

# PUD PLAN THE AVENUE AT COLUMBIA

**A MAJOR SUBDIVISION LOCATED IN SECTION 17,  
TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY PROJECT #15-12**

**NOTES:**

1. SITE ADDRESS IS 1202 CINNAMON HILL LANE.
2. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES WOULD BE ALLOWED.
3. PROPOSED BIKE RACKS SHALL HAVE A MINIMUM CAPACITY 5 BIKES PER RACK WITH THE TOTAL NUMBER OF BIKE SPACES NOT LESS THAN 50.
4. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 46', MEASURED FROM THE LOWEST ADJACENT GRADE OF EACH BUILDING.
5. TWO DEVELOPMENT SIGNS SHALL BE ALLOWED AND SHALL BE MONUMENT SIGNS WITH A MAXIMUM AREA OF 16 SQ.FT. AND A MAXIMUM HEIGHT OF 4 FT. MEASURED FROM THE ADJACENT GRADE. THEY SHALL BE PLACED A MINIMUM OF 10' FROM THE RIGHT-OF-WAY AS SHOWN.
6. NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 29019002850 & 29019002950 DATED MARCH 17, 2011.
7. ALL SANITARY SEWERS SHALL BE LOCATED WITHIN THE APPROPRIATE WIDTH EASEMENT. SAID EASEMENTS SHALL BE GRANTED AT THE TIME OF FINAL DESIGN.
8. 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.
9. WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER AND LIGHT DEPARTMENT.
10. ALL DRIVEWAY, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
11. 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.
12. AMENITIES MAY INCLUDE BASKETBALL COURT(S), SAND VOLLEYBALL COURT(S), GAZEBOS, FIRE PITS, CLUBHOUSE, ETC..
13. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
14. BUILDING NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
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17. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
18. 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.
19. 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.
20. ALL STORM SEWER AND WATER QUALITY FOR THIS DEVELOPMENT SHALL MEET THE CITY OF COLUMBIA STORM WATER DESIGN MANUAL.
21. PROPOSED BIORETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
22. PARKING STALL DIMENSIONS SHALL BE A MINIMUM 18' LONG X 8.5' WIDE.
23. ADDITIONAL ADDRESS SIGNAGE MAY BE ADDED AT EACH DRIVE AT THE REQUEST OF THE CITY PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
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25. SECONDARY ACCESS TO OWNER'S DEVELOPMENT. UNLESS A VARIANCE REDUCING THE WIDTH OF REQUIRED RIGHT-OF-WAY IS GRANTED, OWNER SHALL DEDICATE PUBLIC RIGHT-OF-WAY TO THE CITY NO LESS THAN FIFTY FEET (50') WIDE TO CONNECT CINNAMON HILL LANE TO TIMBERHILL ROAD AS SHOWN ON THE DEVELOPMENT PLAN FOR OWNER'S DEVELOPMENT APPROVED BY THE CITY COUNCIL. OWNER SHALL CONSTRUCT AND DEDICATE TO THE CITY IMPROVEMENTS WITHIN SUCH DEDICATED RIGHT-OF-WAY CONSISTING OF A ROAD WITH AN IMPROVED SURFACE AREA NO LESS THAN TWENTY-EIGHT FEET (28') WIDE CONSTRUCTED IN ACCORDANCE WITH GENERALLY APPLICABLE STANDARDS APPROVED BY THE CITY AND GATED AT THE SOUTH END OF THE SECONDARY ACCESS, ADJACENT TO CINNAMON HILL LANE, WITH A CRASH GATE APPROVED BY THE CITY ("SECONDARY ACCESS"). PLANS AND SPECIFICATIONS FOR THE GATE SHALL BE ATTACHED TO AND INCLUDED AS PART OF THE FINAL DEVELOPMENT PLAN FOR OWNER'S DEVELOPMENT. OWNER SHALL PROVIDE TO THE CITY ALL MEANS AND EQUIPMENT NECESSARY SO THAT ACCESS TO THE GATES MAY BE INDEPENDENTLY CONTROLLED BY CITY EMERGENCY SERVICE AND TRAFFIC PERSONNEL. COMPLETE CONSTRUCTION AND ACCEPTANCE OF SUCH IMPROVEMENTS BY THE CITY SHALL OCCUR WITHIN THREE YEARS OF FINAL PLAT APPROVAL OR PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY WHICH WILL ALLOW OCCUPATION OF THE ONE HUNDRED AND FIRST (101ST) UNIT WITHIN OWNER'S DEVELOPMENT, WHICHEVER OCCURS FIRST. THE RIGHT-OF-WAY SHALL BE DEDICATED TO CITY ON THE FINAL APPROVED DEVELOPMENT PLAN FOR OWNER'S DEVELOPMENT. SAID SECONDARY ACCESS DRIVE SHALL REMAIN GATED AND CLOSED TO THROUGH TRAFFIC, UNTIL SUCH TIME THE CITY IN ITS SOLE DISCRETION OPENS THE SECONDARY ACCESS FOR USE BY THE PUBLIC; HOWEVER, IT SHALL BE AT ALL TIMES OPERABLE FOR MAINTENANCE AND DURING TIMES OF EMERGENCY AS DETERMINED BY THE CITY OF COLUMBIA. PRIOR TO OPENING FOR PUBLIC USE, THE CITY SHALL PROVIDE TEN DAYS ADVANCE PUBLISHED NOTICE OF THE CITY'S INTENTION TO OPEN THE ROAD AND THE CITY SHALL HOLD A PUBLIC MEETING. THE CITY SHALL MAINTAIN THE ROADWAY FOLLOWING ACCEPTANCE BY THE CITY, PROVIDED THAT OWNER SHALL WARRANT THE SECONDARY ACCESS FOR A PERIOD OF TWO YEARS IN ACCORDANCE WITH GENERALLY APPLICABLE PROVISIONS OF THE CITY CODE OF ORDINANCES.
26. A WIRE FENCE ALONG THE NORTH RIGHT OF WAY OF CINNAMON HILL LANE SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

**OWNER:**  
**CHARLES & REBECCA LAMB**  
1202 CINNAMON HILL LANE  
COLUMBIA, MO 65201

**CONTRACT PURCHASER:**  
**PARK 7 GROUP**  
461 PARK AVE S., FLOOR 4  
NEW YORK, NY 10016

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

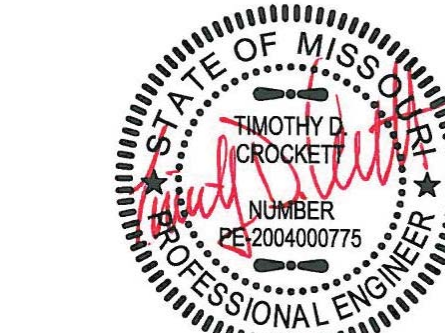
DR. RAMAN PURI, CHAIRPERSON

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  
#2000131004



ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

03/12/2015

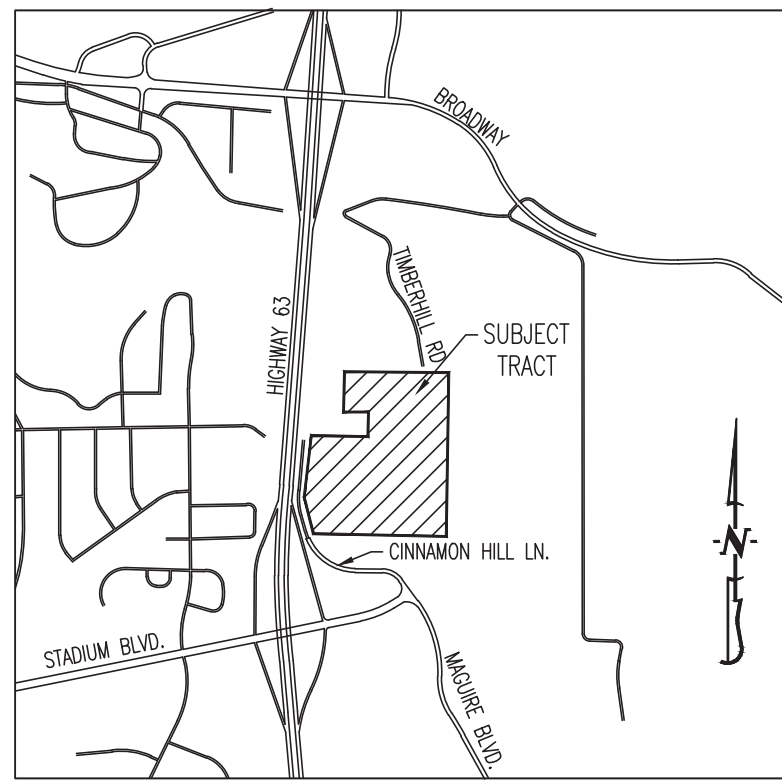
TIMOTHY D. CROCKETT - PE-2004000775

ORIGINAL 10/13/2014  
CITY COMMENTS 03/12/2015

**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 BEING SHOWN BY THE SURVEY RECORDED IN BOOK 569, PAGE 189 AND THE SURVEY RECORDED IN BOOK 4234, PAGE 167 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST 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; THENCE 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 PLAT 1, 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 PLAT 1, 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 PLAT 1, AND WITH THE LINES OF SAID WATER TOWER PLACE SUBDIVISION PLAT 2, S 89°43'05"E, 250.00 FEET; THENCE LEAVING SAID WATER TOWER PLACE SUBDIVISION PLAT 2, S 0°12'40"W, 53.00 FEET; THENCE ALONG A 197.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 58°36'50"E, 96.95 FEET; THENCE N 44°22'05"E, 221.47 FEET; THENCE ALONG A 263.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 68°00'10"E, 210.88 FEET; THENCE S 88°21'40"E, 205.24 FEET; THENCE ALONG A 197.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 73°47'00"E, 120.80 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WITH SAID EAST LINE S 1°15'10"W, 1253.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.50 ACRES.



LOCATION MAP  
NOT TO SCALE

**LEGEND:**

- EXISTING 2FT CONTOUR
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- 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
- STREAM BUFFER (OUTER LIMITS)
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BIORETENTION
- TRASH COMPACTOR
- BICYCLE RACK

**DENSITY CALCULATIONS:**

LOT PUD AREA (GROSS):	32.50 ACRES±
LOT PUD AREA (NET):	29.71 ACRES±
PROPOSED NUMBER OF UNITS:	321
PROPOSED DENSITY:	10.80 UNITS / ACRE
PROPOSED ZONING:	PUD-11.0

**PARKING CALCULATIONS:**

<b>PARKING REQUIRED:</b>	
29 UNITS - 1 BEDROOM EFFICIENCY UNITS	1 SPACES / UNIT = 29 SPACES
42 UNITS - 1 BEDROOM UNITS	1.5 SPACES / UNIT = 63 SPACES
68 UNITS - 2 BEDROOM UNITS	2 SPACES / UNIT = 136 SPACES
80 UNITS - 3 BEDROOM UNITS	2.5 SPACES / UNIT = 200 SPACES
102 UNITS - 4 BEDROOM UNITS	2.5 SPACES / UNIT = 255 SPACES
PLUS 1 SPACE / 5 UNITS:	= 137 SPACES
TOTAL SPACES REQUIRED:	= 820 SPACES
TOTAL SPACES PROPOSED (2.71 SPACES/UNIT):	= 870 SPACES
BICYCLE SPACES REQUIRED:	= 41 SPACES
BICYCLE SPACES PROPOSED:	= 50 SPACES

**CALCULATIONS:**

<b>AREA:</b>	
TOTAL LOT AREA =	32.50 ACRES±
SECTION 18	29.71 ACRES±
LOT 1	2.79 ACRES±
CINNAMON HILL RIGHT OF WAY =	2.79 ACRES±
TOTAL PREVIOUS AREA (LOT 1) =	14.86 ACRES± (50%)

**LANDSCAPE COMPLIANCE:**

TOTAL PARKING LOT & DRIVE AREA=	152,725 SQ. FT.
TREES REQUIRED @ 1 TREE/4500 SQ FT. =	34 TREES
TOTAL TREES REQUIRED=	34 TREES
MEDIUM TO LARGE TREES REQUIRED (30%)=	11 TREES
TOTAL TREES PROVIDED=	46 TREES

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.

# CONCEPTUAL LANDSCAPING FOR THE AVENUE AT COLUMBIA

A MAJOR SUBDIVISION LOCATED IN SECTION 17, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI CITY PROJECT #15-12

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**OWNER:** CHARLES & REBECCA LAMB  
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COLUMBIA, MO 65201

**CONTRACT PURCHASER:** PARK 7 GROUP  
461 PARK AVE S, FLOOR 4  
NEW YORK, NY 10016

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

PREPARED BY: **CROCKETT** ENGINEERING CONSULTANTS  
2608 North Stadium Boulevard  
Columbia, Missouri 65202  
573.443.0200

DR. RAMAN PURI, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

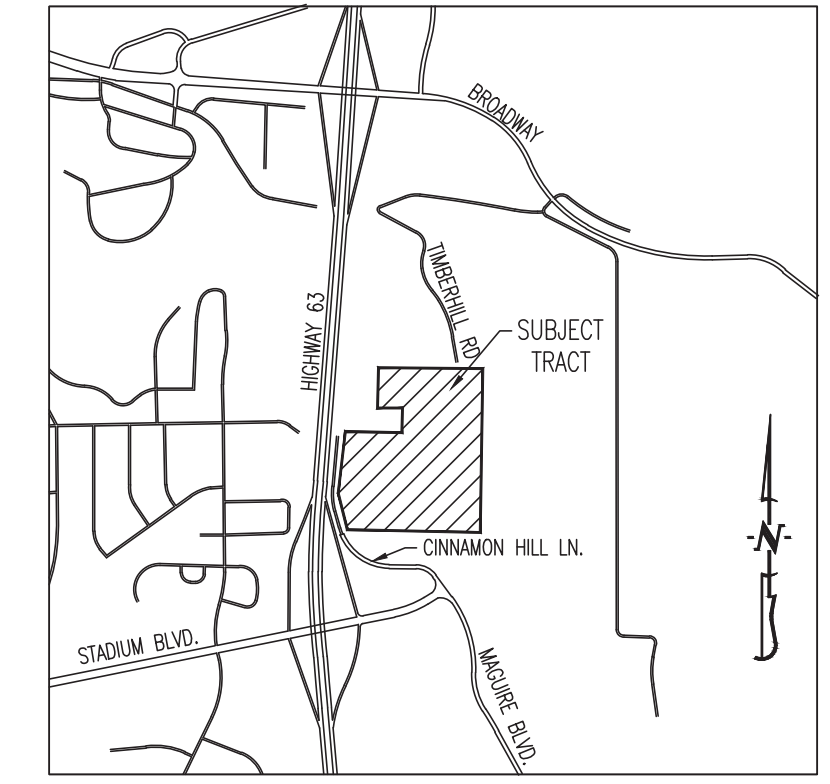
ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

03/12/2015  
TIMOTHY D. CROCKETT - PE-2004000775

**LEGAL DESCRIPTION:**  
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LOCATION MAP  
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**LEGEND:**

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- EXISTING STRUCTURE
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- 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
- EXISTING CLIMAX FOREST
- PRESERVED CLIMAX FOREST

**PLANTING NOTES:**

QUANTITY	PLANT SPECIES
15	PIN OAK - QUERCUS PALUSTRIS
31	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 =	152,725 SQ. FT.
TREES REQUIRED @ 1 TREE/4500 SQ. FT. =	34 TREES
TOTAL TREES REQUIRED =	34 TREES
MEDIUM TO LARGE TREES REQUIRED (30%) =	11 TREES
TOTAL TREES PROVIDED =	46 TREES

**CLIMAX FOREST (LOT 1):**

EXISTING CLIMAX FOREST =	973,942 SQ. FT.
PRESERVED CLIMAX FOREST =	243,485 SQ. FT. (25%)
MINIMUM TO BE PRESERVED SHALL BE 25%	

**CLIMAX FOREST (LOT 2):**

EXISTING CLIMAX FOREST =	147,053 SQ. FT.
PRESERVED CLIMAX FOREST =	136,330 SQ. FT. (93%)
MINIMUM TO BE PRESERVED SHALL BE 25%	

**CLIMAX FOREST (LOT 3):**

EXISTING CLIMAX FOREST =	47,932 SQ. FT.
PRESERVED CLIMAX FOREST =	29,368 SQ. FT. (61%)
MINIMUM TO BE PRESERVED SHALL BE 25%	

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.

