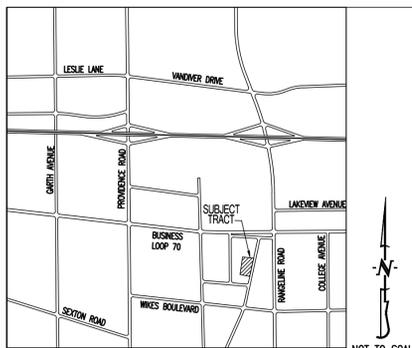
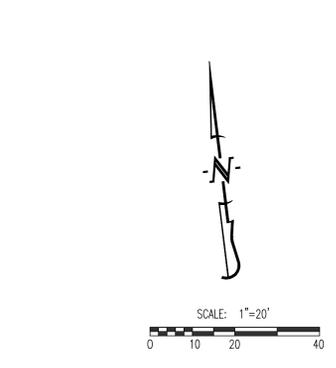
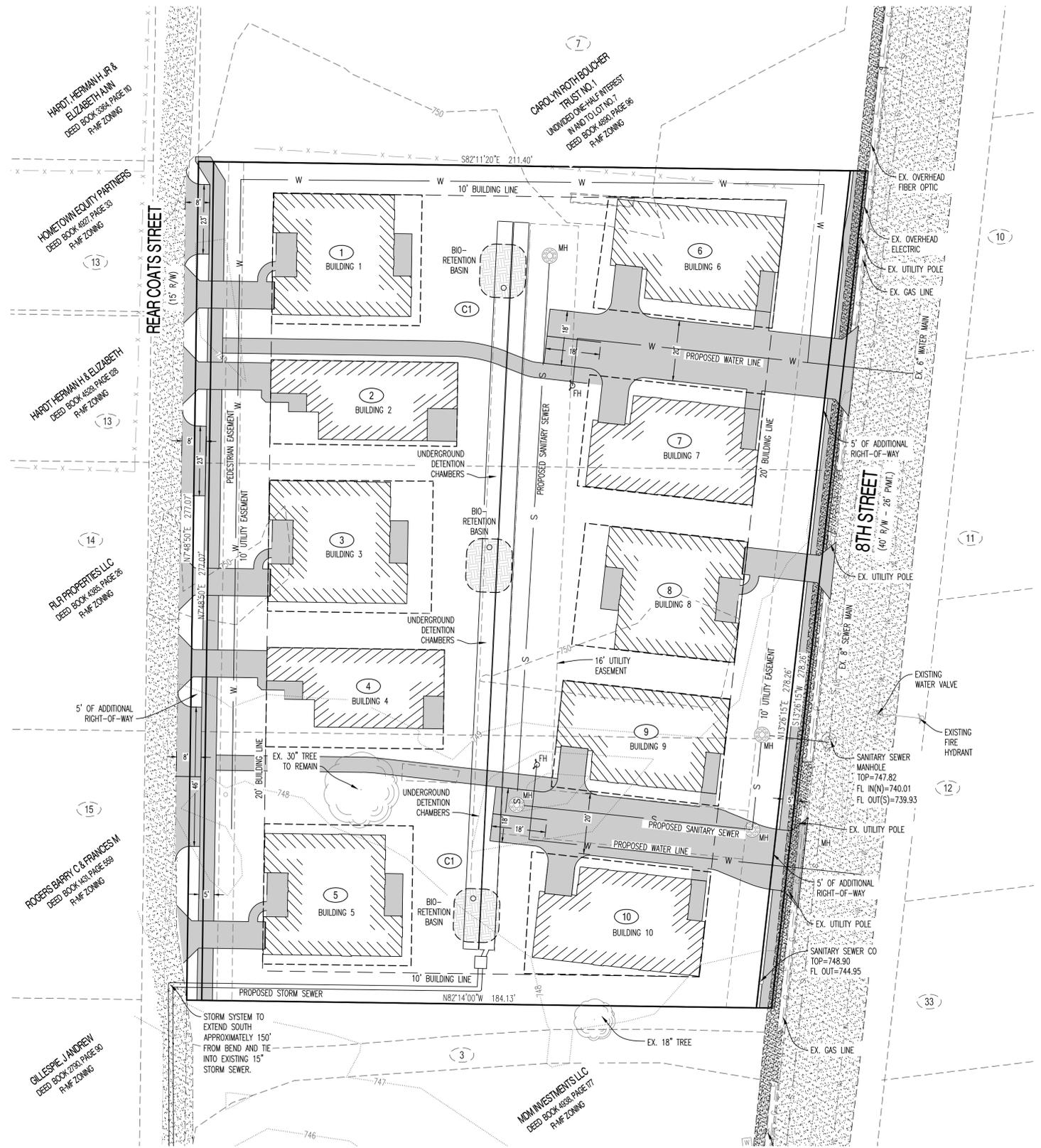


PD PLAN FOR CULLIMORE COTTAGES

LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI



- LEGEND:**
- 805--- EXISTING 2FT CONTOUR
 - 820--- EXISTING 10FT CONTOUR
 - CURB
 - - - - - EXISTING SANITARY SEWER
 - - - - - PROPOSED SANITARY SEWER
 - MANHOLE/CLEANOUT
 - W — PROPOSED WATERLINE
 - L — PROPOSED LIGHT POLE
 - F — PROPOSED FIRE HYDRANT
 - S — EXISTING STORM SEWER
 - S — PROPOSED STORM SEWER
 - B — BUILDING LINE
 - - - - - EASEMENT
 - XX LOT NUMBER
 - XX EXISTING LOT NUMBER
 - PROPOSED PAVEMENT
 - PROPOSED DETENTION/BIORETENTION
 - EXISTING TREE
 - - - - - EXISTING OVERHEAD ELECTRIC
 - - - - - EXISTING GAS
 - - - - - EXISTING WATER LINE
 - - - - - DETENTION FACILITY
 - - - - - ESTIMATED BUILDING ENVELOPE



CITY OF COLUMBIA
PO BOX 6015
COLUMBIA, MO 65203
573-874-7214

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS ____ DAY OF _____, 2018.

RUSTY STRODTMAN, CHAIRPERSON

LEGAL DESCRIPTION:

LOTS 4, 5 & 6 OF THE J C CONLEY'S ADDITION TO THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

NOTES:

1. SITE CONTAINS 1.32 ACRES.
2. IT IS THE INTENT OF THIS DEVELOPMENT TO BE COMPLETED IN MULTIPLE PHASES.
3. EXISTING ZONING IS R-MF. PENDING REZONING TO PD.
4. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C0280E, DATED APRIL 19, 2017.
5. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS.
6. NO PART OF THIS TRACT IS LOCATED WITHIN CITY 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.
7. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
8. STORM WATER QUALITY STANDARDS SHALL BE MET BY USING BMP'S COMPLYING WITH THE CITY OF COLUMBIA STORMWATER REGULATIONS OFF-SITE. SOME BMP'S MAY BE ALLOWED OFF-SITE AT THE APPROVAL OF THE CITY.
9. ALL DRIVE, ROADWAY, AND ACCESS AISLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
10. 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.
11. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG EIGHTH STREET AS SHOWN.
12. THE INTENT OF THIS PLAN IS TO ALLOW AS MUCH FLEXIBILITY AS POSSIBLE WITH RESPECT TO FUTURE SUBDIVISION OF THE PROPERTY. IT IS THE INTENT OF THE OWNER TO SUBDIVIDE THE PROPERTY UTILIZING "POSTAGE STAMP" LOTS AROUND EACH BUILDING WITH THE REMAINING PROPERTY CONTAINED IN A COMMON LOT.

PARKING CALCULATIONS:

SPACES REQUIRED	
SINGLE FAMILY DETACHED: 2 SPACES/DWELLING UNIT	20 SPACES
SPACES PROVIDED	
TOTAL SPACES PROPOSED:	29 SPACES

AREA & DENSITY CALCULATIONS:

TOTAL LOT AREA =	1.32 ACRES
PROPOSED NUMBER OF UNITS:	10
PROPOSED DENSITY:	7.57 UNITS / ACRE
APPROXIMATE IMPERVIOUS AREA =	24,120 S.F. (42%)

NOTE: IMPERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 60%.

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



KYLE R. MILLER, P.E. 2017019013

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

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(573) 447-0292

www.crockettengineering.com

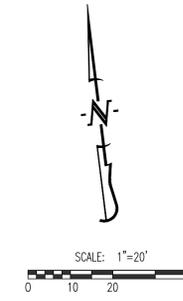
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PLANTING NOTES:

SYMBOL	QUANTITY	PLANT SPECIES
○	7	LARGE/MEDIUM TREE
●	7	SMALL/ORNAMENTAL TREE
⊕	10	UPRIGHT EVERGREEN TREE
▨	10	LANDSCAPE BED

LANDSCAPING NOTES:

1. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
2. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
3. ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
4. LANDSCAPING SHALL COMPLY WITH SECTIONS 12A-49 (e) AND (f) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
5. EACH LOT SHALL BE LANDSCAPED ACCORDING TO TYPICAL LOT LANDSCAPING DETAIL. THERE SHALL BE A MINIMUM OF AN ADDITIONAL 5 TREES LOCATED WITHIN THE LIMITS OF THE COMMON LOT AREA.

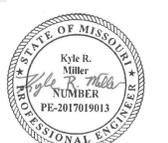
LANDSCAPE COMPLIANCE:

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:	0.20 AC.
PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	0.77 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.
1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA	0 TREES
(A) (2)(i) 1 TREE PER 40' STREET FRONTAGE; (556' STREET FRONTAGE)	14 TREES
(ii) 30% LARGE TREES MIN.	5 TREES
(iii) 30% MEDIUM TREES MIN.	5 TREES
29-4.4(e) - PROPERTY EDGE BUFFERING:	
(1) SEE PLAN FOR TABLE 4.4-4 DETERMINED LEVEL OF SCREENING AND BUFFERING.	
NO BUFFER 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
(B) (4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 6,405 S.F.	2 TREES
1 EXISTING PARKING LOT TREES	-1 TREES
NET PARKING LOT TREES TO BE PLANTED	1 TREES
29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING:	
TOTAL SIGNIFICANT TREES: 0 TREES	

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