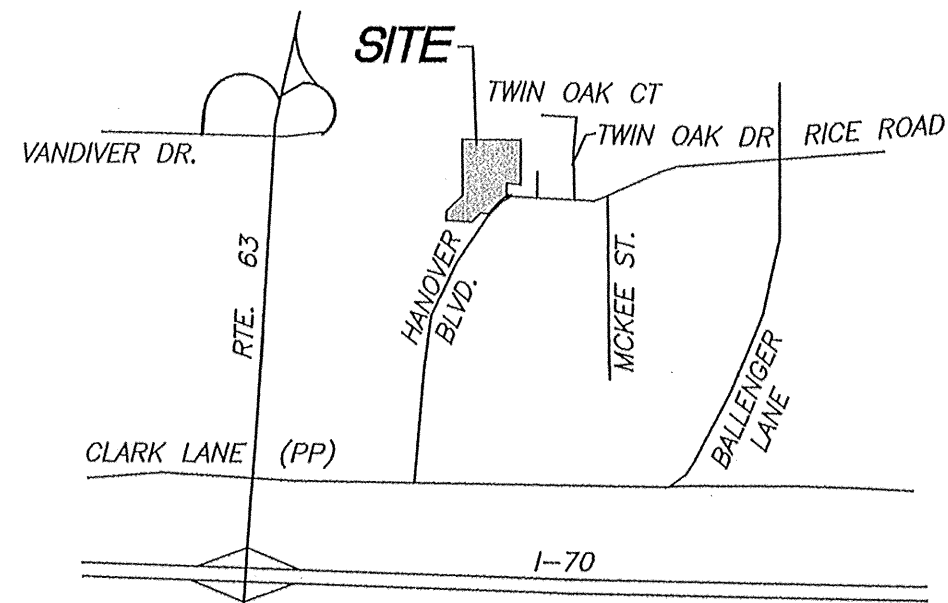




LOCATION MAP
(NOT TO SCALE)

PROJECT LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTH HALF AND IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACTS DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 585, PAGE 565, BOOK 1559, PAGE 644 AND BOOK 1728, PAGE 304 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 4-48-12 AS SHOWN BY GLENDALE GARDENS PLAT 4, RECORDED IN PLAT BOOK 26, PAGE 36; THENCE WITH THE NORTH LINE THEREOF, ALSO THE QUARTER SECTION LINE, N86°14'00"W, 669.64 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING N86°14'00"W, 238.88 FEET TO THE NORTHWEST CORNER OF GLENDALE GARDENS PLAT 5, RECORDED IN PLAT BOOK 31, PAGE 30; THENCE LEAVING SAID QUARTER SECTION LINE AND WITH THE WEST LINE OF SAID GLENDALE GARDENS PLAT 5, S43°46'00"W, 197.43 FEET; THENCE S47°50'20"W, 76.11 FEET; THENCE S54°29'30"W, 38.04 FEET; THENCE LEAVING SAID WEST LINE, N86°14'00"W, 640.29 FEET; THENCE N34°48'00"E, 230.00 FEET TO THE QUARTER SECTION LINE; THENCE LEAVING SAID QUARTER SECTION LINE, N48°58'50"E, 554.08 FEET TO THE WEST LINE OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1728, PAGE 304; THENCE WITH THE LINES OF SAID TRACT, N0°07'00"E, 1353.60 FEET; THENCE S89°21'30"E, 1439.31 FEET; THENCE S0°26'00"W, 1075.87 FEET; THENCE N86°01'00"W, 352.62 FEET TO THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 297, PAGE 605; THENCE S01°15'35"W, 270.00 FEET TO THE SOUTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 316, PAGE 446; THENCE WITH THE SOUTH LINE THEREOF, S86°01'00"E, 137.41 FEET TO THE WESTERLY RIGHT-OF-WAY OF HANOVER BOULEVARD AS SHOWN BY HIDDEN CREEK SUBDIVISION PLAT 1, RECORDED IN PLAT BOOK 36, PAGE 63; THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE, 148.86 FEET ALONG A 513.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S72°44'35"W, 148.34 FEET TO THE WEST LINE OF THE EXISTING R-1 ZONING; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND WITH SAID ZONING LINE, S43°46'00"W, 571.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 56.95 ACRES.

PARKING REQUIREMENTS

REQUIRED PARKING
402 3 BEDROOM UNITS * 2.5 SPACES/UNIT= 1005 SPACES
+ 1 SPACE/5 UNITS * 402 UNITS= 80.5 SPACES
TOTAL REQUIRED= 1086

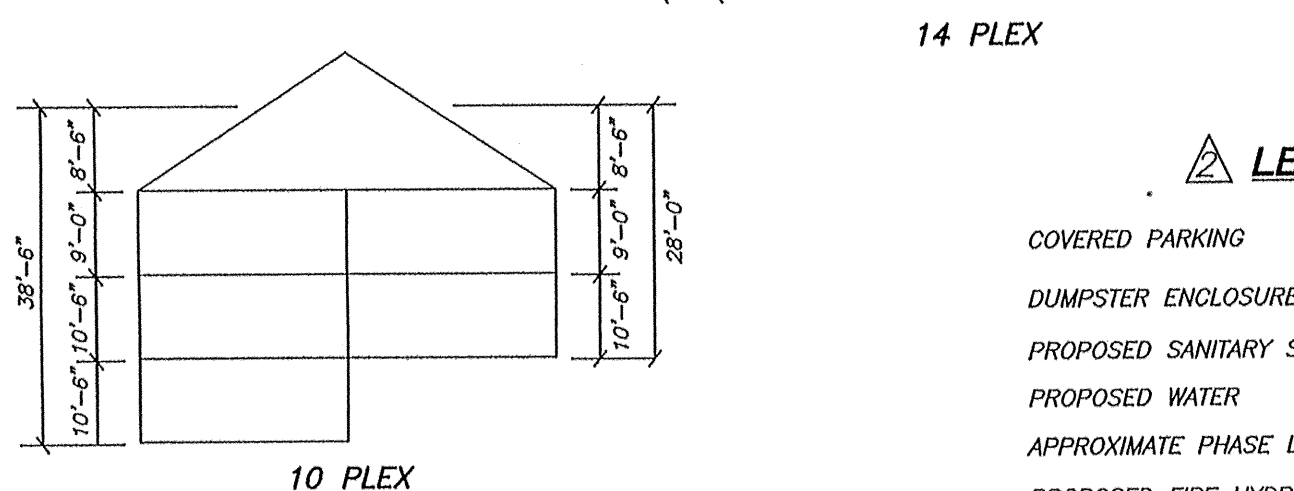
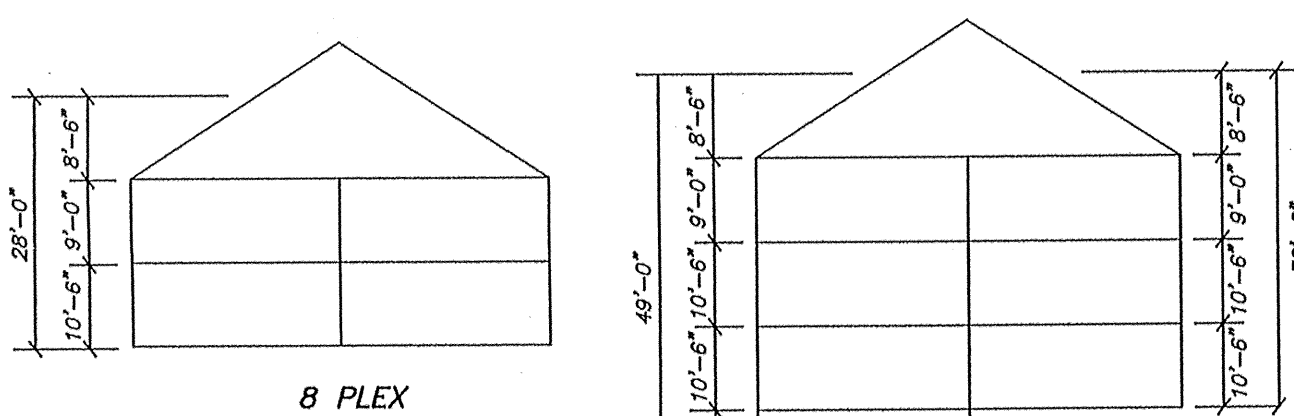
PROVIDED PARKING
1086 SPACES (A MINIMUM OF 21 ACCESSIBLE SPACES WILL BE PLACED ACROSS THE SITE)

EXISTING UTILITIES

SANITARY SEWER - CITY OF COLUMBIA
WATER - CITY OF COLUMBIA
ELECTRICITY - CITY OF COLUMBIA
GAS - AMERON U.S.

DENSITY CALCULATION

56.95 ACRES - 0.4 ACRES (HANOVER BLDG.)= 56.55 ACRES
402 UNITS/56.55 ACRES= 7.11 UNITS/ACRE



CONCEPTUAL STORMWATER PLAN

THE STORMWATER MANAGEMENT PLAN WILL CONSIDER THE SENSITIVE NATURE OF HINKSON CREEK AND THE JURISDICTIONAL CREEK ALONG THE SOUTHWEST SIDE OF THE RINEY LANE EXTENSION. IN ADDITION THERE ARE MINE TAILINGS IN THE NORTHEAST CORNER OF THE TRACT THAT WILL REQUIRE ADDITIONAL ATTENTION DURING THE CONSTRUCTION PHASE.

THE STORMWATER PLAN WILL RELY ON LOW IMPACT DEVELOPMENT TECHNIQUES THAT MAY INCLUDE DISCONNECTED IMPERVIOUS AREAS AND RAIN GARDENS. STORMWATER COLLECTION STRUCTURES WILL BE DESIGNED TO MEET THE 25 YEAR STORM. PARKING LOTS WILL BE DESIGNED WITHOUT CURBS WHERE PRACTICAL TO ENCOURAGE STORMWATER SHEET FLOW TO PERVIOUS AREAS.

LIGHTING NOTE:

PARKING LOT LIGHTING WILL BE ACCOMPLISHED BY A COMBINATION OF BUILDING MOUNTED LIGHTS AND POLE MOUNTED LIGHTS. ALL LIGHTS WILL BE SHIELDED WITH A MAXIMUM MOUNTING HEIGHT OF 20 FEET FOR POLES AND 30 FEET FOR BUILDINGS.

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2005.

JERRY WADE CHAIRMAN

APPROVED BY THE COLUMBIA CITY COUNCIL THIS 3rd DAY OF October, 2005.

Darwin Hindman MAYOR SHEELA AMIN CITY CLERK

SITE DATA

OWNER/DEVELOPER

DDM INVESTMENTS, INC.
950 OBERMILLER
COLUMBIA, MO 65202

CENTERSTATE PROPERTIES, LLC
4609 BLACKFORD CT.
COLUMBIA, MO 65203

CLARK LANE DEVELOPMENT
P.O. BOX 1233
COLUMBIA, MO 65205

ZONING: PUD 4 EXISTING
PUD 7.2 PROPOSED

AREA: 56.55 ACRES

FLOOD PLAIN STATEMENT:

THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED BY FEMA MAP NO. 2900360007B AND IS SHOWN ON THE PLAN.

DESIGN INFORMATION

1. NO MORE THAN 227 DWELLING UNITS WILL BE CONSTRUCTED UNTIL THE NORTHWARD EXTENSION OF RINEY LANE AND ITS CONNECTION TO VANDIVER DRIVE IS COMPLETED AND ACCEPTED BY THE CITY.

2. THE MINIMUM PERCENTAGE OF THE SITE TO BE LANDSCAPED OR PRESERVED IN OPEN SPACE IS 50%.

3. ALL PARKING DIMENSIONS ARE AS FOLLOWS UNLESS OTHERWISE NOTED.

DRIVE: 24"
SPACE DEPTH: 20"
SPACE WIDTH: 9'

LEGEND

COVERED PARKING

DUMPSTER ENCLOSURE

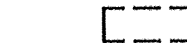
PROPOSED SANITARY SEWER

PROPOSED WATER

APPROXIMATE PHASE LIMITS

PROPOSED FIRE HYDRANT

PROPOSED STORM SEWER



PUD 7.2 PLAN
HIDDEN CREEK CONDOMINIUMS
COLUMBIA, MISSOURI

REVISED:

AUG. 08 '05
AUG. 23 '05



ALLSTATE CONSULTANTS, P.C.

3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
P.H. (573) 875-8799
FAX (573) 875-8850

REUSE OF THIS DRAWING IN ANY MANNER IS STRICTLY PROHIBITED WITHOUT THE WRITTEN ALLSTATE CONSULTANTS, P.C.

DATE

07-14-05

JOB NUMBER

05172.01

SCALE

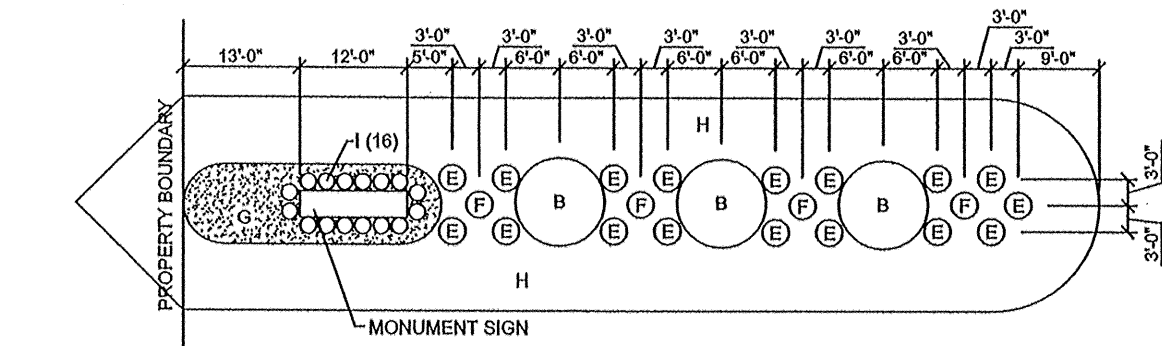
1"=100' H

SHEET

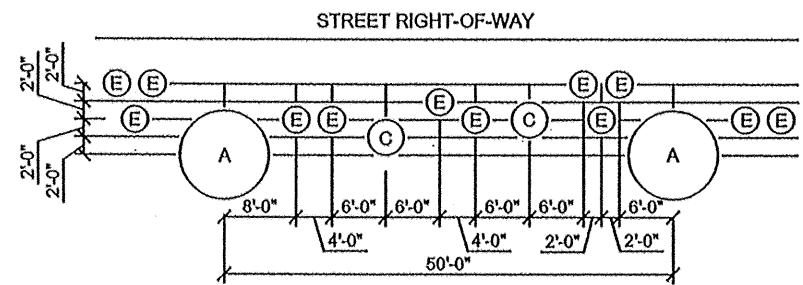
1

1 OF 2

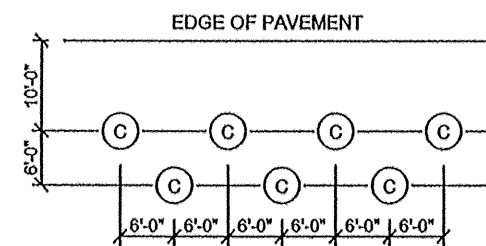
LANDSCAPE LAYOUT DETAILS



L1 MAIN ENTRY ISLAND PLANTING
SCALE: N.T.S.



L2 TYPICAL STREET FRONTAGE PLANTING
SCALE: N.T.S.



L3 TYPICAL PAVEMENT SCREENING
SCALE: N.T.S.

SCALE: 1" = 100'
0 50 100 200

LANDSCAPE REQUIREMENTS

- 1) LANDSCAPED AREAS EXCEED 15% OF SITE.
- 2) NO PAVED AREAS ARE WITHIN 20' FEET OF STREET RIGHT-OF-WAYS.
- 3) NO PARKING AREAS OF MORE THAN 150 SPACES.
- 4) 88 SHADE TREES INDICATED AROUND PARKING AREAS. 25 REQUIRED = 422,000 SF (PAVED AREA) x 1 TREE PER 4,800SF.
- 5) PAVED AREAS WITHIN 50 FEET OF ADJACENT RESIDENTIAL PROPERTY ARE TO BE SCREENED WITH CONIFER TREES PER "L3" LANDSCAPE LAYOUT DTL.
- 6) STREET FRONTAGE SHALL BE LANDSCAPED PER "L2" LANDSCAPE LAYOUT DTL. PLANTINGS SHALL TERMINATE 25 FEET FROM ENTRANCE DRIVES.

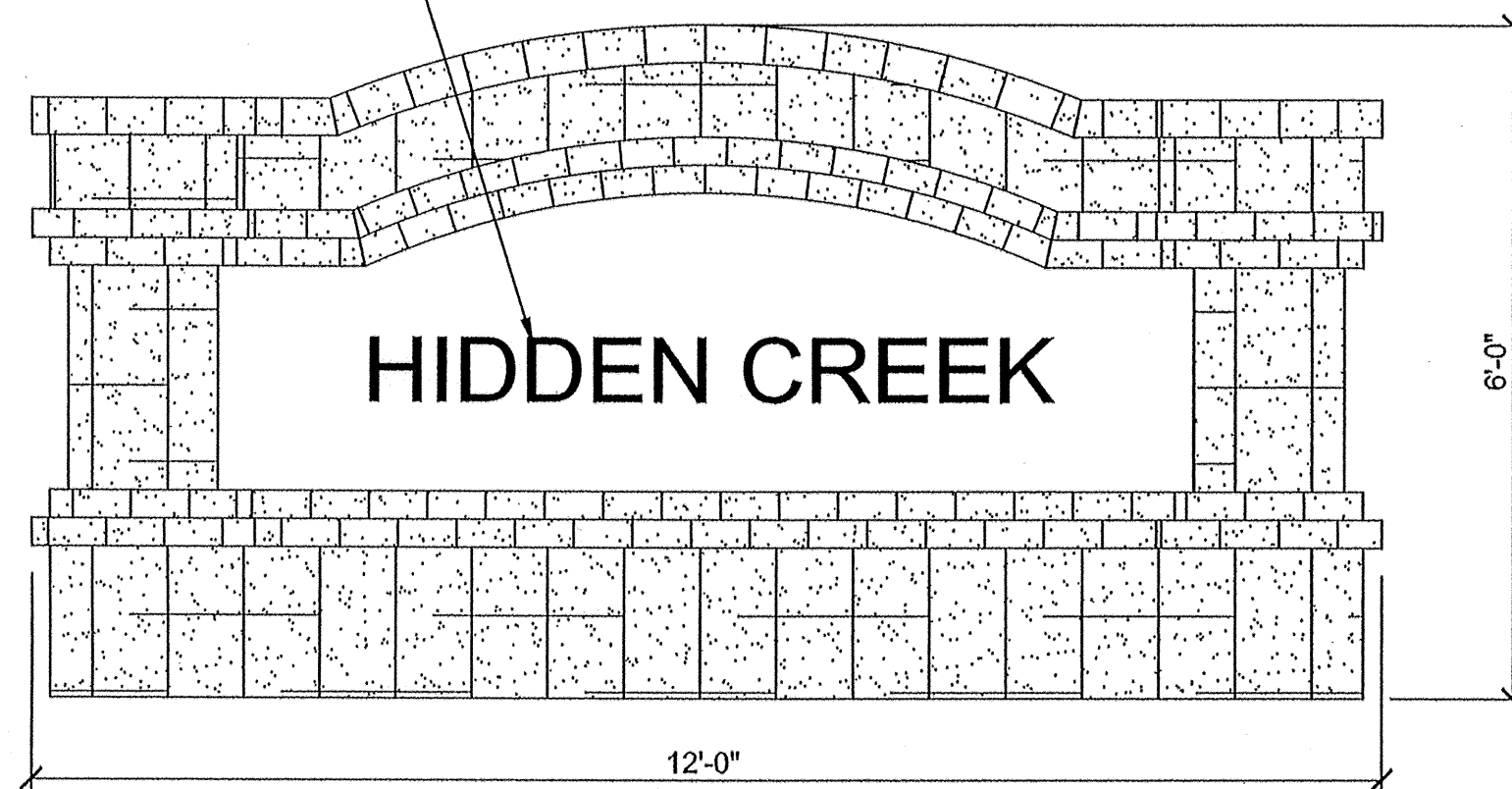
LANDSCAPE SCHEDULE

KEY	CATEGORY	SIZE	VARIETY
A	SHADE TREE	2" CALIPER	PIN OAK, ASH, MAPLE
B	ORNAMENTAL TREES	4"	REDBUD, DOGWOOD, PURPLE LEAF PLUMB
C	CONIFER TREE	6"	WHITE PINE, AUSTRALIAN PINE, SPRUCE
D	UPRIGHT EVERGREEN TREE	4"	ARBOREVITAE, JUNIPER
E	DECIDUOUS SHRUBS	2GAL	EUCONYMUS, SPIREA, FORSYTHIA
F	EVERGREEN SHRUB	2GAL	YEW, JUNIPER
G	GROUND COVER PLANTS	PLANT	VINKA MINOR
H	GRASS (SEED OR SOIL)	1GAL	FESCUE
I	PERENNIAL FLOWERS	2GAL	DAY LILY, CORAL BELLS
J	ORNAMENTAL GRASS	2GAL	PAMPAS, FOUNTAIN

CONCEPTUAL TREE PRESERVATION

EXISTING REGULATED TIMBER (54.4 ACRES)
REGULATED TIMBER TO BE SAVED (18.79 ACRES, 34%)

SIGN TEXT MAY VARY



DOUBLE SIDED PROJECT SIGN

SCALE: N.T.S.

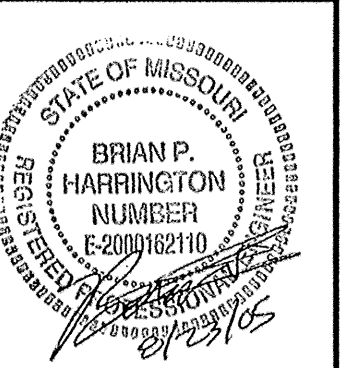
20 SF = SIGN FACE SF
45 SF = STONE SF
65 SF = TOTAL SF



PUD LANDSCAPING PLAN HIDDEN CREEK CONDOMINIUMS COLUMBIA, MISSOURI

REVISED:

AUG. 10 '05



ALLSTATE CONSULTANTS, P.C.

3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
PH. (573) 875-8799
FAX (573) 875-8850

REUSE OF THIS DRAWING IN ANY MANNER IS
STRICTLY PROHIBITED WITHOUT THE WRITTEN
APPROVAL OF
ALLSTATE CONSULTANTS, P.C.

DATE

07-14-05

JOB NUMBER

05172.01

SCALE

1"=100' H

SHEET

2

2 OF 2