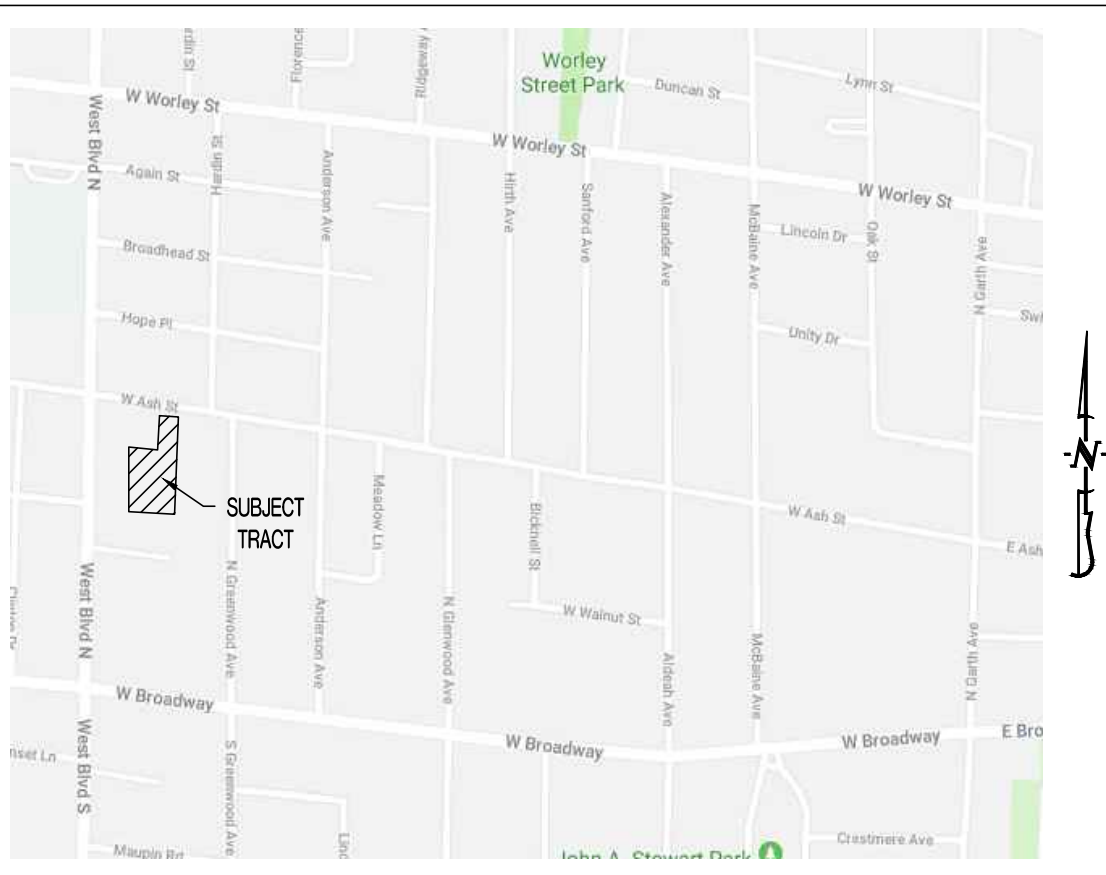


PD PLAN FOR ASH STREET COMMUNITY

SECTION 11, TOWNSHIP 48, RANGE 13
COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY, 2021

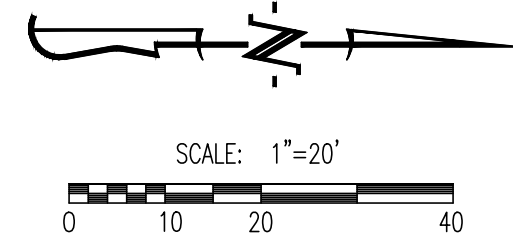


LOCATION MAP
NOT TO SCALE

LEGEND:

--- 805 ---	EXISTING 2FT CONTOUR	---	EXISTING STORM SEWER
--- 820 ---	EXISTING 10FT CONTOUR	---	PROPOSED STORM SEWER
---	CURB	---	BUILDING LINE
---	EXISTING SANITARY SEWER	---	EASEMENT
---	PROPOSED SANITARY SEWER	(XXX)	LOT NUMBER
○	MANHOLE/CLEANOUT	---	PROPOSED PAVEMENT
---	PROPOSED WATERLINE	---	PROPOSED DETENTION/WATER QUALITY
---	PROPOSED LIGHT POLE		
---	PROPOSED FIRE HYDRANT		

OWNER/DEVELOPER:
KAY WAX AND JACK WAX
1001 JOHN MEYER LANE
COLUMBIA, MISSOURI 65203



PARKING CALCULATIONS:

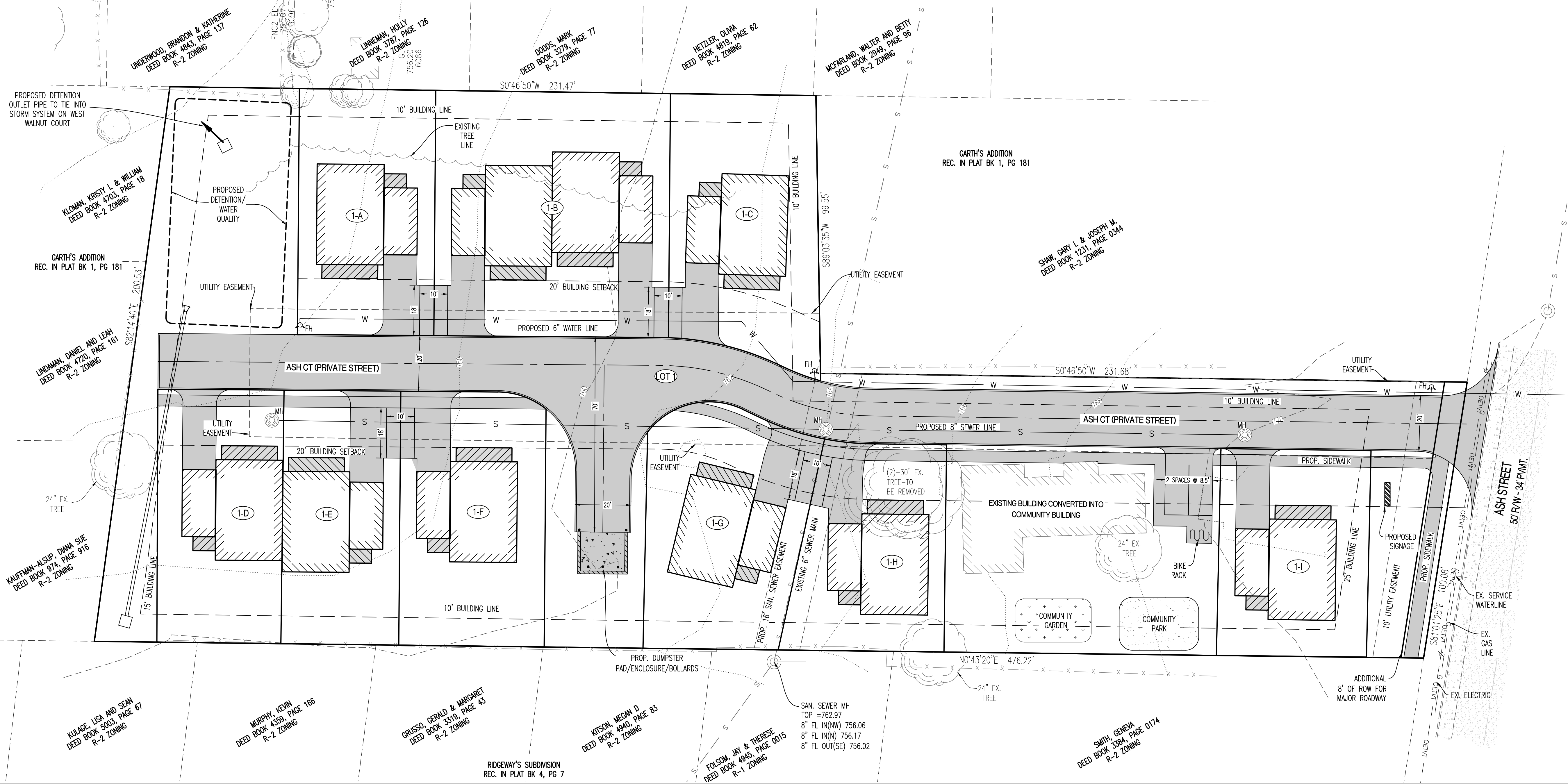
SPACES REQUIRED	
6 SINGLE FAMILY HOMES	12 SPACES
2 SINGLE FAMILY ATTACHED HOMES WITH 4 TOTAL UNITS	8 SPACES
TOTAL SPACES REQUIRED:	20 SPACES
TOTAL SPACES PROVIDED:	28 SPACES
BICYCLE SPACES REQUIRED:	4 SPACES
BICYCLE SPACES PROVIDED:	4 SPACES

LEGAL DESCRIPTION:

THE EAST HALF (E 1/2) OF LOT TWENTY-TWO (22), ALSO ALL THE PART OF THE WEST (W 1/2) OF LOT TWENTY-TWO (22) IN GARTH'S ADDITION AS DESCRIBED IN THE COUNTY OF BOONE AND STATE OF MISSOURI AND BEING A TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 3605 PAGE 172

NOTES:

- TOTAL AREA OF THIS LOT IS 1.60 ACRES.
- EXISTING ZONING IS R-2. PROPOSED ZONING PD.
- THIS TRACT IS LOCATED WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY FEMA FIRM PANEL NUMBER 29019C028CE, DATED APRIL 19, 2017
- DEVELOPMENT TO HAVE A DENSITY RATIO OF 6.25 UNITS PER ACRE.
- NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', AS MEASURED BY THE UNIFORM DEVELOPMENT CODE.
- STORM WATER QUALITY STANDARDS SHALL BE MET BY USING A CITY OF COLUMBIA APPROVED BMP (BEST MANAGEMENT PRACTICE). PROPOSED BMP'S WILL BE SIZED AT THE TIME OF FINAL DESIGN.
- STORM WATER DETENTION WILL BE REQUIRED FOR THIS PROJECT. THE MAXIMUM RELEASE RATE FOR 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 STORM EVENTS.
- ALL SITE LIGHTING SHALL BE IN CONFORMANCE WITH THE LIGHTING REQUIREMENTS FOR THE CITY OF COLUMBIA. POLE LOCATIONS MAY VARY FROM WHAT IS SHOWN.
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER AND LIGHT DEPARTMENT.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
- ALL DEVELOPMENT SIGNAGE SHALL COMPLY WITH THE UDC CHAPTER 29-4.8 FOR SIGN STANDARDS.
- ALL LOTS WITHIN THE DEVELOPMENT ARE DESIGNED TO MEET COTTAGE STANDARDS.



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 2021.

SARA LOE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____ 2021.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



KYLE R. MILLER, 2017019013
02/09/2021
DATE

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

1000 West Hibbing Blvd., Bldg. 1
Columbia, Missouri 65203
(370) 447-0292

www.crockettengineering.com

REVISION 4 02/09/2021
REVISION 3 01/15/2021
REVISION 2 07/10/2019
REVISION 1 06/28/2019
ORIGINAL 06/28/2019

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SECTION 11, TOWNSHIP 48, RANGE 13
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OWNER/DEVELOPER:
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LOT COVERAGES:	AREA	PERCENT
NET LAND AREA:	1.60 AC.	100%
ORIGINAL PD PLAN IMPERVIOUS AREA:	0.25 AC.	14%
ORIGINAL PD PLAN OPEN AREA:	1.35 AC.	85%
PROPOSED PD PLAN IMPERVIOUS AREA:	0.75 AC.	47%
PROPOSED PD PLAN OPEN AREA:	0.85 AC.	53%

NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS.

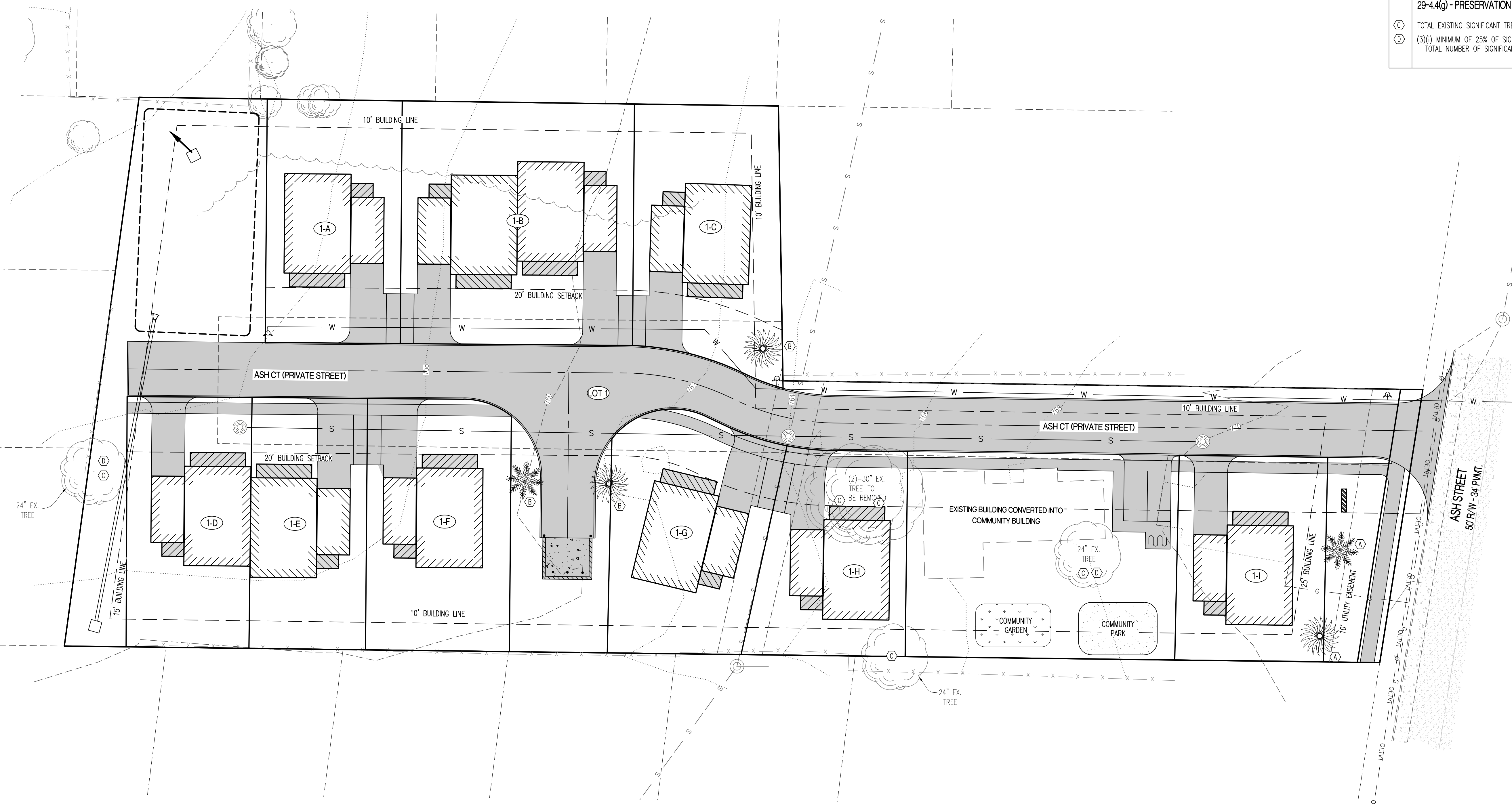
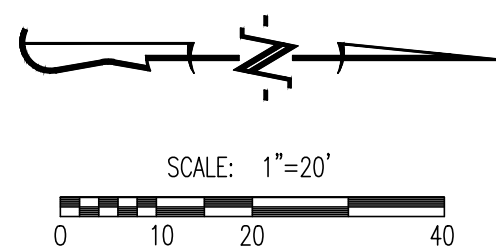
LEGEND OF SYMBOLS:



STREET FRONTAGE PLANTING TABLE:					
	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
(A)	1	BLACK ALDER	ALNUS GLUTINOSA	MEDIUM TREE	2" CALIPER
(A)	1	SILVER LINDEN	TILIA TOMENTOSA	LARGE TREE	2" CALIPER

PARKING AREA LANDSCAPING PLANTING TABLE:					
	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
(B)	1	BLACK ALDER	ALNUS GLUTINOSA	MEDIUM TREE	2" CALIPER
(B)	2	SILVER LINDEN	TILIA TOMENTOSA	LARGE TREE	2" CALIPER

LANDSCAPE COMPLIANCE:	
29-4.4(c) - GENERAL PROVISIONS:	
EXISTING CLIMAX FOREST:	0 AC.
CLIMAX FOREST TO REMAIN:	0 AC.
REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED:	0.24 AC.=15%
PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	0.53 AC.=33%
29-4.4(d) - STREET FRONTAGE LANDSCAPING:	
(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER: (REFER TO TYPICAL SCREENING BED PLANTING DETAIL)	0 L.F.
1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA	0 TREES
(2)(i) 1 TREE PER 40' STREET FRONTAGE: (64' STREET FRONTAGE)	2 TREES
(ii) 30% LARGE TREES MIN.	1 TREE
(ii) 30% MEDIUM TREES MIN.	1 TREE
29-4.4(e) - PROPERTY EDGE BUFFERING:	
(1) DEVELOPMENT TO MEET ALL BUFFERING REQUIREMENTS PER TABLE 4.4-4 TO DETERMINE LEVEL OF SCREENING AND BUFFERING. PROPERTY EDGE BUFFERING PLANTINGS SHALL CONFORM TO SEC. 29-4.4(e)(2) & 29-4.4(e)(3)	
WITH PROPOSED DEVELOPMENT BEING RESIDENTIAL AND ALL SURROUNDING PROPERTIES WITH THE SAME USAGE, NO ADDITIONAL BUFFERING REQUIRED.	
29-4.4(f) - PARKING AREA LANDSCAPING:	
(1) IF PARKING AREA CONTAINS MORE THAN 100 SPACES, PARKING SPACE AREA TO INCLUDE LANDSCAPING AREA EQUAL TO 10% OF PAVED AREA, WITH 1 TREE PER 40' L.F. OF LANDSCAPED AREA.	N/A
(4) 1 TREE PER 4,000 S.F. OF PAVED AREA - 11,680 S.F. TREES TO BE PLANTED	3 TREES
	3 TREES
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES	1 TREES
MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES	2 TREES
29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING:	
(C) TOTAL EXISTING SIGNIFICANT TREES: 5 TREES	
(D) (3)(i) MINIMUM OF 25% OF SIGNIFICANT TREES TO BE PRESERVED (2 TREES)	2 SIGNIFICANT TREES REQUIRED
TOTAL NUMBER OF SIGNIFICANT TREES PRESERVED	3 SIGNIFICANT TREES TO BE SAVED



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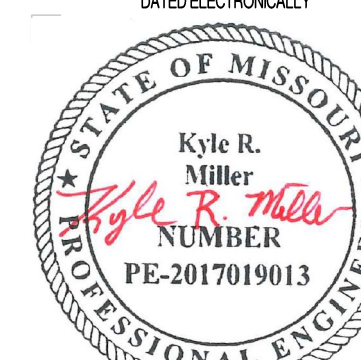
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