



LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	SANITARY SEWER LINE
[Symbol]	FENCE
[Symbol]	TREE & BRUSH LINE
[Symbol]	DRAINAGE SWALE
[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED SANITARY SEWER LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED NATURE EXERCISE TRAIL
[Symbol]	PROPOSED CONSTRUCTION PHASE LINE
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	FIRE HYDRANT
[Symbol]	WATER VALVE
[Symbol]	COMMON AREA / PARKLAND
[Symbol]	PHASE NUMBER

DENSITY

31.35 ACRES TOTAL
28.31 ACRES LESS RIGHT-OF-WAY
41 SINGLE UNITS
40 DUPLEX UNITS
121 TOTAL UNITS
4.3 UNITS PER ACRE

IMPERVIOUS AREA

TOTAL PROJECT AREA = 989,700 SQ. FT. (22.26 ACRES)
IMPERVIOUS AREA = 362,895 SQ. FT. (37.4% OF TOTAL)
PERVIOUS AREA = 606,805 SQ. FT. (62.6% OF TOTAL)

PARKING - RESIDENTIAL UNITS

121 TOTAL UNITS
286 PARKING SPACES (INCLUDING GARAGES)
2.4 PARKING SPACES PER UNIT

PARKING - CLUBHOUSE AND AMENITIES

REQUIRED PARKING	
BUILDING	475 SQ. FT. AT 1/150 SQ. FT. = 3 SPACES
FITNESS	475 SQ. FT. AT 1/300 SQ. FT. = 2 SPACES
OFFICE	3001 SQ. FT. AT 1/300 SQ. FT. = 10 SPACES
RECREATIONAL	SUBTOTAL = 15 SPACES
POOL	1440 SQ. FT. AT 1/150 SQ. FT. = 10 SPACES
TENNIS COURTS	2 COURTS AT 2/COURT = 4 SPACES
TOTAL REQUIRED	= 29 SPACES
DEMOLITION FOR POOL & TENNIS COURTS (PRIVATE FACILITY)	= 3 SPACES
14 SPACES X 20%	= 28 SPACES
OVERALL TOTAL REQUIRED	= 28 SPACES

PROVIDED PARKING

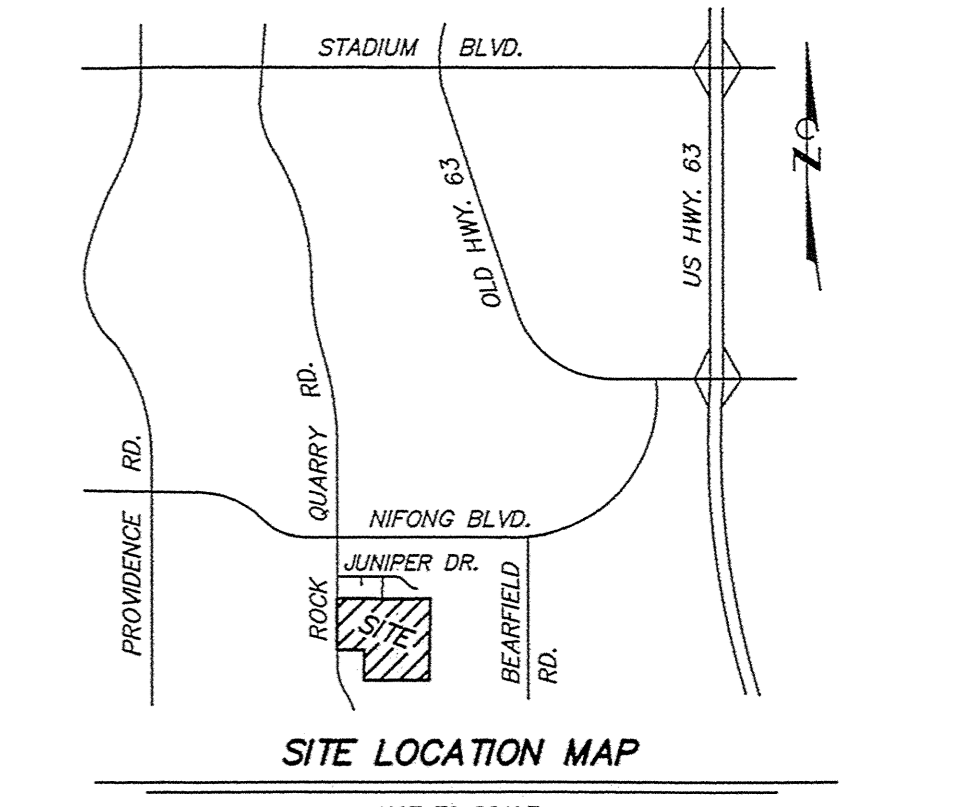
STANDARD	= 27 SPACES
ADA (1 VAN ACCESSIBLE)	= 2 SPACES
TOTAL PROVIDED	= 29 SPACES

CLIMAX FOREST PRESERVATION

EXISTING CLIMAX FOREST	224,000 SQ. FT.
CLIMAX FOREST PRESERVATION REQUIRED	59,000 SQ. FT. (26%)
CLIMAX FOREST PRESERVATION PROVIDED	66,500 SQ. FT. (29.7%)

NOTE: AREAS FOR CLIMAX FOREST WERE TAKEN FROM 200 SCALE AERIAL PHOTO BOONE COUNTY TAX MAP AS REVISED 11-2-95

- GENERAL NOTES**
- ALL SANITARY SEWER AND WATER LINES WILL BE PUBLIC LINES WITHIN DEDICATED PUBLIC UTILITY EASEMENTS.
 - 10' UTILITY EASEMENTS WILL BE DEDICATED ALONG BOTH SIDES OF CITY STREET RIGHT-OF-WAY.
 - THIS TRACT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS DEFINED BY CITY ORDINANCE.
 - THE MINIMUM PERCENTAGE OF THE ENTIRE SITE TO BE MAINTAINED IN OPEN SPACE IS 30%.
 - FENCE AROUND R/V - BOAT PARKING AREA WILL BE 6 FOOT TALL CHAIN LINK WITH GREEN UV RESISTANT PLASTIC SLATS FOR SCREENING.
 - PERIMETER OF PROPERTY WILL BE FENCED WITH A 6 FOOT HIGH FENCE.
 - ALL UNITS HAVE 1 CAR GARAGES.
 - THE MAXIMUM BUILDING HEIGHT WILL BE A TWO STORY BUILDING OR APPROXIMATELY 25 FEET HIGH.
 - THE MINIMUM SEPARATION BETWEEN BUILDINGS WILL BE 12 FEET.
 - THE MINIMUM BUILDING SETBACK FROM STREETS ON ALL NEW BUILDINGS WILL BE 19 FEET.



APPROVED AS A MINOR REVISION THIS DAY OF 12/30/2005
 BILL WATKINS, ACTING PLANNING DIRECTOR

LANDSCAPE NOTE

TOTAL AREA	989,700 SQ. FT.	100 %
PAVED AREA	146,495 SQ. FT.	15.0%
LANDSCAPE AREA	602,005 SQ. FT.	62.1 %
1 TREE/ 4,800 SQ. FT. OF PAVED AREA	33 TREES	
TOTAL NEW TREES	33 TREES	
LARGE TO MEDIUM DECIDUOUS SHADE TREES	10 TREES (30% OF TOTAL)	
* EXCEEDS 15% MINIMUM (NOT CALCULATED)		

- NOTES**
- IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPED AREAS SHALL BE SEEDED AND MULCHED.
 - ALL NURSERY STOCK SHALL CONFORM TO "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1.
 - ALL PERIMETER LANDSCAPED AREAS SHALL BE GRASS COVERED.

LANDSCAPE LEGEND

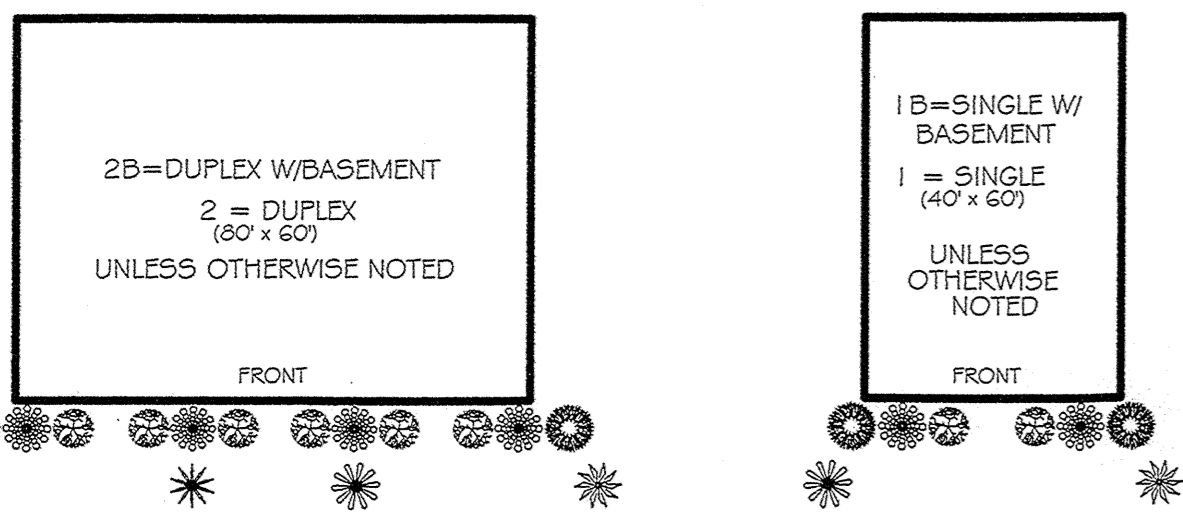
SYMBOL	DESCRIPTION
[Symbol]	WHITE DOGWOOD
[Symbol]	BRADFORD PEAR
[Symbol]	RED OAK
[Symbol]	SUGAR MAPLE
[Symbol]	SCARLET MAPLE
[Symbol]	PIN OAK
[Symbol]	UPRIGHT JUNIPERS
[Symbol]	REDBUD
[Symbol]	BURNING BUSH
[Symbol]	SPRING SNOW FLOWERING CRAB
[Symbol]	ROYAL FLOWERING CRAB
[Symbol]	RAISED BED (MIXED PERENNIALS & ANNUALS)
[Symbol]	EASTERN RED CEDAR (16" TO 20" IN HEIGHT - SECURED AND REPLANTED FROM EXISTING TREES ON SITE)

OWNER
 RICHARD A. ROYER
 SOMERSET PROPERTIES, L.L.C.
 1808 SCARBOROUGH DR.
 COLUMBIA, MO 65201

SIGNAGE

THE SIGNAGE FOR THIS DEVELOPMENT WILL CONSIST OF ONE SIGN AT THE ROCK QUARRY ROAD ENTRANCE AND ONE SIGN AT THE JUNIPER PLACE ENTRANCE. THE SIGN AT ROCK QUARRY ROAD WILL BE LOCATED IN THE LANDSCAPED ISLAND AS INDICATED. IT WILL BE A MONUMENT TYPE SIGN WITH A MAXIMUM SIGN SURFACE AREA OF 30 SQUARE FEET AND A MAXIMUM HEIGHT OF 5 1/2 FEET. THIS SIGN WILL BE SLIGHTLY ILLUMINATED AT NIGHT TO IDENTIFY THE ENTRANCE TO THE DEVELOPMENT AT NIGHT.

THE SIGN AT JUNIPER PLACE WILL BE LOCATED ALONG THE WEST SIDE OF THE ROAD AS SHOWN. THIS SIGN WILL BE A SMALL POLE SIGN WITH A MAXIMUM SIGN SURFACE AREA OF 20 SQUARE FEET AND A MAXIMUM HEIGHT OF 5 FEET. THIS SIGN MAY BE SLIGHTLY ILLUMINATED IN ORDER TO IDENTIFY THE ENTRANCE TO THE DEVELOPMENT AT NIGHT.



SCALE: 1" = 30'

PUD SITE PLAN

CAMBRIDGE PLACE

COLUMBIA, MISSOURI

Surveyed: NA	Revised: 7 JANUARY 1999
Drawn: MQ/LE	30 MAY 2000
Checked: DB	31 OCTOBER 2001
	23 SEPT. 2003
	30 FEB. 2004
	6 APRIL 2005

Scale: 1" = 50'

Date: 10 DECEMBER 1997

Job: 0006/9839/9066

Sheet: 6/23/01/45

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