

MINOR REVISION TO THE
C-P PLAN FOR
WELLNESS CENTER
OLD HAWTHORNE GOLF CLUB

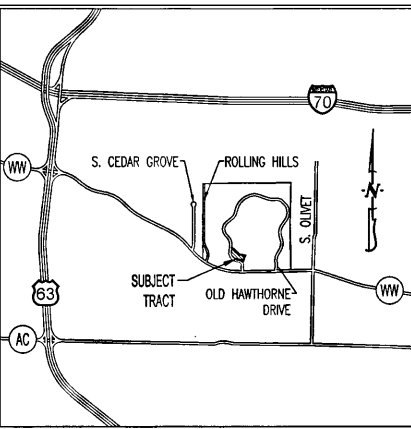
LOCATED IN SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT # XX-XXX

LEGAL DESCRIPTION:

LOT 1 OF THE WELLNESS CENTER AT OLD HAWTHORNE.

OWNER:

OLD HAWTHORNE GOLF PROPERTIES, LLC
2604 N. STADIUM BLVD.
COLUMBIA, MISSOURI 65202

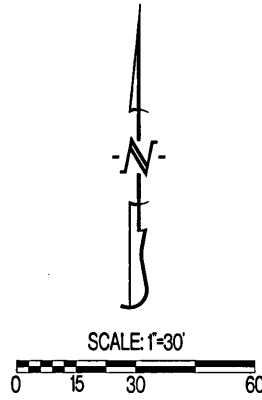


LOCATION MAP

NOT TO SCALE

LEGEND:

- 805--- EXISTING 2FT CONTOUR
- 820--- EXISTING 10FT CONTOUR
- C--- CURB
- S--- EXISTING SANITARY SEWER
- S--- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- W--- PROPOSED WATERLINE
- S--- PROPOSED LIGHT POLE
- FIRE HYDRANT
- S--- EXISTING STORM SEWER
- S--- PROPOSED STORM SEWER
- B--- BUILDING LINE
- E--- EASEMENT
- (XX) LOT NUMBER
- (XX) EXISTING LOT NUMBER
- PROPOSED LIGHT POLE



APPROVED AS A MINOR AMENDMENT TO THE APPROVED C-P PLAN
THIS 20TH DAY OF NOVEMBER, 2017.

Timothy Teddy
TIMOTHY TEDDY, DIRECTOR OF COMMUNITY DEVELOPMENT

THE REVISIONS TO THIS MINOR AMENDMENT CONTAIN:
1. ADDITION TO THE EXISTING BUILDING OF 700± SQ.FT.

CALCULATIONS:

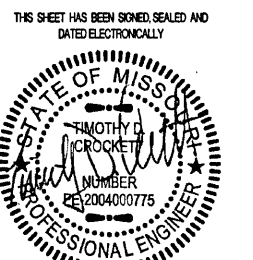
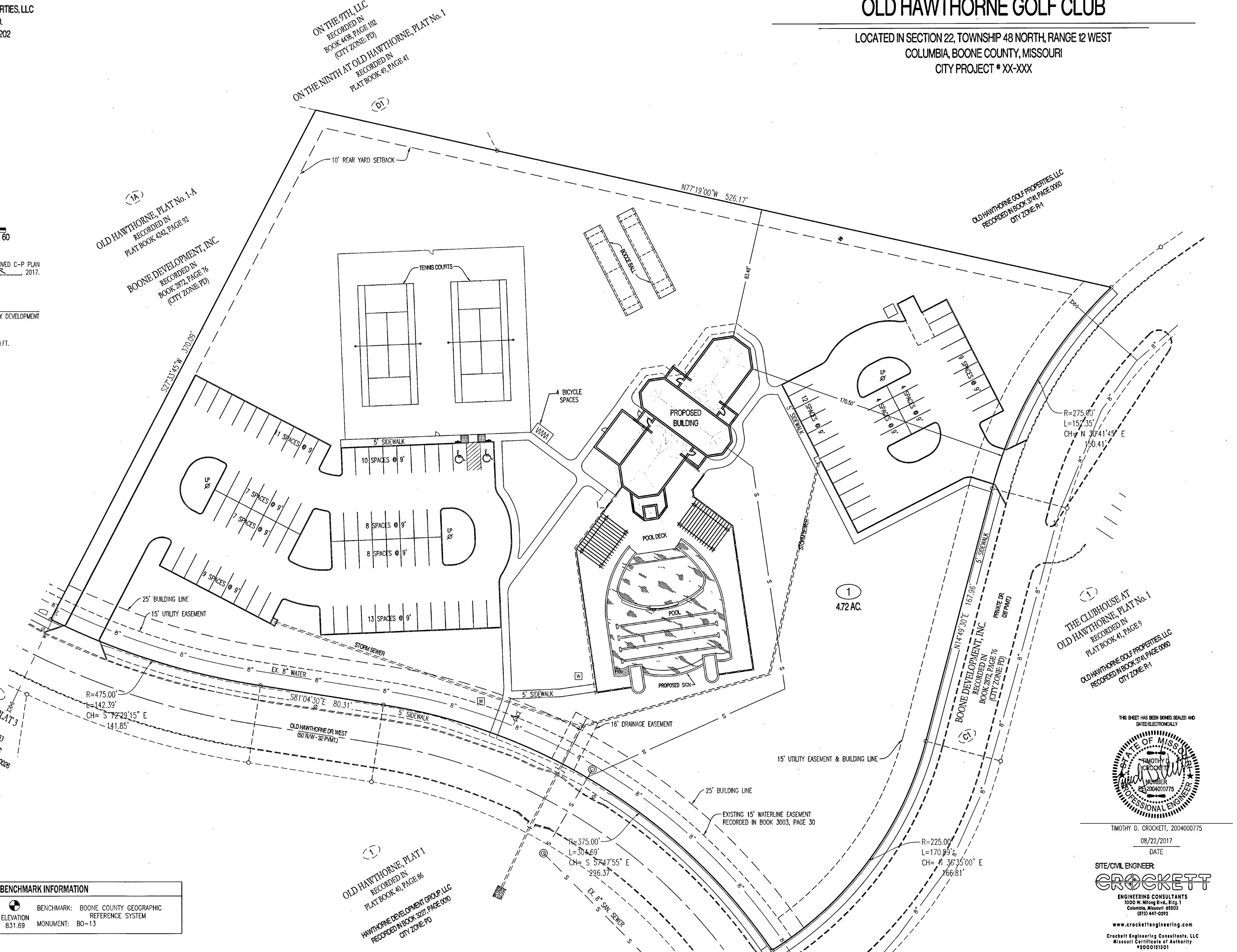
LAND AREA:		4.72 AC
PARKING SUMMARY:		
SWIMMING POOL: 1,100 SQ. FT. @ 1 SPACE PER 150 SQ. FT.:	8	
+ 1 SPACE FOR EACH 15 FT. OF ZERO ENTRY @ 12FT.:	1	
TENNIS COURTS: 2 SPACES PER COURT:	4	
CLUBHOUSE: 5,700 SQ. FT. @ 1 SPACE PER 300 SQ. FT.:	19	
TOTAL SPACES REQUIRED:	32	
TOTAL SPACES PROVIDED:	102	
BICYCLE FACILITIES:		
BICYCLE SPACES REQUIRED:	4	
BICYCLE FACILITIES PROPOSED:	4	
LOT COVERAGES:		
NET LAND AREA:	205,603 SQ.FT.	%
TOTAL IMPERVIOUS SURFACE AREA:	76,557 SQ.FT.	37.2%
OPEN SPACE:	129,046 SQ.FT.	62.8%

NOTES:

- THIS TRACT CONTAINS 4.72 ACRES.
- THIS TRACT IS CURRENTLY ZONED PD.
- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY FLOOD PLAN MAPS, PANEL NUMBER 29019C0315E, DATED APRIL 19, 2017.
- THE MAXIMUM HEIGHT OF THE PROPOSED BUILDINGS IS 35'. THE HEIGHT SHALL BE DETERMINED USING THE CURRENT ZONING REGULATIONS.
- THE MINIMUM DISTANCE FROM ANY BUILDING TO ANY RIGHT-OF-WAY IS 25'. MINIMUM DISTANCE FROM ANY BUILDING TO ANY PERIMETER PROPERTY LINE IS 10'.
- THE MINIMUM DISTANCE BETWEEN EDGE OF PARKING/DRIVEWAY AND PROPERTY/RIGHT-OF-WAY LINE SHALL BE 8' MINIMUM.
- THERE SHALL BE ONE SIGN FOR THIS SITE. IT WILL BE LOCATED ON THE POOL FACADE AS SHOWN. THIS SIGN SHALL HAVE A MAXIMUM HEIGHT OF 6 FEET AND A MAXIMUM AREA OF 32 SQUARE FEET.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. PARKING LOT LIGHTING SHALL BE ACOORN STYLE FIXTURE MOUNTED ON 16' (MAX.) POLE. BULB WATTAGE AT 150 (MAX.) WATTS.
- THE POOL SHALL CONTAIN SECURITY MEASURES (FENCES, WALLS, ETC.) THAT CONFORM TO THE REQUIREMENTS (LENGTH, HEIGHT, ETC.) OF THE CITY OF COLUMBIA FOR PRIVATE SWIMMING POOLS.
- THIS TRACT OF LAND IS COVERED BY THE EXISTING TREE PRESERVATION PLAN ON FILE WITH THE CITY OF COLUMBIA THAT COVERS ALL OF THE OLD HAWTHORNE DEVELOPMENT. WHILE THIS TRACT DOES LIE WITHIN THE LIMITS OF THE APPROVED TREE PRESERVATION PLAN, NO PROTECTED TREES LIE WITHIN THE LIMITS OF THIS TRACT.
- THIS TRACT IS EXEMPT FROM THE CURRENT STREAM BUFFER ORDINANCE DUE TO THE UNDERLYING PRELIMINARY PLAT BEING APPROVED PRIOR TO JANUARY 1, 2007.
- THE CONCEPTUAL STORMWATER MANAGEMENT PLAN FOR THIS SITE HAS BEEN APPROVED BY THE PUBLIC WORKS DEPARTMENT. THE PLAN UTILIZES THE WET PONDS TO THE NORTH OF THIS SITE FOR STORMWATER DETENTION AS WELL AS TO OBTAIN THE DESIRED STORMWATER QUALITY. OTHER OPEN/GRASSED AREAS ARE HAVE BEEN IDENTIFIED IN THE APPROVED PLAN AS ADDITIONAL BMP'S FOR THE SITE.

BENCHMARK INFORMATION

BENCHMARK:	BOONE COUNTY GEOGRAPHIC REFERENCE SYSTEM
ELEVATION:	831.69
MONUMENT:	BO-13



TIMOTHY D. CROCKETT, 2004000775
08/22/2017
DATE

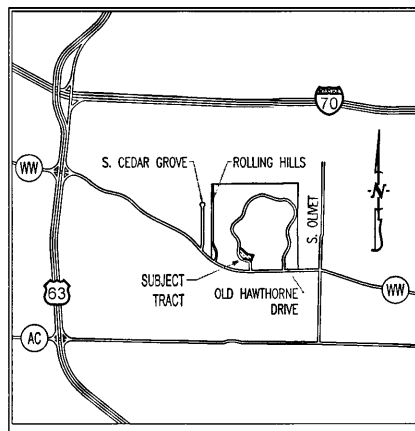
SITE/CIVIL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. HIRSH BLVD., BLDG. 1
COLUMBIA, MISSOURI 65203
(873) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#000015101

MINOR REVISION TO THE C-P PLAN FOR WELLNESS CENTER OLD HAWTHORNE GOLF CLUB LANDSCAPING PLAN

LOCATED IN SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT # XX-XXX

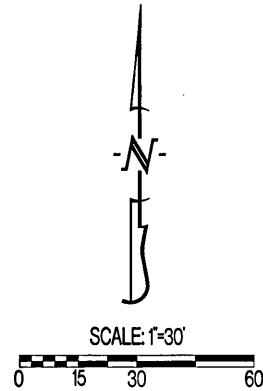
LEGAL DESCRIPTION:
LOT 1 OF THE WELLNESS CENTER AT OLD HAWTHORNE.

OWNER:
OLD HAWTHORNE GOLF PROPERTIES, LLC
2604 N. STADIUM BLVD.
COLUMBIA, MISSOURI 65202



LOCATION MAP
NOT TO SCALE

- LEGEND:**
- EXISTING 2 FT CONTOUR
 - EXISTING 10 FT CONTOUR
 - CURB
 - - - EXISTING SANITARY SEWER
 - - - PROPOSED SANITARY SEWER
 - MANHOLE/CLEANOUT
 - - - PROPOSED WATERLINE
 - - - PROPOSED LIGHT POLE
 - FIRE HYDRANT
 - - - EXISTING STORM SEWER
 - - - PROPOSED STORM SEWER
 - BUILDING LINE
 - - - EASEMENT
 - XX LOT NUMBER
 - XX EXISTING LOT NUMBER
 - PROPOSED LIGHT POLE



APPROVED AS A MINOR AMENDMENT TO THE APPROVED C-P PLAN
THIS 22ND DAY OF NOVEMBER, 2017.

TIMOTHY TEDDY, DIRECTOR OF COMMUNITY DEVELOPMENT

THE REVISIONS TO THIS MINOR AMENDMENT CONTAIN:
1. ADDITION TO THE EXISTING BUILDING OF 700± SQ.FT.

NOTE:
IT IS THE INTENT OF THIS PLAN TO CONFORM TO THE
REQUIREMENTS OF CHAPTER 12A. THE EXACT LOCATION
AND TYPE OF PLANT MATERIAL MAY VARY FROM WHAT IS
SHOWN WITH THE CONSENT OF THE CITY ARBORIST.

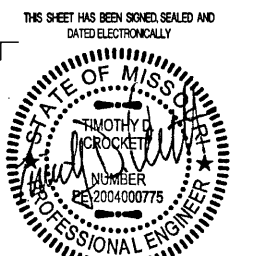
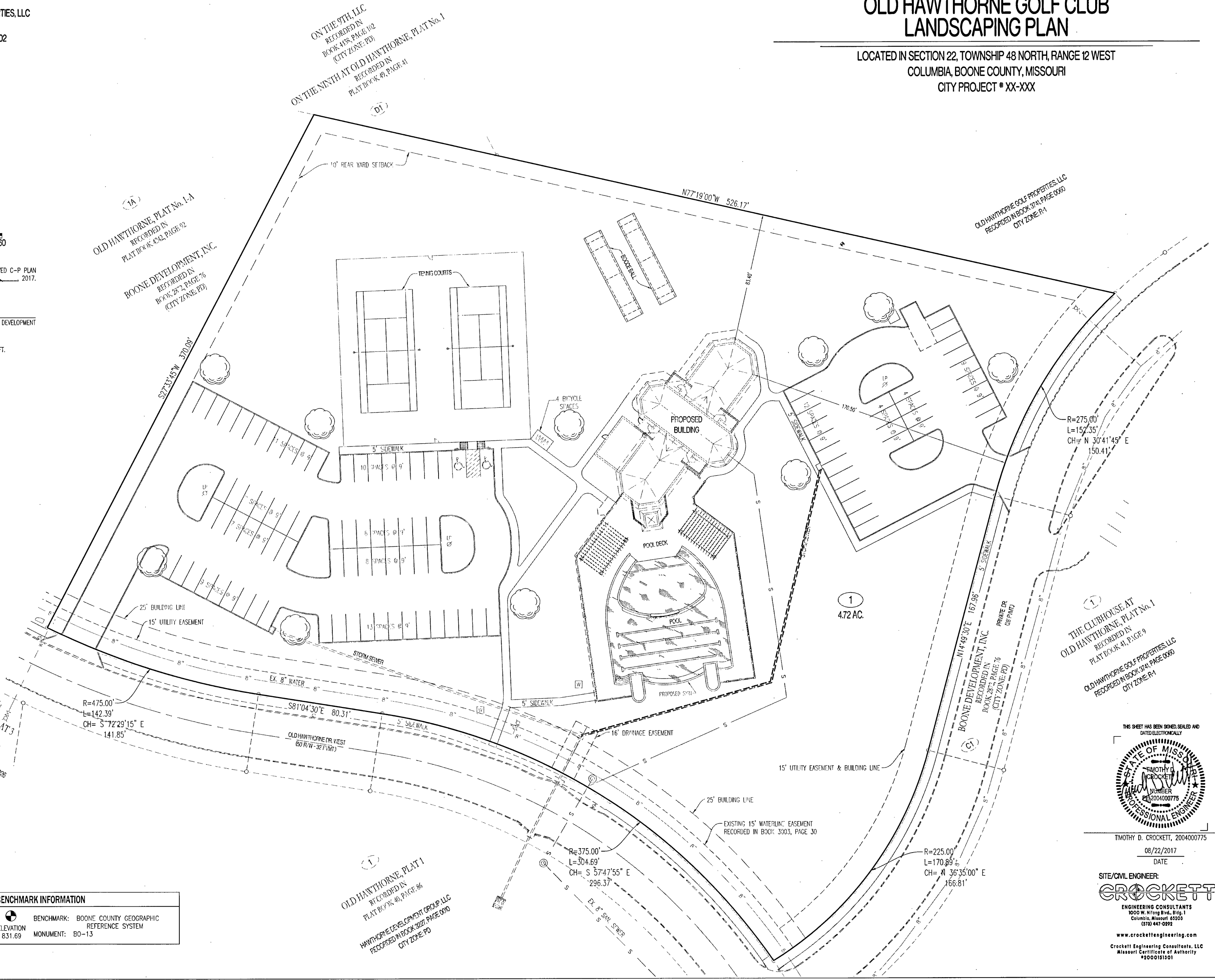
LANDSCAPE INFORMATION:

TOTAL PARKING AREA	38,969 SQ. FT.
TREES REQUIRED - 1 TREE PER 4,500 S.F.	9 TREES
TOTAL TREES PROPOSED	10 TREES
MEDIUM TO LARGE SHADE TREES PROPOSED	10 TREES
TOTAL AREA OF PERVIOUS SURFACE	136,220 SQ.FT. (64.2%)
MEDIUM TO LARGE SHADE TREE	

TREE PRESERVATION:
THIS TRACT OF LAND IS COVERED BY THE EXISTING TREE PRESERVATION PLAN ON FILE
WITH THE CITY OF COLUMBIA THAT COVER ALL OF THE OLD HAWTHORNE DEVELOPMENT.

BENCHMARK INFORMATION

BENCHMARK:	BOONE COUNTY GEOGRAPHIC REFERENCE SYSTEM
ELEVATION	831.69
MONUMENT:	BD-13



TIMOTHY D. CROCKETT, 2004000775
DATE: 08/22/2017

SITE/CIVIL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
800 W. AIRING BLVD., BLDG. 1
COLUMBIA, MISSOURI 65203
(370) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#000181501