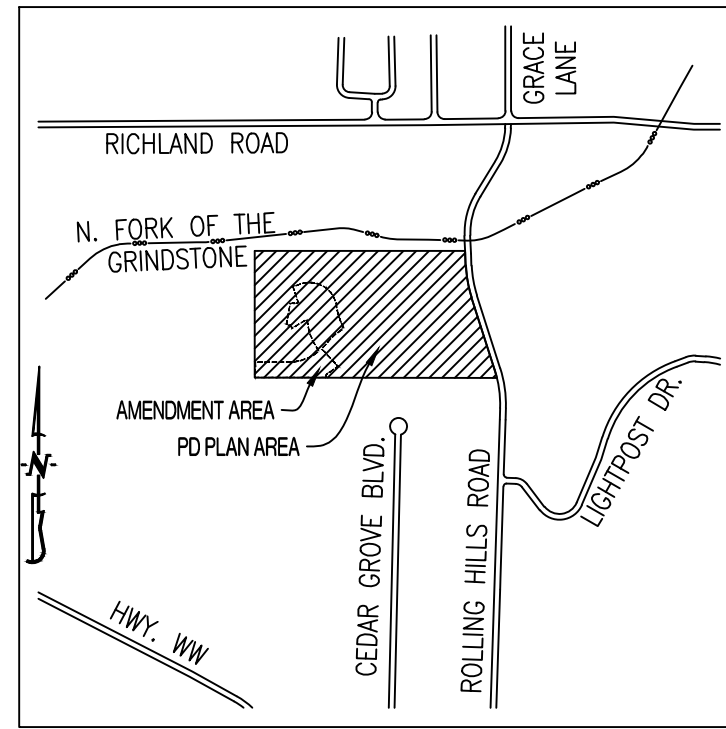


MAJOR AMENDMENT TO THE PD PLAN FOR
WOODS EDGE

SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI
CITY PROJECT #28-2022



LOCATION MAP
NOT TO SCALE

NOTES:

- THE APPROVED DENSITY IS 4 DWELLINGS PER ACRE.
- THIS PD PLAN CONTAINS 57.17 ACRES. MAJOR AMENDMENT TO THE PD PLAN CONSIST OF AMENDMENTS TO LOTS 14, 20, 24, 25, 26, 27, 28, 29, C1, C7, C9, C10 & C11. THE TOTAL AREA IMPACTED BY THE AMENDMENT CONSIST OF 5.69 ACRES.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE. HOWEVER MULTIPLE PHASES WOULD BE ALLOWED.
- DWELLINGS LOCATED WITHIN THE DEVELOPMENT SHALL BE SINGLE FAMILY DETACHED. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', MEASURED FROM THE LOWEST ADJACENT GRADE OF EACH BUILDING.
- THREE DEVELOPMENT SIGNS SHALL BE ALLOWED AND SHALL BE MONUMENT STYLE SIGNS AS SHOWN.
- THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO SEC 29-2.3(0)(4)(I) OF THE CODE OF ORDINANCES AND AS SHOWN ON THE FEMA F.I.R.M. PANEL #29019C0284E, DATED APRIL 19, 2017.
- 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 PWS# #9.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY. ALL UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS ARE BY THE BROOKS, PLAT NO. 1 RECORDED IN PLAT BOOK 51, PAGE 20 UNLESS NOTED OTHERWISE.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY BOONE ELECTRIC COOPERATIVE.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- ALL LOTS SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE.
- ALL LOTS SHALL HAVE 6' SIDE YARD SETBACKS AS WELL AS A 25' REAR YARD SETBACK.
- ALL LOTS SHALL CONTAIN A MINIMUM OF TWO PARKING SPACES LOCATED BEHIND THE BUILDING LINE.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF THE PROPOSED STREETS LOCATED INTERNAL TO THIS DEVELOPMENT. A 5' SIDEWALK SHALL ALSO BE CONSTRUCTED ADJACENT TO ROLLING HILLS ROAD. ALL SIDEWALKS ADJACENT TO COMMON LOTS SHALL BE CONSTRUCTED AT THE TIME OF STREET CONSTRUCTION.
- THERE IS REGULATED STREAM BUFFER IDENTIFIED ON THIS TRACT BY ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES AND AS SHOWN BY THE COLUMBIA USGS QUADRANGLE.
- A TREE PRESERVATION PLAN SHALL BE SUBMITTED WITH THE FINAL DESIGN PLANS FOR THIS DEVELOPMENT. A MINIMUM OF 25% OF THE CLIMAX FOREST SHALL BE PRESERVED.
- 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.
- LOTS 1, 7, 8, 13, 15, 23, 24, 48, 52, 71, 72, 82 & 83 WILL NOT BE PERMITTED TO HAVE DRIVEWAY ACCESS TO HOYLAKE DRIVE.
- LOTS C1 - C8 & C10 ARE COMMON LOTS AND ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION AND ARE TO BE USED FOR GREENSPACE AND STORM WATER MANAGEMENT PURPOSES. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID BMP'S. FURTHERMORE APPROPRIATE EASEMENTS SHALL BE DEDICATE AT TIME OF FINAL PLATTING TO ENSURE PROPER ACCESS ARE IN PLACE TO AND OVER SAID BMP'S.
- LOT C9 SHALL BE RESERVED AS A COMMON LOT. SAID LOT C9 SHALL BE DEDICATED TO THE CITY FOR RIGHT-OF-WAY PURPOSES SHOULD IT BE NEEDED FOR RIGHT-OF-WAY PURPOSES TO ACCESS THE PROPERTY SOUTH OF SAID LOT C9.
- DEVELOPER RESERVES THE RIGHT TO INSTALL SUBDIVISION SIGNAGE WITHIN THE PROPOSED STREET AND UTILITY EASEMENT AT THE INTERSECTION OF ROLLING HILLS ROAD AND HOYLAKE DRIVE.
- THE AREA OUTLINED BY THE "-----" LINES INDICATE THE AREAS OF REVISION ON THIS AMENDMENT. THIS REVISION CONSIST OF REMOVING COMMON GROUND PASTURE AREAS AND INCORPORATING THEM INTO RESIDENTIAL LOTS. THE TREE AREAS AS IDENTIFIED ON THE ORIGINAL COMMON LOT C7 WILL REMAIN ON A COMMON LOT AS SHOWN (COMMON LOT C10).

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN NORTH HALF OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 3B OF THE SURVEY RECORDED IN BOOK 2785, PAGE 46 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3835, PAGE 73 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SAID SECTION 15 AND WITH THE LINES OF SAID TRACT 3B, N 89°57'25"W, 1989.12 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING WITH THE LINES OF SAID SURVEY, N 128°50'E, 1245.44 FEET, THENCE N 89°17'20"E, 1890.59 FEET TO THE EAST LINE OF THE STREET EASEMENT RECORDED IN BOOK 3768, PAGE 95; THENCE WITH THE EAST LINE OF SAID STREET EASEMENT, 172.47 FEET ALONG A 947.00' RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 9°39'20"E, 172.23 FEET, THENCE S 14°52'25"E, 442.74 FEET TO THE NORTH LINE OF TRACT F OF THE SURVEY RECORDED IN BOOK 1611, PAGE 799; THENCE WITH THE LINES OF SAID TRACT F, S 40°59'20"W, 83.20 FEET; THENCE S 2°01'05"W, 609.86 FEET TO THE POINT OF BEGINNING AND CONTINUING 57.17 ACRES.

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI
PURSUANT TO ORDINANCE # _____
THIS _____ DAY OF _____, 20____

BRIAN TREECE, MAYOR

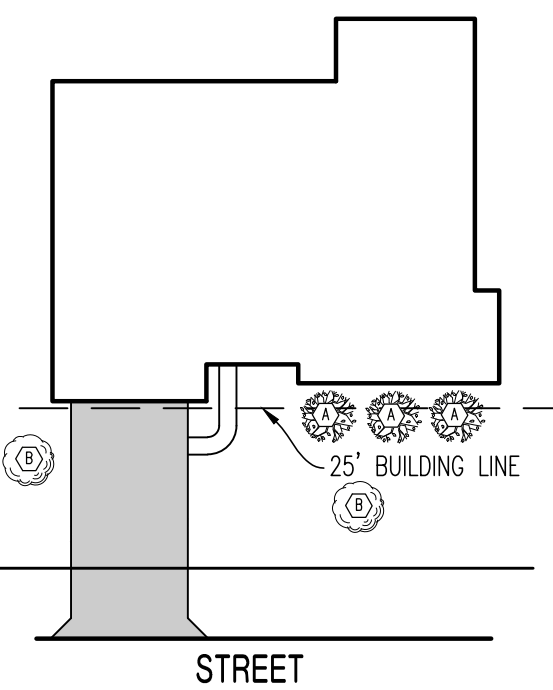
ATTEST:
SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS _____ DAY OF _____, 20____

SARA LOE, CHAIRPERSON

6/02/2014 ORIGINAL
11/01/2021 REVISIONS
12/02/2021 CITY COMMENTS

- LEGEND:
- EXISTING 2FT CONTOUR
 - EXISTING 10FT CONTOUR
 - PROPOSED 2FT CONTOUR
 - PROPOSED 10FT CONTOUR
 - EXISTING STRUCTURE
 - EXISTING TREELINE
 - EDGE OF WATERWAY
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - MANHOLE
 - PROPOSED SANITARY SEWER LATERAL
 - EXISTING WATERLINE
 - PROPOSED WATERLINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED STORM SEWER
 - BUILDING LINE (B.L.)
 - LOT NUMBER
 - BLDG. ENVEL.
 - BUILDING ENVELOPE (TYPICAL)
 - PROPOSED DETENTION/BIORETENTION
 - LIMITS OF AMENDMENT AREA



TYPICAL PD LANDSCAPING



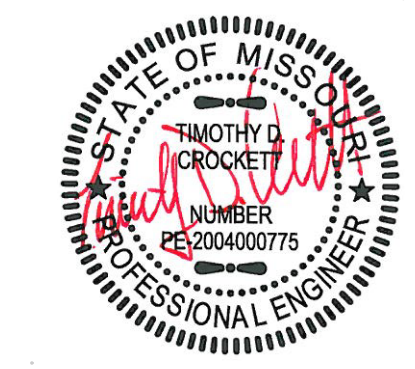
OWNERS:
CATHY PARTUSCH, 5054 HOYLAKE DRIVE, COLUMBIA, MO 65201 (LOT 14)
KENNETH WOODS, 604 SAHALEE COURT, COLUMBIA, MO 65201 (LOT 20)
JEREMY & ROBYN ALDRIDGE, 513 BANDON DUNES COURT, COLUMBIA, MO 65201 (LOT 24)
DANE & MEGAN FRAZIER, 509 BANDON DUNES COURT, COLUMBIA, MO 65201 (LOT 25)
SARAH LANGSSON & PETER ALBRECHT, 505 BANDON DUNES COURT, COLUMBIA, MO 65201 (LOT 26)
LEE-ANN ALLEN, 501 BANDON DUNES COURT, COLUMBIA, MO 65201 (LOT 27)
RICHARD & MARY HANER, 477 BANDON DUNES COURT, COLUMBIA, MO 65201 (LOT 28)
BRADY & KARA FLESHMAN, 473 BANDON DUNES COURT, COLUMBIA, MO 65201 (LOT 29)

OWNER / DEVELOPER:
JOB CONSTRUCTION, INC.
6209 UPPER BRIDLE BEND DR.
COLUMBIA, MO 65201

CLIMAX FOREST CALCULATIONS:

| | |
|---|-----------------|
| TOTAL EXISTING CLIMAX FOREST | 28.06 AC. |
| CLIMAX FOREST TO BE PRESERVED IN COMMON SPACE | 7.97 AC. (28%) |
| AMOUNT OF NON-CLIMAX FOREST "OPEN SPACE" PRESERVED IN COMMON LOTS | 11.48 AC. (20%) |

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
3408 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#200015104



TIMOTHY D. CROCKETT - PE-2004000775
DATE 12/02/2021

