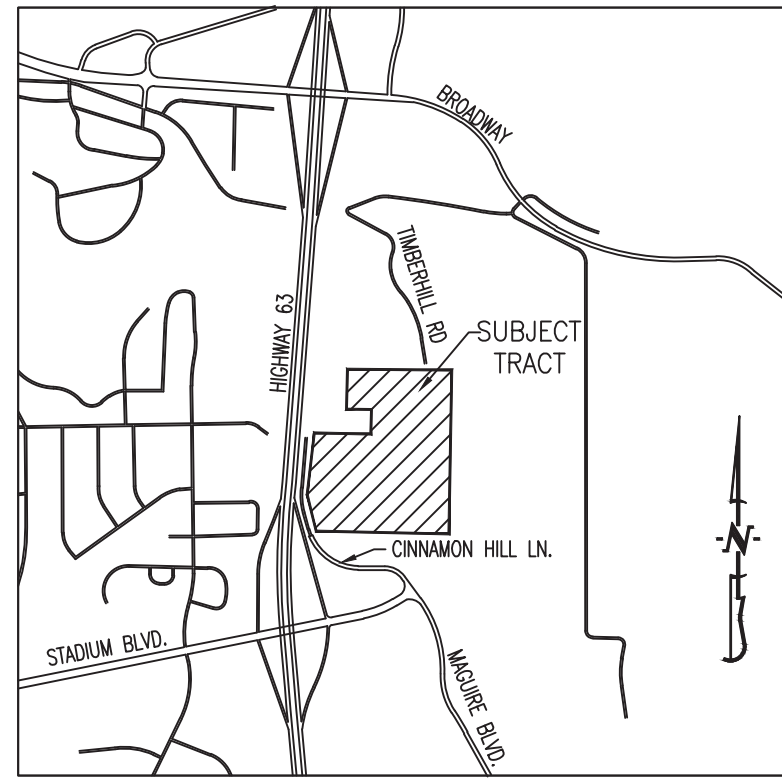


# MAJOR AMENDMENT #1 TO THE PD PLAN OF KELLY FARMS

LOCATED IN SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY PROJECT #88-2019



LOCATION MAP  
NOT TO SCALE

### LEGEND:

- EXISTING 2FT CONTOUR
- EXISTING 10FT CONTOUR
- PROPOSED 2FT CONTOUR
- PROPOSED 10FT CONTOUR
- EXISTING STRUCTURE
- EXISTING TREELINE
- EDGE OF WATERWAY
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER
- BUILDING LINE
- LOT NUMBER
- STREAM BUFFER (OUTER LIMITS)
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BIORETENTION
- TRASH COMPACTOR
- MAIL KIOSK

### DENSITY CALCULATIONS:

LOT PUD AREA (GROSS):	42.98 ACRES
LOT PUD AREA (NET):	40.10 ACRES
PROPOSED NUMBER OF UNITS:	394
PROPOSED DENSITY:	9.8 UNITS / ACRE
PROPOSED ZONING:	PUD-10.0

### PARKING CALCULATIONS:

PARKING REQUIRED:	
244 UNITS - 1 BEDROOM UNITS	1.5 SPACES/UNIT = 366 SPACES
140 UNITS - 2 BEDROOM UNITS	2 SPACES/UNIT = 280 SPACES
PLUS 1 SPACE / 5 UNITS:	= 77 SPACES
SPACES REQUIRED: = 723 SPACES	
BICYCLE SPACES REQUIRED (REDUCTION): = 36 SPACES	
TOTAL SPACES REQUIRED: = 687 SPACES	
GARAGE SPACES = 280 SPACES	
SURFACE SPACES PROVIDED = 369 SPACES	
TOTAL SPACES PROPOSED (1.7 SPACES/UNIT): = 649 SPACES	
LOT 2-11	
10 SINGLE FAMILY UNITS	2 SPACES/UNIT = 20 SPACES
TOTAL SPACES REQUIRED:	= 20 SPACES
TOTAL SPACES PROVIDED:	= 40 SPACES

### CALCULATIONS:

AREA:	
TOTAL LOT AREA =	42.98 ACRES
TOTAL NET AREA =	40.10 ACRES
CINNAMON HILL & TIMBERHILL RIGHT-OF-WAY =	2.88 ACRES
TOTAL PERVIOUS AREA (OF NET AREA) =	24.47 ACRES± (61.5%)
TOTAL NET IMPERVIOUS AREA (OF NET AREA) =	15.33 ACRES± (38.5%)

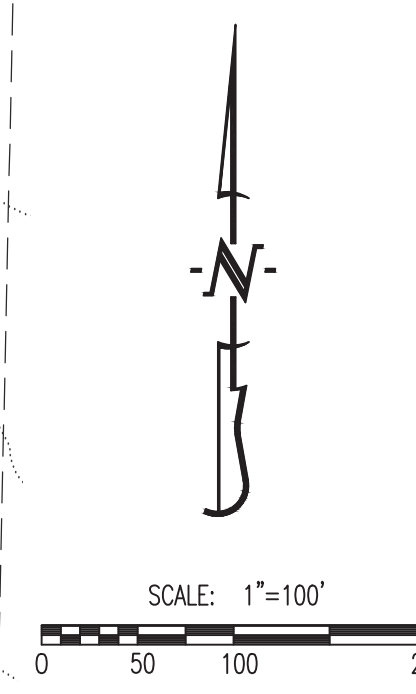
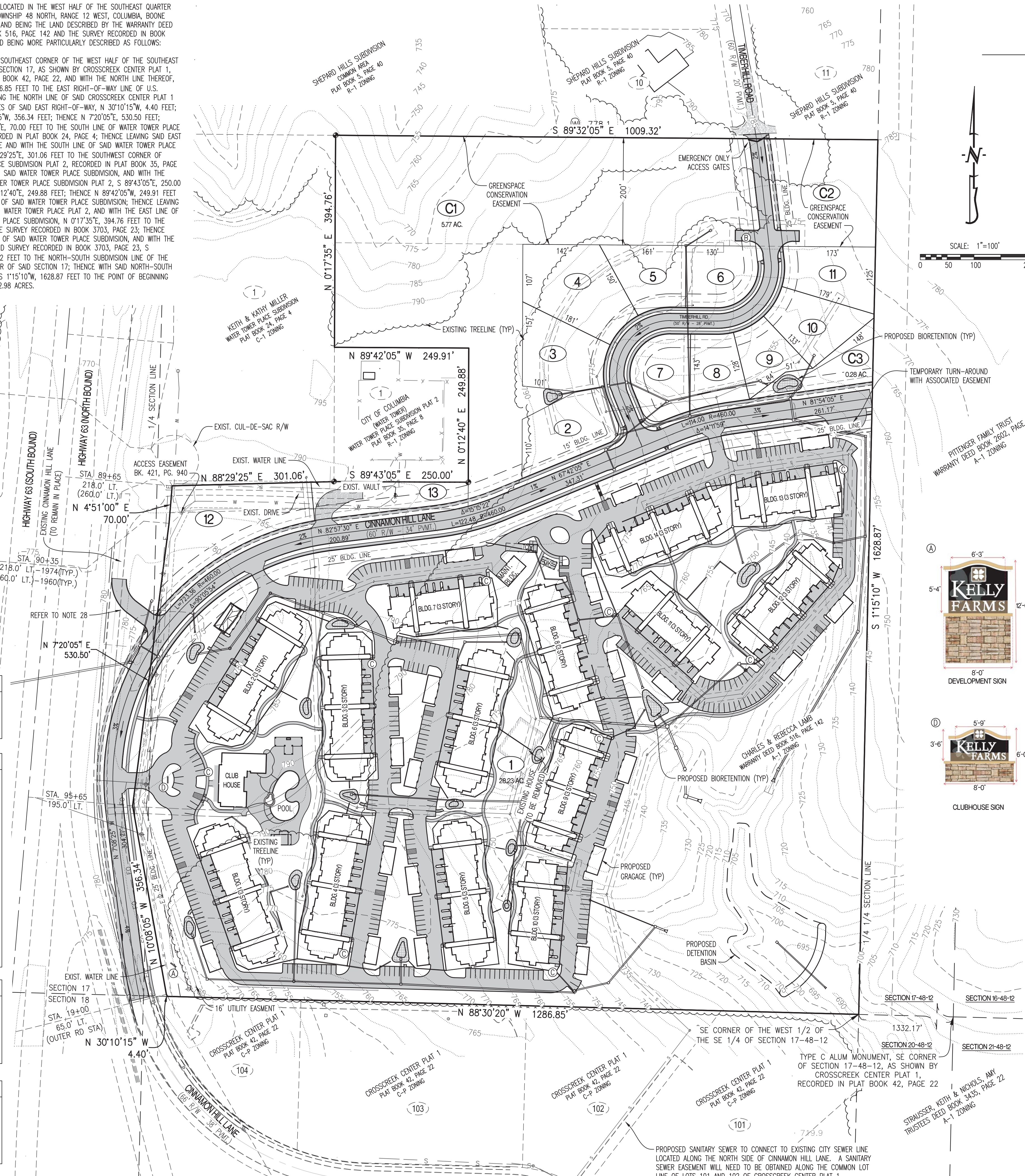
### LAND USE:

ALLOWED USES:	
LOTS:	MULTI-FAMILY
LOT 1 =	SINGLE-FAMILY RESIDENTIAL (R-1 STANDARDS)
LOTS 2-9 =	SINGLE-FAMILY RESIDENTIAL (A-1 STANDARDS)
LOTS 10-11 =	MULTI-FAMILY
LOT 12 =	MULTI-FAMILY
LOT 13 =	MULTI-FAMILY (DEEDED TO THE CITY OF COLUMBIA)

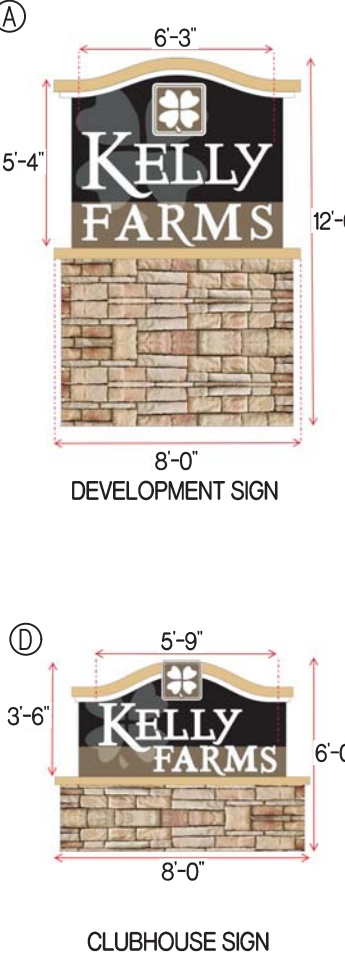
### LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 516, PAGE 142 AND THE SURVEY RECORDED IN BOOK 569, PAGE 189 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17, AS SHOWN BY CROSSCREEK CENTER PLAT 1 RECORDED IN PLAT BOOK 42, PAGE 22, AND WITH THE NORTH LINE THEREOF, N 88°30'20" W, 1286.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63; LEAVING THE NORTH LINE OF SAID CROSSCREEK CENTER PLAT 1 AND WITH THE LINES OF SAID EAST RIGHT-OF-WAY, N 30°10'15" W, 4.40 FEET; THENCE N 10°08'05" W, 356.34 FEET; THENCE N 72°05'05" E, 530.50 FEET; THENCE N 4°51'00" E, 70.00 FEET TO THE SOUTH LINE OF WATER TOWER PLACE SUBDIVISION, RECORDED IN PLAT BOOK 24, PAGE 4; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND WITH THE SOUTH LINE OF SAID WATER TOWER PLACE SUBDIVISION, N 88°29'25" E, 301.06 FEET TO THE SOUTHWEST CORNER OF WATER TOWER PLACE SUBDIVISION PLAT 2, RECORDED IN PLAT BOOK 35, PAGE 8; THENCE LEAVING SAID WATER TOWER PLACE SUBDIVISION, AND WITH THE LINES OF SAID WATER TOWER PLACE SUBDIVISION PLAT 2, S 89°43'05" E, 250.00 FEET; THENCE N 0°12'40" E, 249.88 FEET; THENCE N 89°42'05" W, 249.91 FEET TO THE EAST LINE OF SAID WATER TOWER PLACE SUBDIVISION; THENCE LEAVING THE LINES OF SAID WATER TOWER PLACE SUBDIVISION, N 0°17'35" E, 394.76 FEET TO THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 3703, PAGE 23; THENCE LEAVING THE LINES OF SAID WATER TOWER PLACE SUBDIVISION, AND WITH THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 3703, PAGE 23, S 89°32'05" E, 1009.32 FEET TO THE NORTH-SOUTH SUBDIVISION LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WITH SAID NORTH-SOUTH SUBDIVISION LINE, S 1°15'10" W, 1628.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.98 ACRES.



- NOTES:
- SITE ADDRESS IS 1202 CINNAMON HILL LANE.
  - THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES WOULD BE ALLOWED.
  - THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45', MEASURED FROM THE LOWEST ADJACENT GRADE OF EACH BUILDING.
  - TWO DEVELOPMENT SIGNS SHALL BE ALLOWED AND SHALL BE MONUMENT SIGNS PER THE SIGN EXHIBITS/NOTES. THEY SHALL BE PLACED A MINIMUM OF 10' FROM THE RIGHT-OF-WAY AS SHOWN. OVERALL HEIGHT SHOWN IS FROM ADJACENT GRADE TO TOP OF SIGN.
    - (A) PROPOSED DEVELOPMENT SIGN - SEE SIGN EXHIBIT FOR DETAILS (APPROX 34 SF OF SIGN AREA)
    - (B) PROPOSED CLUB HOUSE SIGN - SEE SIGN EXHIBIT FOR DETAILS (APPROX 21 SF OF SIGN AREA)
  - NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 29019C02850 & 29019C02850 DATED MARCH 17, 2011.
  - ALL SANITARY SEWERS SHALL BE LOCATED WITHIN THE APPROPRIATE WIDTH EASEMENT. SAID EASEMENTS SHALL BE GRANTED AT THE TIME OF FINAL DESIGN.
  - 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.
  - WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER AND LIGHT DEPARTMENT.
  - ALL DRIVEWAY, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
  - ALL ON-SITE LIGHTING WILL BE NO GREATER THAN 20-FEET IN HEIGHT AND SHALL COMPLY WITH THE REQUIREMENTS OF ORDINANCE #20013. NO "WALL-PACK" LIGHTING WILL BE ALLOWED. ALL LIGHTING SHALL BE DIRECTED DOWNWARD & INWARD TOWARD THE PROJECT IMPROVEMENTS.
  - AMENITIES MAY INCLUDE BASKETBALL COURT(S), SAND VOLLEYBALL COURT(S), GAZEBO(S), FIRE PITS, CLUBHOUSE, POOL, ETC...
  - NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
  - BUILDING NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
  - THE EXISTING ZONING OF THIS TRACT IS A-1 (PENDING REZONING TO PUD 10.0).
  - A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF THE CINNAMON HILL LANE EXTENSION AND BOTH SIDES OF TIMBERHILL ROAD TO THE HAMMERHEAD TURNAROUND AS SHOWN. A 5' SIDEWALK SHALL BE CONSTRUCTED ON ONE SIDE OF TIMBERHILL ROAD ON THE NORTH OF THE HAMMERHEAD TURNAROUND AS SHOWN.
  - ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
  - NO REGULATED STREAM BUFFER IS IDENTIFIED ON THIS TRACT BY ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES AND AS SHOWN BY THE COLUMBIA USGS QUADRANGLE.
  - A MINIMUM OF 25% OF THE CLIMAX FOREST ON THIS TRACT SHALL BE PRESERVED IN THE LOCATIONS DEPICTED ON THIS PLAN. FUTURE GRADING PLANS, NOT THE DEPICTED PRESERVATION AREAS SHALL BE ADJUSTED TO ENSURE THAT THE CLIMAX FOREST IS PRESERVED. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO LAND DISTURBANCE.
  - ALL STORM SEWER AND WATER QUALITY FOR THIS DEVELOPMENT SHALL MEET THE CITY OF COLUMBIA STORM WATER DESIGN MANUAL.
  - PROPOSED BIORETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
  - PARKING STALL DIMENSIONS SHALL BE A MINIMUM 18' LONG x 8.5' WIDE.
  - ADDITIONAL ADDRESS SIGNAGE MAY BE ADDED AT EACH DRIVE AT THE REQUEST OF THE CITY PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
  - DEVELOPER SHALL CONSTRUCT A STANDARD 120' HAMMERHEAD TURNAROUND AS SHOWN. FINAL DESIGN SHALL BE APPROVED BY THE CITY OF COLUMBIA. DEVELOPER SHALL ALSO INSTALL A GATED ACCESS AT THE NORTH SIDE OF SAID TURNAROUND. FINAL DESIGN OF GATE AND ACCESS TO GATE (KEYS, LOCKS, ETC.) SHALL BE APPROVED BY THE CITY'S EMERGENCY RESPONSE SERVICES DEPARTMENTS AT THE TIME OF FINAL DESIGN.
  - PROPOSED BICYCLE RACK. MINIMUM CAPACITY OF FOUR BICYCLES.
  - CINNAMON HILL LANE SHALL BE BUILT AS A NEIGHBORHOOD COLLECTOR STREET UTILIZING THE 34 FOOT WIDE NEIGHBORHOOD COLLECTOR CROSS SECTION OF THE CITY OF COLUMBIA STREET REGULATIONS. THE CENTERLINE BEARINGS AND DEFLECTION ANGLES ARE SHOWN TO ILLUSTRATE THAT THE CENTERLINE FOR CINNAMON HILL ROAD MEETS THE NEIGHBORHOOD COLLECTOR REQUIREMENTS BUT MAY BE REVISED AT THE TIME OF FINAL DESIGN. ANY CHANGES SHALL BE APPROVED BY THE CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT. REFER TO NOTE 15 ABOVE FOR CINNAMON HILL SIDEWALK REQUIREMENTS.
  - LOT 13 SHALL BE DEEDED TO THE CITY OF COLUMBIA UPON FINAL PLATING.
  - THE HORIZONTAL AND VERTICAL ALIGNMENT OF TIMBERHILL ROAD, AS SHOWN, SHALL COMPLY WITH THE CURRENT STREET STANDARDS. THE FINAL ALIGNMENTS SHALL BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
  - THE DEVELOPER SHALL PROVIDE A CONNECTION TO LOT 1 OF WATER TOWER PLACE SUBDIVISION AND POTENTIALLY LOT 1 OF WATER TOWER PLACE SUBDIVISION, PLAT 2 THROUGH LOT 12 SUBJECT TO REVIEW AND APPROVAL BY THE CITY TRAFFIC AND UTILITY DEPARTMENTS UPON SUBMISSION OF FINAL CONSTRUCTION PLANS FOR CINNAMON HILL LANE. THE DEVELOPER SHALL INSTALL SUCH ACCESS PROVIDED ITS COST SHALL NOT EXCEED \$25,000. IN THE EVENT SUCH COSTS SHALL EXCEED \$25,000, THE PROPOSED TIE-IN LOCATION, AS SHOWN ON THE PLAN, OF THE REMNANT OF CINNAMON HILL LANE MAY BE PERMITTED UPON REVIEW AND APPROVAL FROM THE CITY'S TRAFFIC ENGINEER.



OWNER:  
**KELLY ENTERPRISE INC.**  
 13224 CRAIG STREET  
 OVERLAND PARK, KS 66213

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RUSTY STRODTMAN, CHAIRPERSON

PREPARED BY:  
**CROCKETT**  
 ENGINEERING CONSULTANTS  
 1000 W. Nialong Blvd., Bldg. 1  
 Columbia, Missouri 65203  
 (573) 447-0292

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BRIAN TREECE, MAYOR



8/4/2019  
 TIMOTHY D. CROCKETT - PE-2004000775

SHEELA AMIN, CITY CLERK  
 REVISED 04/04/2019  
 REVISED 03/27/2019  
 REVISED 02/06/2017  
 REVISED 01/24/2017  
 REVISED 12/20/2016  
 REVISED 12/06/2016  
 REVISED 12/01/2016  
 REVISED 11/16/2016  
 ORIGINAL 10/03/2016

MAJOR AMENDMENT #1  
TO THE PD PLAN OF  
**KELLY FARMS**

LOCATED IN SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY PROJECT #88-2019

NOTES:

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CALCULATIONS:

<b>AREA:</b>		
TOTAL AREA =	42.98 ACRES	
TOTAL NET AREA =	40.10 ACRES	
CINNAMON HILL & TIMBERHILL RIGHT-OF-WAY =	2.88 ACRES	
<b>LOT 1:</b>		
TOTAL AREA =	28.36 ACRES	
TOTAL IMPERVIOUS AREA (PAVEMENT, BUILDINGS, SIDEWALKS) =	12.60 ACRES (44.4%)	
TOTAL PERVIOUS AREA =	15.76 ACRES (55.6%)	
<b>LANDSCAPE COMPLIANCE:</b>		
TOTAL PARKING LOT & DRIVE AREA =	270,469 SQ. FT.	
TREES REQUIRED @ 1 TREE/4500 SQ. FT. =	60 TREES	
TOTAL TREES REQUIRED=	60 TREES	
TOTAL TREES PROVIDED=	60 TREES	
MINIMUM AMOUNT OF PERVIOUS AREA TO BE MAINTAINED IN OPEN SPACE:		45%
OF THE ABOVE PERCENTAGE:		
AMOUNT TO BE IN LANDSCAPING:	8.67 AC. (55%)	
AMOUNT TO BE IN EXISTING VEGETATION:	7.09 AC. (45%)	
PAVED AREAS WITH 20' OF STREET RIGHT-OF-WAY:		0 FEET
SCREENING REQUIRED (50% OF AREA WITHIN 20' OF RIGHT-OF-WAY)	0 FEET	

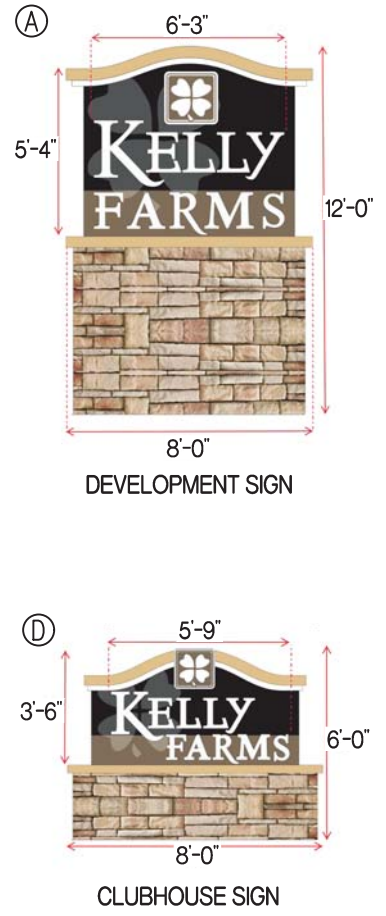
ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.

LANDSCAPING SHALL COMPLY WITH SECTIONS 12A-49 (e) AND (f), 29-13.1 (d) (6), AND 29-25 (e) (3) AND (4) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BRIAN TRECCE, MAYOR

SHEELA AMIN, CITY CLERK

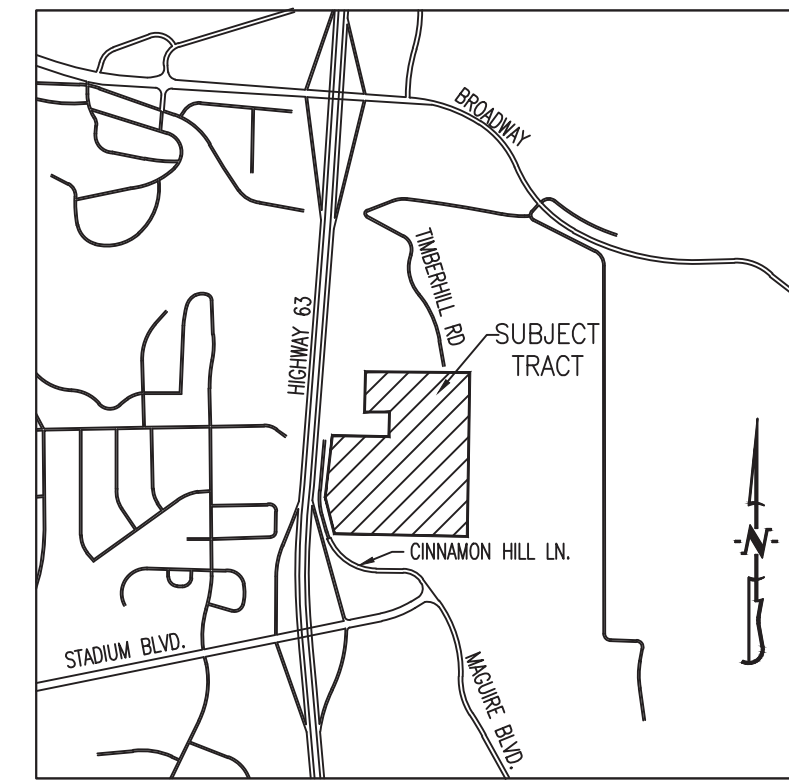


REVISED	04/04/2019
REVISED	03/27/2019
REVISED	02/06/2017
REVISED	01/24/2017
REVISED	12/20/2016
REVISED	12/06/2016
REVISED	12/01/2016
REVISED	11/16/2016
ORIGINAL	10/03/2016

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 516, PAGE 142 AND THE SURVEY RECORDED IN BOOK 569, PAGE 189 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17, AS SHOWN BY CROSSCREEK CENTER PLAT 1, RECORDED IN PLAT BOOK 42, PAGE 22, AND WITH THE NORTH LINE THEREOF, N 88°30'20" W, 1286.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63; LEAVING THE NORTH LINE OF SAID CROSSCREEK CENTER PLAT 1 AND WITH THE LINES OF SAID EAST RIGHT-OF-WAY, N 30°10'15" W, 4.40 FEET; THENCE N 10°08'05" W, 356.34 FEET; THENCE N 7°20'05" E, 530.50 FEET; THENCE N 4°51'00" E, 70.00 FEET TO THE SOUTH LINE OF WATER TOWER PLACE SUBDIVISION, RECORDED IN PLAT BOOK 24, PAGE 4; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND WITH THE SOUTH LINE OF SAID WATER TOWER PLACE SUBDIVISION, N 88°29'25" E, 301.06 FEET TO THE SOUTHWEST CORNER OF WATER TOWER PLACE SUBDIVISION PLAT 2, RECORDED IN PLAT BOOK 35, PAGE 8; THENCE LEAVING SAID WATER TOWER PLACE SUBDIVISION, AND WITH THE LINES OF SAID WATER TOWER PLACE SUBDIVISION PLAT 2, S 89°43'05" E, 250.00 FEET; THENCE N 0°12'40" E, 249.88 FEET; THENCE N 89°42'05" W, 249.91 FEET TO THE EAST LINE OF SAID WATER TOWER PLACE SUBDIVISION; THENCE LEAVING THE LINES OF SAID WATER TOWER PLACE PLAT 2, AND WITH THE EAST LINE OF SAID WATER TOWER PLACE SUBDIVISION, N 0°17'35" E, 394.76 FEET TO THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 3703, PAGE 23; THENCE LEAVING THE LINES OF SAID WATER TOWER PLACE SUBDIVISION, AND WITH THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 3703, PAGE 23, S 89°32'05" E, 1009.32 FEET TO THE NORTH-SOUTH SUBDIVISION LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WITH SAID NORTH-SOUTH SUBDIVISION LINE, S 1°15'10" W, 1628.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.98 ACRES.



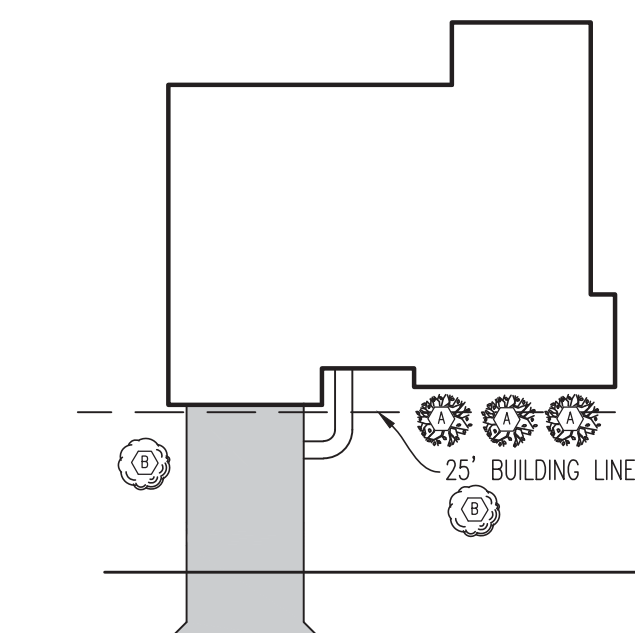
LOCATION MAP

NOT TO SCALE

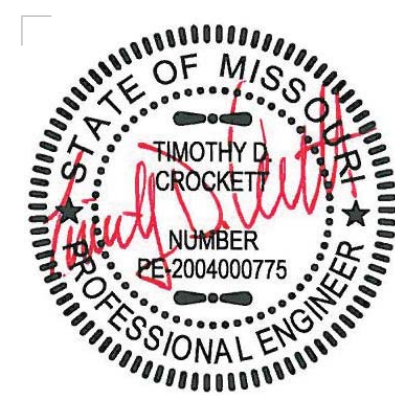
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  - LOT NUMBER
  - STREAM BUFFER (OUTER LIMITS)
  - PROPOSED PAVEMENT
  - PROPOSED DETENTION/BIORETENTION
  - TRASH COMPACTOR
  - MAIL KIOSK

PLANTING NOTES:

QUANTITY	PLANT SPECIES
17	PIN OAK - QUERCUS PALUSTRIS (OR APPROVED EQUAL)
39	SARGENT CRABAPPLE - MALUS SARGENTII (OR APPROVED EQUAL)
	1' TALL MULCH BERM WITH LANDSCAPED BED CONTAINING SMALL ORNAMENTAL TREES, DECORATIVE GRASSES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, AND ANY COMBINATION THEREOF. LANDSCAPE BEDS SHALL CONFORM TO SCREENING REQUIREMENTS FOR THE CITY OF COLUMBIA. SCREENING SHALL REACH 50% OPACITY IN THE SPACE BETWEEN 1' AND 5' ABOVE GRADE AT THE SCREEN LINE.



OWNER:  
KELLY ENTERPRISE INC.  
13224 CRAIG STREET  
OVERLAND PARK, KS 66223

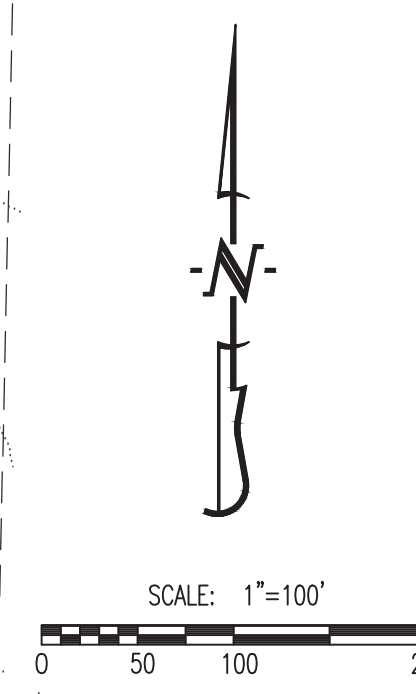
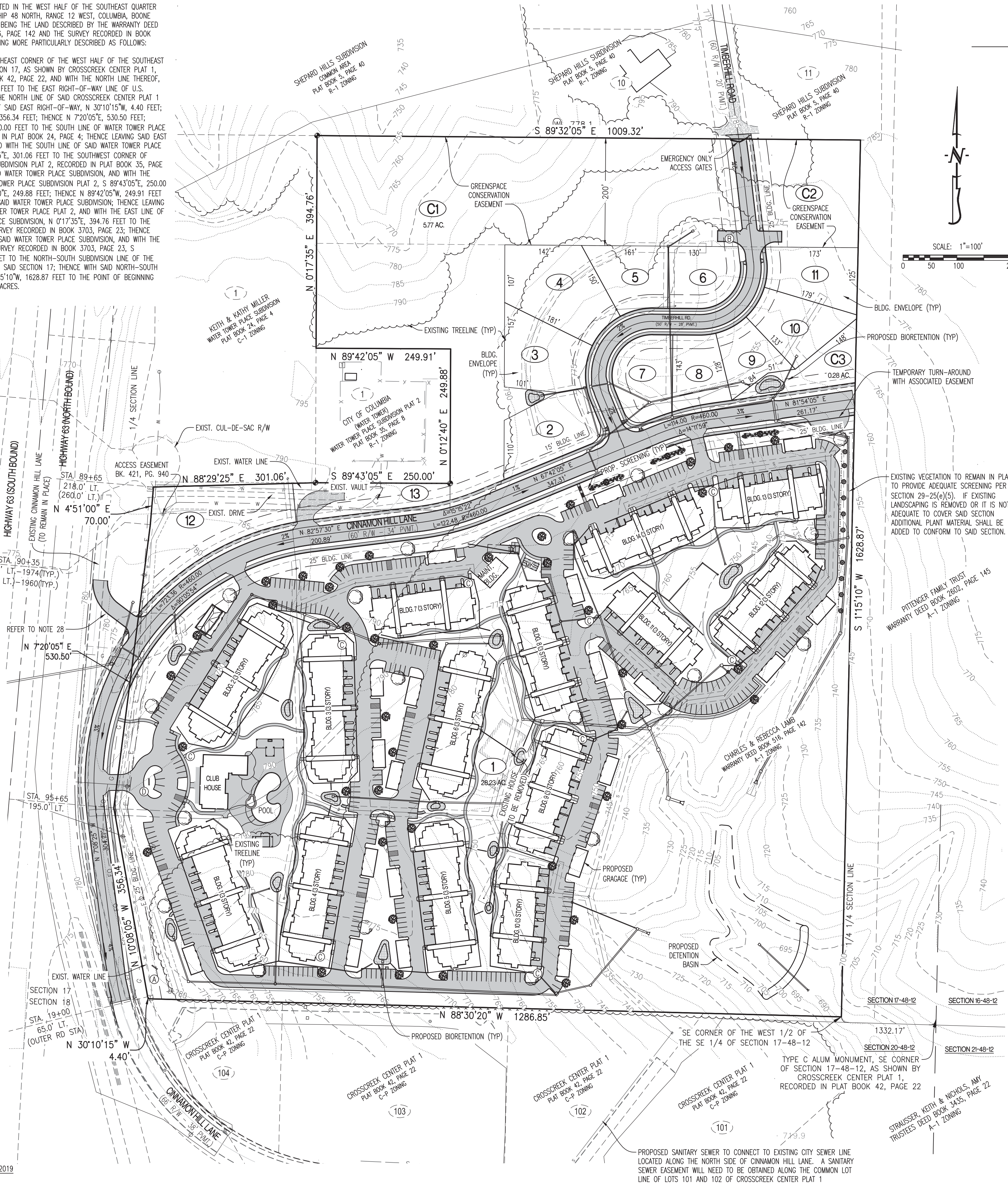


04/04/2019

TIMOTHY D. CROCKETT - PE-2004000775

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Missouri Certificate of Authority  
#2000151004



PROPOSED SANITARY SEWER TO CONNECT TO EXISTING CITY SEWER LINE LOCATED ALONG THE NORTH SIDE OF CINNAMON HILL LANE. A SANITARY SEWER EASEMENT WILL NEED TO BE OBTAINED ALONG THE COMMON LOT LINE OF LOTS 101 AND 102 OF CROSSCREEK CENTER PLAT 1