PUD PLAN
FOR
COBBLESTONE COTTAGES

A TRACT LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #15-17

LOCATION MAP
NOT TO SCALE

ARROWHEAD AVE. RD.
SINCLAIR DR.
CASCADES DR.
ROUTE K
SUBJECT TRACT
HIGH POINT LN.
CAMPUS DR.
OLD PLANK RD.
SMITH HATCHERY RD.
WARM RUN DR.
SONDEE CT.
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
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- XX LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED BIORETENTION
- EXISTING TREELINE
- PROPOSED TREE

TYPICAL PUD LANDSCAPING
PRIVATE STREET
○ PROPOSED SHRUBS
○ PROPOSED TREE

NOTES:

1. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO 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. PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 29019C0335D DATED MARCH 17, 2011.

3. THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.

4. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.

5. WATER DISTRIBUTION TO BE DESIGNED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT #1 OF BOONE COUNTY.

6. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE ELECTRIC COOPERATIVE.

7. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.

8. THE EXISTING ZONING OF THIS TRACT IS R-1 & PUD 4. (PENDING REZONING TO PUD 4).

9. THIS PLAT CONTAINS 4.57 ACRES. SEE AREA CALCULATIONS FOR BREAKDOWN OF TOTAL SITE AREA.

10. A 5' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO STATE ROUTE K & OLD PLANK ROAD AT THE TIME OF FINAL PLATTING.

11. 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.

12. NO DIRECT DRIVEWAY ACCESS SHALL BE ALLOWED ONTO MO ROUTE K.

13. LOTS C1 – C4 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, RESTROOM FACILITIES, RECREATIONAL FACILITIES, SHELTERS, STORM WATER FEATURES, ETC. LOTS C1 – C4 SHALL BE DEEDED TO THE HOME OWNERS ASSOCIATION.

14. THERE IS NO CLIMAX FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS PUD.

15. THE INTENT IS FOR THIS DEVELOPMENT TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES WOULD BE ALLOWED.

16. THE MAXIMUM HEIGHT OF ANY BUILDING SHALL NOT EXCEED 35', MEASURED FROM THE LOWEST ADJACENT GRADE OF EACH BUILDING.

17. ALL DRIVEWAYS AND ROADWAYS ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.

18. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL & REGULATIONS.

19. THIS DEVELOPMENT SHALL HAVE ONE ENTRANCE SIGN AND THE SIGNAGE SHALL CONFORM TO THE CITY OF COLUMBIA'S SIGN ORDINANCE, CHAPTER 23.

20. ALL LIGHTING SHALL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA LIGHTING REGULATIONS.

21. 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.

22. PRIOR TO ANY DEVELOPMENT OF THE PROPERTY, A FINAL PLAT OF SUBDIVISION IS REQUIRED.

OWNERS:
MICHAEL & DEANNA TOMPKINS,
BRETT & JENNIFER McCALLISTER &
SHAUN & FELICIA TOMPKINS
6000 S. HIGHWAY KK
COLUMBIA, MO 65203

OWNER / DEVELOPER:
TOMPKINS HOMES & DEVELOPMENT INC.
6000 S. HIGHWAY KK
COLUMBIA, MO 65203

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000013104

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 4TH DAY OF DECEMBER, 2014.
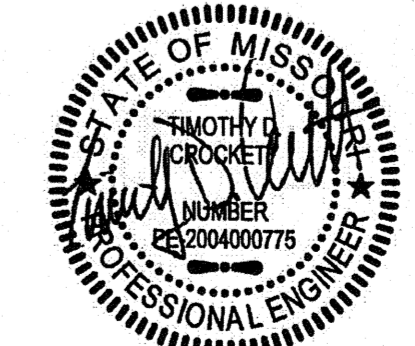
STEPHEN REICHLIN, DIR. RAMAN PURI
VICE CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 5th DAY OF January, 2014.

ROBERT McDAVID, MAYOR

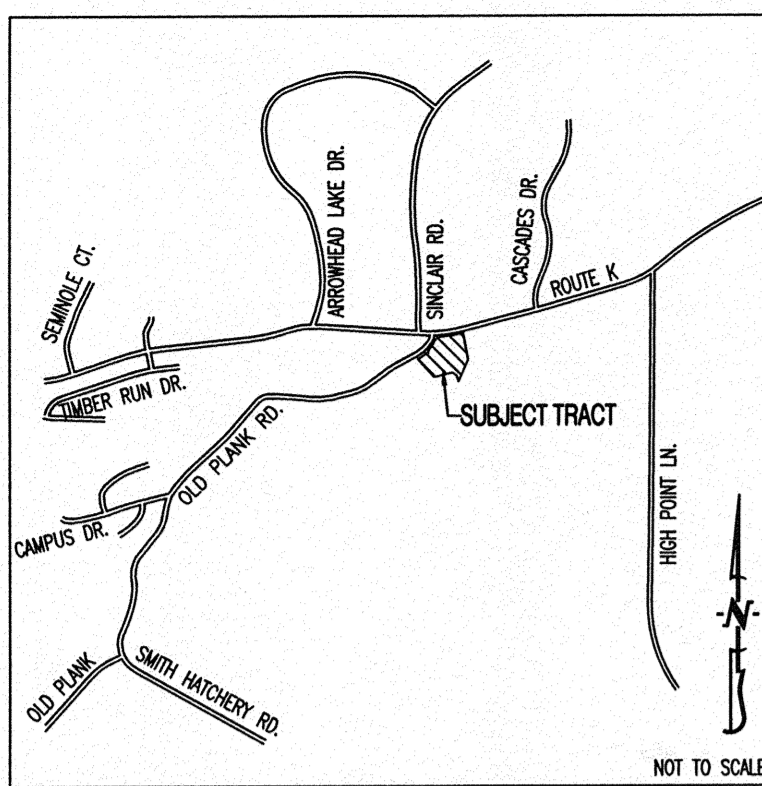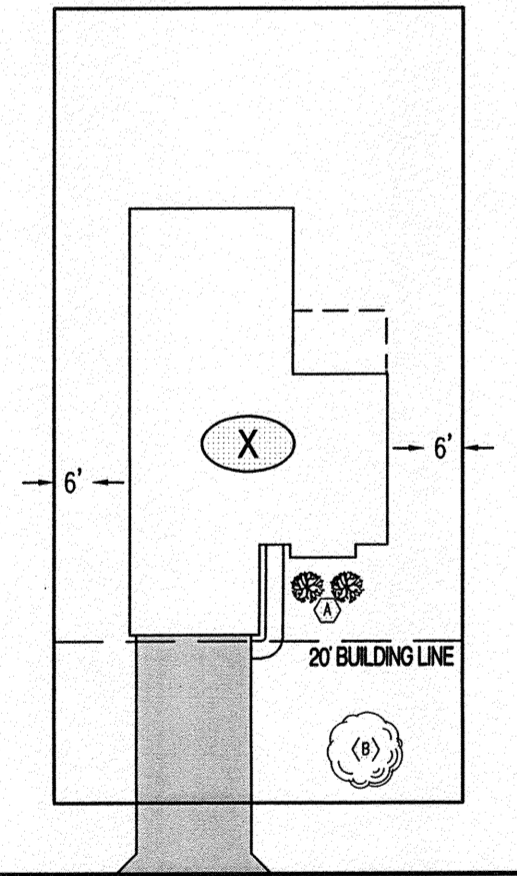SHEELA AMIN, CITY CLERK

TIMOTHY D. CROCKETT - PE-2004000775

SCALE: 1" = 30'
0 15 30 60

10/27/2014 ORIGINAL
11/17/2014 CITY COMMENTS
11/26/2014 CITY COMMENTS

PARKING CALCULATIONS:
PARKING REQUIRED:
12 UNITS (SINGLE-FAMILY DETACHED) 2 SPACES / UNIT = 24 SPACES
TOTAL SPACES REQUIRED: = 24 SPACES
TOTAL SPACES PROPOSED: = 48 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: 3.66 ACRES
PROPOSED NUMBER OF UNITS: 12
PROPOSED DENSITY: 3.28 UNITS / ACRE
PROPOSED ZONING: PUD-4.0

CALCULATIONS:
AREA:
TOTAL LOT AREA = 4.57 ACRES
TOTAL R/W DEDICATION = 0.91 ACRES
TOTAL NET LOT AREA = 3.66 ACRES
TOTAL PERVIOUS AREA = 105,870 S.F. (66.1%)

LANDSCAPE COMPLIANCE:
TOTAL PARKING LOT & DRIVE AREA= 23,410 SQ. FT.
TREES REQUIRED @ 1 TREE/4500 SQ FT. = 6 TREES
TOTAL TREES REQUIRED= 6 TREES
MEDIUM TO LARGE TREES REQUIRED (30%)= 2 TREES
TOTAL TREES PROVIDED= 9 TREES

LEGAL DESCRIPTION:
A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 4333, PAGES 153 AND 155 AND BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 2404, PAGE 56 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI ROUTE K AT THE NORTHWEST CORNER OF SAID TRACT 2, AND WITH SAID RIGHT-OF-WAY LINE AND THE LINES OF SAID TRACT 2, S 86°23'30"E, 56.85 FEET; THENCE 46.13 FEET ALONG A 1462.39-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 87°18'55"E, 46.13 FEET; THENCE CONTINUING WITH THE LINES OF SAID TRACT 2, S 1°52'50"W, 180.07 FEET; THENCE N 89°04'05"E, 51.69 FEET; THENCE N 0°03'05"E, 180.10 FEET; THENCE, 361.52 FEET ALONG A 1462.39-FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 82°53'55"E, 360.60 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING WITH THE LINES OF SAID TRACT 2, S 10°47'45"E, 298.53 FEET; THENCE S 23°34'00"E, 250.13 FEET; THENCE N 17°57'25"W, 67.24 FEET; THENCE N 56°19'55"W, 52.75 FEET; THENCE S 76°58'30"W, 194.62 FEET; THENCE N 42°09'15"W, 252.20 FEET; THENCE S 65°42'55"W, 52.98 FEET TO THE WEST LINE OF SAID TRACT 2; THENCE WITH SAID WEST LINE, N 1°58'15"E, 270.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.57 ACRES.

11/26/2014