

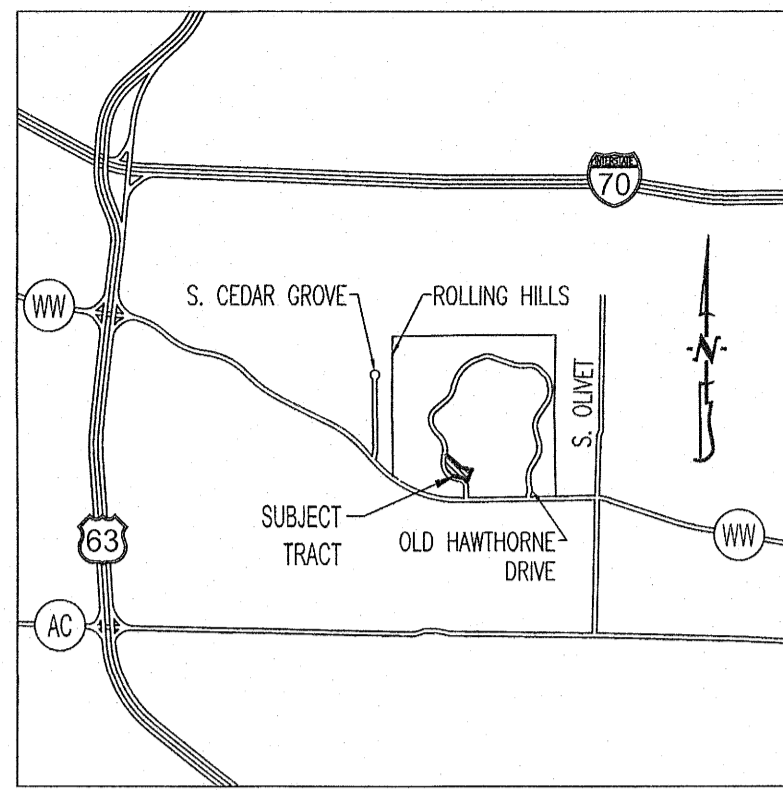
MAJOR AMENDMENT TO THE
PRELIMINARY PLAT & PD PLAN FOR
ON THE NINTH

ON THE NINTH AT OLD HAWTHORNE, PLAT NO. 1 AS RECORDED IN BOOK 49, PAGE 41 &
ON THE NINTH AT OLD HAWTHORNE, PLAT NO. 1-A AS RECORDED IN BOOK 53, PAGE 27,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

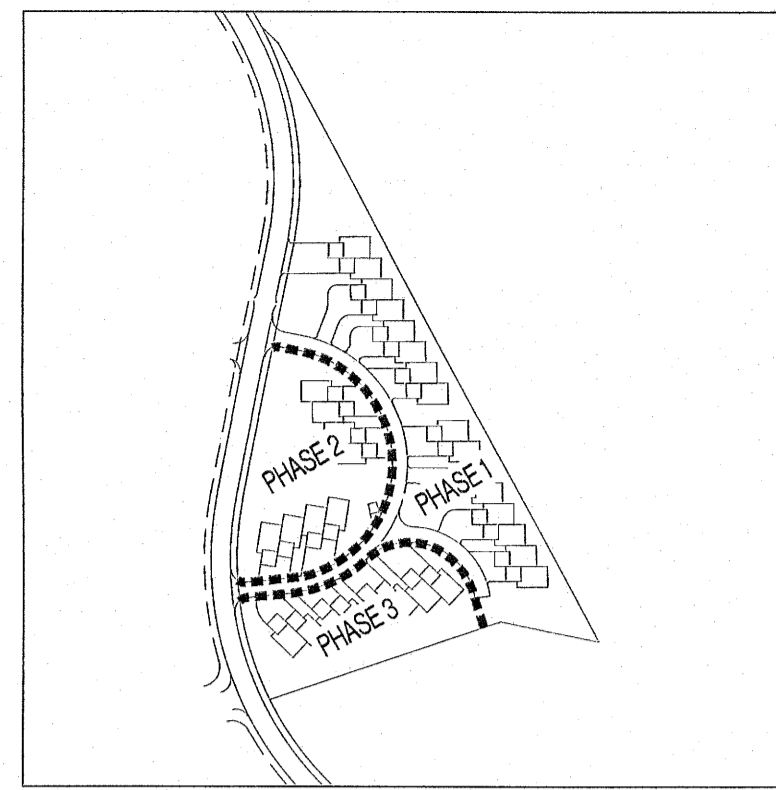
JANUARY 27, 2020

NOTES:

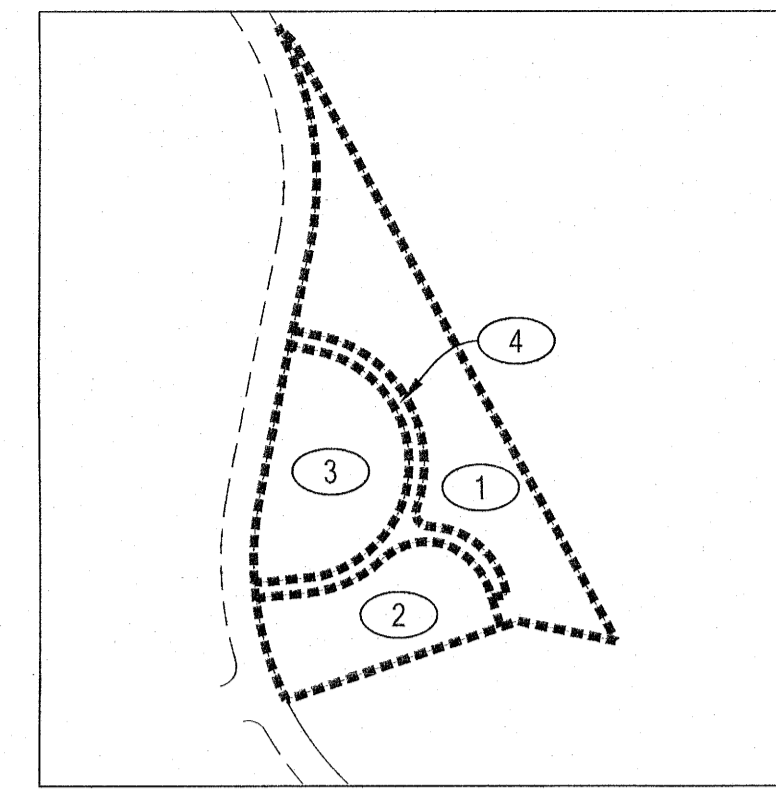
- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN THREE PHASES. THE PHASES SHOWN MAY OR MAY NOT TAKE PLACE IN THE NUMERICAL ORDER LISTED.
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 40', MEASURED FROM THE GROUND FINISHED GRADE ON THE FRONT SIDE.
- ONE DEVELOPMENT SIGN SHALL BE ALLOWED AND SHALL BE A MONUMENT SIGN WITH A MAXIMUM AREA OF 16 SQ.FT. AND A MAXIMUM HEIGHT OF 4 FT. MEASURED FROM THE ADJACENT GRADE. IT SHALL BE PLACED A MINIMUM OF 10' FROM THE RIGHT-OF-WAY AS SHOWN.
- THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEFINED IN CITY ORD. 29-2.3(D)(4), PER BOONE COUNTY FIRM PANELS #29019C0292E & #29019C0315E, DATED APRIL 19, 2017.
- ALL SANITARY SEWERS SHALL BE LOCATED WITHIN THE APPROPRIATE WIDTH EASEMENT. SAID EASEMENTS SHALL BE GRANTED AT THE TIME OF FINAL DESIGN.
- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS SHALL BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
- WATER DISTRIBUTION SHALL BE PROVIDED BY PWS# #9.
- ALL DRIVEWAYS AND ROADWAYS ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
- BUILDING AND LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONING OF THIS TRACT IS PD (APPROVED DENSITY IS 6.6 UNITS/ACRE).
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF THIS DEVELOPMENT ADJACENT TO OLD HAWTHORNE DRIVE WEST.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY BOONE ELECTRIC COOPERATIVE.
- 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 & MILLERSBURG USGS QUADRANGLE.
- THERE IS NO CLIMAX FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS PLAT.
- 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.
- PROPOSED BIORETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
- THIS TRACT CONTAINS 5.68 ACRES.
- THIS DEVELOPMENT MAY BE PLATTED PER THE ABOVE PLATTING PLAN. FURTHER SUBDIVISION MAY BE REQUESTED TO SUBDIVIDE EACH UNIT ONTO ITS OWN ZERO LOT LINE, "POSTAGE STAMP" LOT (SEE DETAIL) FOR INDIVIDUAL SALE. SHOULD THIS TAKE PLACE THEN THE PRIVATE DRIVES AND COMMON LOTS SHALL BE IN COMMON OWNERSHIP.
- EXCLUDING THE SINGLE FAMILY DETACHED LOTS 1-5, THE PROPOSED BUILDING CONFIGURATIONS MAY BE MODIFIED IN ANY FORMAT WITH THE NUMBER OF UNITS IN EACH BUILDING BEING BETWEEN 2 AND 8 UNITS.
- ALL SITE LIGHTING SHALL MEET CITY OF COLUMBIA REQUIREMENTS.
- LOT C6 WILL BE A COMMON LOT AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DRIVEWAYS ACCESS FOR LOTS 1, 2, 3, 4, & 5 SHALL ACCESS FROM BUNKER LOOP, NO ACCESS TO OLD HAWTHORN DRIVE WEST IS ALLOWED.



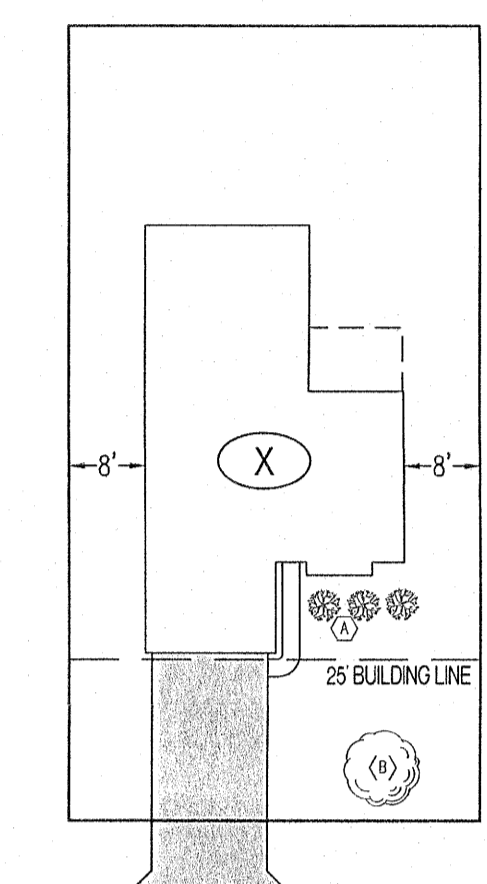
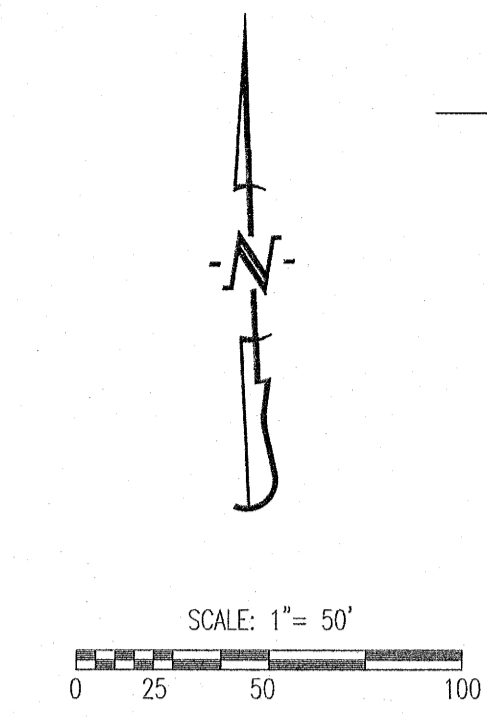
LOCATION MAP
NOT TO SCALE



PHASING PLAN
NOT TO SCALE

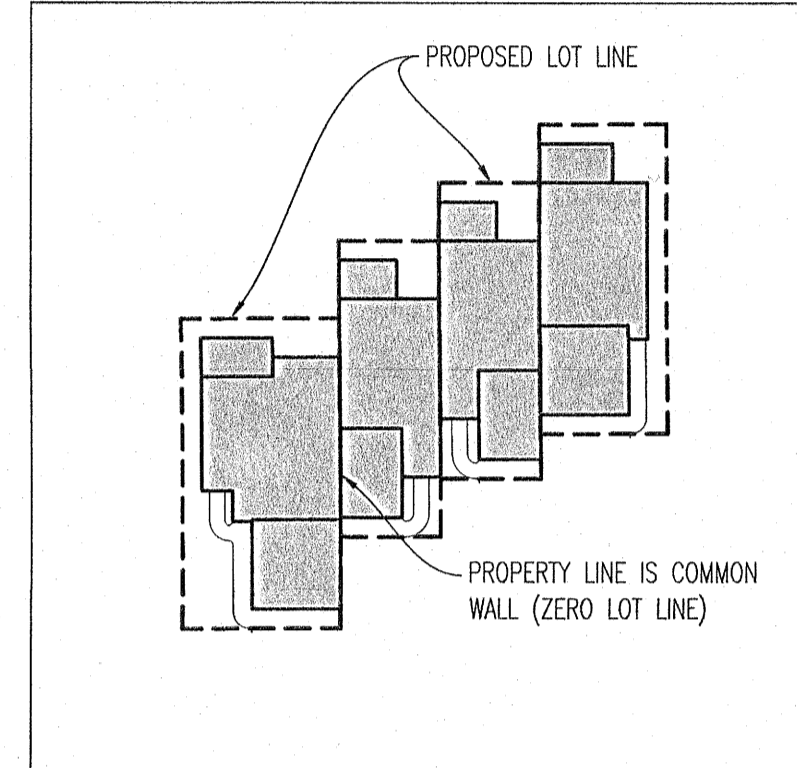


PLATTING PLAN
NOT TO SCALE



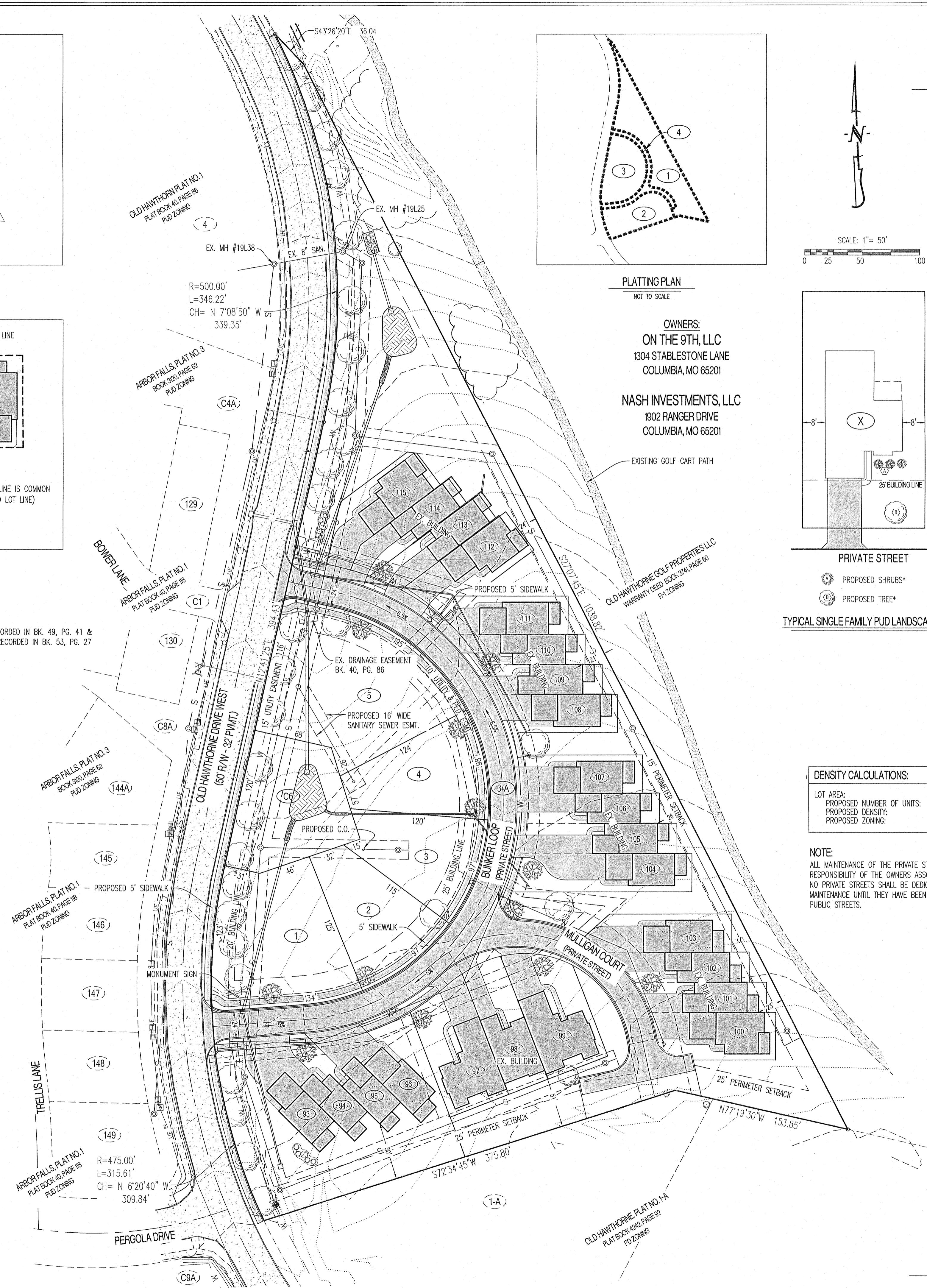
TYPICAL SINGLE FAMILY PUD LANDSCAPING

- LEGEND:**
- EXISTING 2FT CONTOUR
 - EXISTING 10FT CONTOUR
 - PROPOSED 2FT CONTOUR
 - PROPOSED 10FT CONTOUR
 - EXISTING STRUCTURE
 - EXISTING TREETLINE
 - PROPOSED TREETLINE
 - EDGE OF WATERWAY
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - MANHOLE
 - PROPOSED SANITARY SEWER LATERAL
 - EXISTING WATERLINE
 - PROPOSED WATERLINE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - LOT NUMBER
 - STREAM BUFFER (OUTER LIMITS)
 - PROPOSED PAVEMENT
 - PROPOSED DETENTION/BIORETENTION
 - LIGHT POLE



ZERO LOT LINE DETAIL
NOT TO SCALE

LEGAL DESCRIPTION:
ON THE NINTH AT OLD HAWTHORNE, PLAT NO. 1 AS RECORDED IN BK. 49, PG. 41 &
ON THE NINTH AT OLD HAWTHORNE, PLAT NO. 1-A AS RECORDED IN BK. 53, PG. 27



CALCULATIONS:

AREA:
TOTAL LOT AREA = 5.68 ACRES
TOTAL PERVIOUS AREA = 140,211 S.F. (57%)

LANDSCAPE COMPLIANCE:
TOTAL PARKING LOT & DRIVE AREA = 50,859 SQ. FT.
TREES REQUIRED @ 1 TREE/4500 SQ. FT. = 12 TREES
STREET TREES ALONG OLD HAWTHORNE DR. = 1056 L.F.
TREES REQUIRED @ 1 TREE/40 FT. (1056/40) = 26 TREES
TOTAL TREES REQUIRED = 12 TREES
MEDIUM TO LARGE TREES REQUIRED (30%) = 4 TREES
TOTAL TREES PROVIDED = 18 TREES

PLANTING NOTES:

QUANTITY	PLANT SPECIES
31	MEDIUM TO LARGE TREE
13	SMALL TO MEDIUM TREE

1' TALL MULCH BERM WITH LANDSCAPED BED CONTAINING SMALL ORNAMENTAL TREES, DECORATIVE GRASSES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, AND ANY COMBINATION THEREOF. LANDSCAPE BEDS SHALL CONFORM TO SCREENING REQUIREMENTS FOR THE CITY OF COLUMBIA. SCREENING SHALL REACH 50% OPACITY IN THE SPACE BETWEEN 1' AND 5' ABOVE GRADE AT THE SCREEN LINE.

- LANDSCAPING / TREE PRESERVATION NOTES:**
- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
 - LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
 - ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.

DENSITY CALCULATIONS:

LOT AREA:	5.68 ACRES
PROPOSED NUMBER OF UNITS:	28
PROPOSED DENSITY:	4.9 UNITS / ACRE
PROPOSED ZONING:	PUD-6.6

NOTE:
ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ADJUTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR PUBLIC STREETS.

PARKING CALCULATIONS:

PARKING REQUIRED:

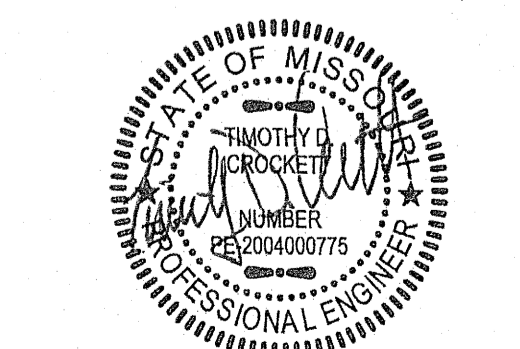
20 UNITS - 2 BEDROOM UNITS	2 SPACES / UNIT = 40 SPACES
4 UNITS - 3 BEDROOM UNITS	2.5 SPACES / UNIT = 10 SPACES
PLUS 1 SPACE / 5 UNITS:	= 5 SPACES
5 UNITS - SINGLE FAMILY DETACHED	2 SPACES / UNIT = 10 SPACES
TOTAL SPACES REQUIRED:	= 65 SPACES
TOTAL SPACES PROVIDED:	= 82 SPACES

NOTE: PROPOSED SPACES ARE CALCULATED BY 1 SPACE IN EACH ONE-CAR GARAGE, 1 SPACE IN FRONT OF EACH ONE-CAR GARAGE, 2 SPACES IN EACH TWO-CAR GARAGE, AND 2 SPACES IN FRONT OF EACH TWO-CAR GARAGE.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 5th DAY OF March, 2020.

Sarah Loe
SARAH LOE, CHAIRPERSON

PREPARED BY:
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www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#000015104



TIMOTHY D. CROCKETT - PE-2004000775
5/7/2020

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 10th DAY OF May, 2020.
Ord # 024237

Brian Treece
BRIAN TREECE, MAYOR

Sheela Amin
SHEELA AMIN, CITY CLERK