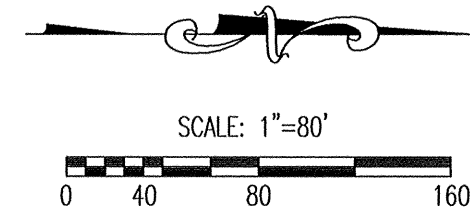


PUD SITE PLAN AND PRELIMINARY PLAT FOR TIMBER CREEK

A TOWNHOUSE DEVELOPMENT FOR FRANK TILLMAN

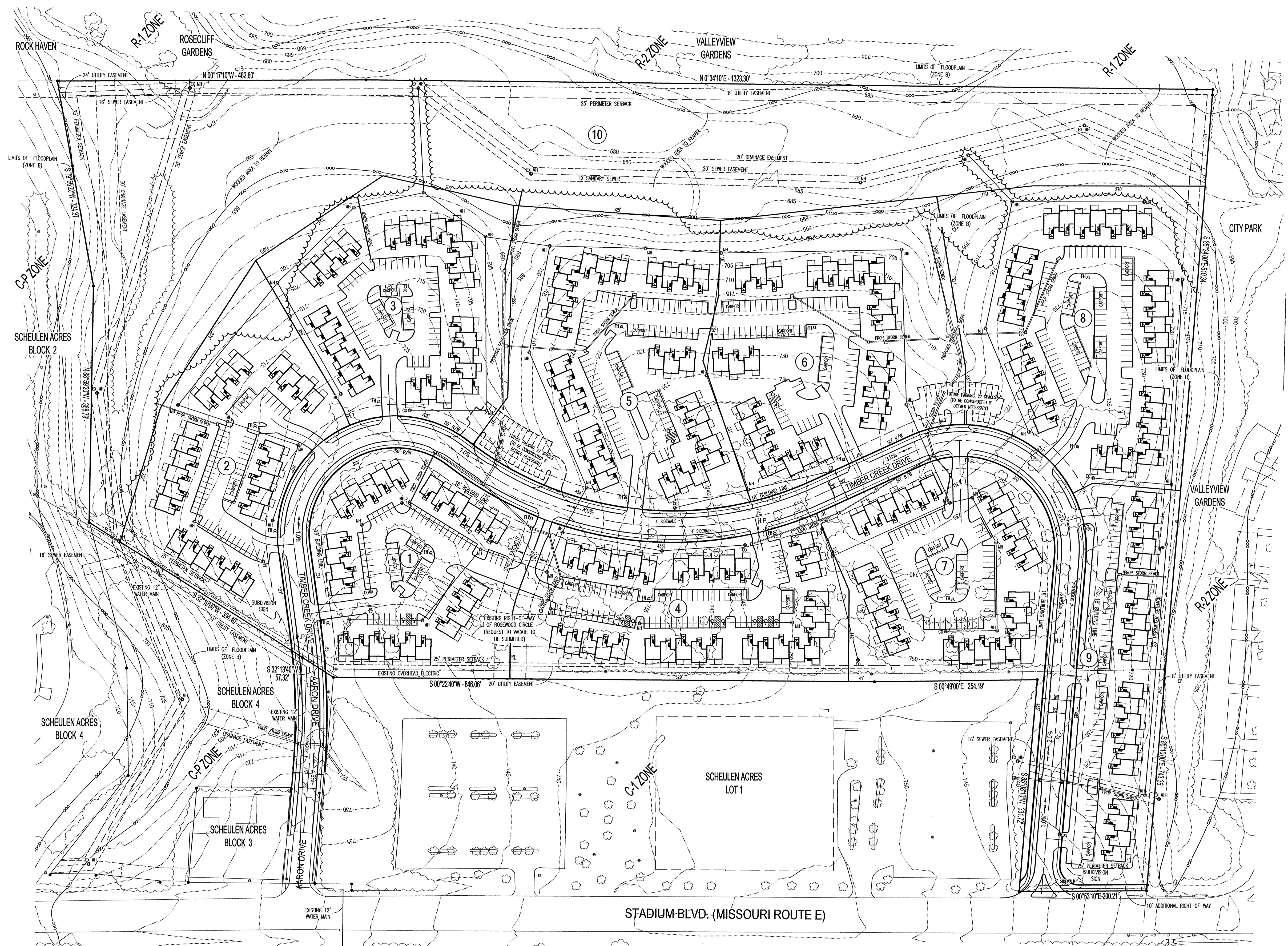
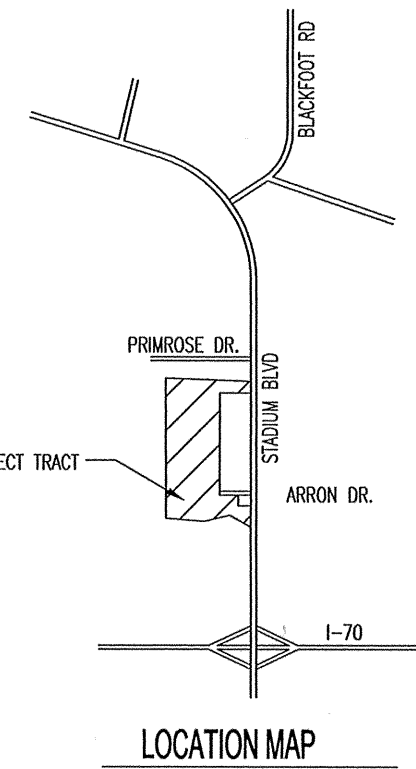
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST, 2003

OWNER:
TILLMAN PARTNERS LP
1328 SHARINGBROOK DR
MANHATTAN, KS 66503



POD & LOT INFORMATION		
POD/LOT	UNIT (#)	PARKING (#)
①	25	65
②	25	56
③	26	60
④	32	77
⑤	31	77
⑥	27	74
⑦	26	68
⑧	32	93
⑨	20	57
TOTAL	244	627

PARKING CALCULATIONS	
PARKING PROVIDED =	627
PARKING RATIO = 2.6 SPACES PER UNIT	
HANDICAP PARKING REQUIRED = (500 - 1000, 2% TOTAL)	13
HANDICAP PARKING PROVIDED =	13



NOTES:

- THIS TRACT CONTAINS 37.25 ACRES.
- THE NET AREA AFTER THE RIGHT-OF-WAYS HAVE BEEN DEDUCTED IS 34.73 ACRES.
- THIS TRACT IS CURRENTLY R-3 PUD.
- DESIRED UNITS:
244 UNITS BEING A COMBINATION OF 3,4,5,6,7, AND 8
UNIT BUILDINGS
244 UNITS ON 34.73 ACRES = 7.0 UNITS PER ACRE.
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', MEASURED FROM THE GROUND FINISHED GRADE ON THE FRONT SIDE.
- THE INTENT FOR THIS DEVELOPMENT IS TO HAVE THE SITE DEVELOPED IN ONE SINGLE CONTINUOUS PHASE.
- THE SUBDIVISION SIGN WILL BE A MONUMENT OR PYLON SIGN WITH A MAXIMUM AREA OF 32 SQ.FT. AND A MAXIMUM HEIGHT OF 6FT. THEY WILL BE PLACED A MINIMUM OF 10' FROM THE RIGHT-OF-WAY AT EACH ACCESS POINT INTO THE DEVELOPMENT.
- IT IS THE INTENT OF THIS PLAN TO MAINTAIN A MINIMUM OF 70% OF THE AREA AS PVIOUS AREA, WHICH INCLUDES NATURAL VEGETATION AND/OR LANDSCAPING.
- THE TYPES OF DWELLING UNITS FOR THIS TRACT WILL BE ATTACHED TOWNHOUSE TYPE RESIDENTIAL HOMES. EACH BUILDING WILL CONTAIN BETWEEN THREE AND EIGHT UNITS.
- THE WATER AND ELECTRIC UTILITY LAYOUT(SERVICE) TO BE DESIGNED BY THE CITY OF COLUMBIA WATER AND LIGHT DEPARTMENT AS THE UTILITY SUPPLIER. EXACT LOCATION TO BE DETERMINED BY THAT DEPARTMENT.
- TELECOMMUNICATIONS AND CABLE TV SERVICE TO COORDINATED WITH THE ELECTRIC UTILITY CONSTRUCTION.
- THE FIRE HYDRANT LOCATIONS ARE OFFERED FOR CONSIDERATION TO THE WATER AND LIGHT DEPARTMENT AND FIRE DEPARTMENT.
- PART OF THIS TRACT IS WITHIN THE FLOOD PLAIN (ZONE B) AS ADOPTED BY THE CITY OF COLUMBIA.
- THIS TRACT CONTAINS APPROXIMATELY 13.7 ACRES OF CLIMAX FOREST, OF WHICH 6.7 ACRES (49%) ARE TO REMAIN.
- TIMBER CREEK DRIVE WILL BE A 28' WIDE PUBLIC STREET LOCATED WITHIN A 50' WIDE RIGHT-OF-WAY WITH 4' WIDE SIDEWALKS LOCATED ON EACH SIDE, OFFSET 1' FROM THE EDGE OF THE RIGHT-OF-WAY.
- ALL TRASH DUMPSTER AREAS WILL BE 14'W X 14'L AND SHALL BE SCREENED.
- THE NORTH PROPOSED ACCESS DRIVE WILL PROHIBIT NORTHBOUND AND WESTBOUND LEFT TURNS.
- A MAXIMUM OF 25% OF THE TOTAL PARKING SPACES MAY BE ALLOCATED FOR COVERED PARKING AS SHOWN ON THE ADJACENT DRAWING.

ACCEPTED BY THE PLANNING AND ZONING COMMISSION,
THIS 4th DAY OF December, 2003.

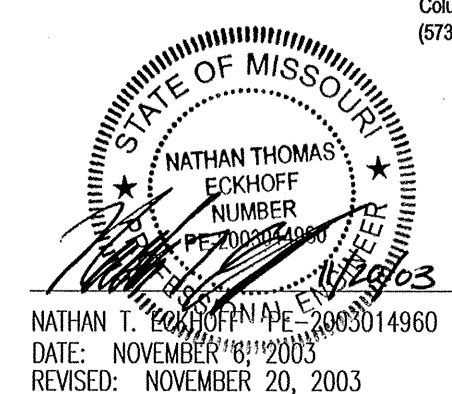
Jerry Wade
JERRY WADE - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI,
THIS 5th DAY OF January, 2004.

Darwin Hindman
DARWIN A. HINDMAN - MAYOR

Sheela Amin
SHEELA AMIN - CITY CLERK

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292



NATHAN T. THOMAS
DATE: NOVEMBER 18, 2003
REVISED: NOVEMBER 20, 2003