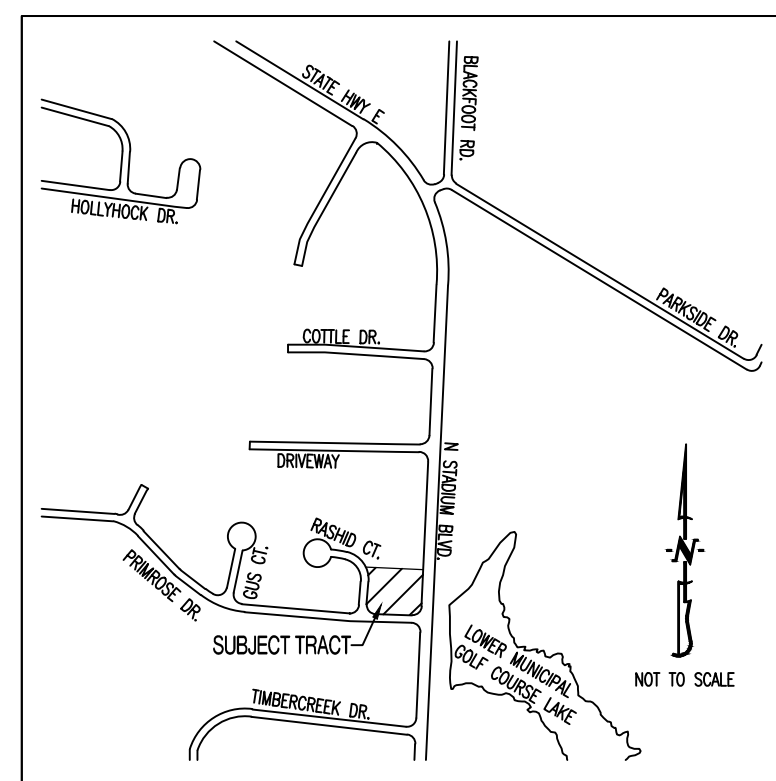


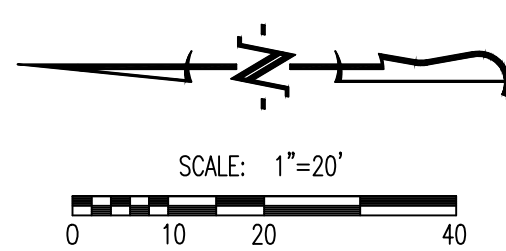
PD PLAN SIDRA SUBDIVISION PD PLAN

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
(iii) 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.

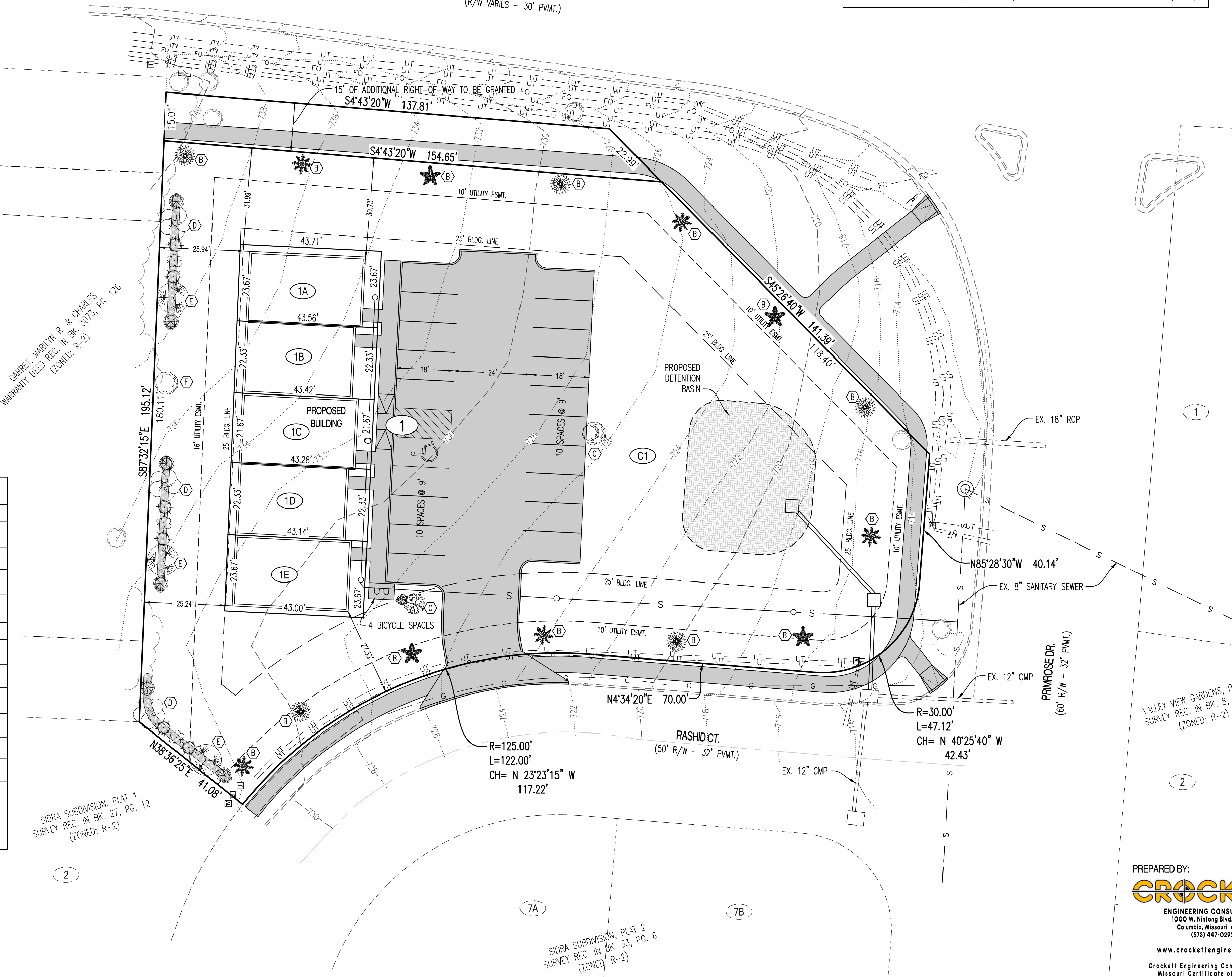
SHRUB BEDS & TREE RINGS SHALL BE MULCHED WITH 3" OF DYED BROWN HARDWOOD MULCH.

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	2.5 SPACES/UNIT = 13 SPACES
PLUS 1 SPACE / 5 UNITS:	= 1 SPACES
SPACES REQUIRED:	= 14 SPACES
BICYCLE SPACES REQUIRED (REDUCTION):	= 4 SPACES
TOTAL SPACES REQUIRED:	= 14 SPACES
TOTAL SPACES PROPOSED (4.0 SPACES/UNIT):	= 20 SPACES
HANDICAP SPACES REQUIRED:	= 1 SPACES
HANDICAP SPACES PROVIDED:	= 1 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.

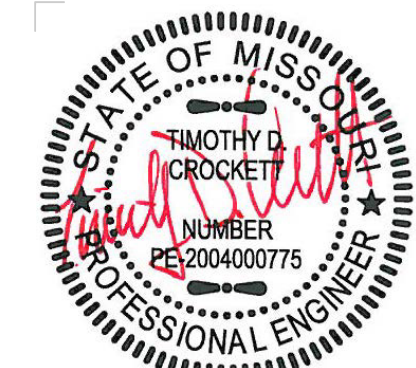
RUSTY STRODTMAN, CHAIRPERSON

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
#0000151004



07/28/2017

TIMOTHY D. CROCKETT - PE-2004000775

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