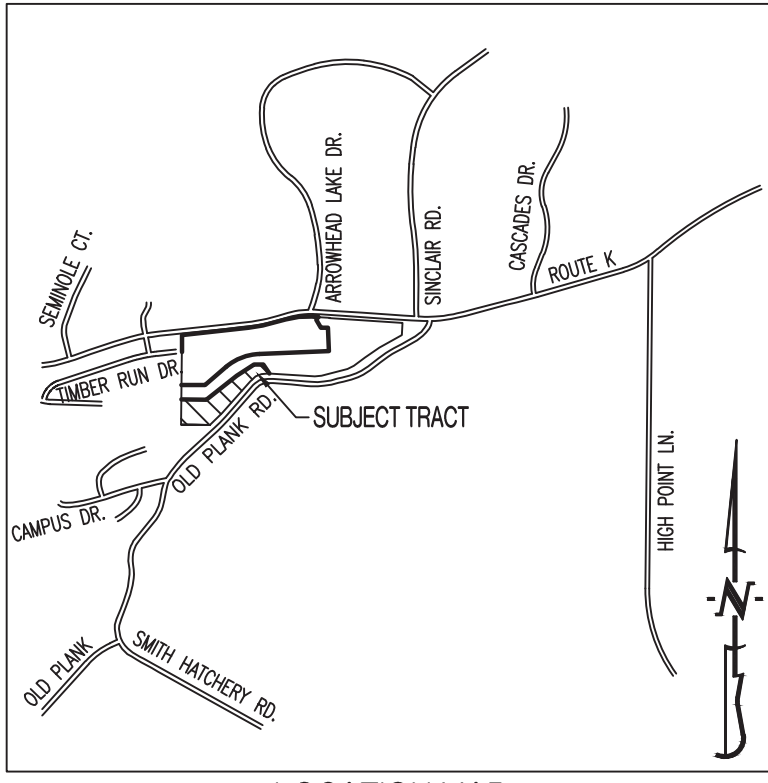


MAJOR AMENDMENT #1 TO BARCUS RIDGE PUD PLAN

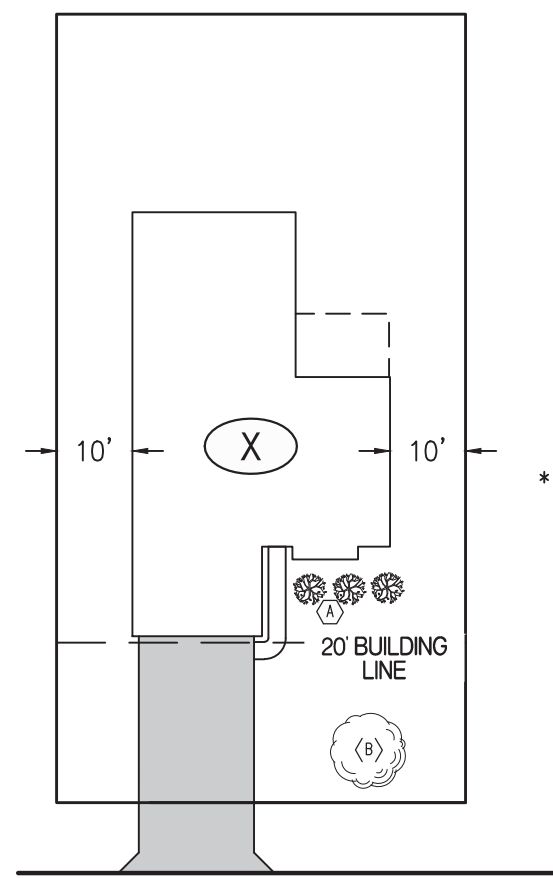
LOCATED IN SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #16-172



LOCATION MAP

NOT TO SCALE

- LEGEND:**
- 805--- EXISTING 2FT CONTOUR
 - 820--- EXISTING 10FT CONTOUR
 - CURB
 - S — EXISTING SANITARY SEWER
 - S — PROPOSED SANITARY SEWER
 - ⊙ MANHOLE/CLEANOUT
 - W — PROPOSED WATERLINE
 - ⊙ PROPOSED LIGHT POLE
 - ⊙ PROPOSED FIRE HYDRANT
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - EASEMENT
 - ⊙ XX LOT NUMBER
 - PROPOSED PAVEMENT
 - PROPOSED BIORETENTION
 - EXISTING TREELINE
 - ⊙ PROPOSED TREE



PRIVATE STREET

- ⊙ PROPOSED SHRUBS*
- ⊙ PROPOSED TREE*

TYPICAL PUD LANDSCAPING

PARKING CALCULATIONS:

PARKING REQUIRED: 14 UNITS (SINGLE-FAMILY DETACHED) 2 SPACES / UNIT = 28 SPACES

TOTAL SPACES REQUIRED: = 28 SPACES

TOTAL SPACES PROPOSED: = 56 SPACES

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

DENSITY CALCULATIONS:

PUD LOT AREA: 7.36 ACRES

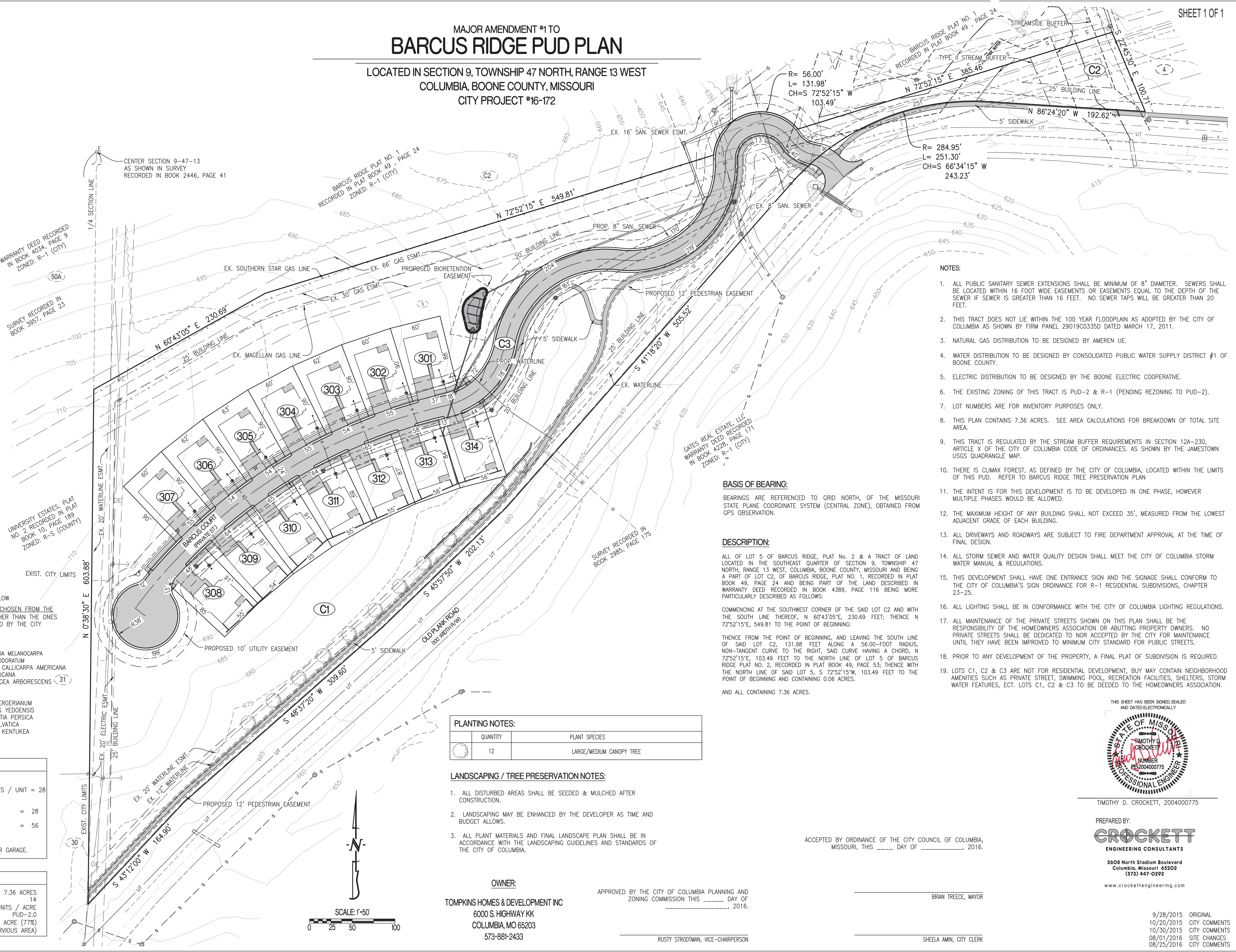
PROPOSED NUMBER OF UNITS: 14

PROPOSED DENSITY: 1.90 UNITS / ACRE

PROPOSED ZONING: PUD-2.0

PERVIOUS AREA: 5.68 ACRE (77%) (3.68 ACRE (50%) MINIMUM PERVIOUS AREA)

- * REFER TO NOTE AND SPECIES BELOW
- TREE & SHRUB SPECIES MAY BE CHOSEN FROM THE FOLLOWING LIST (ANY SPECIES OTHER THAN THE ONES LISTED BELOW SHALL BE APPROVED BY THE CITY ARBORIST):
- SHRUBS**
- BLACK CHOKEBERRY - ARONIA MELANOCARPA
 - GOLDEN CURRANT - RIBES ODORATUM
 - AMERICAN BEAUTY BERRY - CALLICARPA AMERICANA
 - HAZELNUT - CORYLUS AMERICANA
 - WILD HYDRANGEA - HYDRANGEA ARBORESCENS (31)
- TREES**
- TRIDENT MAPLE - ACER BUERGERIANUM
 - YOSHINO CHERRY - PRUNUS YEDOENSIS
 - PERSIAN PARROTTIA - PARROTIA PERSICA
 - BLACK TUPELO - NYSSA SYLVATICA
 - YELLOWWOOD - CLADRASTIS KENTUCKEA



- NOTES:**
1. 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 SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
 2. THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 29019C0335D DATED MARCH 17, 2011.
 3. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
 4. WATER DISTRIBUTION TO BE DESIGNED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT #1 OF BOONE COUNTY.
 5. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.
 6. THE EXISTING ZONING OF THIS TRACT IS PUD-2 & R-1 (PENDING REZONING TO PUD-2).
 7. LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
 8. THIS PLAN CONTAINS 7.36 ACRES. SEE AREA CALCULATIONS FOR BREAKDOWN OF TOTAL SITE AREA.
 9. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES, AS SHOWN BY THE JAMESTOWN USGS QUADRANGLE MAP.
 10. THERE IS CLIMAX FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS PUD. REFER TO BARCUS RIDGE TREE PRESERVATION PLAN
 11. THE INTENT IS FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES WOULD BE ALLOWED.
 12. THE MAXIMUM HEIGHT OF ANY BUILDING SHALL NOT EXCEED 35', MEASURED FROM THE LOWEST ADJACENT GRADE OF EACH BUILDING.
 13. ALL DRIVEWAYS AND ROADWAYS ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
 14. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL & REGULATIONS.
 15. THIS DEVELOPMENT SHALL HAVE ONE ENTRANCE SIGN AND THE SIGNAGE SHALL CONFORM TO THE CITY OF COLUMBIA'S SIGN ORDINANCE FOR R-1 RESIDENTIAL SUBDIVISIONS, CHAPTER 23-25.
 16. ALL LIGHTING SHALL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA LIGHTING REGULATIONS.
 17. ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARD FOR PUBLIC STREETS.
 18. PRIOR TO ANY DEVELOPMENT OF THE PROPERTY, A FINAL PLAT OF SUBDIVISION IS REQUIRED.
 19. LOTS C1, C2 & C3 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUY MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS PRIVATE STREET, SWIMMING POOL, RECREATION FACILITIES, SHELTERS, STORM WATER FEATURES, ECT. LOTS C1, C2 & C3 TO BE DEEDED TO THE HOMEOWNERS ASSOCIATION.

BASIS OF BEARING:

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

DESCRIPTION:

ALL OF LOT 5 OF BARCUS RIDGE, PLAT NO. 2 & A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING A PART OF LOT C2, OF BARCUS RIDGE, PLAT NO. 1, RECORDED IN PLAT BOOK 49, PAGE 24 AND BEING PART OF THE LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4389, PAGE 116 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID LOT C2 AND WITH THE SOUTH LINE THEREOF, N 60°43'05"E, 230.69 FEET; THENCE N 72°52'15"E, 549.81 TO THE POINT OF BEGINNING;

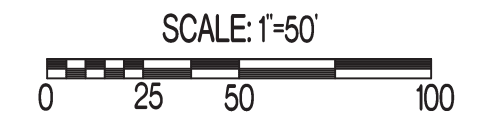
THENCE FROM THE POINT OF BEGINNING, AND LEAVING THE SOUTH LINE OF SAID LOT C2, 131.98 FEET ALONG A 56.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 72°52'15"E, 103.49 FEET TO THE NORTH LINE OF LOT 5 OF BARCUS RIDGE PLAT NO. 2, RECORDED IN PLAT BOOK 49, PAGE 53; THENCE WITH THE NORTH LINE OF SAID LOT 5, S 72°52'15"W, 103.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRES.

AND ALL CONTAINING 7.36 ACRES.

PLANTING NOTES:

QUANTITY	PLANT SPECIES
12	LARGE/MEDIUM CANOPY TREE

- LANDSCAPING / TREE PRESERVATION 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.



OWNER:

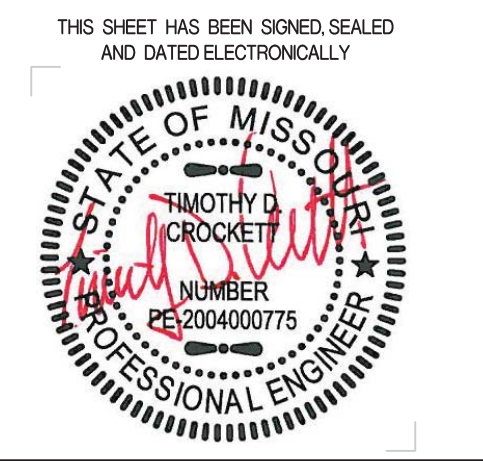
TOMPKINS HOMES & DEVELOPMENT INC
6000 S. HIGHWAY KK
COLUMBIA, MO 65203
573-881-2433

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2016.

RUSTY STRODTMAN, VICE-CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS ____ DAY OF _____, 2016.

BRIAN TREECE, MAYOR



TIMOTHY D. CROCKETT, 2004000775

PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292
www.crockettengineering.com

- 9/28/2015 ORIGINAL
- 10/20/2015 CITY COMMENTS
- 10/30/2015 CITY COMMENTS
- 08/01/2016 SITE CHANGES
- 08/25/2016 CITY COMMENTS