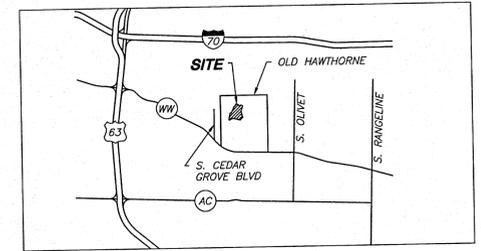


THE VILLAS AT OLD HAWTHORNE

JULY 17, 2006
REVISED AUGUST 4, 2006
REVISED MARCH 9, 2015
REVISED FEBRUARY 6, 2017
REVISED OCTOBER 2, 2017
REVISED JANUARY 24, 2018

GENERAL NOTES

- 1. BUILDING ENVELOPES WITHIN BUILDING LINES ON DETAIL SHEET ARE APPROXIMATE...
2. TRACT IS ZONED PD-4.2.
3. DRIVEWAY APPROACH, SIDEWALKS, AND HANDICAPPED SPACES ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
4. ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED AS SOON AS GENERAL GRADING OPERATIONS ARE COMPLETE...
5. ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
6. THERE WILL BE A MINIMUM 10' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
7. THERE WILL BE A MINIMUM 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY SEWER AND STORM SEWER LINES.
8. ALL STREETS SHALL BE 32' CURB AND GUTTER, AND HAVE A 50' RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.



LOCATION MAP NOT TO SCALE

PD NOTES

- (NOTES 1-7 ARE THE STATEMENT OF INTENT FOR PD)
1. TYPE OF DWELLING UNITS: SINGLE FAMILY ATTACHED UNITS ASSEMBLED IN DUPLEX STRUCTURES; SINGLE FAMILY ATTACHED UNITS IN TOWNHOUSE STRUCTURES ASSEMBLED IN 2-4 UNITS PER STRUCTURE; SINGLE FAMILY DETACHED UNITS; OR A COMBINATION OF THE ABOVE.
1A) THIS DEVELOPMENT WILL CONSIST OF ONLY SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED STRUCTURES OF UP TO TWO UNITS.
2. MAXIMUM NUMBER OF UNITS: 317 RESIDENTIAL UNITS/MAXIMUM DENSITY OF 4.2 UNITS PER ACRE.
3. MAXIMUM BUILDING HEIGHT: THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 40 FEET.
4. THE NUMBER OF PARKING SPACES: THE TOTAL NUMBER OF PARKING SPACES SHALL BE A MINIMUM TWO SPACES PER DWELLING UNIT...
5. MINIMUM PERCENTAGE OF OPEN/GREEN SPACE: FORTY PERCENT OF THE NET AREA IS TO BE PRESERVED AS OPEN/GREEN SPACE...
6. AMENITIES: THERE ARE NO PROPOSED AMENITIES WITHIN THE LIMITS OF THE PROPOSED PD OTHER THAN A SMALL WATER IMPROVEMENT...
7. GENERAL DESCRIPTION OF PLAN: THE DEVELOPMENT PLAN FOR THE ENTIRE AREA WILL PRESENT A MIXED USE OF RESIDENTIAL UNITS...
8. THE TOTAL AREA OF THIS TRACT IS 51.1 ACRES; THE AREA OF THIS TRACT WITHOUT THE PROPOSED RIGHT-OF-WAY IS 48.5 ACRES.
9. TREE PRESERVATION HAS BEEN ADDRESSED WITH THE ORIGINAL PLANNING FOR THE OVERALL OLD HAWTHORNE SUBDIVISION.
10. LOTS C1, C2, C3, C4, AND C5 ARE COMMON AREAS AND WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.

UTILITIES

WATER

PUBLIC WATER SUPPLY
DISTRICT NO. 9
RT. Z
COLUMBIA, MISSOURI 65201
CONTACT: GARY BAUMGARTNER
(573)474-9521

NATURAL GAS

AMEREN UE
P.O. BOX M
COLUMBIA, MISSOURI 65205
CONTACT: GARY BAUMGARTNER
(573) 876-3063

ELECTRICITY

BOONE ELECTRIC COOPERATIVE
1413 RANGELINE
COLUMBIA, MISSOURI 65201
CONTACT: DOUG GARDNER
(573)449-4181

TELEPHONE

CENTURYTEL
625 E. CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: DUANE MCGEE
(573)886-3503

CABLE TV

MEDIACOM
901 NORTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: BOB BONER
(573)489-1937

SANITARY SEWER

CITY OF COLUMBIA
P.O. BOX 6015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: ALLISON ANDERSON
(573)874-7250

LEGAL DESCRIPTION

TWO TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION 15, BOTH IN TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE SURVEY RECORDED IN BOOK 2591, PAGE 24 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 22-48-12, THENCE N84°02'02"E, 1267.45 FEET TO THE POINT OF BEGINNING; THENCE N51°56'10"W, 3.90 FEET; THENCE N11°54'45"E, 805.60 FEET; THENCE S77°41'15"E, 123.99 FEET; THENCE N25°01'00"E, 662.82 FEET; THENCE N13°05'20"E, 200.08 FEET; THENCE N50°28'40"E, 331.17 FEET; THENCE N1°42'50"W, 134.27 FEET; THENCE S83°49'15"E, 129.80 FEET; THENCE ALONG A 375-FOOT RADIUS CURVE TO THE RIGHT, 330.04 FEET, SAID CURVE HAVING A CHORD S58°36'30"E, 318.49 FEET; THENCE ALONG A 20-FOOT RADIUS CURVE TO THE RIGHT, 31.48 FEET; THENCE N89°33'00"E, 29.40 FEET; THENCE ALONG A 700-FOOT RADIUS CURVE TO THE RIGHT, 437.27 FEET; THENCE S14°43'50"W, 170.85 FEET; THENCE ALONG A 700-FOOT RADIUS CURVE TO THE RIGHT, 437.27 FEET; THENCE ALONG A 1200-FOOT RADIUS CURVE TO THE LEFT, 880.74 FEET, SAID CURVE HAVING A CHORD S35°45'25"W, 861.11 FEET; THENCE S14°43'50"W, 170.85 FEET; THENCE ALONG A 700-FOOT RADIUS CURVE TO THE RIGHT, 437.27 FEET; THENCE ALONG A 500-FOOT RADIUS CURVE TO THE LEFT, 244.43 FEET, SAID CURVE HAVING A CHORD S36°31'00"W, 242.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 14.8 ACRES.

TRACT 2
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 22-48-12, THENCE N86°33'00"E, 1296.42 FEET TO THE POINT OF BEGINNING; THENCE ALONG A 450-FOOT RADIUS CURVE TO THE RIGHT, 256.84 FEET, SAID CURVE HAVING A CHORD N34°10'15"E, 253.37 FEET; THENCE N50°31'20"E, 435.12 FEET; THENCE ALONG A 750-FOOT RADIUS CURVE TO THE LEFT, 468.50 FEET, SAID CURVE HAVING A CHORD N32°37'35"E, 460.92 FEET; THENCE N14°43'50"E, 170.85 FEET; THENCE ALONG A 1150-FOOT RADIUS CURVE TO THE RIGHT, 1100.29 FEET; THENCE N14°43'50"E, 170.85 FEET; THENCE N89°33'00"E, 29.40 FEET; THENCE S54°40'55"E, 201.17 FEET; THENCE S16°25'40"E, 592.67 FEET; THENCE S62°51'30"W, 81.83 FEET; THENCE S41°18'15"W, 378.22 FEET; THENCE N74°44'25"W, 681.59 FEET; THENCE N83°47'25"W, 209.29 FEET; THENCE S84°39'20"W, 80.03 FEET; THENCE S67°00'15"W, 426.12 FEET; THENCE N31°56'10"W, 5.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.7 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBMITTED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY A CIVIL GROUP

JAY GEBHARDT, LS-2001001909



PARKING DATA

REQUIRED:
214 UNITS X 2 SPACES/UNIT = 428 SPACES
TOTAL: 428 PARKING SPACES REQUIRED
PROVIDED:
214 UNITS X 4 SPACES/UNIT (2 GARAGE & 2 DRIVEWAY)
= 856 TOTAL SPACES PROVIDED

THE VILLAS AT OLD HAWTHORNE PD PLAN

Project information block including drawing title, date (7/17/06), drawing number (STOH06-01), and a table of revision history.

LEGEND

- STREET SIGN
EXISTING WATER METER
GUARD POST
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING IRON PIPE
REMOVE
SET-IRON
RECORD
HANDICAPPED PARKING
EXISTING SANITARY MANHOLE
EXISTING SANITARY CLEANOUT
PROPOSED SANITARY MANHOLE
PROPOSED SANITARY CLEANOUT
POWER POLE
ROOF DRAIN
GUY WIRE
EXISTING FENCE
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND TELEPHONE
EXISTING GAS
EXISTING OVER-HEAD ELECTRIC
EXISTING SANITARY
EXISTING WATER
PROPOSED UNDERGROUND ELECTRIC
PROPOSED WATER
PROPOSED GAS
PROPOSED SANITARY
PROPOSED STORM SEWER
PROPOSED UNDERGROUND TELEPHONE
FLOWLINE (E)
EXISTING TREELINE
PRESERVED TREELINE

SIGNAGE
THERE IS ONE MONUMENT SIGN PROPOSED, AND THE LOCATION IS SHOWN ON THE DRAWING.
THE PROPOSED SIGN LETTER AREA IS 56 SQUARE FEET WHICH EXCEEDS THE ALLOWED AREA FOR THIS DEVELOPMENT.

FLOOD PLAIN STATEMENT
THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAPS #29019C0292E & #29019C0315E DATED APRIL 19, 2017.

PARKING LIGHTING
A MAJORITY OF THE LIGHTING WILL BE STREET LIGHTS INSTALLED BY THE ELECTRIC COMPANY, EXCEPT FOR ANY DECORATIVE AND ACCESSORY LIGHTING.

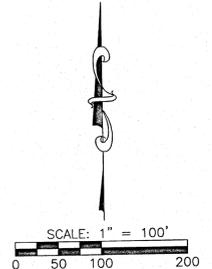
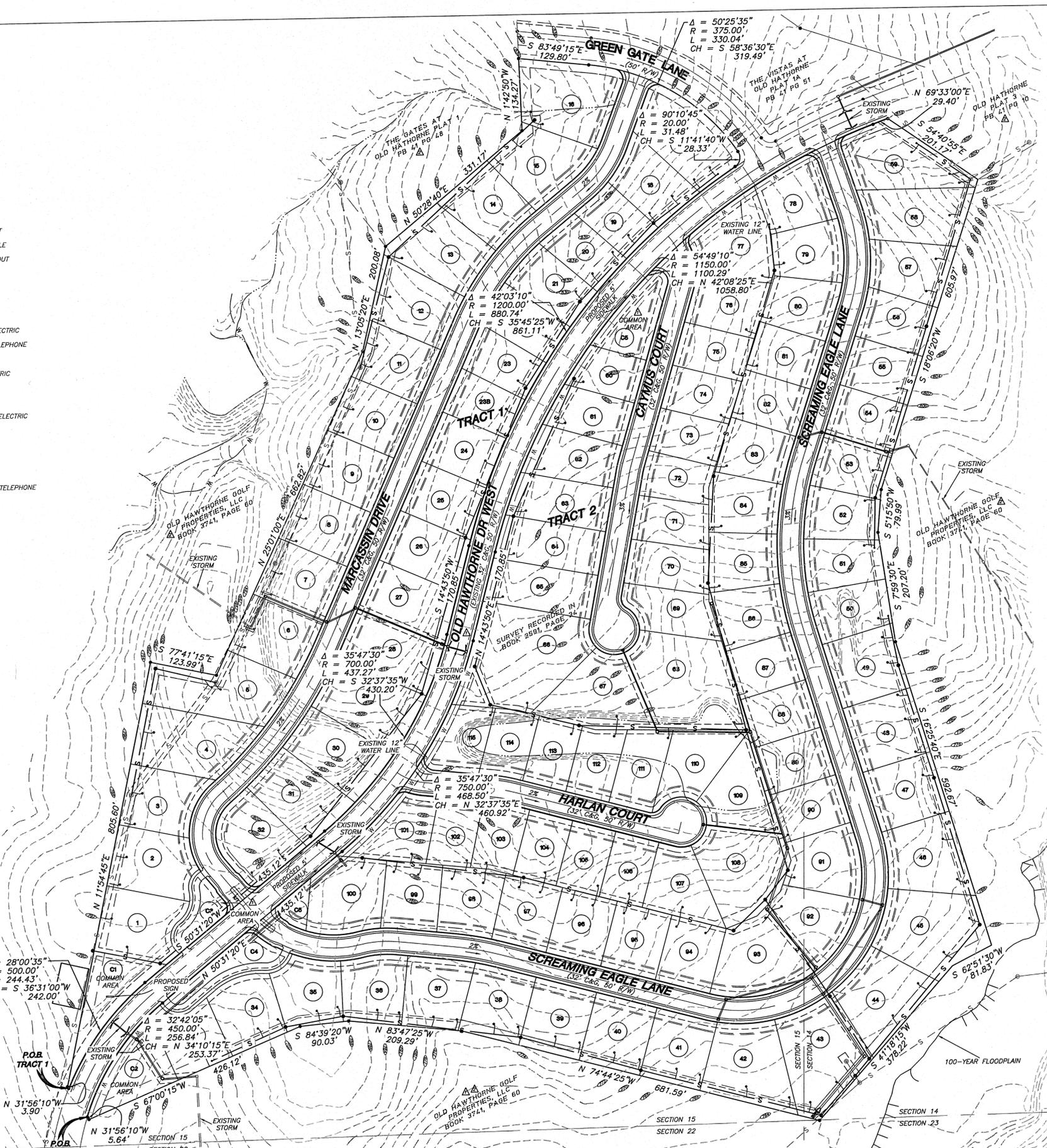
OWNER
LIFESTYLE DEVELOPMENT INC.
C/O DON STODOLNER
5818 SCREAMING EAGLE
COLUMBIA, MO 65201
(573) 449-9000

BENCHMARK DATA
MISSOURI STATE DNR MONUMENT
80-13 LOCATED ON THE EAST SIDE OF EUTSY LANE 0.2 MILES NORTH OF STATE ROUTE WW.
ELEV. = 831.36

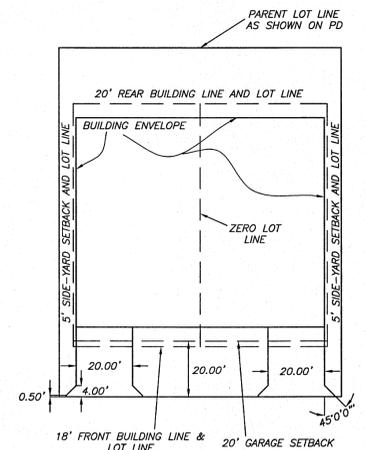
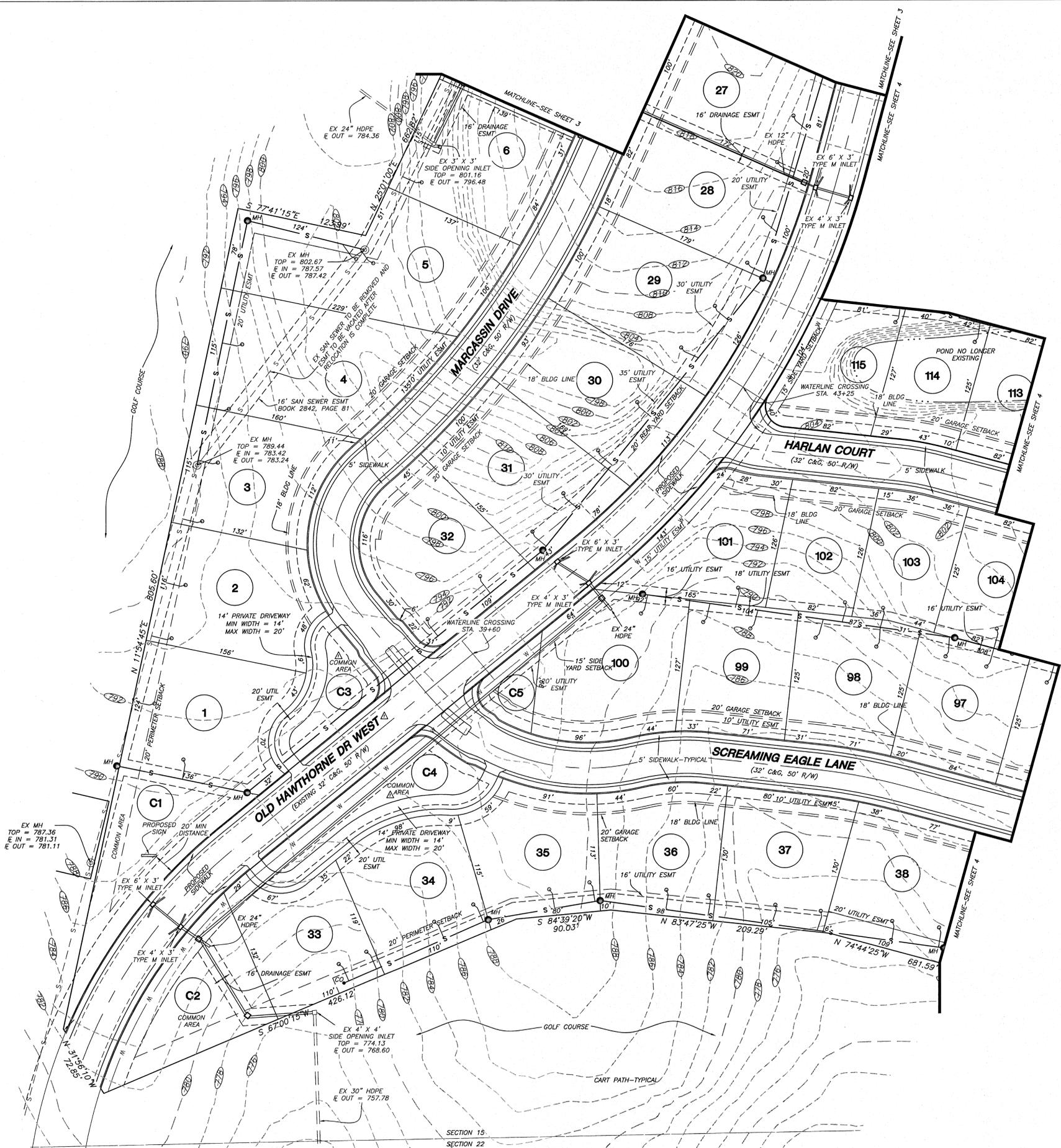
CONCEPTUAL STORM DRAINAGE NOTES
1. THE STORM DRAINAGE SHOWN IS CONCEPTUAL.
2. A FULL STORM WATER PLAN SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.

APPROVED AS A MINOR REVISION
THIS 19TH DAY OF MARCH, 2018.

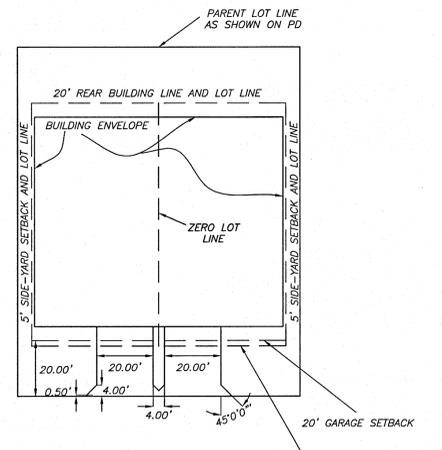
TIMOTHY TEDDY, DIRECTOR OF COMMUNITY DEVELOPMENT



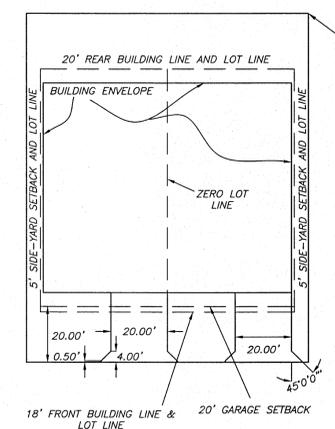
# THE VILLAS AT OLD HAWTHORNE



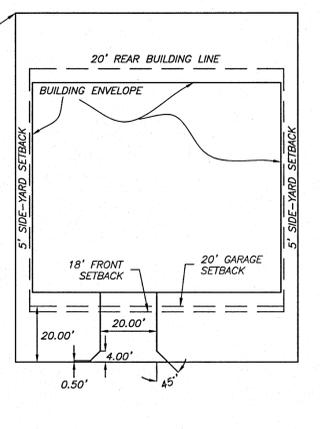
**TYPICAL LOTS DRIVEWAY 1**  
SCALE: 1" = 30'



**TYPICAL LOTS DRIVEWAY 2**  
SCALE: 1" = 30'

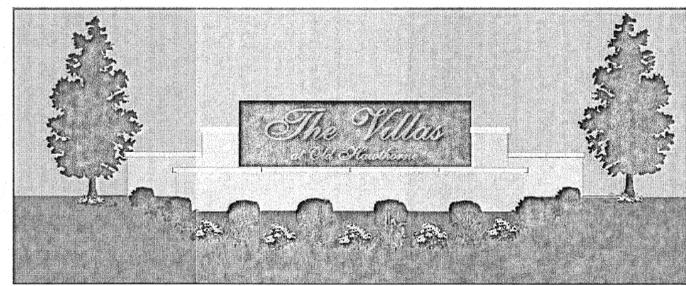


**TYPICAL LOTS DRIVEWAY 3**  
SCALE: 1" = 30'



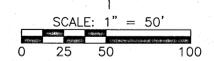
**TYPICAL LOTS DRIVEWAY 4**  
SCALE: 1" = 30'

**DRIVEWAY NOTES**  
1) DRIVEWAY LOCATIONS AND DESIGNS ARE NOT PERMANENT AND MAY BE MOVED AT DEVELOPER'S DISCRETION WITHIN THE CITY'S DRIVEWAY REGULATIONS. SIDE-ENTRY DRIVES THAT MEET THE CITY'S DRIVEWAY REGULATIONS WILL ALSO BE ALLOWED.  
2) FOR FRONT ENTRY GARAGES AND CARPORTS, DRIVEWAY LENGTHS WILL BE AT LEAST 20' DUE TO THE 20' GARAGE SETBACK FOR GARAGES AND CARPORTS FACING THE STREET.



**PROPOSED SIGN NOTES**

- 1) PROPOSED MONUMENT SIGN LOCATED IN LOT C1.
- 2) PROPOSED SIGN LETTER AREA IS 56 SQUARE FEET.
- 3) NO PORTION OF THE SIGN SHALL BE CLOSER THAN 20 FEET FROM THE RIGHT-OF-WAY OF A STREET.

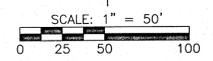
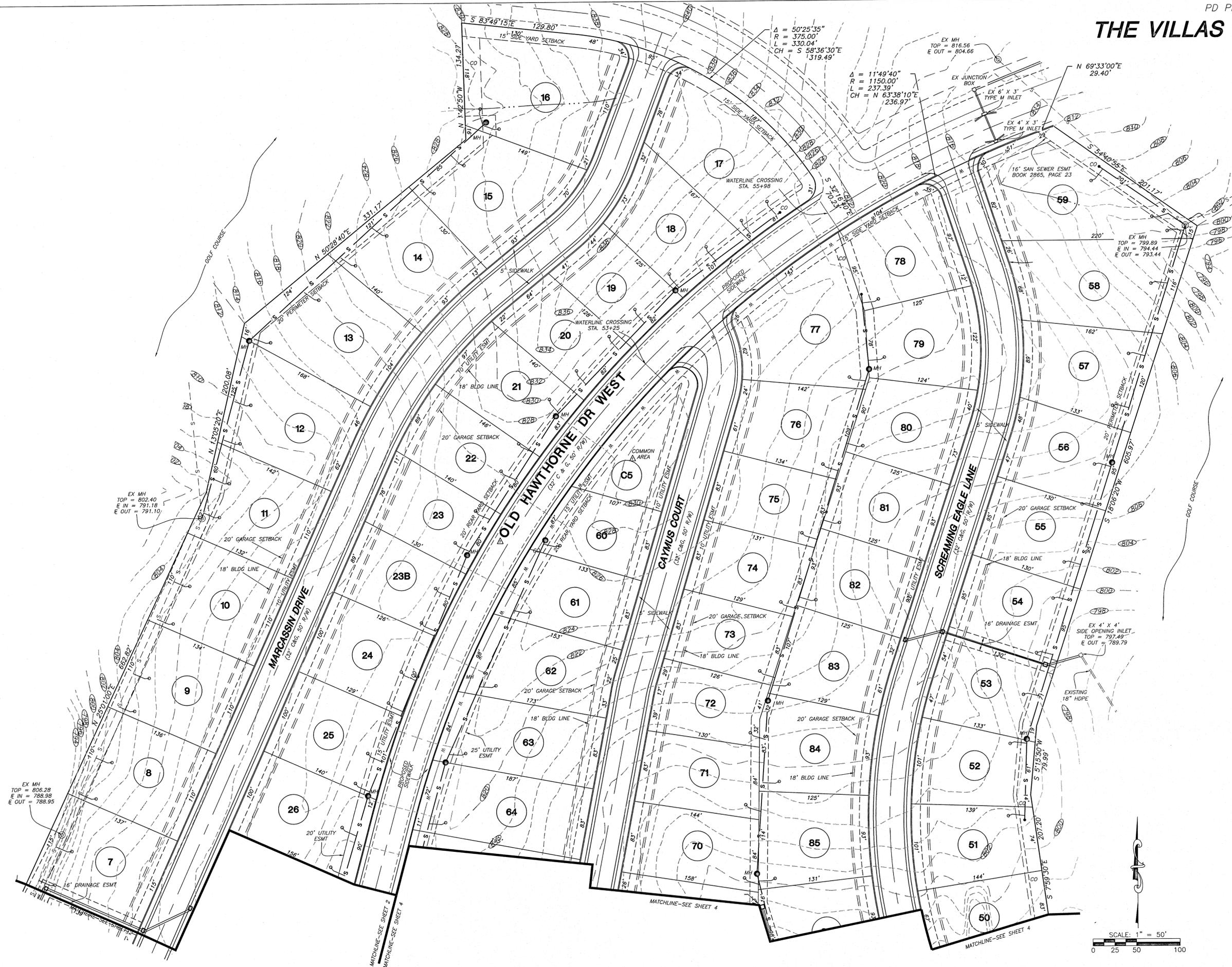


JAY GEBHARDT MO E-25052  
JANUARY 24, 2018

**A CIVIL GROUP**  
CIVIL ENGINEERING, PLANNING, SURVEYING  
3401 W BROADWAY BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
PHONE: (573) 817-5750, FAX: (573) 817-1877

DRAWN BY: SMH DATE: 7/17/06  
ENGR: JAG PM: SMH DRAWING NO.: STOHO6-01  
JOB NO.: STOHO6-01 SHEET 2 OF 4

# THE VILLAS AT OLD HAWTHORNE

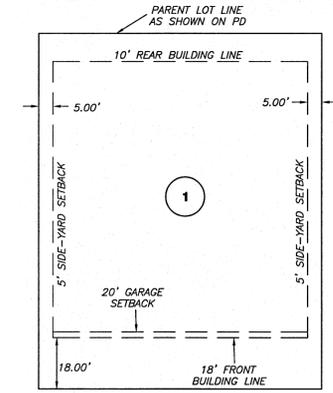
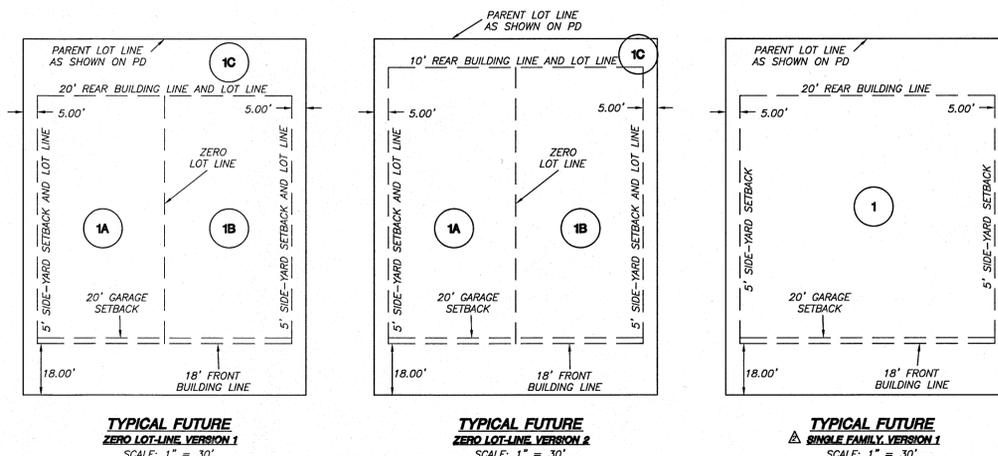
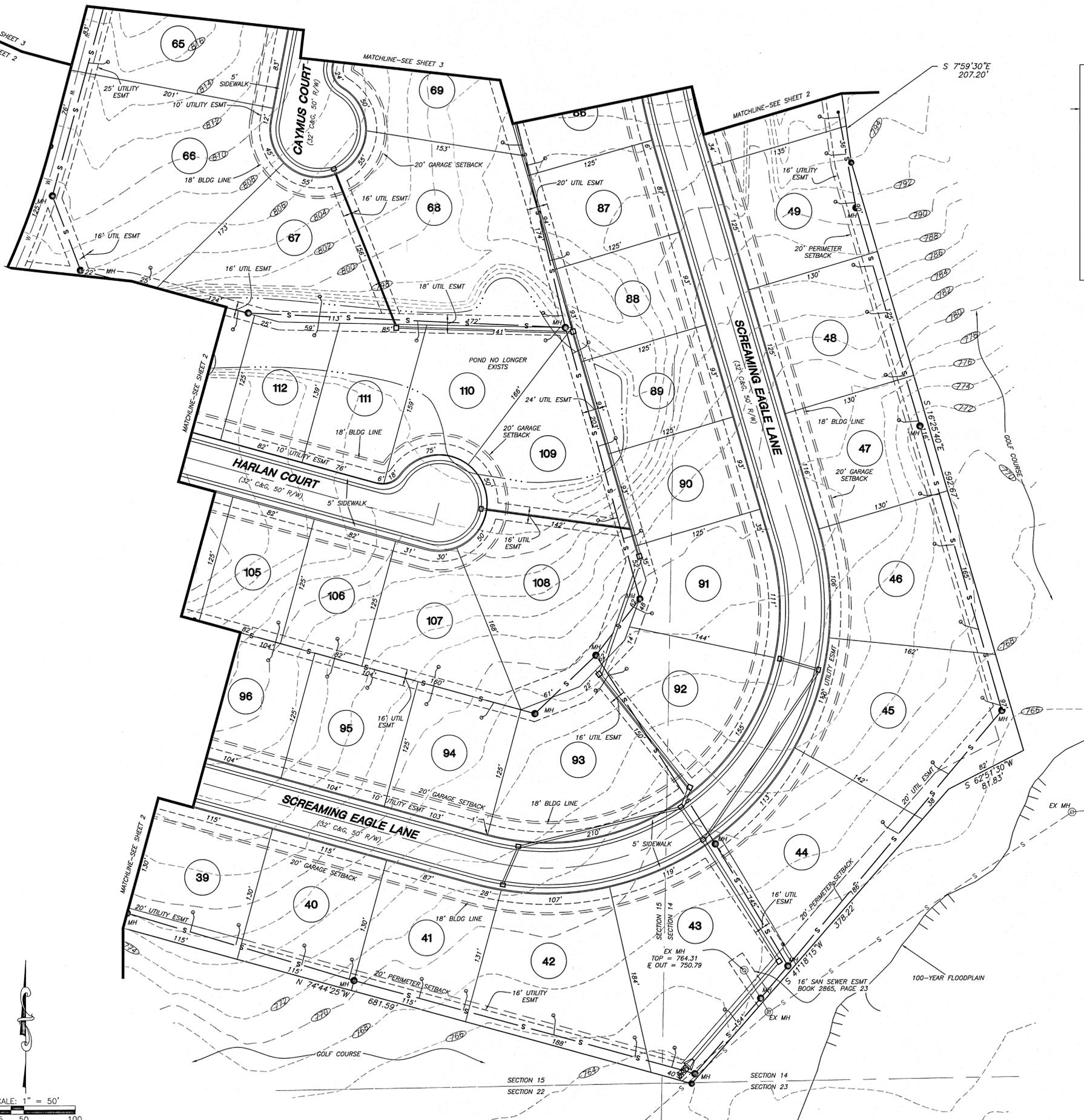


THE VILLAS AT OLD HAWTHORNE PD PLAN

	<b>A CIVIL GROUP</b> CIVIL ENGINEERING, PLANNING, SURVEYING 3401 W BROADWAY BUSINESS PARK COURT SUITE 105 COLUMBIA, MO 65203 PHONE: (573) 817-5750, FAX: (573) 817-1677	
	DRAWN BY: SMH ENGR: JAG NO. DATE DESCRIPTION BY	DATE: 7/17/06 PK: SMH JOB NO.: STOHO6-01 SHEET 3 OF 4

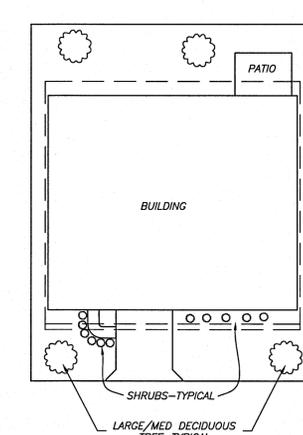
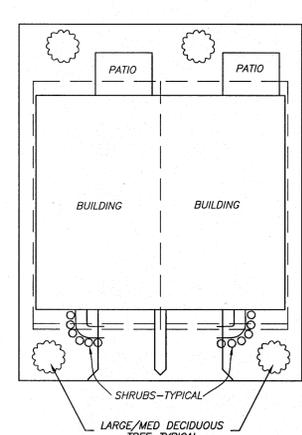
X:\Projects\Standard\OLD HAWTHORNE\plan\STOH18-02\STOH18-02.PLD MINOR REVISION.dwg PLD PLAN MINOR #3 JOB NUMBER: STOHO6-01

THE VILLAS AT OLD HAWTHORNE



- LOT-LINE NOTES**
- 1) THESE ARE JUST TYPICAL CONFIGURATIONS THAT SHALL BE APPLIED TO ALL OF THE LOTS AS SHOWN ON THE PD PLAN.
  - 2) SETBACK FOR A GARAGE OR CARPORT SHALL BE 20' AND OTHER PORTIONS OF THE BUILDING SHALL BE 18'.
  - 3) UNITS WILL BE SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED STRUCTURES OF UP TO TWO UNITS; OR A COMBINATION OF THE ABOVE.

- LOT NOTES**
- AS OF THE DATE OF THIS REVISION, THE FOLLOWING LOTS WILL BE PLATTED OR DEVELOPED AS FOLLOWS:
- ZERO LOT-LINE (SINGLE FAMILY ATTACHED):**  
1-14, 16, 18, 24-27, 33-49 & 94-100.
- SINGLE FAMILY DETACHED:**  
15, 17, 19-23B, 28-32, 50-93, 101-115.
- (NOTE: THE IDENTIFICATION OF LOTS LISTED ABOVE SHALL NOT RESTRICT THAT LOT TO ANY SPECIFIC STYLE. ALL LOTS MAY UTILIZE EITHER STYLE AT ANY TIME AS ALLOWED BY THE PD ZONING)



- CONCEPTUAL LANDSCAPING PLAN**
1. THE DEVELOPER IS ALSO THE BUILDER FOR ALL THE HOMES.
  2. LANDSCAPING SHALL BE PROVIDED BY THE BUILDER AND SHALL INCLUDE SODDED YARDS, LANDSCAPED BEDS AND A VARIETY OF TREES.
  3. THE LANDSCAPE SHALL ALSO BE IRRIGATED.
  4. ALL LANDSCAPING MAINTENANCE WILL BE PROVIDED BY THE HOME OWNERS ASSOCIATION.

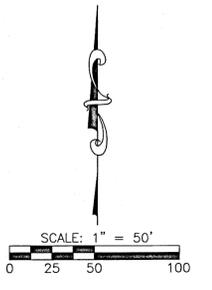
**THE VILLAS AT OLD HAWTHORNE PD PLAN**

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JAY GEBHARDT MO E-25052  
JANUARY 24, 2018

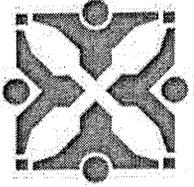
NO.	DATE	DESCRIPTION	BY
1	01/24/18	MINOR REVISION	SMH
2	11/17/17	MAJOR REVISION	SMH

DRAWN BY: SMH DATE: 7/17/06  
ENGR: JAG PLS: SMH DRAWING NO.: STOHD6-01  
JOB NO.: STOHD6-01 SHEET 4 OF 4



X:\Project\StoHD6\OLD HAWTHORNE\18-02\STOHD6-02 PD MINOR REVISION.dwg PD PLAN MINOR #3 JOB NUMBER STOHD6-01

# PREVIOUSLY APPROVED



City of Columbia

Community Development Department

701 EAST BROADWAY • PO BOX 6015 • COLUMBIA, MO 65205-6015

March 14, 2018

Mr. Spencer Haskamp  
A Civil Group  
3401 Broadway Business Park Court, Suite 105  
Columbia, MO 65203  
e: [spencer@acivilgroup.com](mailto:spencer@acivilgroup.com)

**Re: Case # 18-55: The Villas at Old Hawthorne PD (Minor Amendment) – Approval Letter**

Dear Mr. Haskamp:

By means of this letter I am approving your request for a minor amendment to the PD development plan known as **The Villas at Old Hawthorne PD**, with the most recent revision date of 3/9/2018. Approved changes include the following:

- **Revision to allow single-family detached dwellings on Lot 17 instead of single-family attached.**

Permits may now be issued by applicable City departments, provided that such improvements are consistent with the revised plan.

If you have any questions, please feel free to call me at (573) 874-7239.

Sincerely,

Timothy Teddy, Community Development Director  
[Timothy.teddy@como.gov](mailto:Timothy.teddy@como.gov)

TTT/ces

Building & Site Development  
(573) 874-7474  
Fax (573) 874-7283

Neighborhood Services  
(573) 817-5050  
Fax (573) 442-0022

Planning & Zoning  
(573) 874-7239  
Fax (573) 874-7546

TTY 1-800-676-3777 MO Relay

[www.gocolumbiamo.com/communitydevelopment](http://www.gocolumbiamo.com/communitydevelopment)