MAJOR AMENDMENT TO THE PD PLAN FOR

RESIDENCES AT OLD HAWTHORNE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 48 NORTH, RANGE WEST
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL, 2017

RESIDENTIAL UNIT CALCULATION:

#	LOT LOC.	TOTAL NUMBER OF UNITS	BUILDING QTY	UNIT/ BLDG.	UNIT TOTAL
1	1	FOUR-PLEX TOWNHOMES (TWO STORY)	9	4	36
2	1	TRI-PLEX TOWNHOMES (TWO STORY)	2	3	6
		TOTAL NUMBER OF UNITS			42

RESIDENTIAL DENSITY CALCULATION:

(LOT 1 OF THE FINAL PLAT FOR THE RESIDENCES AT OLD HAWTHORNE)	
LOT AREA, PER TRACT 1 OF RECORDED PLAT	8.2 ACRES
PROPOSED NUMBER OF UNITS	42
PROPOSED DENSITY	5.1 UNITS/ACRE
EXISTING ZONING - PUD 10.0	10.0 UNITS/ACRE

RESIDENTIAL PARKING CALCULATION:

1	9 - QUAD TOWNHOMES (SF ATTACHED UNITS)	2 SPACES / UNIT	=	72.0 SPACES
2	2 - TRI-PLEX TOWNHOMES (SF ATTACHED)	2 SPACES / UNIT	=	12.0 SPACES
		TOTAL SPACES REQUIRED	=	84.0 SPACES
		TOTAL GARAGE SPACES PROVIDED	=	84 SPACES
		TOTAL SURFACE SPACES PROVIDED	=	84 SPACES
		TOTAL SPACES PROVIDED	=	168 SPACES

RESIDENTIAL CALCULATIONS:

(LOT 1 OF THE FINAL PLAT FOR THE RESIDENCES AT OLD HAWTHORNE) AREA		
TOTAL LOT AREA =	8.2 ACRES	100%
DEVELOPABLE LOTS =	3.4 ACRES	
COMMON LOT 1 =	0.80 ACRES	
COMMON LOT 2 =	4.05 ACRES	
TOTAL DRIVEWAY/SIDEWALK AREA =	0.58 ACRES	7.1%
TOTAL BUILDING FOOTPRINT AREA =	1.88 ACRES	22.9%
TOTAL ROADWAY AREA =	0.77 ACRES	9.40%
TOTAL PERVIOUS AREA =	4.97 ACRES	60.6%

LANDSCAPE COMPLIANCE	
TOTAL PARKING LOT & DRIVE AREA	59016 SQ. FT.
TOTAL REQUIRED @ 1 TREE/4500 SQ. FT.	13 TREES
TOTAL TREES REQUIRED =	13 TREES
MEDIUM TO LARGE TREES REQUIRED (30%) =	4 TREES
TOTAL TREES PROVIDED =	18 TREES

LEGEND

- SARGENT CRABAPPLE OR EQUAL
- PIN OAK OR EQUAL
- PROPOSED PAVEMENT
- 100-YEAR FLOODPLAIN LIMIT
- FLOODWAY
- PROPERTY LINE
- PROPOSED BUILDING LINE
- STREAM BUFFER
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER
- PROPOSED ROAD EASEMENT
- WATER EDGE

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMIT SHOWN ON THIS TRACT IS INTENDED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 29 OF THE ZONING REGULATIONS OF BOONE COUNTY, MISSOURI. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE DESIGNATED STREAM BUFFER EXCEPT AS APPROVED BY THE DIRECTOR.

OWNER

RESIDENCES AT OLD HAWTHORNE, LLC
4220 PHILIPS FARM ROAD
COLUMBIA, MISSOURI, 65201

NOTES

1. LOT #1 CONTAINS 8.2 ACRES THE TRACT IS ZONED PD (PRIOR TO MARCH 20, 2017 PUD-10).
2. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45' MEASURED FROM THE FINISHED GRADE.
3. ALL SANITARY SEWERS SHALL BE LOCATED WITHIN THE APPROPRIATE WIDTH EASEMENT. SAID EASEMENTS SHALL BE GRANTED AT THE TIME OF FINAL DESIGN. TYPICAL CITY SEWER EASEMENTS ARE 16' IN WIDTH.
4. PART OF THIS TRACT IS WITHIN THE FLOOD PLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN ON PANEL NUMBER 29019C-0325D DATED MARCH 17, 2011.
5. ALL DRIVEWAY, ROADWAY AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
6. THE PRIVATE DRIVE LABELED AS RESIDENCE DRIVE SHALL BE A PRIVATE DRIVE AND IS LABELED ONLY FOR ADDRESSING PURPOSES. THE PRIVATE DRIVE SHALL BE CONSTRUCTED PER THE SPECIFICATIONS OF THE OWNER.
7. ALL ON-SITE LIGHTING WILL BE NO GREATER THAN 20-FEET IN HEIGHT AND SHALL COMPLY WITH THE REQUIREMENTS OF ORDINANCE #200013.
8. THE 1,2,10 AND 100 YEAR DESIGN STORMS SHALL BE USED WHEN DESIGNING THE FINAL STORM WATER DETENTION AND QUALITY SYSTEMS. RETENTION AND BIORETENTION AREAS WILL BE SIZED A THE TIME OF FINAL DESIGN.
9. THERE IS NO CLIMAX FOREST ON THIS SITE PER THE APPROVED OLD HAWTHORNE TREE PRESERVATION PLAN.
10. ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR ABUTTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.
11. 15% OPEN SPACE PER LOT WILL BE MET BY THE DEVELOPMENT AS A WHOLE.

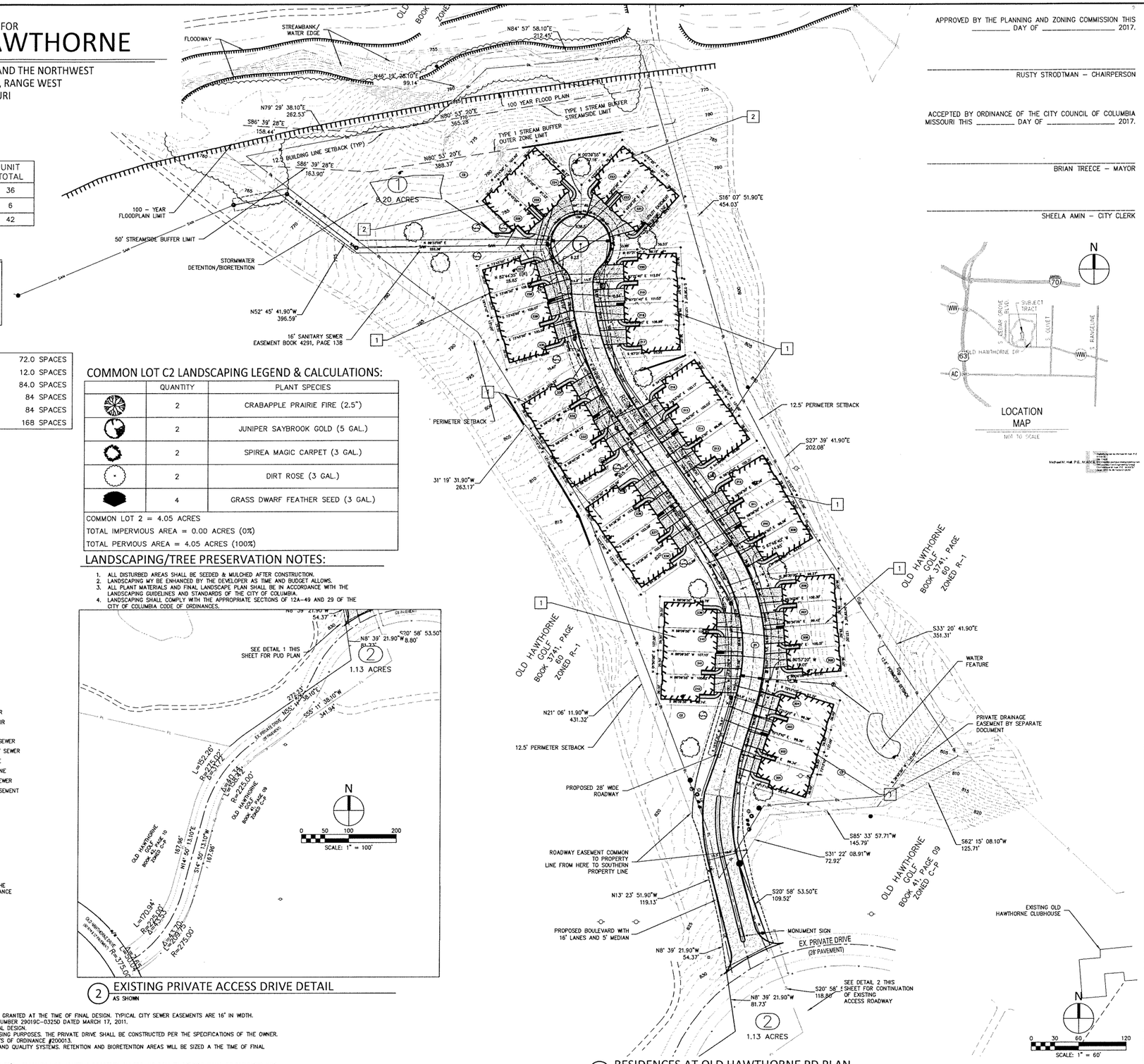
COMMON LOT C2 LANDSCAPING LEGEND & CALCULATIONS:

	QUANTITY	PLANT SPECIES
	2	CRABAPPLE PRAIRIE FIRE (2.5")
	2	JUNIPER SAYBROOK GOLD (5 GAL.)
	2	SPIREA MAGIC CARPET (3 GAL.)
	2	DIRT ROSE (3 GAL.)
	4	GRASS DWARF FEATHER SEED (3 GAL.)

COMMON LOT 2 = 4.05 ACRES
TOTAL IMPERVIOUS AREA = 0.00 ACRES (0%)
TOTAL PERVIOUS AREA = 4.05 ACRES (100%)

LANDSCAPING/TREE PRESERVATION NOTES:

1. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
2. LANDSCAPING MY 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 THE APPROPRIATE SECTIONS OF 12A-49 AND 29 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.



2 EXISTING PRIVATE ACCESS DRIVE DETAIL
AS SHOWN

1 RESIDENCES AT OLD HAWTHORNE PD PLAN
AS SHOWN

APPROVED BY THE 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

LOCATION MAP
NOT TO SCALE

COLUMBIA
Civil Engineering Group
Columbia, MO
4240 PHILIPS FARM RD, COLUMBIA, MO 65203
PHONE (573) 815-7446

STATE OF MISSOURI
MICHAEL WILLIAM HALL
NUMBER 30044
4/6/2017
MICHAEL M. HALL P.E.
MO # 30044
EXPIRES 12-31-2017
MISSOURI ENG. CORP #2013000149
EXPIRES 12-31-2017

RESIDENCES AT OLD HAWTHORNE
ORIGIN CONSTRUCTORS
COLUMBIA, MISSOURI

REVISIONS

DRAWN	TRW
APPROVED	MMH
ISSUED FOR DATE	---- 4/6/2017
FIELD BOOK	----

SHEET NAME
PD PLAN

PROJECT NO. 2017-040-201
CLIENT NO. ----
SHEET NO.
C1.1

mmhall | V:\Projects\2017-040-201 Old Hawthorne Sidewalks\dwg\2017-040-201 - CP - PUD.dwg | DATE: 16/04/2017 | TIME: 14:57