

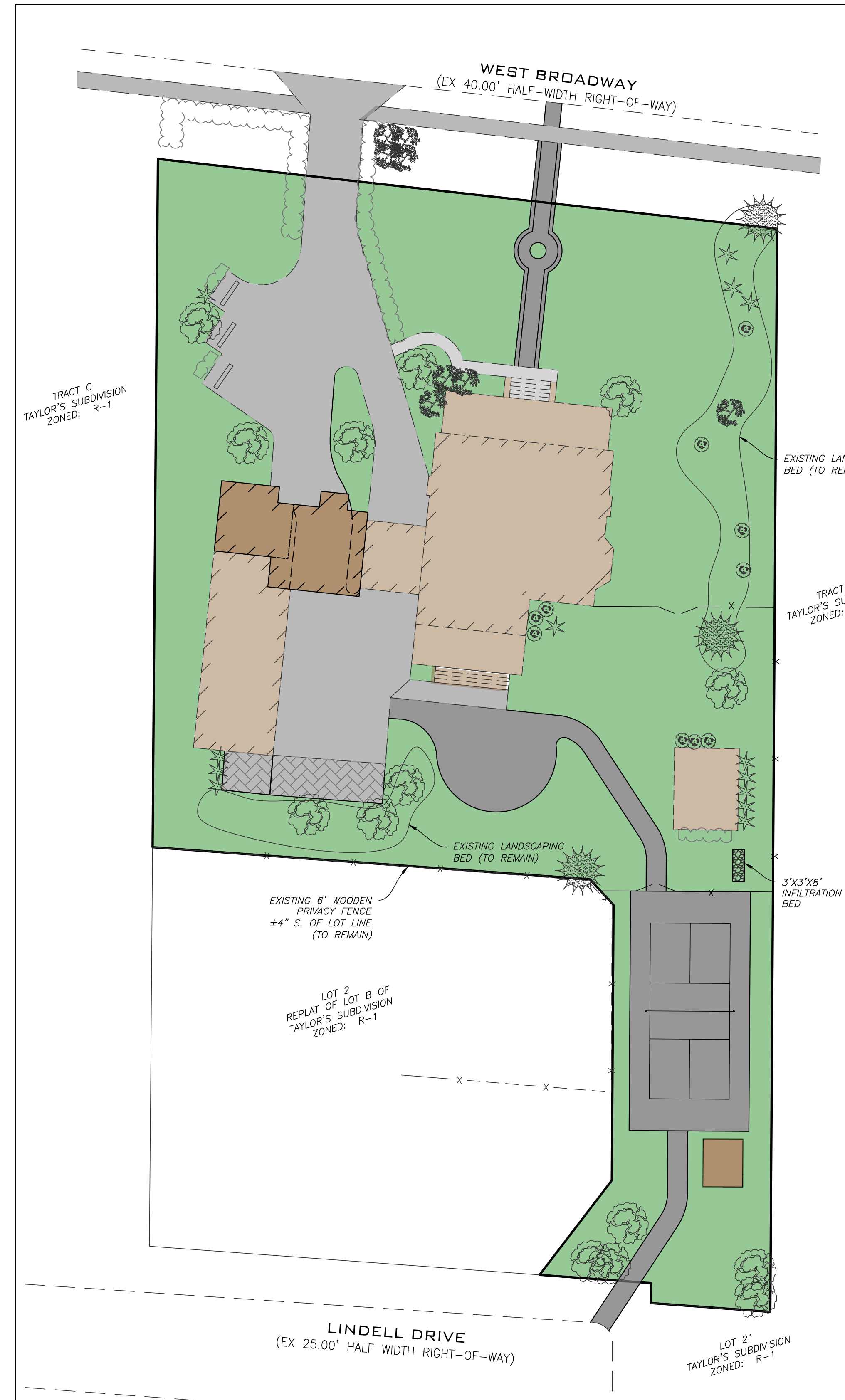
THE TAYLOR HOUSE PD PLAN

LOT 1, REPLAT OF LOT B OF TAYLOR'S SUBDIVISION
RECORDED IN PLAT BOOK 31, PAGE 98
COLUMBIA, BOONE COUNTY, MISSOURI

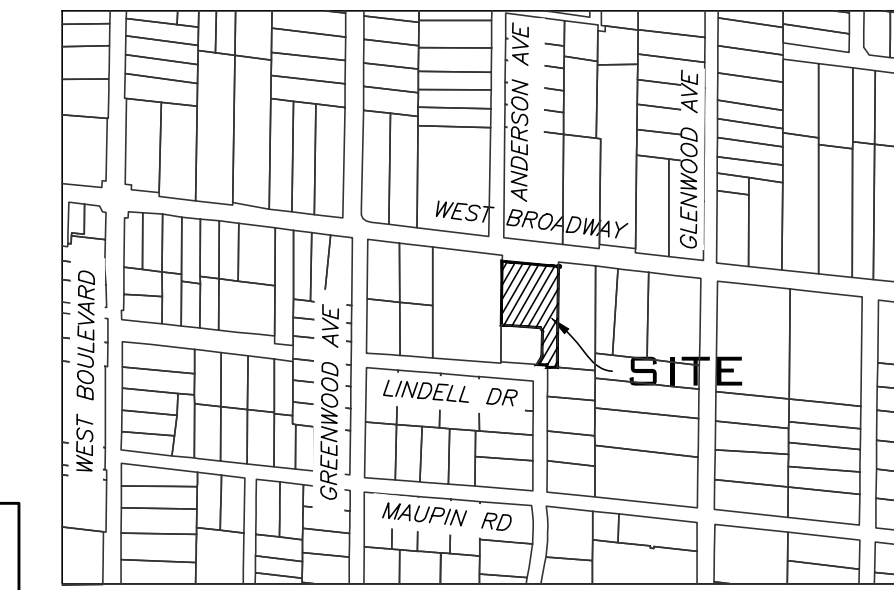
LEGEND	
MH	EXISTING SANITARY MANHOLE
FH	EXISTING FIRE HYDRANT
EW	EXISTING GUY WIRE
LP	EXISTING LIGHT POLE
LP	PROPOSED LIGHT POLE
TS	EXISTING TELEPHONE SERVICE
EM	EXISTING ELECTRIC METER
GM	EXISTING GAS METER
WM	EXISTING WATER METER
CB	EXISTING CABLE BOX
ET	EXISTING ELECTRIC TRANSFORMER
ET	PROPOSED ELECTRIC TRANSFORMER
ET	EXISTING TELEPHONE BOX
UP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
SS	EXISTING STREET SIGN
SF	SQUARE FEET
AC	ACRES
X	EXISTING FENCE
UE	EXISTING UNDERGROUND ELECTRIC
UE	PROPOSED UNDERGROUND ELECTRIC
OE	EXISTING OVER-HEAD ELECTRIC
UT	EXISTING UNDERGROUND TELEPHONE
OT	EXISTING OVER-HEAD TELEPHONE
FO	EXISTING FIBER OPTIC CABLE
G	EXISTING GAS
S	EXISTING SANITARY
S	PROPOSED SANITARY LATERAL
W	EXISTING WATER MAIN
W	PROPOSED WATER SERVICE
SS	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
CTV	EXISTING CABLE TELEVISION
FW	EXISTING FLOWLINE OR WATER EDGE
TC	EXISTING CONTOUR
TR	EXISTING TREELINE



PD PLAN



LANDSCAPING PLAN



LOCATION MAP
NOT TO SCALE

SITE DATA

ACREAGE: 0.70 ACRES
SECTION-TOWNSHIP-RANGE:
SW 1/4 25-48-13
ZONING: PD (PREVIOUS PUD-3
BY CITY ORDINANCE #: 016256)

OWNER

ADAM & HEATHER PLUES
716 W BROADWAY
COLUMBIA, MO 65203-2771

LEGAL DESCRIPTION

LOT 1 OF A REPLAT OF LOT B OF TAYLOR'S
SUBDIVISION, COLUMBIA, MISSOURI RECORDED IN
PLAT BOOK 31, PAGE 98 OF THE BOONE
COUNTY RECORDS.

LANDSCAPING NOTES

- TREE PRESERVATION**
THERE IS NO CLIMAX FOREST ON THE SITE.
- STREET LANDSCAPING**
NO STREET LANDSCAPING REQUIRED DUE TO LESS THAN 40-FEET OF PAVEMENT WITHIN 25-FEET OF THE R/W.
- STREET TREES**
THERE ARE FOUR (4) EXISTING DECIDUOUS ORNAMENTAL TREES AND ONE (1) EXISTING MED./LG. EVERGREEN TREE FOR THE REQUIRED STREET TREES ALONG WEST BROADWAY WITH 25% OF THE REQUIRED 30% BEING MED./LG. SHADE TREES.
- PROPERTY EDGE BUFFERING**
A WAIVER FROM PROPERTY EDGE BUFFERING HAS BEEN REQUESTED WITH THIS PD PLAN.
- INTERIOR LANDSCAPING**
INTERIOR LANDSCAPING IS NOT REQUIRED DUE TO PAVED AREAS BEING LESS THAN 4,000 S.F.
- SIGNIFICANT TREES**
THERE ARE NO EXISTING TREES OVER 20-INCHES DIAMETER ON THE PROPERTY.
- OPEN SPACE**
TOTAL AREA OF SITE= 30,700 SQ.FT. = 0.70 AC.
TOTAL BUILDING AREA= 4,455 SQ.FT. (14.5%)
TOTAL PAVED AREA= 7,598 SQ.FT. (24.7%)
TOTAL IMPERVIOUS AREA= 12,053 SQ.FT. (39.3%)
TOTAL AREA OF LANDSCAPING= 18,647 SQ.FT. (60.7%)
TOTAL AREA OF OPEN SPACE= 26,245 SQ.FT. (85.5%)
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS, GIVEN THE MINIMUM REQUIREMENTS DESCRIBED ABOVE ARE MET.

LANDSCAPING LEGEND

- EX. MED./LG. CONIFEROUS TREE - 5" DIAMETER MIN.
- EX. MED./LG. DECIDUOUS TREE - 4" DIAMETER MIN.
- EX. DECIDUOUS ORNAMENTAL TREE - 3" DIAMETER MIN.
- EX. UPRIGHT CONIFEROUS SHRUB - 5' TALL MIN.
- EX. DECIDUOUS SHRUB - 2" DIAMETER MIN.
- EX. HEDGE ROW - 3' TALL MIN.

PARKING DATA

REQUIRED:
1 SPACE/GUEST ROOM x 5 GUEST ROOMS = 5
2 SPACES/RESIDENTIAL DWELLING x 2 APARTMENTS = 4
TOTAL SPACES REQUIRED = 9 SPACES

PROVIDED:
5 GARAGE PARKING SPOTS + 4 OPEN PARKING
SPOTS = 9 SPACES

STORMWATER MANAGEMENT

THIS LOT IS SUBJECT TO ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

STORMWATER DETENTION AND WATER QUALITY MEASURES ARE NOT APPLICABLE AS THE SITE IS CONSIDERED REDEVELOPMENT OF A SITE LESS THAN ONE (1) ACRE.

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007."

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED IN CITY ORD. 29-2.3 (d)(4), PER THE BOONE COUNTY FIRM PANEL #29019C0280E, DATED APRIL 19, 2017.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2020.

SARA LOE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA

THIS ____ DAY OF _____, 2020.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

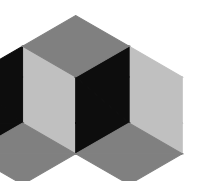
CALL OR CLICK 3 DAYS BEFORE YOU DIG!
1-800-DIG-RITE OR 811
MISSOURI 811
www.missouri811.com

X:\Project\HOME - HOME CONSTRUCTION\716 W BROADWAY PUD REVISION\DRAWINGS\HOWE20-01 PD REVISION.dwg PD PLAN

DATE	DESCRIPTION	BY
2/20/20	ORIGINAL	KPM
1/27/20	ORIGINAL	BAB

REVISIONS

THE TAYLOR HOUSE
PD & LANDSCAPING PLAN



A CIVIL GROUP
- CIVIL ENGINEERING -
- PLANNING -
- SURVEYING -

3401 BROADWAY
BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750
FAX: (573) 817-1677

MISSOURI CERTIFICATE OF AUTHORITY: 2001006116

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

JAY GEBHARDT
MO PE-25032
February 20, 2020

PROJECT # HOWE20.01

DRAWING # HOWE PD REVISION

DRAWN BY: BAB

SHEET C101

SHEET 1 OF 1

SCALE: 1" = 20'
0 10 20 40

CASE #PLDV-62-2020 HOWE20.01