



LOCATION MAP
NOT TO SCALE

BASIS OF BEARING:

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

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 5167, PAGE 62 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH RIGHT OF WAY LINE OF NORTH RIDGE DRIVE AT THE SOUTHWEST CORNER OF LOT 1 OF BLUE RIDGE SUBDIVISION, PART 13 AS SHOWN IN PLAT BOOK 11, PAGE 313; THENCE WITH THE NORTH RIGHT OF WAY LINE AS SHOWN IN BLUE RIDGE SUBDIVISION, PART NO. 8 RECORDED IN PLAT BOOK 9, PAGE 35, N 86°32'35"W, 38.23 FEET; THENCE N 82°06'45"W, 179.33 FEET TO THE SOUTHEAST CORNER OF BLUE RIDGE SUBDIVISION PART 16 AS SHOWN IN PLAT BOOK 13, PAGE 57; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID BLUE RIDGE SUBDIVISION PART 16, N 3°54'50"W, 416.46 FEET TO THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 470, PAGE 733; THENCE LEAVING SAID EAST LINE, AND WITH THE SOUTH LINE OF SAID SURVEY, N 89°50'10"E, 270.99 FEET TO THE NORTHWEST CORNER OF SAID BLUE RIDGE SUBDIVISION PART 13; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE THEREOF, S 3°27'25"W, 443.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.40 ACRES.

SIGNAGE:

ALL ONSITE SIGNAGE (BOTH FREESTANDING AND ON BUILDING) SHALL BE IN CONFORMANCE WITH SECTION 29-4.8 OF THE CITY OF COLUMBIA SIGN REGULATIONS FOR THE BUILDING USE.

PD PLAN AND PRELIMINARY PLAT FOR THE COTTAGES OF NORTHRIDGE

LOCATED IN NW 1/4 SECTION 32, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 201-2020

OWNER/DEVELOPER:
HEMME CONSTRUCTION LLC
2301 CHAPEL PLAZA CT, STE. 1
COLUMBIA, MO 65203

(A) LOCATION FOR A POTENTIAL SUBDIVISION SIGN.

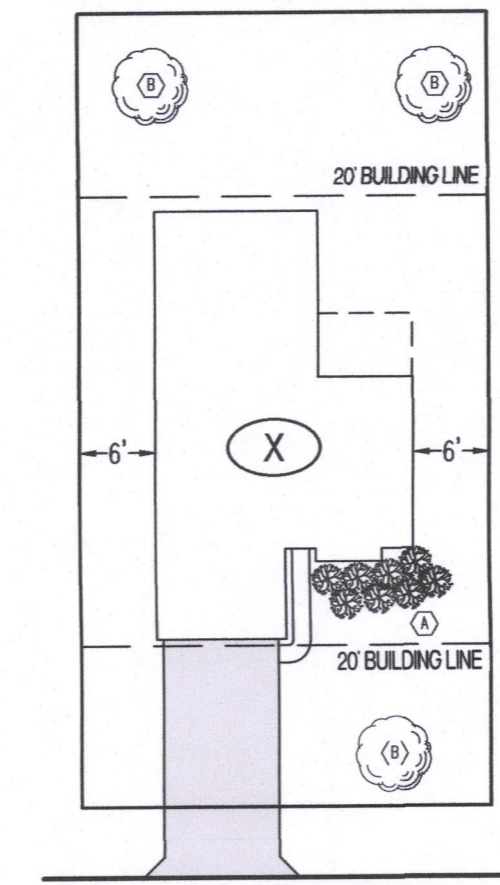
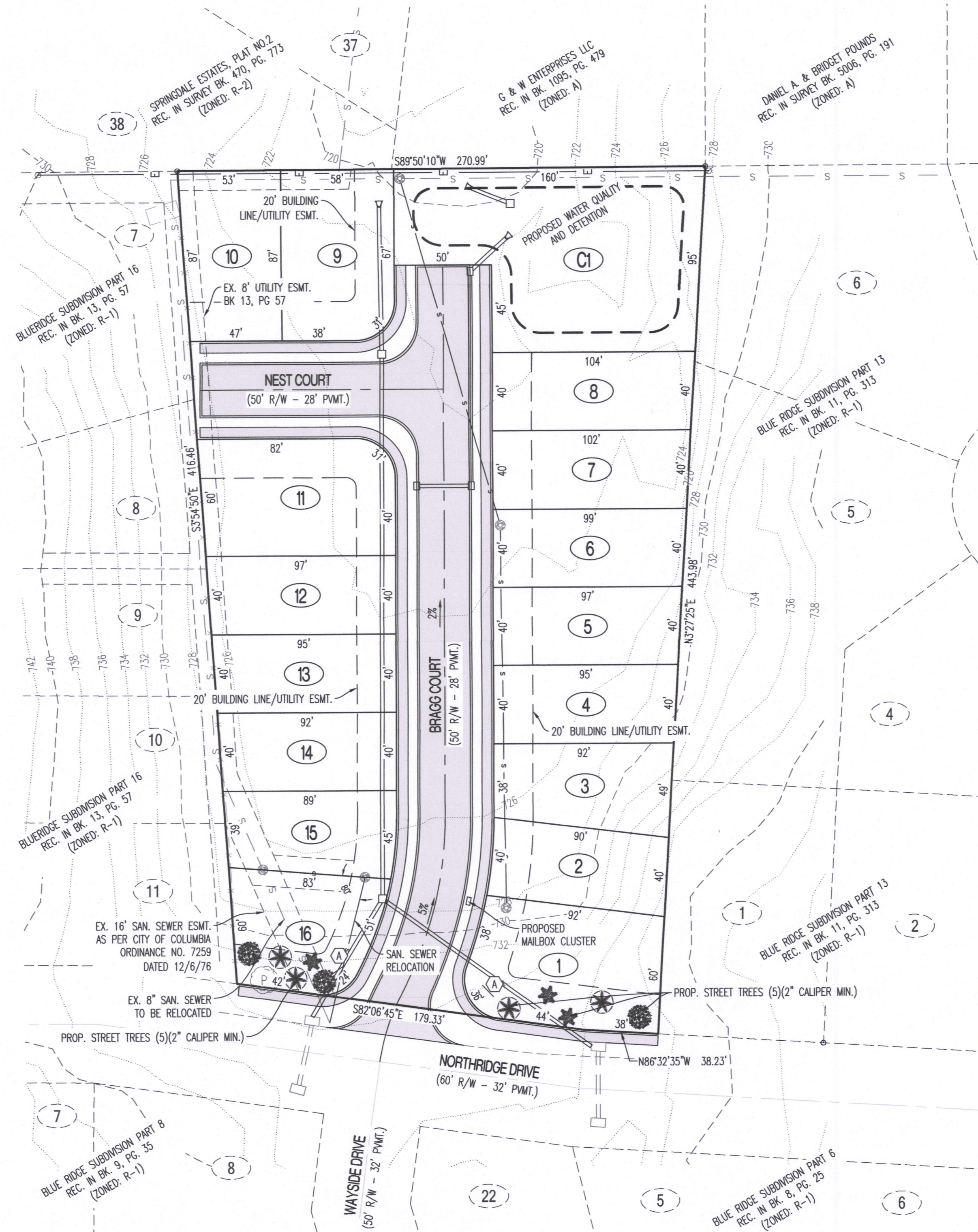
NOTES:

- THIS LOT CONTAINS 2.4 ACRES.
- EXISTING ZONING IS R-1 (PENDING REZONING BY THE CITY OF COLUMBIA TO PD).
- THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEFINED IN CITY ORD. 29-2.3(D)(4), PER THE BOONE COUNTY FIRM PANEL #29019C0281E DATED 04/19/2017.
- NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
- ALL DRIVE, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- A WATERMAIN EXTENSION WILL BE REQUIRED WITH THIS PROJECT.
- WATER & ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
- THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR 1, 2, 10 AND 100 YEAR STORMS.
- LANDSCAPING SHALL COMPLY WITH SECTION 29-4.4 UNLESS SPECIFICALLY STATED OTHERWISE ON THIS PLAN.
- THE TYPES OF DWELLING UNITS BEING PROPOSED FOR THIS TRACT ARE SINGLE FAMILY DETACHED COTTAGES.
- THE PROPOSED DEVELOPMENT DENSITY OF THIS TRACT IS 6.7 UNITS PER ACRE.
- THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
- LOTS 1 AND LOT 16 SHALL ONLY HAVE DRIVEWAY ACCESS ONTO BRAGG COURT.
- THERE SHALL BE A MINIMUM 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
- MICRO-AMENITIES BEING PROPOSED WITH THIS PD PLAN INCLUDE, BUT ARE NOT LIMITED TO (2) PICNIC TABLES, A PARK BENCH, ONE DOG WASTE STATION, A "LITTLE LIBRARY" STAND AND A SMALL COMMUNITY GARDEN. SUCH MICRO-AMENITIES SHALL BE PLACED IN COMMON LOT C1 OR OTHER AREAS SO THAT THEY DO NOT OBSTRUCT DRIVEWAYS OR OTHER UTILITIES.

LANDSCAPE COMPLIANCE:	
29-4.4(c) - GENERAL PROVISIONS:	
EXISTING CLIMAX FOREST:	0 AC.
CLIMAX FOREST TO REMAIN:	0 AC.

SIGNIFICANT TREE COMPLIANCE:	
EXISTING SIGNIFICANT TREES:	1 TREES
EXISTING SIGNIFICANT TREES TO REMAIN:	1 TREES (100%)
SIGNIFICANT TREES REMOVED SHALL BE MITIGATED PER SEC. 29-4.4(g)(3) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.	

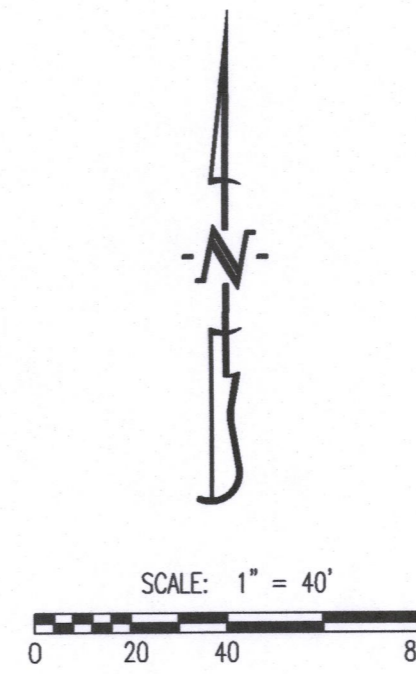
(P) PRESERVED SIGNIFICANT TREE (20" DIAMETER OR LARGER)



TYPICAL SINGLE FAMILY PUD LANDSCAPING

PARKING CALCULATIONS	
SINGLE FAMILY-DETACHED	2 (1 GARAGE, 1 IN FRONT OF GARAGE)

- LEGEND OF SYMBOLS:**
- EXISTING CURB
 - PROPOSED CURB
 - EXISTING STRUCTURE
 - EDGE OF WATERWAY
 - EXISTING WATERLINE
 - PROPOSED WATERLINE
 - EXISTING GAS LINE
 - PROPOSED GAS LINE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING UNDERGROUND CABLE TELEVISION
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING OVERHEAD ELEC. & TV
 - EXISTING OVERHEAD ELEC., TV & TELE.
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED FIRE HYDRANT
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - XX EXISTING LOT NUMBER
 - XX EXISTING LOT NUMBER
 - EXISTING SIGNS
 - EXISTING POWER POLE
 - EXISTING GAS VALVE
 - EXISTING WATER VALVE
 - EXISTING GAS METER
 - EXISTING WATER METER
 - EXISTING FIRE HYDRANT
 - MANHOLE
 - EXISTING SANITARY SEWER LATERAL
 - PROPOSED SANITARY SEWER LATERAL
 - EXISTING AIR CONDITIONER
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING LIGHT POLE
 - EXISTING GUY WIRE
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - PROPOSED PAVEMENT
 - PROPOSED TREE



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS ____ DAY OF _____, 2021.

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI
PURSUANT TO ORDINANCE # 024539

THIS 15th DAY OF February, 2021

Brian Treece
BRIAN TREECE, MAYOR

Sheela Amin
SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2004000775
02/02/2021
DATE

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

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(573) 447-0292
www.crockettengineering.com

- 02/02/2021 REVISIONS
- 11/23/2020 CITY COMMENTS
 - 11/12/2020 CITY COMMENTS
 - 10/27/2020 CITY COMMENTS
 - 10/16/2020 CITY COMMENTS
 - 09/28/2020 ORIGINAL
 - CROCKETT JOB #2001