BOX 6015
 COLUMBIA, MISSOURI 65205
 (573) 874-7325

- NOTES**
1. WATER AND ELECTRIC TO BE DESIGNED AND SUPPLIED BY THE CITY OF COLUMBIA WATER AND LIGHT.
 2. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET.
 3. ALL NEW STREET R/W SHALL BE 44-FOOT WIDE WITH A 24-FOOT WIDE STREET UNLESS AS NOTED OTHERWISE.
 4. DEVELOPER SHALL ENSURE THE SUBGRADE OF BLUFF CREEK DRIVE IS WITHIN 1 FOOT +/- OF THE APPROVED PROFILE BY A CIVIL GROUP DATED FEBRUARY 10, 2008.
 5. THERE SHALL BE A 10-FOOT WIDE (MINIMUM) UTILITY EASEMENT ON THE ADJACENT LOT ALONG ALL STREET RIGHT-OF-WAY. THERE SHALL BE A 16-FOOT WIDE (MINIMUM) EASEMENT AS NEEDED FOR OTHER UTILITIES.
 6. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
 7. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
 8. A 5-FOOT SIDEWALK SHALL BE BUILT ALONG ADJACENT CONSTRUCTED STREET FRONTS IN CONJUNCTION WITH THE BUILDING CONSTRUCTION ON INDIVIDUAL LOTS, AS SHOWN.
 9. STREET GRADES AND ALIGNMENTS, STORM SEWER PIPE AND INLET SIZES AND LOCATIONS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE ONLY AND WILL BE REFINED WITH FINAL DESIGN. THE SIZES AND LOCATIONS CAN BE MODIFIED WITHOUT FURTHER REVIEW BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.
 10. DRAINAGE EASEMENTS HAVING A MINIMUM WIDTH OF 16 FEET OR WIDER AS NEEDED SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 100 YEAR RAINFALL EVENT.
 11. ALTHOUGH IT IS NOT KNOWN AT THIS TIME, TWO LOTS MAY BE RESERVED IN THE FUTURE FOR A CLUBHOUSE AND POOL. LOT A, B, AND C ARE COMMON LOTS FOR NEIGHBORHOOD AMENITIES WHICH MAY INCLUDE COMMON DRIVEWAYS, PARKS, LANDSCAPING, PATIOS, POOLS, CLUBHOUSE OR PICNIC SHELTERS.



TYPICAL LOT LAYOUT
 REQUIRED PARKING 2 SPACES PER UNIT
 PARKING PROVIDED 2 SPACES PER UNIT IN GARAGE.

- TYPICAL LOT LAYOUT NOTES**
1. THE BUILDINGS PROPOSED FOR THIS DEVELOPMENT ARE ONE FAMILY DETACHED DWELLINGS.
 2. ALL BUILDINGS SHALL BE CONSTRUCTED WITH A MINIMUM FRONT SETBACK OF 18 FEET FROM INTERNAL STREETS AND A MINIMUM SIDE SETBACK OF 10 FEET FROM INTERNAL STREETS.
 3. EACH UNIT SHALL HAVE A MAXIMUM FOOTPRINT OF 2,600 SQUARE FEET AND A MAXIMUM GROSS AREA OF 7,000 SQUARE FEET.
 4. UNITS SHALL BE A COMBINATION OF SLAB ON GRADE OR WALKOUT WITH 1 OR 2 STORIES ABOVE. MAXIMUM UNIT HEIGHT SHALL BE 35 FEET.
 5. ALL LOTS IN THIS DEVELOPMENT SHALL HAVE A MINIMUM LOT AREA OF 4000 SQUARE FEET AND A MINIMUM WIDTH OF 30 FEET AT THE BUILDING LINE.
 6. THE TOTAL NUMBER OF LOTS/UNITS MAY BE REDUCED BY THE OWNER WITHOUT REVISION OF THE PUD PLAN.
 7. THERE SHALL BE NO DRIVEWAY ACCESS ONTO BLUFF CREEK DRIVE.
 8. MAXIMUM DRIVEWAY WIDTH SHALL BE 28 FEET. EACH UNIT SHALL HAVE A MINIMUM OF TWO ON-LOT PARKING SPACES.
 9. EACH LOT MAY HAVE A DECK, PORCH OR PATIO ON THE REAR OF THE UNIT. PORCHES AND DECKS ARE SUBJECT TO BUILDING SETBACKS.
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 11. OWNER RESERVES THE RIGHT TO ENHANCE THE LANDSCAPING.

BENCHMARK DATA
 SET NAIL IN WEST SIDE OF POWER POLE, LOCATED ALONG HIGHWAY 63 RIGHT-OF-WAY, APPROXIMATELY 250' SOUTH OF NORTHEAST CORNER OF SITE.
 ELEV. = 735.81

OWNER/DEVELOPER
 LYON CREST PROPERTIES, LLC
 2317 DEER CREEK COURT
 COLUMBIA, MISSOURI 65203

SITE DATA
 CURRENT ZONING - PUD 5.1
 ACREAGE - 8.67

TRACT DESCRIPTION
 LOT EIGHT HUNDRED ONE (801) OF BLUFF CREEK ESTATES PLAT EIGHT (8), A SUBDIVISION LOCATED IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 16, RECORDS OF BOONE COUNTY, MISSOURI.

PROJECT PHASING
 THE PROJECT WILL BE CONSTRUCTED IN PHASES THAT ARE NOT DETERMINED AT THIS TIME.

STREAM BUFFER STATEMENT
 THIS TRACT IS EXEMPT FROM THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND CHAPTER 12A, ARTICLE X, SECTION 12A-232(A)(2) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT
 THIS TRACT IS NOT LOCATED WITHIN THE 100-YR FLOODPLAIN AS SHOWN BY THE BOONE COUNTY FLOOD INSURANCE RATE MAP #29019C0295D DATED MARCH 17, 2011.

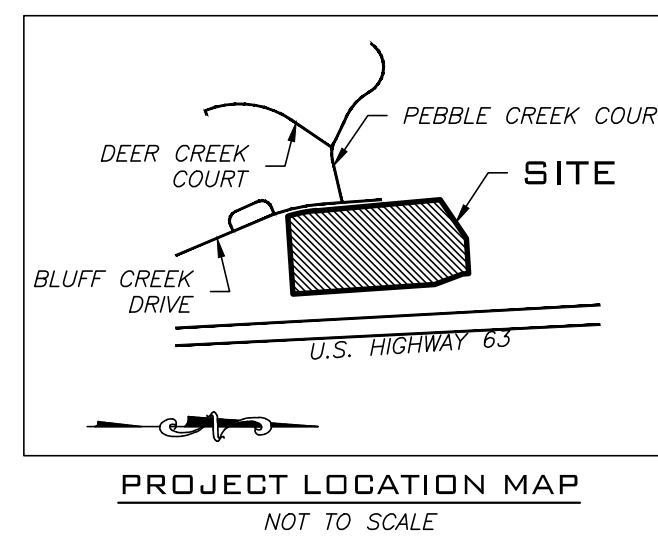
STORM WATER STATEMENT
 A SITE PLAN FOR THIS TRACT HAS BEEN APPROVED SEPTEMBER 19, 2007 SHOWING 207,342 SQUARE FEET OF IMPERVIOUS AREA. PROPOSED IMPERVIOUS AREA UP TO THE PREVIOUSLY APPROVED AMOUNT IS SUBJECT TO STORM WATER REGULATIONS PER THE CITY ORDINANCE NO. 013019 AND THE STORM DRAINAGE DESIGN MANUAL DATED MARCH 1991. ADDITIONAL IMPERVIOUS AREA BEYOND THE PREVIOUSLY APPROVED AMOUNT IS SUBJECT TO ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND SHALL BE CONSTRUCTED PER THE CITY OF COLUMBIA STORM WATER MANAGEMENT AND WATER QUALITY MANUAL.

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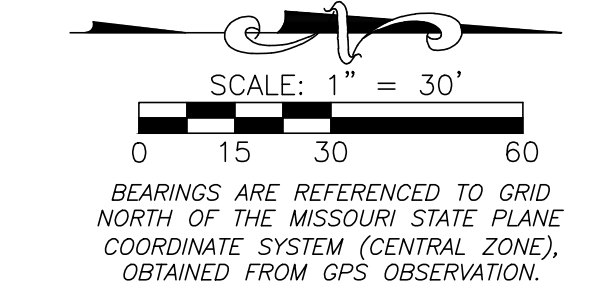
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THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2016.

STEPHEN REICHLIN, CHAIRMAN

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS ____ DAY OF _____, 2016.

_____, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

A CIVIL GROUP
 CIVIL ENGINEERING - PLANNING - SURVEYING
 3401 BROADWAY BUSINESS PARK COURT
 SUITE 105
 COLUMBIA, MO 65203
 PH: (573) 817-5750, FAX: (573) 817-1677
 MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

CHRISTOPHER M. SANDER
 LS-2000018178
 FEBRUARY 23, 2016

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