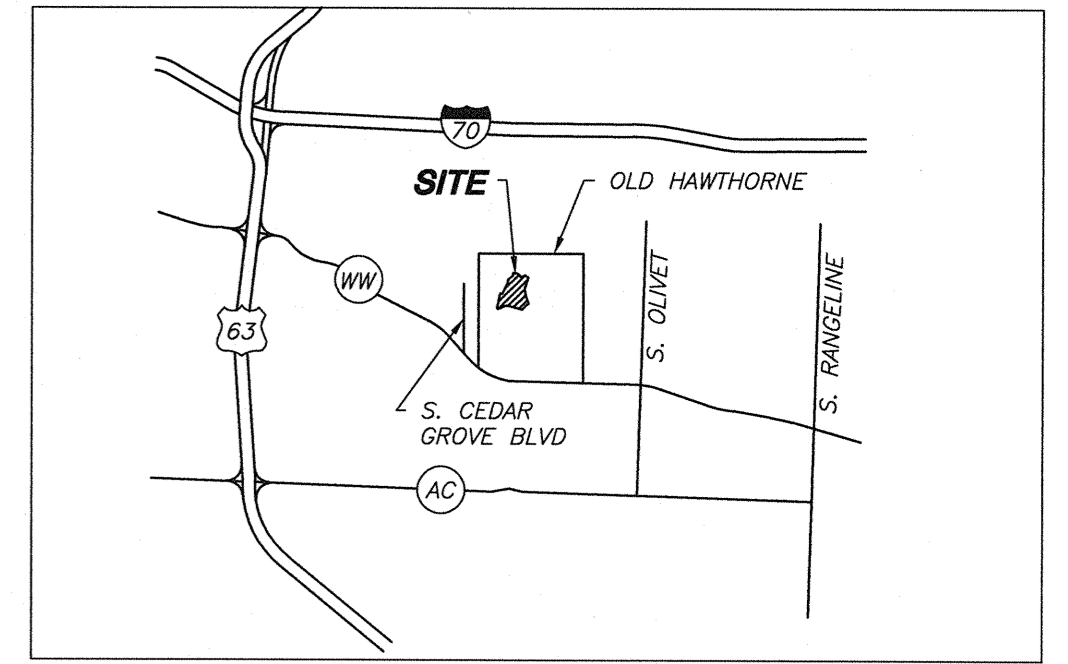


THE VILLAS AT OLD HAWTHORNE

JULY 17, 2006
REVISED AUGUST 4, 2006
REVISED MARCH 9, 2015
REVISED FEBRUARY 6, 2017



LOCATION MAP NOT TO SCALE

GENERAL NOTES

- 1. BUILDING ENVELOPES WITHIN BUILDING LINES ON DETAIL SHEET ARE APPROXIMATE...
2. TRACT IS ZONED PUD-4.2.
3. DRIVEWAY APPROACH, SIDEWALKS, AND HANDICAPPED SPACES ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
4. ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED AS SOON AS GENERAL GRADING OPERATIONS ARE COMPLETE...
5. ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
6. THERE WILL BE A MINIMUM 10' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
7. THERE WILL BE A MINIMUM 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY SEWER AND STORM SEWER LINES.
8. ALL STREETS SHALL BE 32' CURB AND GUTTER, AND HAVE A 50' RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.

PUD NOTES

(NOTES 1-7 ARE THE STATEMENT OF INTENT FOR PUD)

- 1. TYPE OF DWELLING UNITS: SINGLE FAMILY ATTACHED UNITS ASSEMBLED IN DUPLEX STRUCTURES; SINGLE FAMILY ATTACHED UNITS IN TOWNHOUSE STRUCTURES ASSEMBLED IN 2-4 UNITS PER STRUCTURE; SINGLE FAMILY DETACHED UNITS; OR A COMBINATION OF THE ABOVE.
2. MAXIMUM NUMBER OF UNITS: 317 RESIDENTIAL UNITS/MAXIMUM DENSITY OF 4.2 UNITS PER ACRE.
3. MAXIMUM BUILDING HEIGHT: THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 40 FEET.
4. THE NUMBER OF PARKING SPACES: THE TOTAL NUMBER OF PARKING SPACES SHALL BE A MINIMUM 20 SPACES PER DWELLING UNIT...
5. MINIMUM PERCENTAGE OF OPEN/GREEN SPACE: FORTY PERCENT OF THE NET AREA IS TO BE PRESERVED AS OPEN/GREEN SPACE...
6. AMENITIES: THERE ARE NO PROPOSED AMENITIES WITHIN THE LIMITS OF THE PROPOSED PUD OTHER THAN A SMALL WATER IMPOUNDMENT...
7. GENERAL DESCRIPTION OF PLAN: THE DEVELOPMENT PLAN FOR THE ENTIRE AREA WILL PRESENT A MIXED USE OF RESIDENTIAL UNITS...
8. THE TOTAL AREA OF THIS TRACT IS 51.1 ACRES; THE AREA OF THIS TRACT WITHOUT THE PROPOSED RIGHT-OF-WAY IS 48.5 ACRES.
9. TREE PRESERVATION HAS BEEN ADDRESSED WITH THE ORIGINAL PLANNING FOR THE OVERALL OLD HAWTHORNE SUBDIVISION.
10. LOTS C1, C2, C3, C4, AND C5 ARE COMMON AREAS AND WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.

UTILITIES

WATER

PUBLIC WATER SUPPLY DISTRICT NO. 9 RT. 2 COLUMBIA, MISSOURI 65201 CONTACT: ROGER BALLEW (573)474-9521

TELEPHONE

CENTURYTEL 625 E. CHERRY COLUMBIA, MISSOURI 65205 CONTACT: DUANE MCGEE (573)886-3503

NATURAL GAS

AMEREN UE P.O. BOX M COLUMBIA, MISSOURI 65205 CONTACT: GARY BAUMGARTNER (573) 876-3063

CABLE TV

MEDIACOM 901 NORTH COLLEGE AVENUE COLUMBIA, MISSOURI 65201 CONTACT: BOB BONER (573)489-1937

ELECTRICITY

BOONE ELECTRIC COOPERATIVE 1413 RANGELINE COLUMBIA, MISSOURI 65201 CONTACT: DAVID GARDNER (573)449-4181

SANITARY SEWER

CITY OF COLUMBIA P.O. BOX 6015 PUBLIC WORKS DEPARTMENT COLUMBIA, MISSOURI 65201 CONTACT: ALLISON ANDERSON (573)874-7250

LEGAL DESCRIPTION

TWO TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION 15, BOTH IN TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE SURVEY RECORDED IN BOOK 2591, PAGE 24 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1 COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 22-48-12, THENCE N84°22'2"E, 1267.45 FEET TO THE POINT OF BEGINNING; THENCE N31°56'10"W, 3.90 FEET; THENCE N11°54'45"E, 805.60 FEET; THENCE S77°41'15"E, 123.99 FEET; THENCE N25°1'0"E, 662.82 FEET; THENCE N13°5'20"E, 200.08 FEET; THENCE N50°28'40"E, 331.17 FEET; THENCE N14°2'50"W, 134.27 FEET; THENCE S83°49'15"E, 129.80 FEET; THENCE ALONG A 375-FOOT RADIUS CURVE TO THE RIGHT, 330.04 FEET, SAID CURVE HAVING A CHORD S58°36'30"E, 319.49 FEET; THENCE ALONG A 20-FOOT RADIUS CURVE TO THE RIGHT, 31.48 FEET, SAID CURVE HAVING A CHORD S11°41'40"W, 28.33 FEET; THENCE ALONG A 1200-FOOT RADIUS CURVE TO THE LEFT, 880.74 FEET, SAID CURVE HAVING A CHORD S35°45'25"W, 861.11 FEET; THENCE S14°43'50"W, 170.85 FEET; THENCE ALONG A 700-FOOT RADIUS CURVE TO THE RIGHT, 437.27 FEET, SAID CURVE HAVING A CHORD S32°37'35"W, 430.20 FEET; THENCE S50°31'20"W, 435.12 FEET; THENCE ALONG A 500-FOOT RADIUS CURVE TO THE LEFT, 244.43 FEET, SAID CURVE HAVING A CHORD S36°31'0"W, 242.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 14.8 ACRES.

TRACT 2 COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 22-48-12, THENCE N86°33'0"E, 1526.20 FEET TO THE POINT OF BEGINNING; THENCE ALONG A 450-FOOT RADIUS CURVE TO THE RIGHT, 256.84 FEET, SAID CURVE HAVING A CHORD N34°10'15"E, 253.37 FEET; THENCE N50°31'20"E, 435.12 FEET; THENCE ALONG A 750-FOOT RADIUS CURVE TO THE LEFT, 468.50 FEET, SAID CURVE HAVING A CHORD N32°37'35"E, 460.92 FEET; THENCE N14°43'50"E, 170.85 FEET; THENCE ALONG A 1150-FOOT RADIUS CURVE TO THE RIGHT, 1100.29 FEET, SAID CURVE HAVING A CHORD N42°8'25"E, 1058.80 FEET; THENCE N69°33'0"E, 29.40 FEET; THENCE S54°40'55"E, 201.17 FEET; THENCE S18°20'W, 605.97 FEET; THENCE S51°50'W, 79.99 FEET; THENCE S75°30'E, 207.20 FEET; THENCE S16°25'40"E, 592.57 FEET; THENCE S82°51'30"W, 81.83 FEET; THENCE S41°18'15"W, 378.22 FEET; THENCE N74°44'25"W, 681.59 FEET; THENCE N83°42'25"W, 209.29 FEET; THENCE S84°39'20"W, 90.03 FEET; THENCE S67°01'55"W, 426.12 FEET; THENCE N31°56'10"W, 5.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.7 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY A CIVIL GROUP

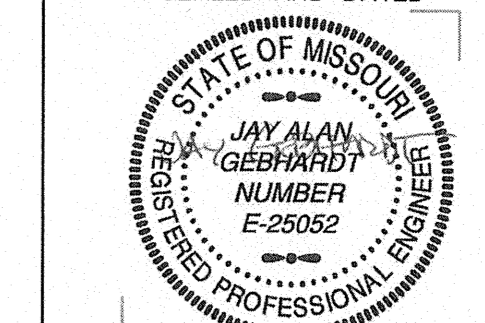
JAY GEBHARDT, LS-2001001909

PARKING DATA

REQUIRED: 214 UNITS X 2 SPACES/UNIT = 428 SPACES TOTAL: 428 PARKING SPACES REQUIRED PROVIDED: 214 UNITS X 4 SPACES/UNIT (2 GARAGE & 2 DRIVEWAY) = 856 TOTAL SPACES PROVIDED

THE VILLAS AT OLD HAWTHORNE PUD PLAN

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED



A CIVIL GROUP CIVIL ENGINEERING, PLANNING, SURVEYING 3401 W BROADWAY BUSINESS PARK COURT SUITE 105 COLUMBIA, MO 65203 PHONE: (573) 817-5750, FAX: (573) 817-1677

Table with columns: NO., DATE, MINOR REVISION DESCRIPTION, SIGNED BY, JOB NO., SHEET 1 OF 4

LEGEND: Symbols for STREET SIGN, EXISTING WATER METER, GUARD POST, EXISTING FIRE HYDRANT, EXISTING WATER VALVE, EXISTING IRON PIPE, REMOVE, SET-IRON, RECORD, HANDICAPPED PARKING, EXISTING SANITARY MANHOLE, EXISTING SANITARY CLEANOUT, PROPOSED SANITARY MANHOLE, PROPOSED SANITARY CLEANOUT, POWER POLE, ROOF DRAIN, GUY WIRE, EXISTING FENCE, EXISTING UNDERGROUND ELECTRIC, EXISTING UNDERGROUND TELEPHONE, EXISTING GAS, EXISTING OVER-HEAD ELECTRIC, EXISTING SANITARY, EXISTING WATER, PROPOSED UNDERGROUND ELECTRIC, PROPOSED WATER, PROPOSED GAS, PROPOSED SANITARY, PROPOSED STORM SEWER, PROPOSED UNDERGROUND TELEPHONE, FLOWLINE (R), EXISTING TREELINE, PRESERVED TREELINE

SIGNAGE: THERE IS ONE MONUMENT SIGN PROPOSED, AND THE LOCATION IS SHOWN ON THE DRAWING. THE PROPOSED SIGN LETTER AREA IS 56 SQUARE FEET WHICH EXCEEDS THE ALLOWED AREA FOR THIS DEVELOPMENT.

FLOOD PLAIN STATEMENT: THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP #29019C 0325D DATED: MARCH 17, 2011

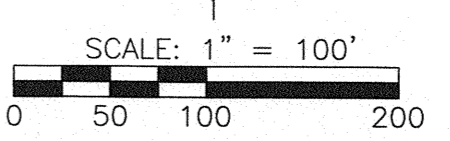
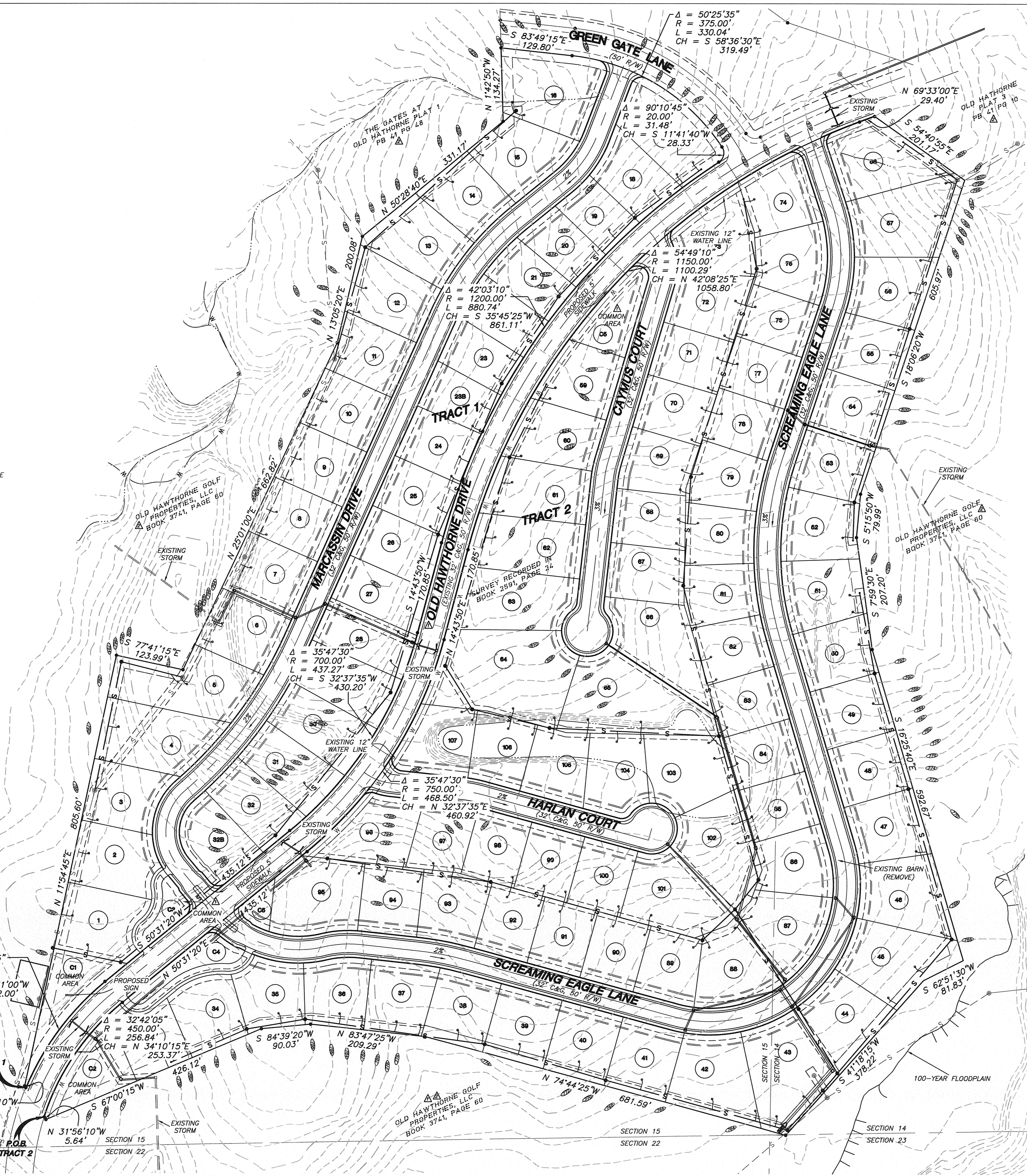
PARKING LIGHTING: A MAJORITY OF THE LIGHTING WILL BE STREET LIGHTS INSTALLED BY THE ELECTRIC COMPANY, EXCEPT FOR ANY DECORATIVE AND ACCESSORY LIGHTING.

OWNER: LIFESTYLE DEVELOPMENT INC. C/O DON STOHLDRIER 5818 SCREAMING EAGLE COLUMBIA, MO 65201 (573) 449-9000

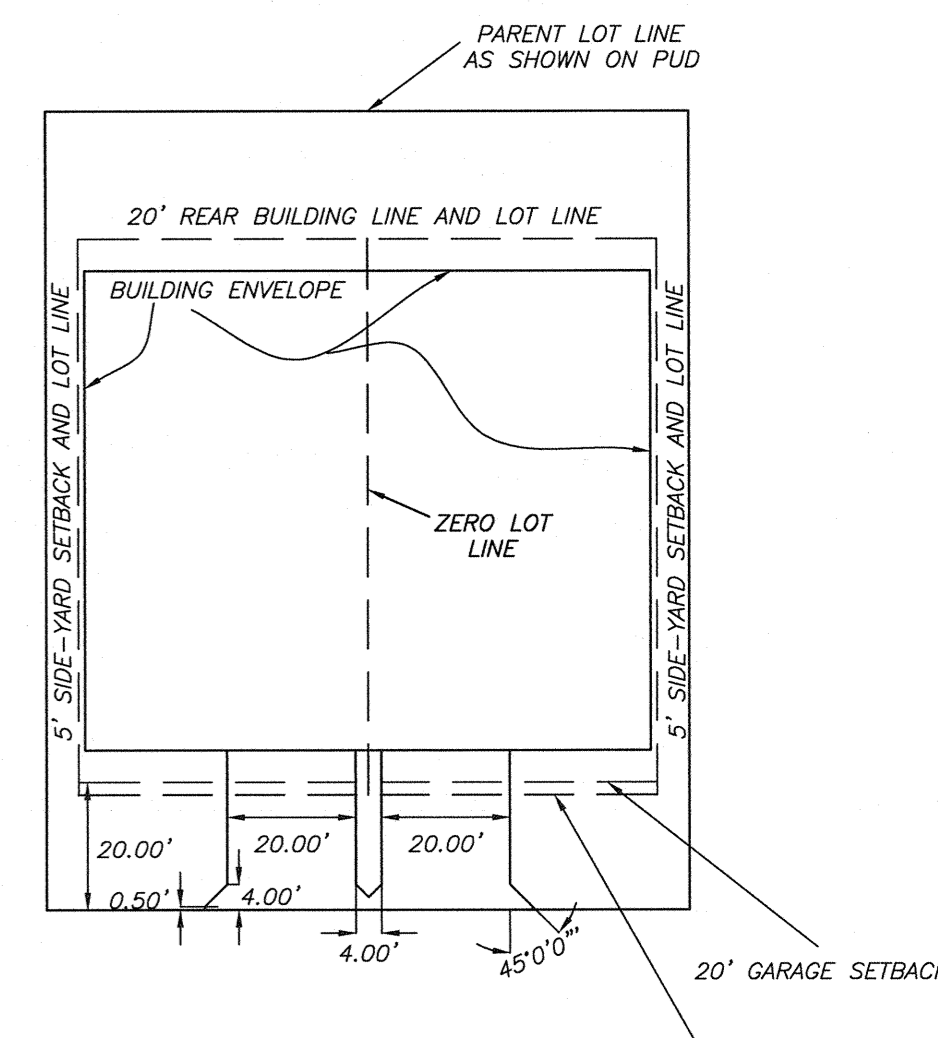
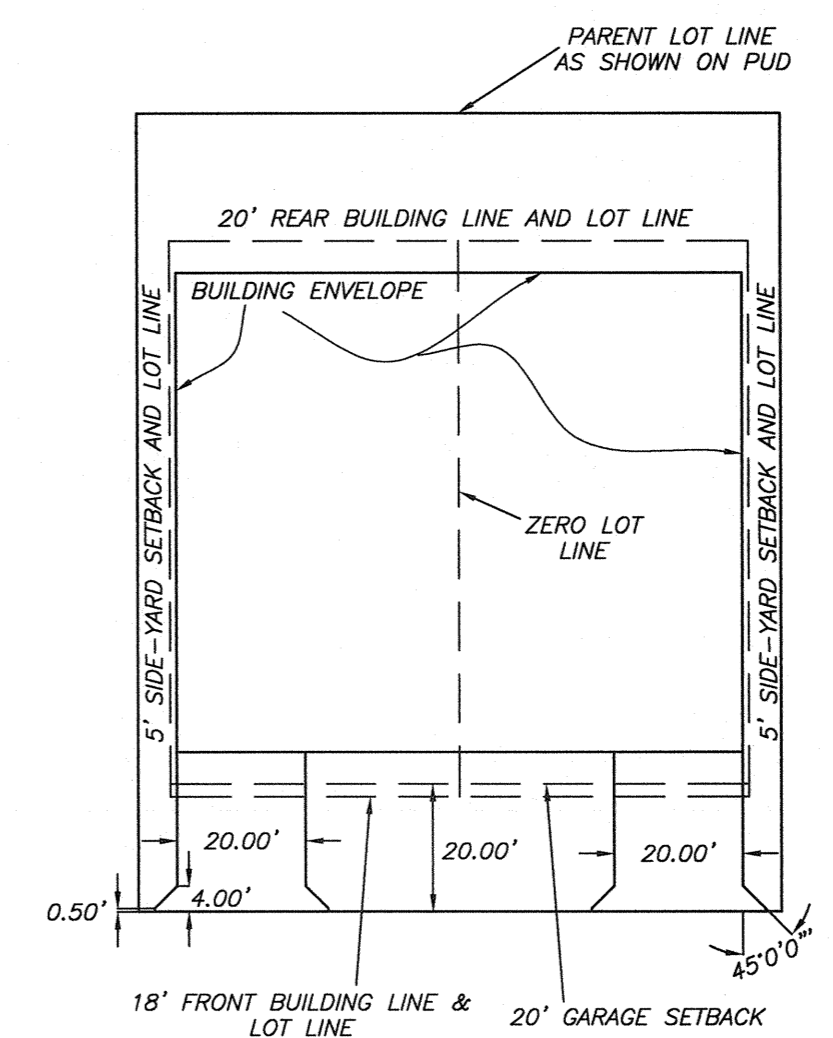
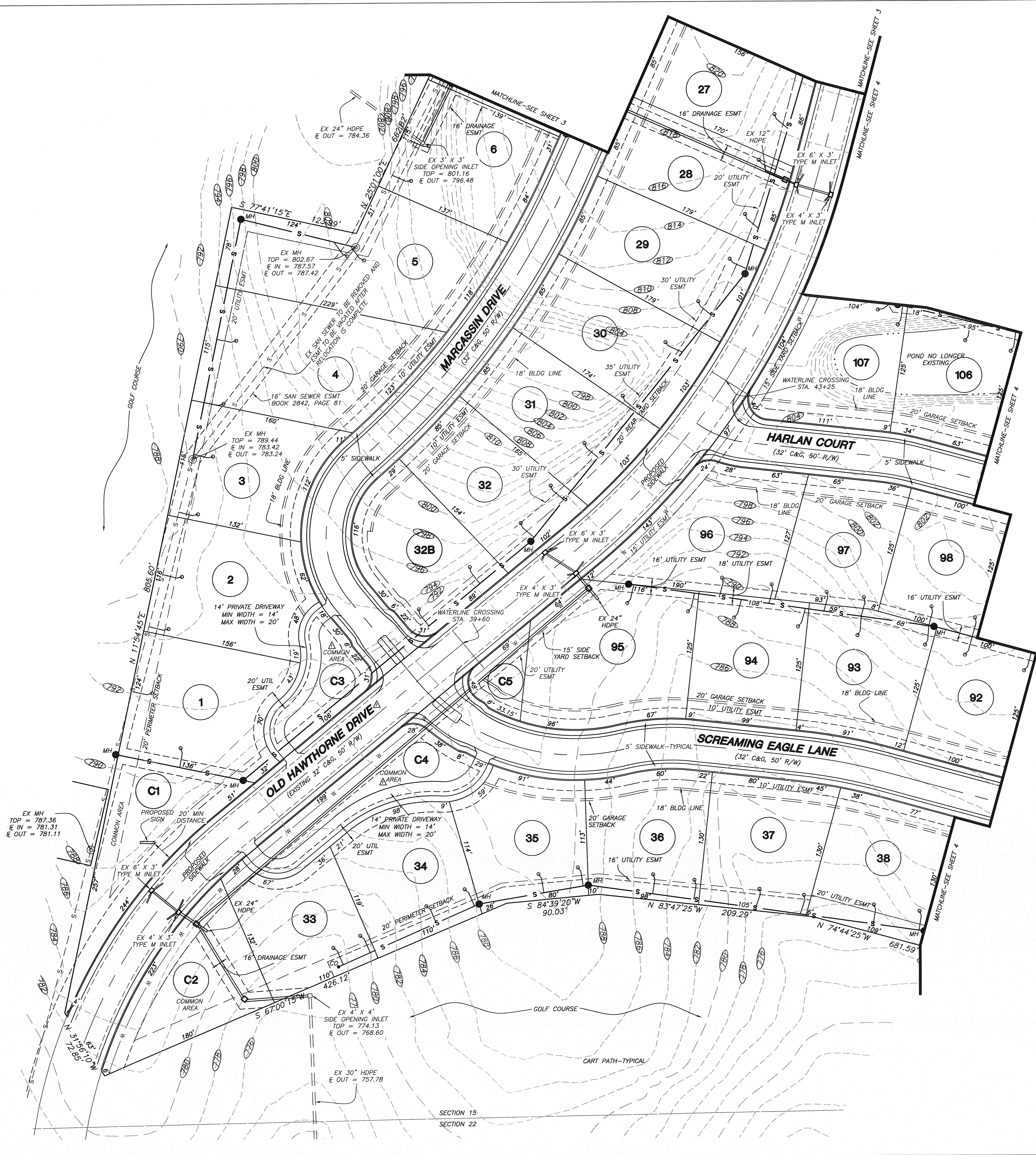
BENCHMARK DATA: MISSOURI STATE DNR MONUMENT 80-13 LOCATED ON THE EAST SIDE OF EUTSY LANE 0.2 MILES NORTH OF STATE ROUTE WW. ELEV.= 831.36

CONCEPTUAL STORM DRAINAGE NOTES: 1. THE STORM DRAINAGE SHOWN IS CONCEPTUAL. 2. A FULL STORM WATER PLAN SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.

APPROVED AS A MINOR REVISION THIS 15th DAY OF February 2017. TIMOTHY TEDDY, DIRECTOR OF COMMUNITY DEVELOPMENT



THE VILLAS AT OLD HAWTHORNE

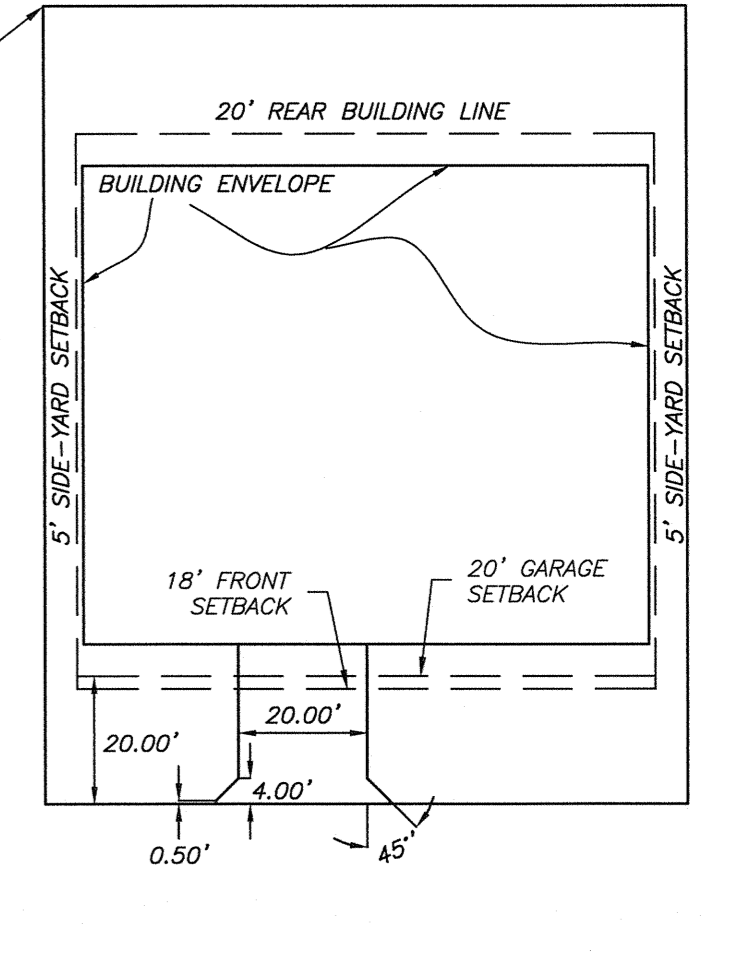
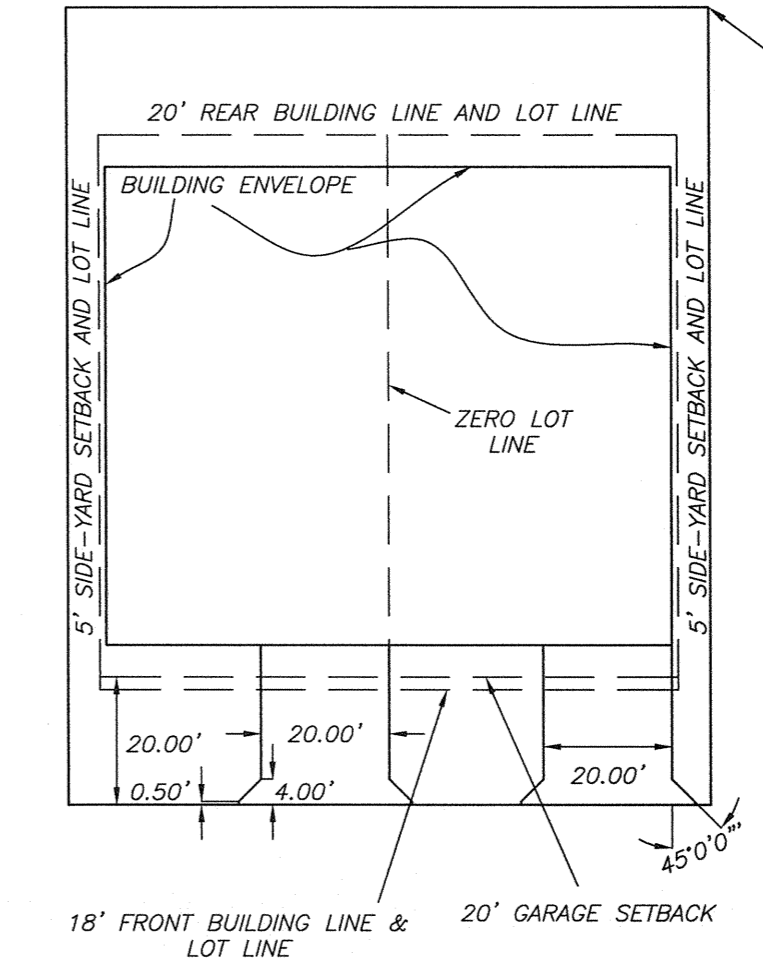


TYPICAL LOTS DRIVEWAY 1
SCALE: 1" = 30'

DRIVEWAY NOTES

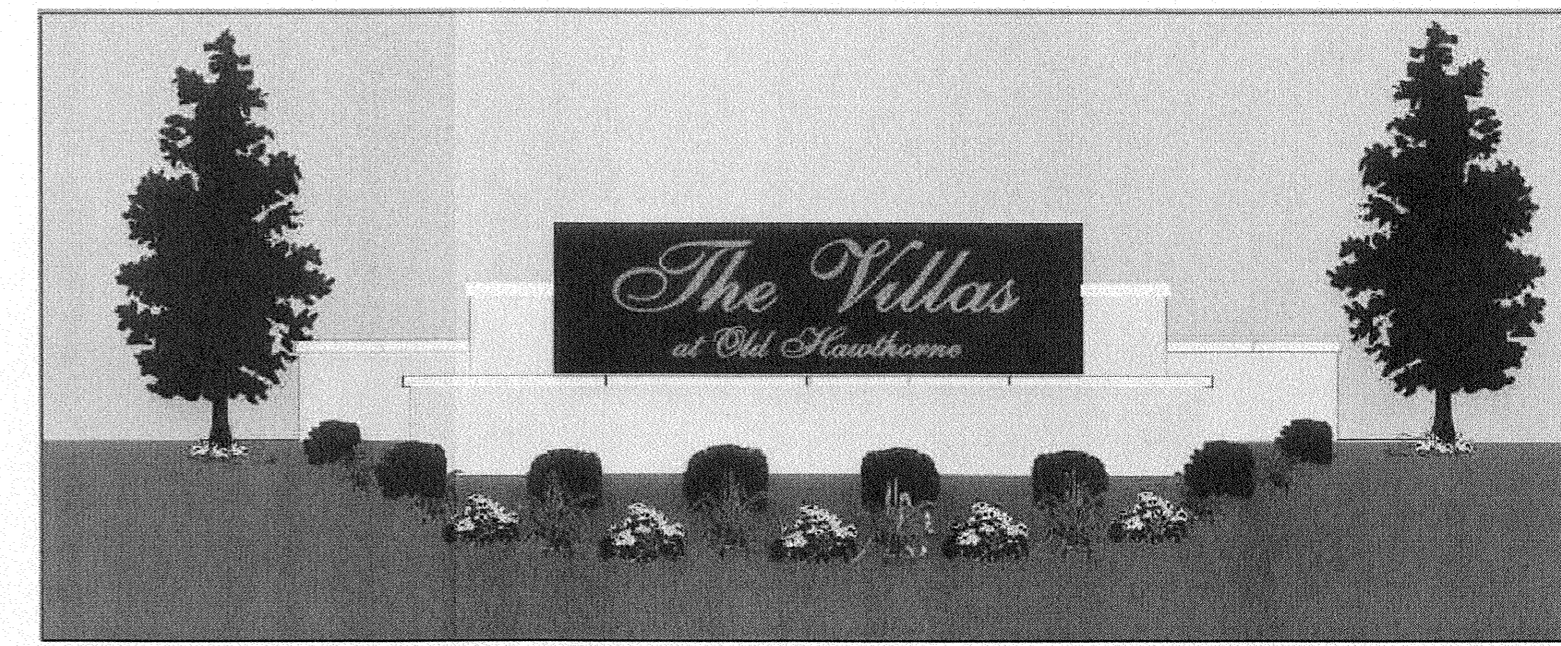
- 1) DRIVEWAY LOCATIONS AND DESIGNS ARE NOT PERMANENT AND MAY BE MOVED AT DEVELOPER'S DISCRETION WITHIN THE CITY'S DRIVEWAY REGULATIONS. SIDE-ENTRY DRIVES THAT MEET THE CITY'S DRIVEWAY REGULATIONS WILL ALSO BE ALLOWED.
- 2) FOR FRONT ENTRY GARAGES AND CARPORTS, DRIVEWAY LENGTHS WILL BE AT LEAST 20' DUE TO THE 20' GARAGE SETBACK FOR GARAGES AND CARPORTS FACING THE STREET.

TYPICAL LOTS DRIVEWAY 2
SCALE: 1" = 30'



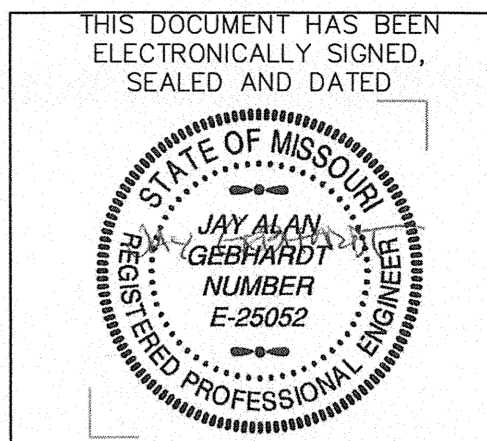
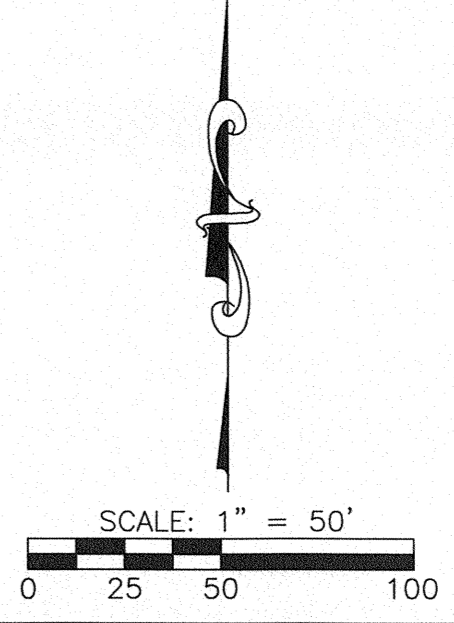
TYPICAL LOTS DRIVEWAY 3
SCALE: 1" = 30'

TYPICAL LOTS DRIVEWAY 4
SCALE: 1" = 30'



PROPOSED SIGN NOTES

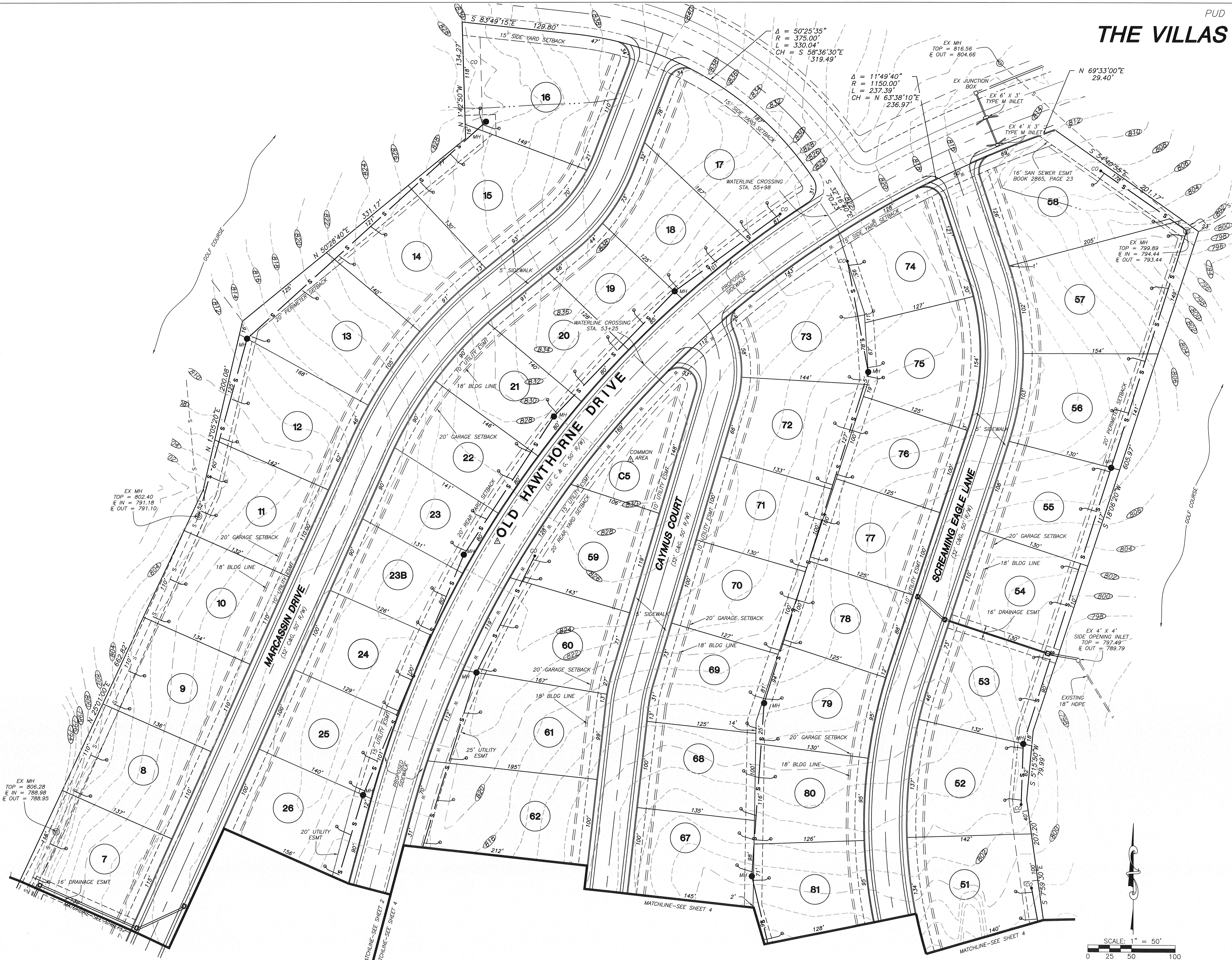
- 1) PROPOSED MONUMENT SIGN LOCATED IN LOT C1.
- 2) PROPOSED SIGN LETTER AREA IS 56 SQUARE FEET.
- 3) NO PORTION OF THE SIGN SHALL BE CLOSER THAN 20 FEET FROM THE RIGHT-OF-WAY OF A STREET.



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

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED	DATE: 7/17/06
JAY ALAN GEBHARDT NUMBER E-25052 PROFESSIONAL ENGINEER	DRAWN BY: SMH
JAY GEBHARDT MO E-25052 FEBRUARY 6, 2017	DATE: 7/17/06
2/6/17 MINOR REVISION SMH	ENGR: JAG PM: SMH DRAWING NO: STO06-01
NO. DATE DESCRIPTION	JOB NO.: STO06.01 SHEET 2 OF 4

THE VILLAS AT OLD HAWTHORNE



**THE VILLAS AT OLD HAWTHORNE
PUD PLAN**

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED

JAY ALAN GEBHARDT
REGISTERED PROFESSIONAL ENGINEER
NUMBER E-25052

JAY GEBHARDT MO E-25052
FEBRUARY 6, 2017

A CIVIL GROUP
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SCALE: 1" = 50'
0 25 50 100

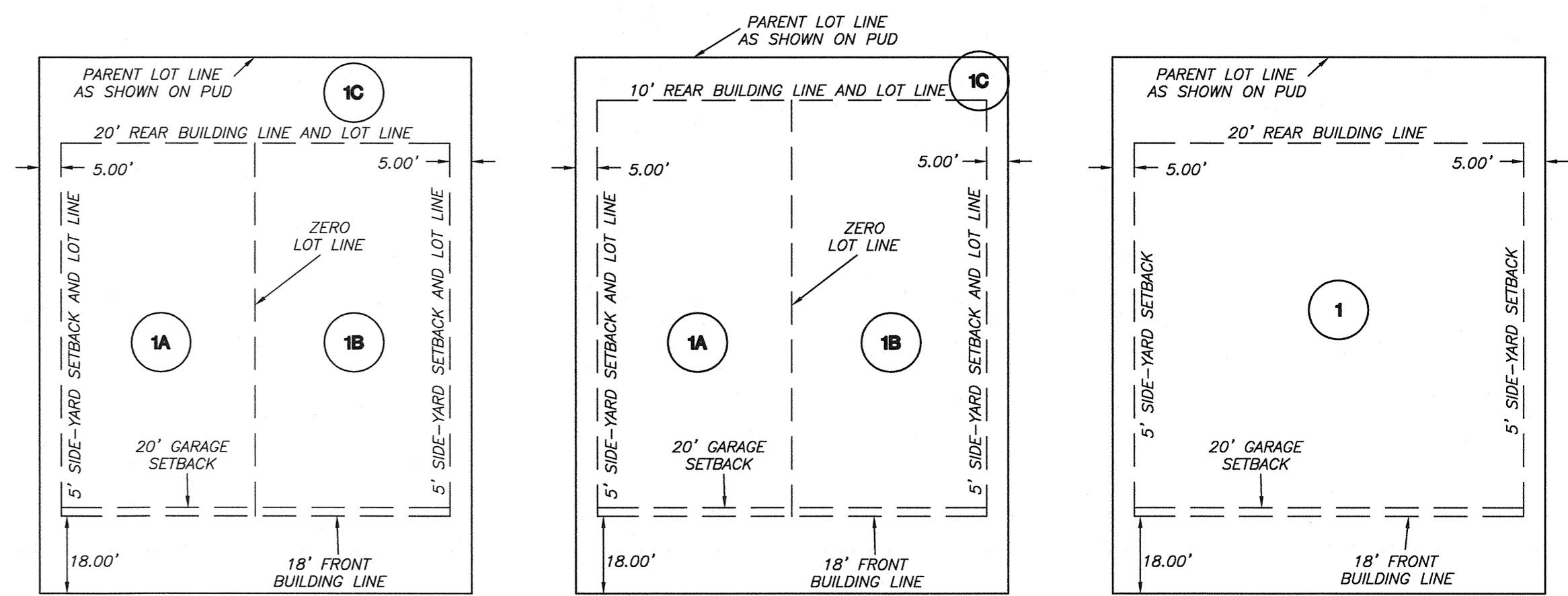
DATE: 2/6/17	DESCRIPTION: MINOR REVISION	BY: SMH
DATE: FEBRUARY 6, 2017	DESCRIPTION:	BY:

ENGINEER: JAG FIRM: SMH DATE: 7/17/06
JOB NO.: STOHO6.01 SHEET: 3 OF 4

X:\Projects\Stoughton\OLD HAWTHORNE\pud\STOH6-15\STOH6-15 PUD MINOR REVISION.dwg PUD PLAN MINOR #2

THE VILLAS AT OLD HAWTHORNE

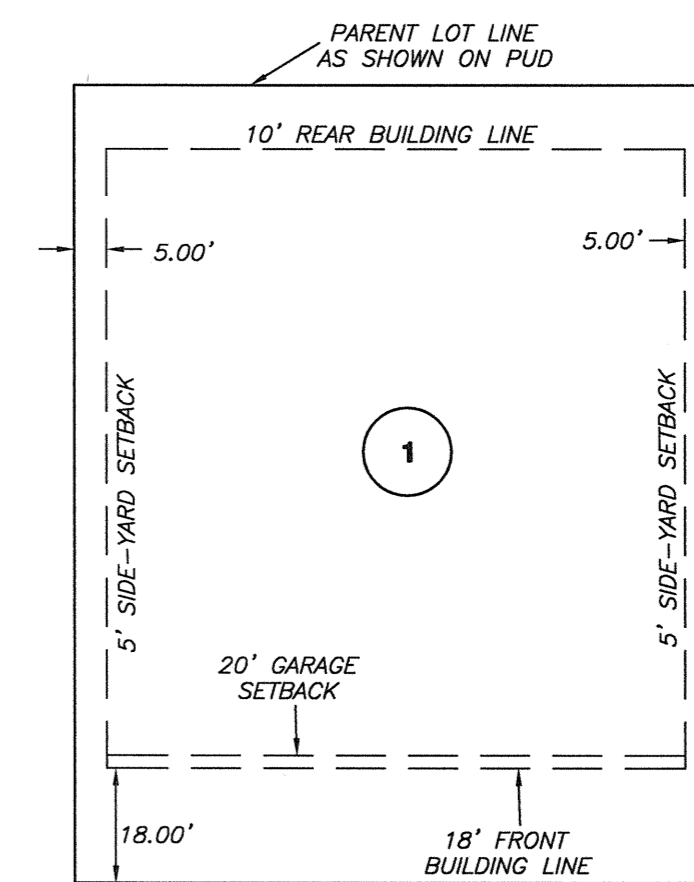
Project: STOH06.01 - THE VILLAS AT OLD HAWTHORNE (PUD) STOH16-15 (STOH16-15) PUD MINOR REVISION/ADD PUD PLAN MINOR #2 JOB NUMBER: STOH06.01



TYPICAL FUTURE ZERO LOT-LINE VERSION 1
SCALE: 1" = 30'

TYPICAL FUTURE ZERO LOT-LINE VERSION 1
SCALE: 1" = 30'

TYPICAL FUTURE SINGLE FAMILY VERSION 1
SCALE: 1" = 30'



TYPICAL FUTURE SINGLE FAMILY VERSION 2
SCALE: 1" = 30'

LOT-LINE NOTES

- 1) THESE ARE JUST TYPICAL CONFIGURATIONS THAT SHALL BE APPLIED TO ALL OF THE LOTS AS SHOWN ON THE PUD PLAN.
- 2) SETBACK FOR A GARAGE OR CARPORT SHALL BE 20' AND OTHER PORTIONS OF THE BUILDING SHALL BE 18'.
- 3) UNITS WILL BE SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED STRUCTURES OF UP TO TWO UNITS, OR A COMBINATION OF THE ABOVE.

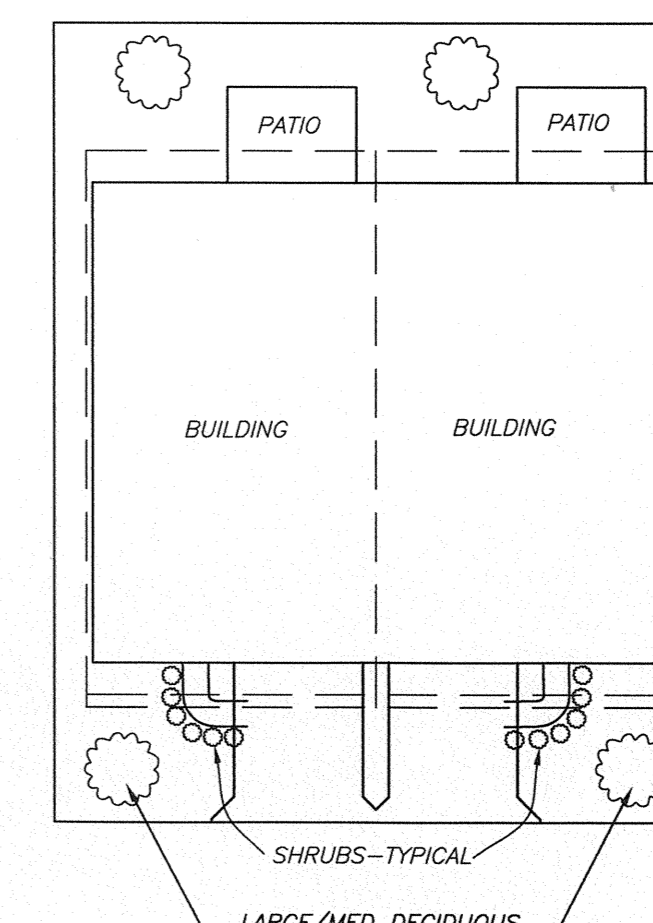
LOT NOTES

AS OF THE DATE OF THIS REVISION, THE FOLLOWING LOTS HAVE BEEN PLATTED OR DEVELOPED AS ZERO LOT-LINE: 1-14, 16-18, 24-26, 33-49 & 89-95.

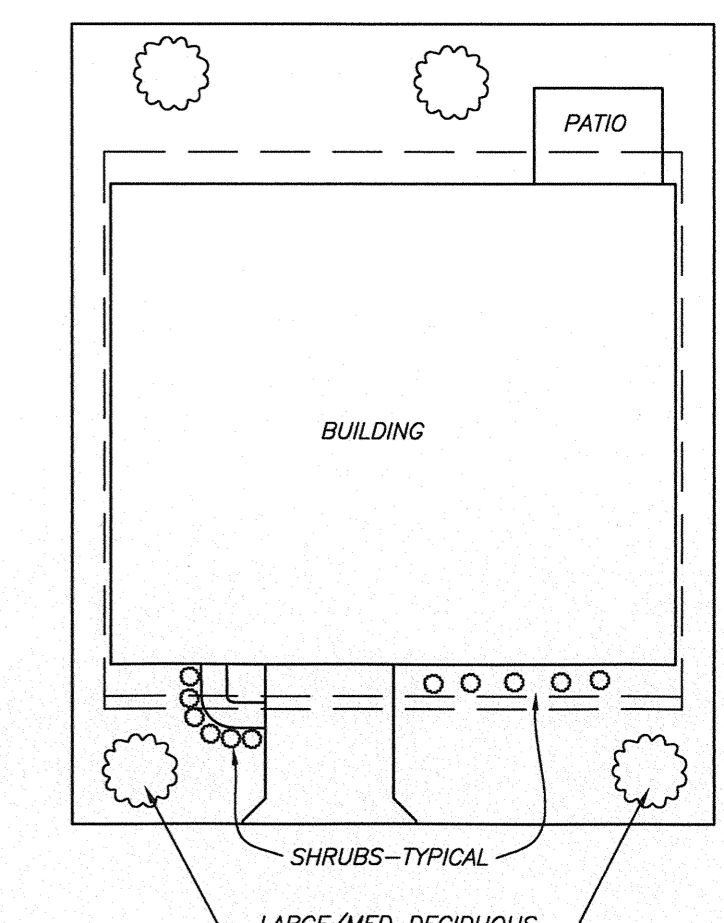
AS OF THE DATE OF THIS REVISION, THE FOLLOWING LOTS HAVE BEEN PLATTED OR DEVELOPED AS SINGLE FAMILY: 15, 19-23B, 27-32B, 50-58 & 87-88.

AS OF THE DATE OF THIS REVISION, ANY REMAINING LOTS HAVE NOT BEEN PLATTED OR DEVELOPED YET.

(NOTE: THE IDENTIFICATION OF LOTS LISTED ABOVE SHALL NOT RESTRICT THAT LOT TO ANY SPECIFIC STYLE. ALL LOTS MAY UTILIZE EITHER STYLE AT ANY TIME AS ALLOWED BY THIS PUD)



TYPICAL LANDSCAPING 1
SCALE: 1" = 30'



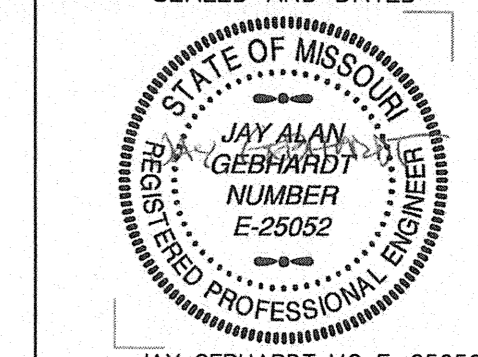
TYPICAL LANDSCAPING 2
SCALE: 1" = 30'

CONCEPTUAL LANDSCAPING PLAN

1. THE DEVELOPER IS ALSO THE BUILDER FOR ALL THE HOMES.
2. LANDSCAPING SHALL BE PROVIDED BY THE BUILDER AND SHALL INCLUDE SODDED YARDS, LANDSCAPED BEDS AND A VARIETY OF TREES.
3. THE LANDSCAPE SHALL ALSO BE IRRIGATED.
4. ALL LANDSCAPING MAINTENANCE WILL BE PROVIDED BY THE HOME OWNERS ASSOCIATION.

THE VILLAS AT OLD HAWTHORNE PUD PLAN

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COLUMBIA, MO 65203
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DRAWN BY: SMH DATE: 7/17/06
ENGR: JAG PLS: SMH DRAWING NO.: STOH06-01

NO.	DATE	DESCRIPTION	BY	JOB NO.	SHEET
1	2/8/17	MINOR REVISION	SMH	STOH06.01	4 OF 4

