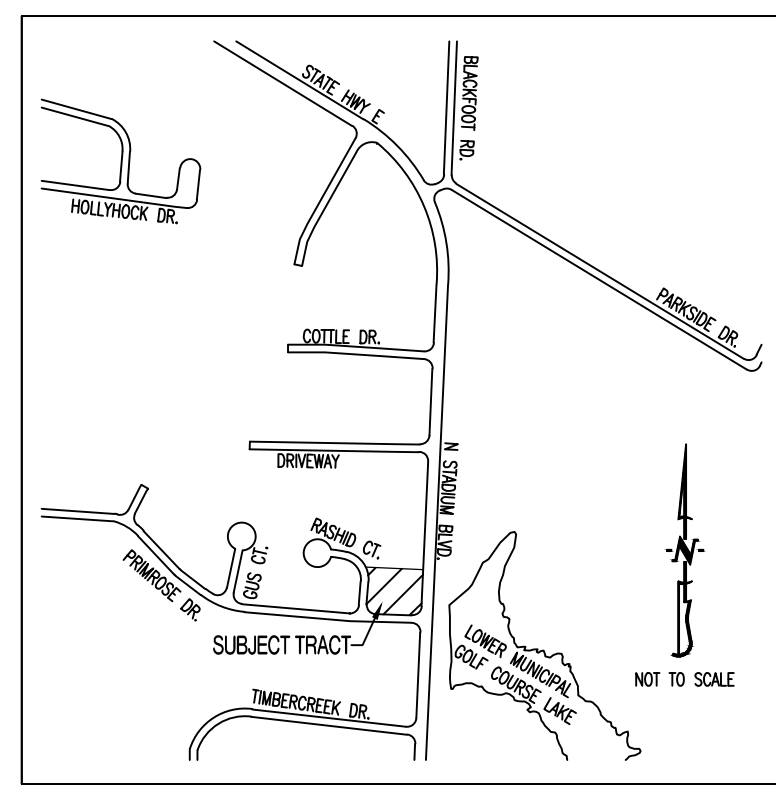


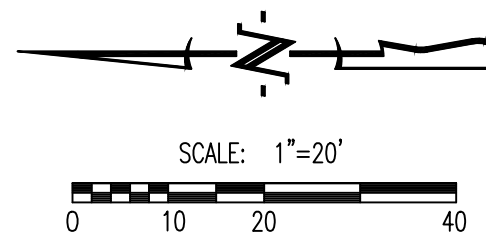
PD PLAN SIDRA SUBDIVISION PD PLAN

LOCATED IN SECTION 3, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #17-170



LOCATION MAP
NOT TO SCALE

- 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
 - PROPOSED WATERLINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - LOT NUMBER
 - STREAM BUFFER (OUTER LIMITS)
 - PROPOSED PAVEMENT
 - PROPOSED DETENTION/BIORETENTION



CITY OF COLUMBIA
WARRANTY DEED REC. IN BK. 282, PG. 188
(ZONED: R-1)

CALCULATIONS:

AREA:

TOTAL LOT AREA =	0.86 ACRES
TOTAL NET AREA =	0.81 ACRES
NORTH STADIUM BOULEVARD RIGHT-OF-WAY =	0.05 ACRES
TOTAL PERVIOUS AREA (OF NET AREA) =	0.54 ACRES± (66.7%)
TOTAL NET IMPERVIOUS AREA (OF NET AREA) =	0.27 ACRES± (33.3%)

NOTES:

- SITE IS LOCATED AT THE NORTHWEST CORNER OF NORTH STADIUM BLVD. & PRIMROSE DR. INTERSECTION.
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE.
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', MEASURED FROM THE LOWEST ADJACENT GRADE OF EACH BUILDING.
- NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 29019C0280E DATED APRIL 19, 2017.
- ALL PUBLIC SANITARY SEWERS SHALL BE LOCATED WITHIN THE APPROPRIATE WIDTH EASEMENT. SAID EASEMENTS SHALL BE GRANTED AT THE TIME OF FINAL DESIGN.
- ALL DRIVEWAY, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- 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.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN IUE.
- THE EXISTING ZONING OF THIS TRACT IS R-2 (PENDING REZONING TO PD).
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG RASHID COURT, PRIMROSE DRIVE AND NORTH STADIUM BOULEVARD AS SHOWN.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
- 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.
- THERE IS NO REGULATED CLIMAX FOREST ON THIS TRACT.
- ALL STORM SEWER AND WATER QUALITY FOR THIS DEVELOPMENT SHALL MEET THE CITY OF COLUMBIA STORM WATER DESIGN MANUAL.
- PROPOSED BIORETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
- SOLID WASTE FOR THIS DEVELOPMENT SHALL BE COLLECTED CURB-SIDE IN CONJUNCTION WITH THE SURROUNDING RESIDENTIAL AREAS.

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:	0.12 AC.
PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	0.27 AC.

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.
(A) 1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA (WITHIN SCREENING BED)	0 TREES
(B) (2)(i) 1 TREE PER 40' STREET FRONTAGE: (55:3' STREET FRONTAGE)	14 TREES
(ii) 30% LARGE TREES	5 TREES
(ii) 30% MEDIUM TREES	5 TREES

29-4.4(e) - PROPERTY EDGE BUFFERING:

(1) SEE PLAN FOR TABLE 4.4-4 DETERMINED LEVEL OF SCREENING AND BUFFERING. SEE TYPICAL LANDSCAPING BED PLANTING DETAIL BELOW.

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 - 24 SPACES
(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 6,852 S.F.	2 TREES
0 EXISTING PARKING LOT TREES	2 TREES
NET PARKING LOT TREES TO BE PLANTED	
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES	1 TREE
MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES	1 TREE

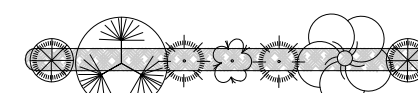
STREET FRONTAGE PLANTING TABLE:

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
5	HEDGE MAPLE	ACER CAMPESTRE	LARGE TO MEDIUM TREE	2.5" CALIPER
5	AMERICAN LINDEN	TILIA AMERICANA "REDMOND"	LARGE TO MEDIUM TREE	2.5" CALIPER
4	DOGWOOD	CORNUS FLORIDA	SMALL TREE	2" CALIPER

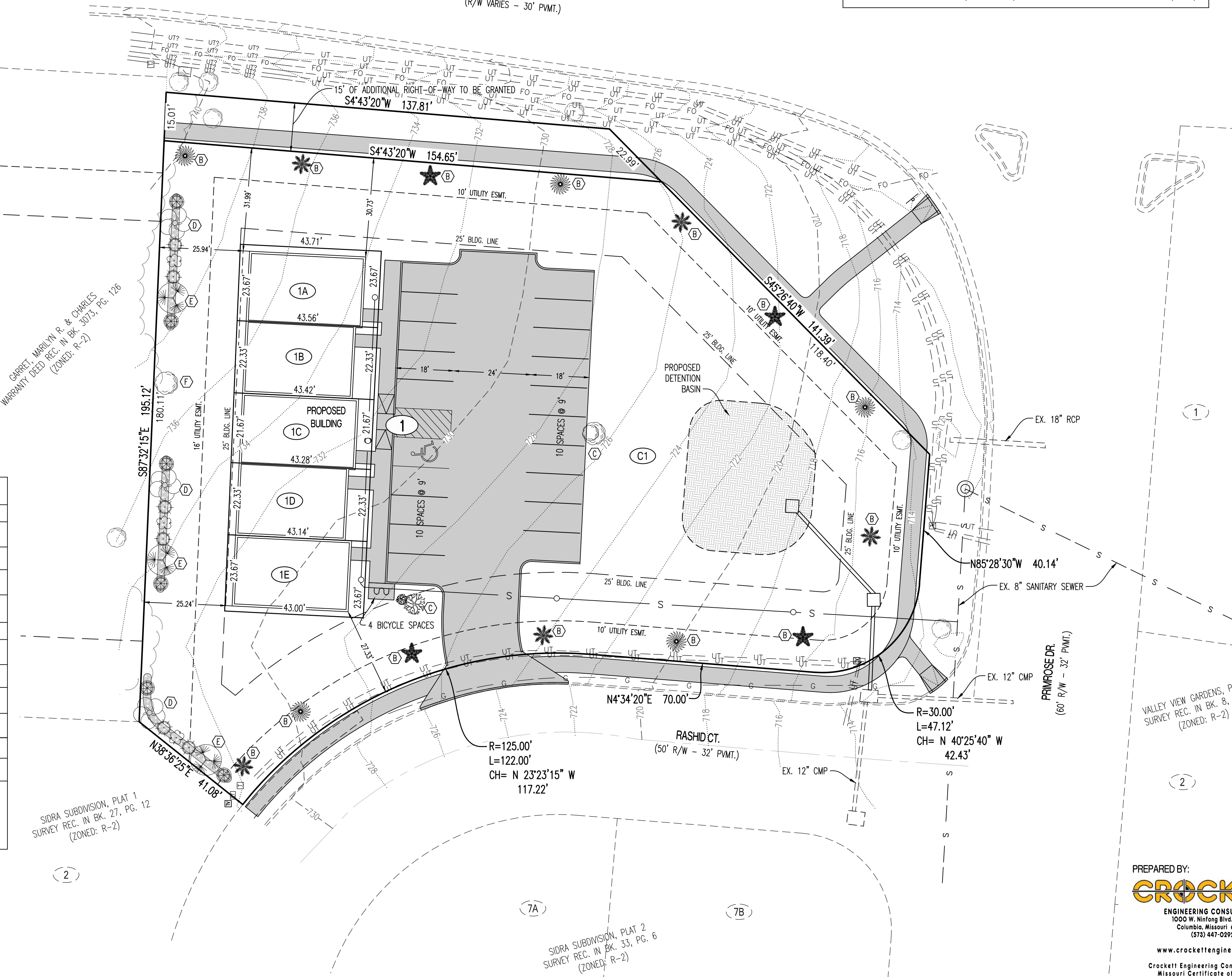
PROPERTY EDGE BUFFERING PLANTING TABLE:

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
3	HEDGE MAPLE	ACER CAMPESTRE	MEDIUM/LARGE TREE	2" CAL. & 10' TALL
3	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS "IMPCOLE"	MEDIUM/LARGE TREE	2" CAL. & 10' TALL
1	RED OAK	QUERCUS RUBRA	LARGE TO MEDIUM TREE	2" CAL. & 10' TALL
3	DWARF KOREAN LILAC	SYRINGA MEYERI "PALIBIN"	SMALL DECIDUOUS SHRUB	2 GALLON
6	DWARF DAYLILY	HEMEROCALLIS "STELLA DE ORO"	PERENNIALS FOR SUN	N/A
6	PRAIRIE DROPSSEED	SPOROBOLUS HETEROLEPIS	GRASS	N/A

TYPICAL PROPERTY EDGE BUFFERING BED PLANTING DETAIL



- PLANTING NOTES:**
- 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.
 - LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.
 - SHRUB BEDS & TREE RINGS SHALL BE MULCHED WITH 3" OF DYED BROWN HARDWOOD MULCH.
 - LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.
 - ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - LANDSCAPE BEDS SHALL CONFORM TO SCREENING REQUIREMENTS FOR THE CITY OF COLUMBIA. REFERENCE CITY OF COLUMBIA UNIFIED DEVELOPMENT CODE, SECTION 29.4.4(E)-2.
 - SITE FINE GRADING, GRASS SEEDING AND/OR SOODING SHALL BE PROVIDE AS THE BASE BID. ALL PLANTING MATERIALS AND INSTALLATION SHALL BE BY ALLOWANCE, SEE SPECIFICATIONS.



PARKING CALCULATIONS:

PARKING REQUIRED:

LOT 1

5 UNITS - 4 BEDROOM / UNIT = 20 SPACES

PLUS 1 SPACE / 5 UNITS = 1 SPACE

TOTAL SPACES REQUIRED: = 21 SPACES

TOTAL SPACES PROVIDED: = 20 SPACES

OWNER/DEVELOPER:
AMW INVESTMENT PROPERTIES
4309 AZEAL ST.
COLUMBIA, MO 65201

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2017.

RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI THIS ____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

PREPARED BY:

CROCKETT

ENGINEERING CONSULTANTS
1000 W. Nishong Blvd., Bldg. 1
Columbia, Missouri 65203
(314) 447-0292

www.crockettengineering.com

Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#000015104



DENSITY CALCULATIONS:

LOT PD AREA (GROSS):	0.86 ACRES
LOT PD AREA (NET):	0.81 ACRES
PROPOSED NUMBER OF UNITS:	5
PROPOSED DENSITY:	6.2 UNITS / ACRE

07/28/2017
TIMOTHY D. CROCKETT - PE-2004000775

ORIGINAL 06/12/2017
CITY COMMENTS 07/28/2017