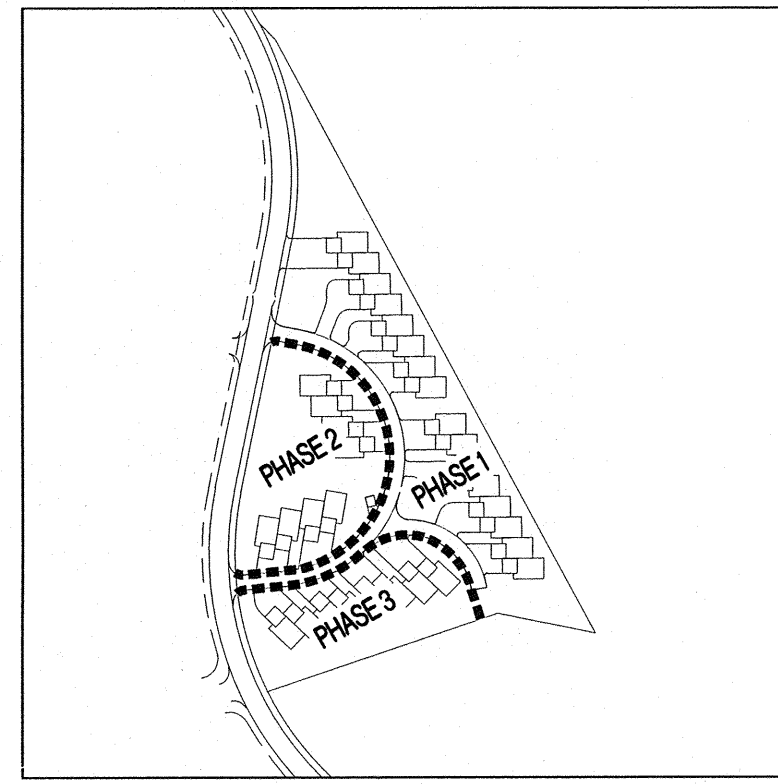
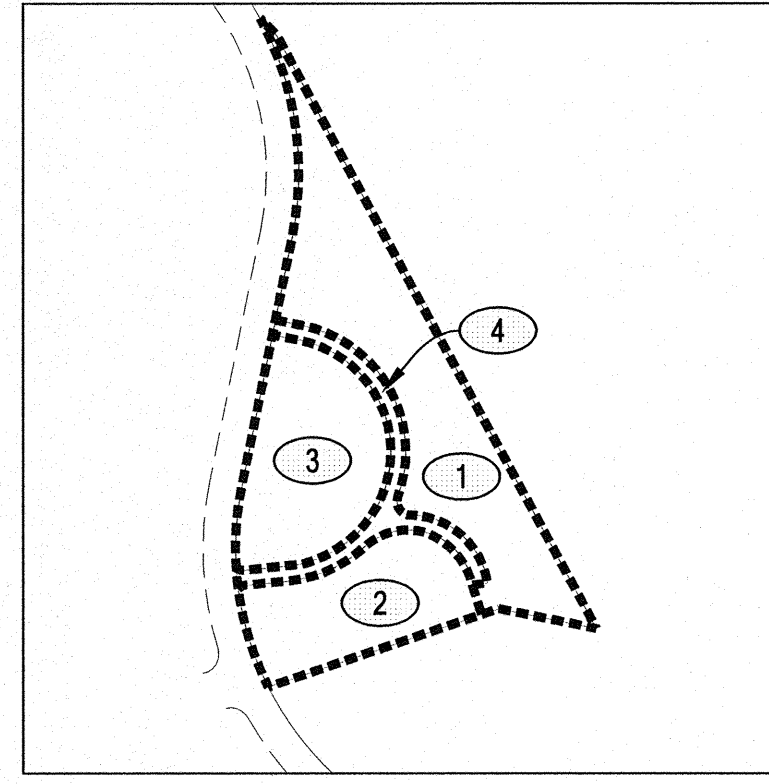


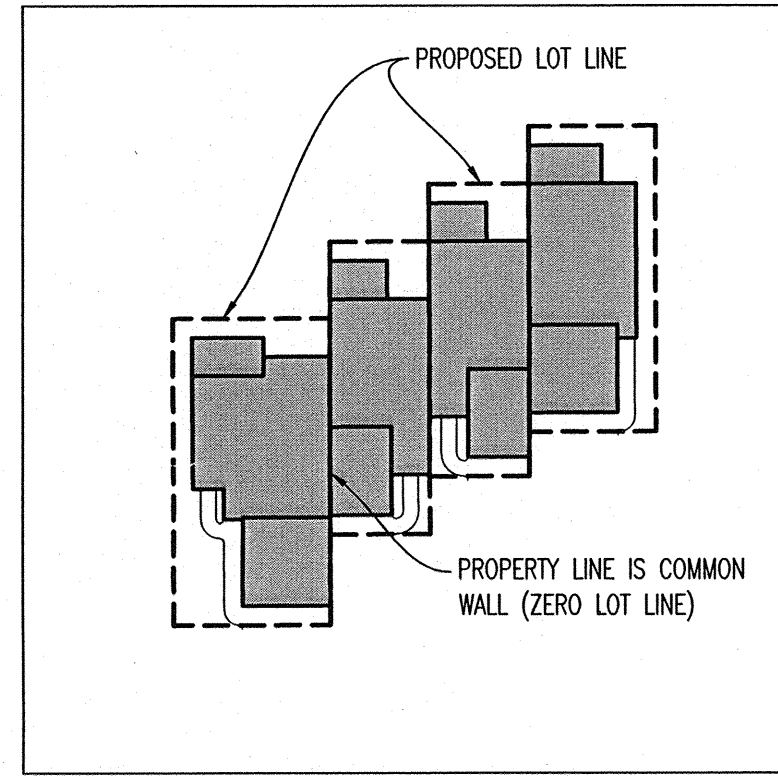
LOCATION MAP
NOT TO SCALE



PHASING PLAN
NOT TO SCALE



PLATTING PLAN
NOT TO SCALE



ZERO LOT LINE DETAIL
NOT TO SCALE

- LEGEND:**
- EXISTING 2FT CONTOUR
 - EXISTING 10FT CONTOUR
 - PROPOSED 2FT CONTOUR
 - PROPOSED 10FT CONTOUR
 - EXISTING STRUCTURE
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - EDGE OF WATERWAY
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - MANHOLE
 - PROPOSED SANITARY SEWER LATERAL
 - EXISTING WATERLINE
 - PROPOSED WATERLINE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - (35) LOT NUMBER
 - STREAM BUFFER (OUTER LIMITS)
 - PROPOSED PAVEMENT
 - PROPOSED DETENTION/BIORETENTION
 - ◇ DUMPSTER PAD

PARKING CALCULATIONS:

PARKING REQUIRED:

28 UNITS - 2 BEDROOM UNITS	2 SPACES / UNIT = 56 SPACES
4 UNITS - 3 BEDROOM UNITS	2.5 SPACES / UNIT = 10 SPACES
PLUS 1 SPACE / 5 UNITS:	= 7 SPACES
TOTAL SPACES REQUIRED:	= 73 SPACES
TOTAL SPACES PROPOSED:	= 96 SPACES

NOTE: PROPOSED SPACES ARE CALCULATED BY 1 SPACE IN EACH ONE-CAR GARAGE, 1 SPACE IN FRONT OF EACH ONE-CAR GARAGE, 2 SPACES IN EACH TWO-CAR GARAGE, AND 2 SPACES IN FRONT OF EACH TWO-CAR GARAGE.

DENSITY CALCULATIONS:

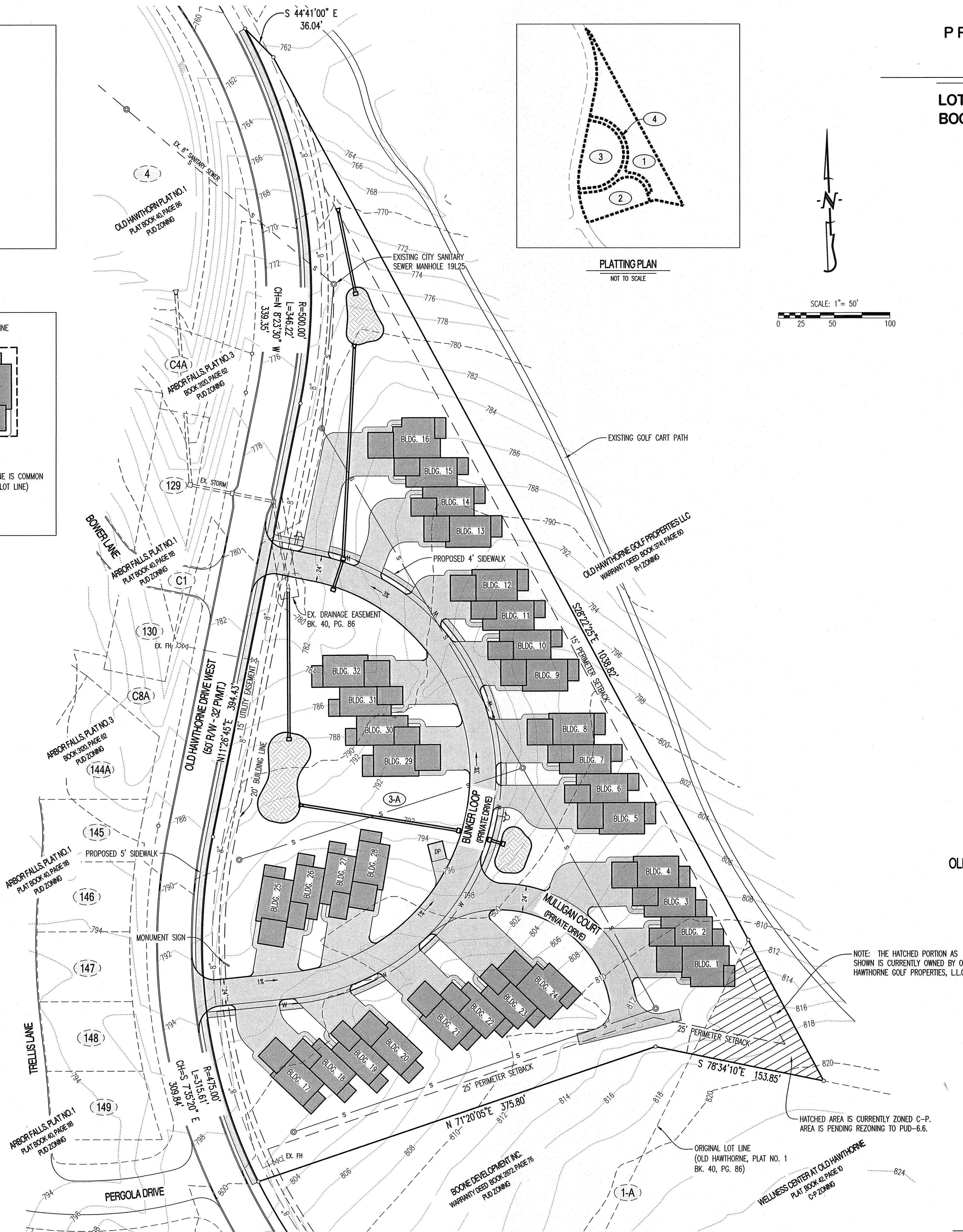
LOT AREA:	5.68 ACRES
PROPOSED NUMBER OF UNITS:	32
PROPOSED DENSITY:	5.6 UNITS / ACRE
PROPOSED ZONING:	PUD-6.6

CALCULATIONS:

AREA:	
TOTAL LOT AREA =	5.68 ACRES
TOTAL PREVIOUS AREA =	136,735 S.F. (55%)

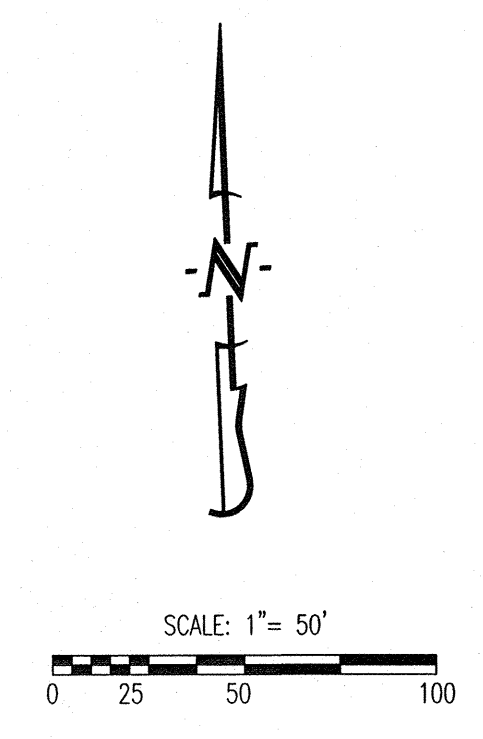
LANDSCAPE COMPLIANCE:

TOTAL PARKING LOT & DRIVE AREA=	52,140 SQ. FT.
TREES REQUIRED @ 1 TREE/4500 SQ. FT. =	12 TREES
TOTAL TREES REQUIRED=	12 TREES
MEDIUM TO LARGE TREES REQUIRED (30%)=	4 TREES
TOTAL TREES PROVIDED=	18 TREES



PRELIMINARY PLAT & PUD PLAN FOR ON THE NINTH

LOT 3-A OF OLD HAWTHORNE, PLAT NO. 1-A AS RECORDED IN BOOK 4242, PAGE 92, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI
NOVEMBER 11, 2013
REVISED DECEMBER 10, 2013



NOTES:

- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN THREE PHASES. THE PHASES SHOWN MAY OR MAY NOT TAKE PLACE IN THE NUMERICAL ORDER LISTED.
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 40', MEASURED FROM THE GROUND FINISHED GRADE ON THE FRONT SIDE.
- ONE DEVELOPMENT SIGN SHALL BE ALLOWED AND SHALL BE A MONUMENT SIGN WITH A MAXIMUM AREA OF 16 SQ.FT. AND A MAXIMUM HEIGHT OF 4 FT. MEASURED FROM THE ADJACENT GRADE. IT SHALL BE PLACED A MINIMUM OF 10' FROM THE RIGHT-OF-WAY AS SHOWN.
- NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 29019C0295D & 29019C0325D 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 SHALL BE PROVIDED BY PMSD #9.
- ALL DRIVEWAYS AND ROADWAYS ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
- BUILDING NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONING OF THIS TRACT IS PUD-6.6 & C-P. THE C-P PORTION OF THIS TRACT IS PENDING REZONING TO PUD-6.6.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF THIS DEVELOPMENT ADJACENT TO OLD HAWTHORNE DRIVE WEST.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY BOONE ELECTRIC COOPERATIVE.
- 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 & MILLERSBURG USGS QUADRANGLE.
- THERE IS NO CLIMAX FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS PLAT.
- THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR STORMS.
- PROPOSED BIORETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
- THIS TRACT CONTAINS 5.68 ACRES.
- THIS DEVELOPMENT MAY BE PLATTED PER THE ABOVE PLATTING PLAN. FURTHER SUBDIVISION MAY BE REQUESTED TO SUBSIDE EACH UNIT ONTO ITS OWN ZERO LOT LINE, "POSTAGE STAMP" LOT (SEE DETAIL) FOR INDIVIDUAL SALE. SHOULD THIS TAKE PLACE THEN THE PRIVATE DRIVES AND COMMON LOTS SHALL BE IN COMMON OWNERSHIP.
- THE PROPOSED BUILDING CONFIGURATIONS MAY BE MODIFIED IN ANY FORMAT WITH THE NUMBER OF UNITS IN EACH BUILDING BEING BETWEEN 2 AND 8 UNITS.

LEGAL DESCRIPTION:

LOT 3-A OF OLD HAWTHORNE, PLAT NO. 1-A RECORDED IN BOOK 4242, PAGE 92.

OWNERS:
BOONE DEVELOPMENT INC.
6221 E BROADWAY
COLUMBIA, MO 65201

OLD HAWTHORNE GOLF PROPERTIES, L.L.C.
2604 N. STADIUM BLVD.
COLUMBIA, MO 65202

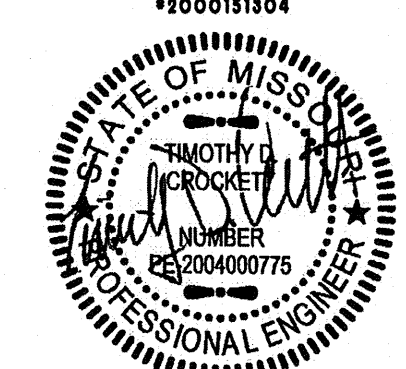
CONTRACT PURCHASER:
BEN & NANCY GALLOWAY
802 SUNSTONE LANE
COLUMBIA, MO 65201

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 19TH DAY OF December, 2013.

[Signature]
DR. RAMAN PURI, CHAIRPERSON

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority #1200018104

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 21ST DAY OF January, 2014.



[Signature]
ROBERT McDAVID, MAYOR

[Signature]
SHEILA AMIN, CITY CLERK

PRELIMINARY PLAT & PUD PLAN FOR ON THE NINTH

LOT 3-A OF OLD HAWTHORNE, PLAT NO. 1-A AS RECORDED IN
BOOK 4242, PAGE 92, LOCATED IN THE NORTHEAST QUARTER
OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
NOVEMBER 11, 2013
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- THERE IS NO CLIMAX FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS PLAT.
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APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS 19TH DAY OF December, 2013.

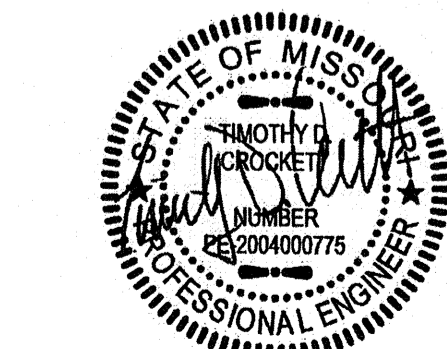
[Signature]
DR. RAMAN PURI, CHAIRPERSON

PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS
2402 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

www.crockettengineering.com

Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
2400018104

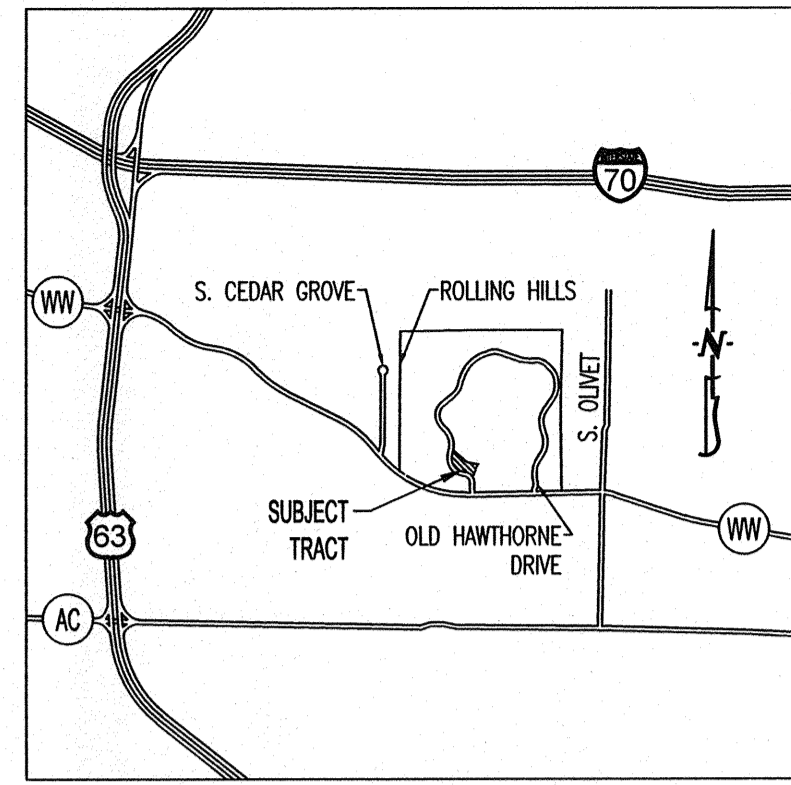


TIMOTHY D. CROCKETT - PE-204000775

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS
21ST DAY OF January, 2014.

[Signature]
ROBERT McDAVID, MAYOR

[Signature]
SHEELA AMIN, CITY CLERK



LOCATION MAP
NOT TO SCALE

LEGEND:

- EXISTING 2FT CONTOUR
- EXISTING 10FT CONTOUR
- PROPOSED 2FT CONTOUR
- PROPOSED 10FT CONTOUR
- EXISTING STRUCTURE
- EXISTING TREELINE
- PROPOSED 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
- PROPOSED DETENTION/BIORETENTION

PLANTING NOTES:

QUANTITY	PLANT SPECIES
5	PIN OAK - QUERCUS PALUSTRIS
13	SARGENT CRABAPPLE - MALUS SARGENTII
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.	

CALCULATIONS:

LANDSCAPE COMPLIANCE:

TOTAL PARKING LOT & DRIVE AREA =	52,140 SQ. FT.
TREES REQUIRED @ 1 TREE/4500 SQ FT. =	12 TREES
TOTAL TREES REQUIRED =	12 TREES
MEDIUM TO LARGE TREES REQUIRED (30%) =	4 TREES
TOTAL TREES PROVIDED =	18 TREES

CLIMAX FOREST:

THE IS NO CLIMAX FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS PLAT.

