

PUD PLAN - MINOR AMENDMENT

BRISTOL LAKE TRACT 2

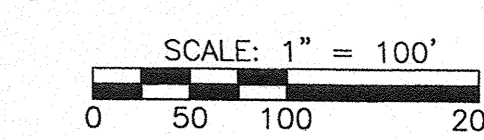
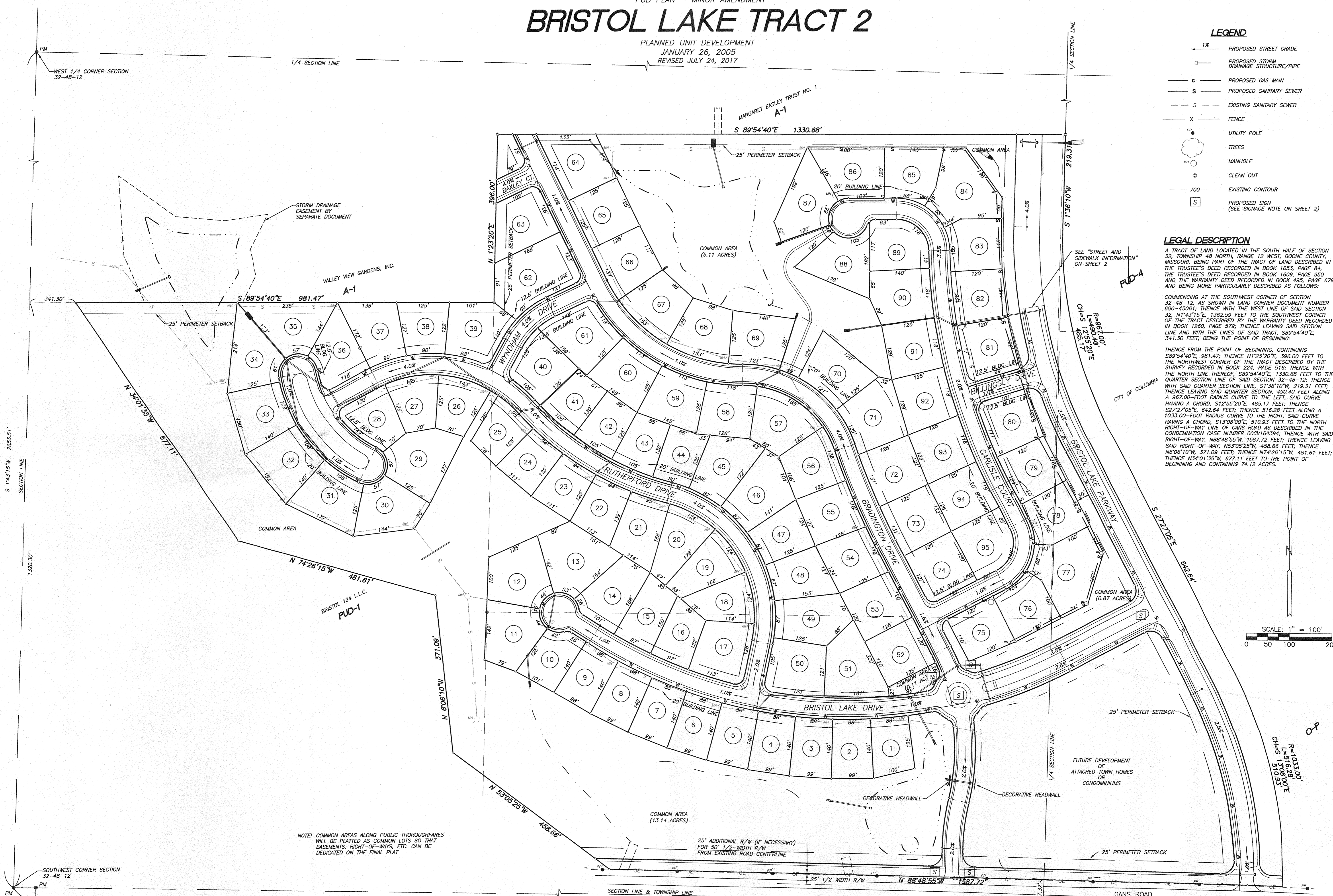
PLANNED UNIT DEVELOPMENT
 JANUARY 26, 2005
 REVISED JULY 24, 2017

- LEGEND**
- 1% PROPOSED STREET GRADE
 - PROPOSED STORM DRAINAGE STRUCTURE/PIPE
 - G PROPOSED GAS MAIN
 - S PROPOSED SANITARY SEWER
 - S EXISTING SANITARY SEWER
 - X FENCE
 - PP UTILITY POLE
 - TREES
 - MH MANHOLE
 - CLEAN OUT
 - - - 700 EXISTING CONTOUR
 - S PROPOSED SIGN (SEE SIGNAGE NOTE ON SHEET 2)

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32-48-12, AS SHOWN IN LAND CORNER DOCUMENT NUMBER 600-46081; THENCE WITH THE WEST LINE OF SAID SECTION 32, N1°43'15"E, 1362.59 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1260, PAGE 579; THENCE LEAVING SAID SECTION LINE AND WITH THE LINES OF SAID TRACT, S89°54'40"E, 341.30 FEET, BEING THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING S89°54'40"E, 981.47'; THENCE N12°32'20"E, 396.00 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY THE SURVEY RECORDED IN BOOK 224, PAGE 516; THENCE WITH THE NORTH LINE THEREOF, S89°54'40"E, 1330.88 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 32-48-12; THENCE WITH SAID QUARTER SECTION LINE, S1°36'10"W, 219.31 FEET; THENCE LEAVING SAID QUARTER SECTION, 490.40 FEET ALONG A 967.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S12°56'20"E, 485.17 FEET; THENCE S27°27'08"E, 642.84 FEET; THENCE 516.28 FEET ALONG A 1033.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S1°30'00"E, 510.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GANS ROAD AS DESCRIBED IN THE CONDEMNATION CASE NUMBER 00CV164394; THENCE WITH SAID RIGHT-OF-WAY, N88°48'55"W, 1587.72 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, N53°05'25"W, 458.66 FEET; THENCE N6°06'10"W, 371.09 FEET; THENCE N74°26'15"W, 481.61 FEET; THENCE N34°01'35"W, 677.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 74.12 ACRES.



THIS MINOR AMENDMENT IS TO ALLOW THE SINGLE FAMILY ATTACHED LOTS TO BE SUBDIVIDED INTO THREE (3) LOTS (A, B & C) IS APPROVED THIS 11th DAY OF SEPTEMBER 2017

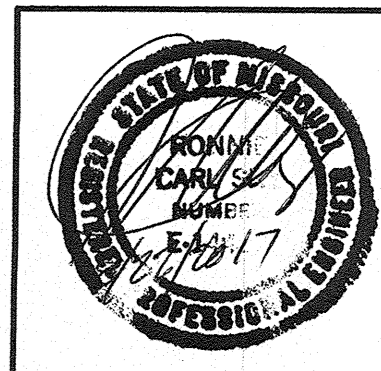
TIM TEDDY, DIRECTOR OF COMMUNITY DEVELOPMENT

EDWARD LEE & DONNA JEAN SACHS A-1

2653.92' (M)
 2654.00' (R)

BRISTOL LAKE TRACT 2
 PUD PLAN

REVISI
 MARCH 9, 2005
 APRIL 25, 2005
 MAY 2, 2005
 JUNE 28, 2005
 JULY 24, 2017



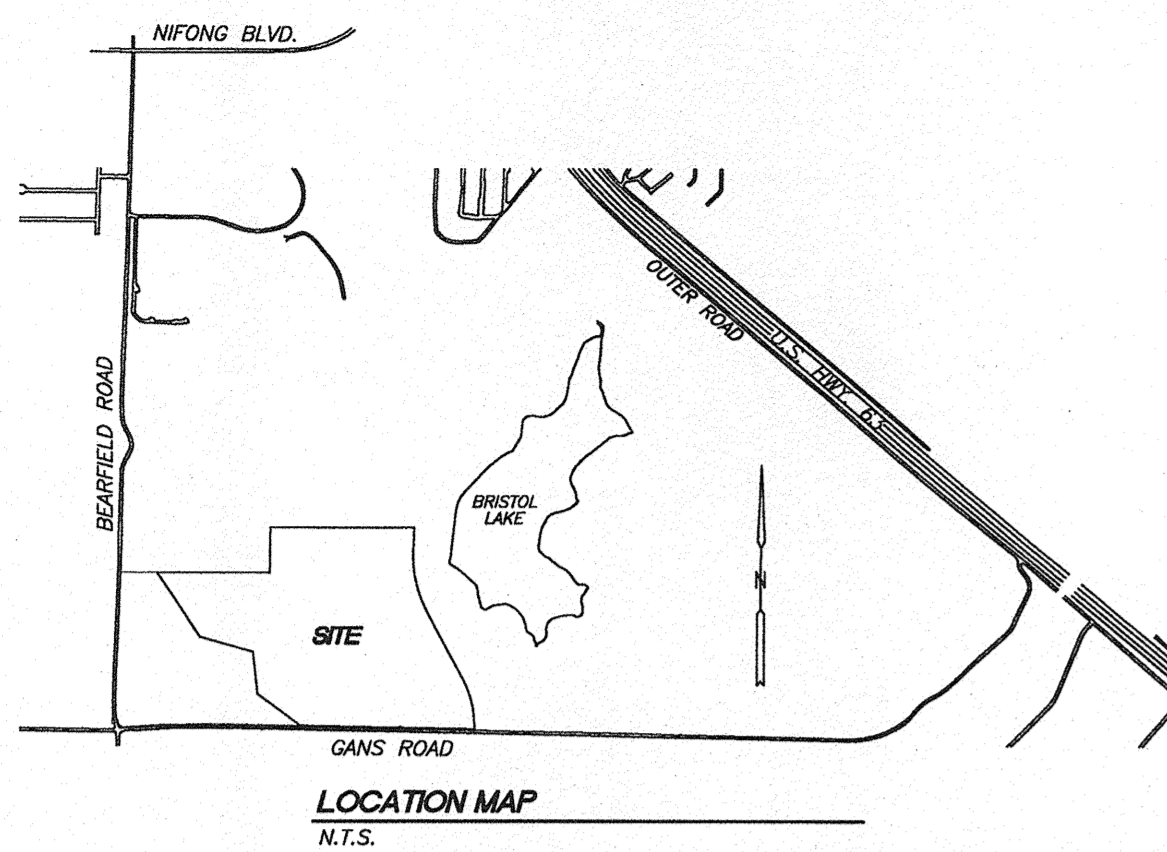
ALLSTATE CONSULTANTS, P.C.
 3312 LEMONE INDUSTRIAL BLVD.
 COLUMBIA, MO 65201
 PH. (573) 875-8799
 FAX (573) 875-8850

DATE	1-26-05
JOB NUMBER	04146.01
SCALE	1" = 100'

SHEET
1
 1 OF 14

PUD PLAN
BRISTOL LAKE TRACT 2

PLANNED UNIT DEVELOPMENT
 JANUARY 26, 2005
 REVISED JULY 24, 2017



DWELLING TYPE
 DETACHED SINGLE FAMILY - 51 LOTS
 LOTS 1-51
 ATTACHED SINGLE FAMILY TOWN HOMES - 44 LOTS
 LOTS 52-95 (2 UNITS PER LOT)
 TOTAL NUMBER OF LIVING UNITS = 139
 (AN ADDITIONAL 36 UNITS IS RESERVED TO CONDOMINIUM AREA)

DESIGN INFORMATION FOR PUD

- USES: ALL PERMITTED R-1 USES; DETACHED CONVENTIONAL, CLUSTERED OR ZERO LOT LINE HOMES; ATTACHED ZERO LOT LINE TOWNHOUSES; AND SCHOOLS AND CHURCHES.
- MAXIMUM NO. OF UNITS BY ORDINANCE = 220.
- MAXIMUM IMPERVIOUS AREA = 30%
- MAXIMUM BUILDING HEIGHT FOR ATTACHED AND DETACHED SINGLE FAMILY HOMES IS 52'.

SITE DATA

OWNER: BRISTOL 124 L.L.C.
 2606 N. STADIUM BLVD. STE. A
 COLUMBIA, MO 65202
 (EAST OF 6 OF BRISTOL LAKE PARKWAY)
 CITY OF COLUMBIA
 P.O. BOX 6015
 ATTN: CITY MANAGER
 COLUMBIA, MO 65205

ZONING: PUD-3
 ACREAGE: 74.12 ACRES
 LOCATION: SECTIONS 32&33, T48N, R12W
 FLOOD PLAIN STATEMENT:
 THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR
 FLOOD PLAIN AS SHOWN BY THE CITY OF
 COLUMBIA'S FLOOD PLAIN MAPS.

PARKING CALCULATIONS

REQUIRED:
 DETACHED: 51 UNITS * 2 SPACES/UNIT = 102 SPACES
 ATTACHED: 88 UNITS * 2 SPACES/UNIT = 176 SPACES
 278 SPACES

PROVIDED:
 DETACHED: 51 UNITS * 4 SPACES/UNIT = 204 SPACES
 ATTACHED: 88 UNITS * 4 SPACES/UNIT = 352 SPACES
 (2 SPACES IN GARAGE AND 2 SPACES ON DRIVEWAY)
 556 SPACES

DENSITY CALCULATION

GROSS AREA = 74.12 ACRES
 NET AREA (GROSS AREA - PERIMETER R/W AREA) = 71.56 ACRES
 DENSITY = NO. OF UNITS/NET AREA = 175 UNITS/71.56 ACRES
 = 2.45 UNITS/ACRE

EXISTING UTILITIES

SEWER: EXTENSION FROM CLEAR CREEK INTERCEPTOR TO SITE.

WATER: CITY OF COLUMBIA EXTENSION TO SITE.

GAS: AMERENUE EXTENSION TO SITE.

ELECTRIC: CITY OF COLUMBIA EXTENSION TO SITE.

SIGNAGE

SIGNS FOR THE IDENTIFICATION OF SUBDIVISION AND NEIGHBORHOOD AREAS ARE PROPOSED AT THE FOLLOWING LOCATIONS.

- EACH SIDE OF BRADINGTON DRIVE AT THE INTERSECTION OF GANS ROAD.
- IN THE CENTER MEDIAN OF BRISTOL LAKE DRIVE AT ITS INTERSECTION OF BRISTOL LAKE PARKWAY.
- IN THE CENTER OF THE TRAFFIC ROUNDABOUT AND AT THE ENTRANCE OF BRADINGTON DRIVE AND BRISTOL LAKE DRIVE.

ALL THE SIGNS WILL BE MONUMENT TYPE CONSTRUCTED OF WOOD, CONCRETE, STEEL, BRICK OR STONE AND COULD BE A COMBINATION OF SEVERAL OF THESE MATERIALS. EACH SIGN MAY BE AN INTEGRAL ELEMENT OF THE LANDSCAPING AND MAY BE ILLUMINATED BY EXTERNAL GROUND LIGHTING DIRECTED AT THE SIGN. THE SIGN AREA ON EACH MONUMENT WILL CONFORM TO THE STANDARDS FOR R-1 AND R-2 ZONES AS SHOWN IN SECTION 23-25 OF THE CITY OF COLUMBIA'S SIGN REGULATIONS.

TREE PRESERVATION

THIS PLAN CONFORMS TO THE BRISTOL LAKE MASTER TREE PRESERVATION PLAN THAT HAS BEEN APPROVED BY THE CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT.

ALLOWABLE IMPERVIOUS AREA CALCULATIONS

IMPERVIOUS AREA ON TYPICAL DETACHED S/F HOME LOTS = 4.13 AC. (5.6%)
 IMPERVIOUS AREA ON TYPICAL ATTACHED S/F HOME LOTS = 6.30 AC. (8.5%)
 IMPERVIOUS AREA RESERVED FOR CONDOMINIUM LOT = 2.75 AC. (3.7%)
 IMPERVIOUS AREA OF STREETS AND SIDEWALKS = 9.05 AC. (12.2%)
 22.23 AC. (30%)

STREET AND SIDEWALK INFORMATION

BRADINGTON DRIVE (RESIDENTIAL FEEDER)

- 50' RIGHT-OF-WAY
- 32' CURB AND GUTTER STREET
- 5' SIDEWALK ON BOTH SIDES OF THE STREET

BRISTOL LAKE PARKWAY (NEIGHBORHOOD COLLECTOR)

- 60' RIGHT-OF-WAY
- 30' CURB AND GUTTER STREET
- 5' SIDEWALK ON BOTH SIDES OF THE STREET

BILLINGSLEY DRIVE, CARLISLE COURT, BRISTOL LAKE DRIVE, WYNDHAM DRIVE, AND BAXLEY COURT (RESIDENTIAL STREETS)

- 50' RIGHT-OF-WAY
- 28' CURB AND GUTTER STREET
- 5' SIDEWALK ON BOTH SIDES OF THE STREET

(RUTHERFORD DRIVE WEST OF WYNDHAM DRIVE, CARLISLE COURT NORTH OF BILLINGSLEY DRIVE AND BRISTOL LAKE DRIVE WEST OF RUTHERFORD DRIVE)

- 5' SIDEWALK ON ONE SIDE OF THE STREET

IT IS PROPOSED TO TERMINATE THE PAVING OF BRISTOL LAKE PARKWAY JUST PAST THE STORM DRAINAGE INLETS JUST NORTH OF THE INTERSECTION OF BILLINGSLEY DRIVE SO THAT TEMPORARY SEDIMENT BASIN B CAN REMAIN IN PLACE UNTIL THE STREET IS EXTENDED BEYOND THE PROPERTY. A PERFORMANCE GUARANTEE FOR CONSTRUCTION OF BRISTOL LAKE PARKWAY FROM THE PROPOSED TERMINUS TO THE NORTH PROPERTY LINE IS PROPOSED BY THE OWNER.

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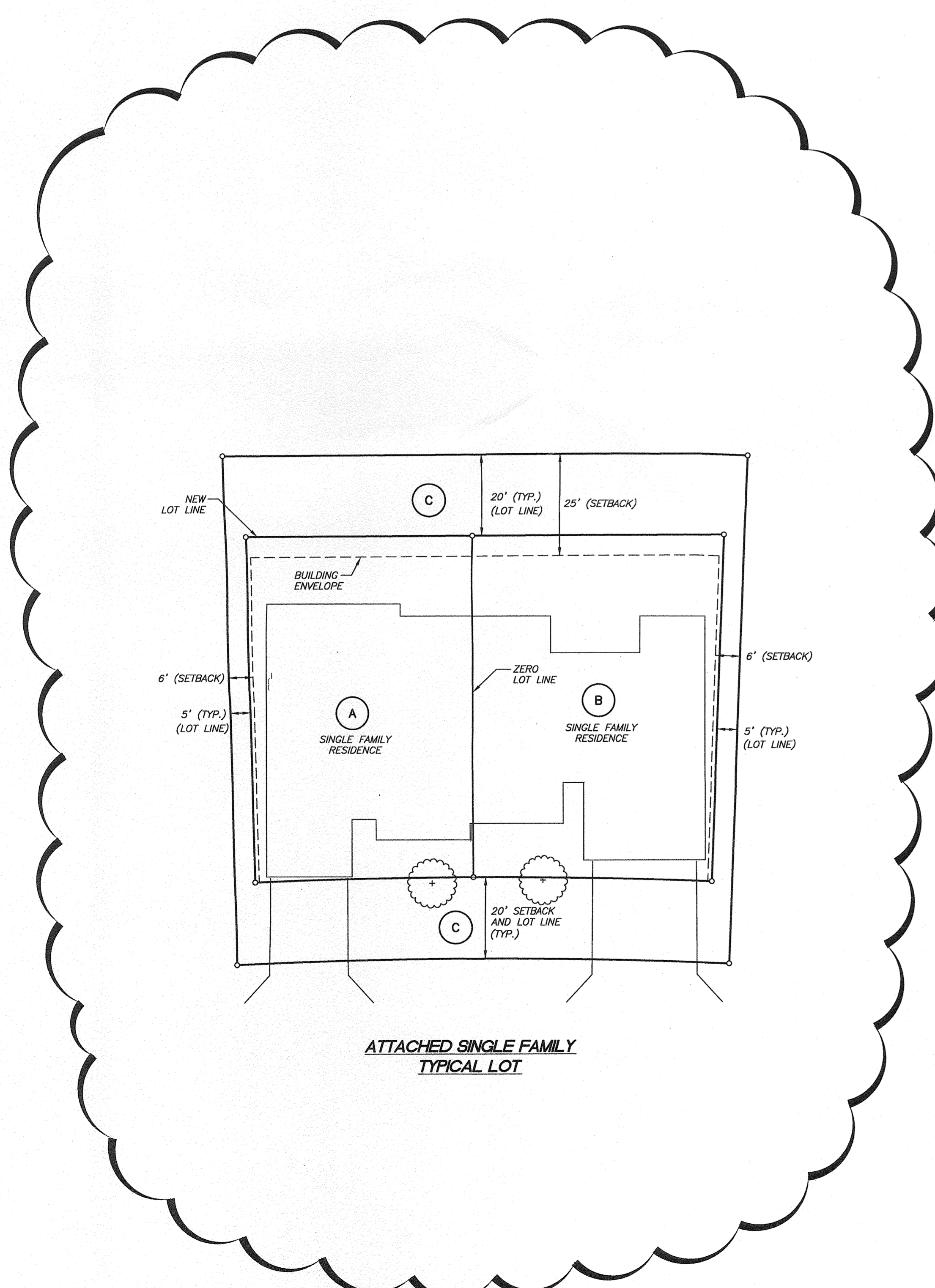
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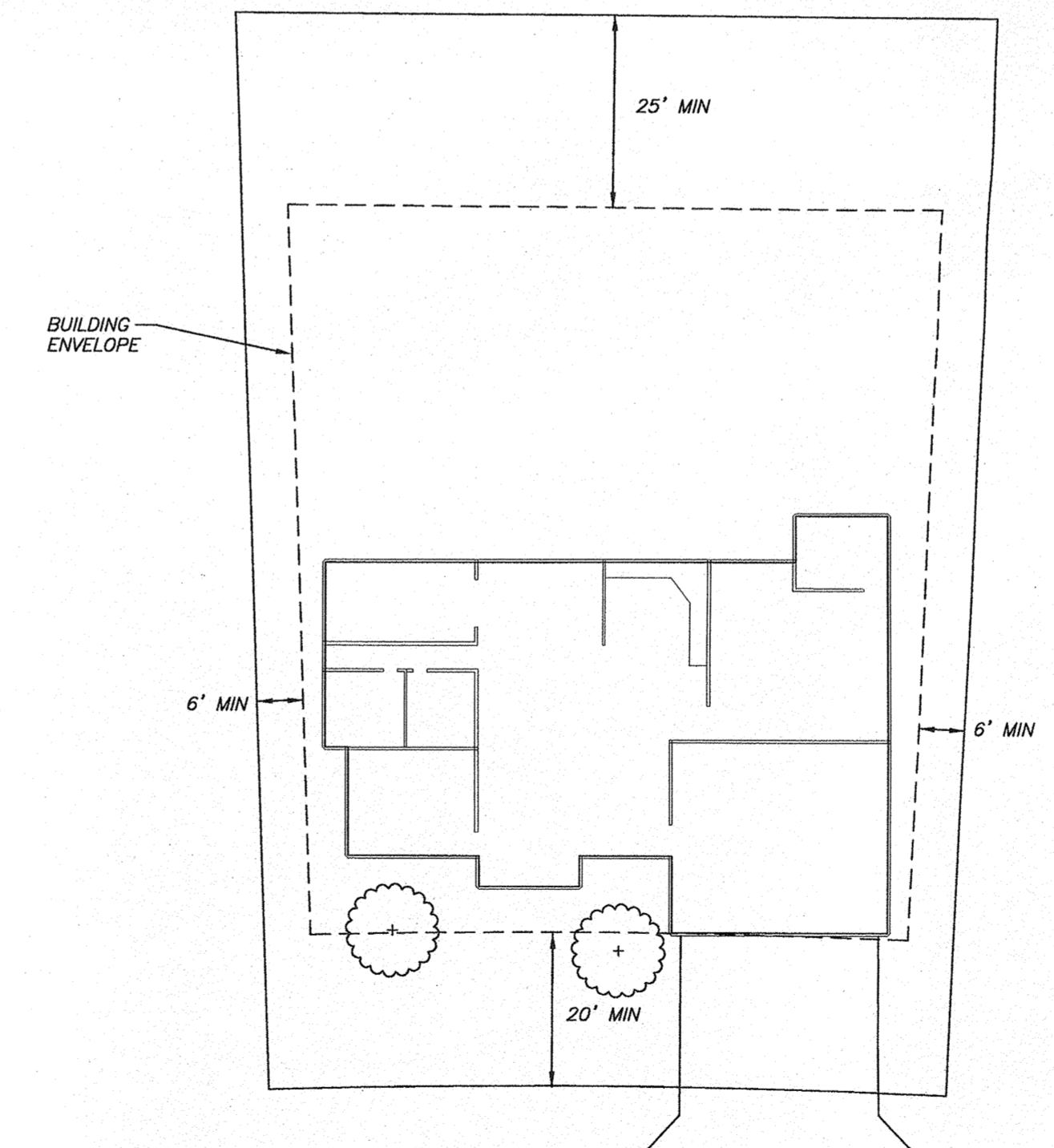
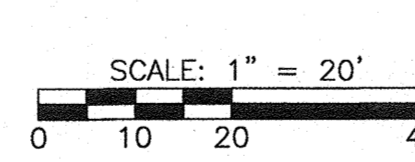
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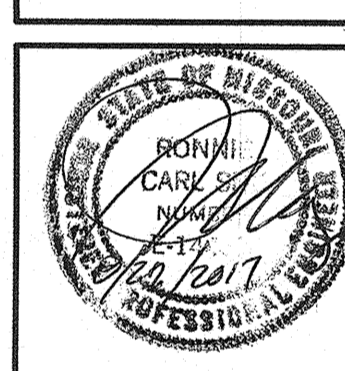
CASE # 17-176
 MINOR AMENDMENT
 AUGUST 2017



DETACHED SINGLE FAMILY TYPICAL LOT
 CALCULATED IMPERVIOUS AREA = 3,524 S.F.
 LOT LANDSCAPING IS AT THE DISCRETION OF INDIVIDUAL HOMEOWNERS, HOWEVER, THE MINIMUM REQUIREMENT WILL BE TWO TREES IN THE FRONT YARD OF EACH LOT. DUE TO SPACE LIMITATIONS, THESE TREES MAY BE ORNAMENTAL OR SMALL SHADE TREES, THE SPECIES TO BE DETERMINED AT THE TIME OF CONSTRUCTION.

BRISTOL LAKE TRACT 2
 PUD PLAN
 COLUMBIA, MISSOURI 65201

REVISED:
 MARCH 9, 2005
 APRIL 25, 2005
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ALLSTATE CONSULTANTS, P.C.
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 COLUMBIA, MO 65201
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DATE
 1-26-05

JOB NUMBER
 04146.01

SCALE
 AS NOTED

SHEET
 2

2 OF 14