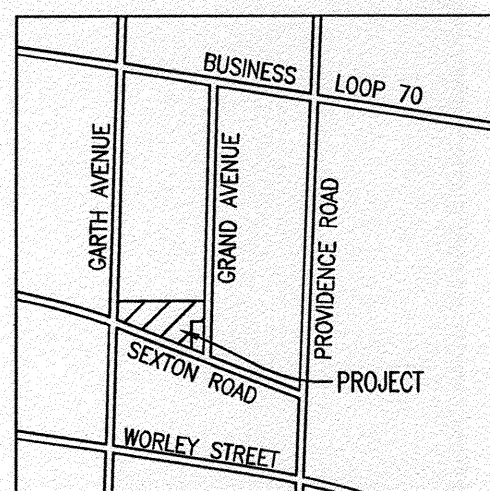


PUD SITE PLAN FOR KINNEY POINT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JULY, 2013



OWNER:
THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA
201 SWITZLER ST.
COLUMBIA, MO 65203

LEGEND:

	EXISTING 1FT CONTOUR
	EXISTING 5FT CONTOUR
	CURB
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	MANHOLE/CLEANOUT
	PROPOSED WATERLINE
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	BUILDING LINE
	EASEMENT
	LOT NUMBER
	PROPOSED PAVEMENT
	EXISTING BUILDING
	PROPOSED DETENTION/BIORETENTION

SCALE: 1"=30'

NOTES:

THIS TRACT CONTAINS 1.96 ACRES.

THIS TRACT IS CURRENTLY ZONED PUD-30.

THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45'.

THE INTENT FOR THIS DEVELOPMENT IS TO HAVE THE SITE DEVELOPED IN ONE PHASE.

PART OF THIS TRACT IS WITHIN THE FLOOD PLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN ON PANEL NUMBER 29019C 02800 DATED: MARCH 17, 2011.

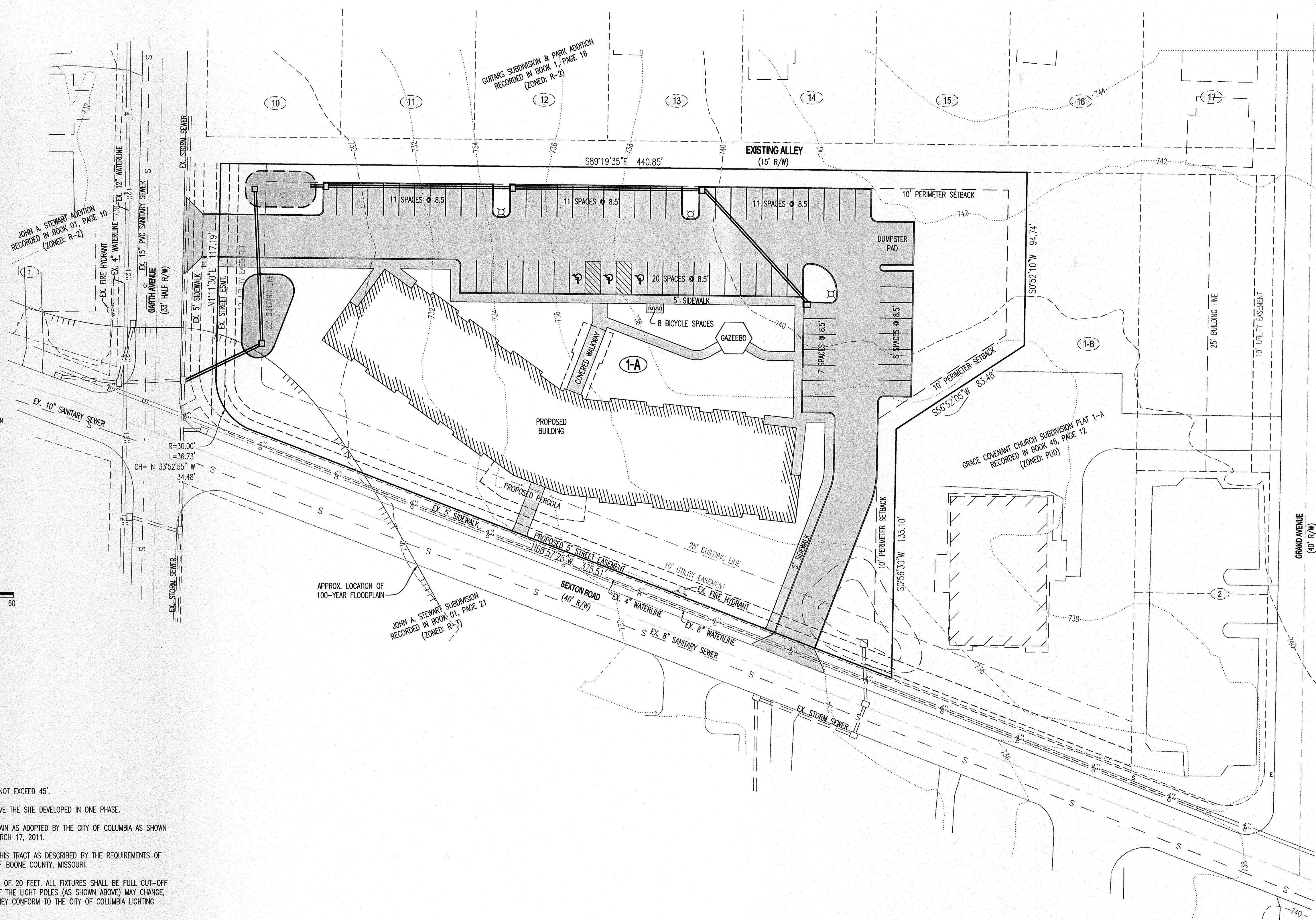
THERE IS NO STREAM BUFFER LOCATED ON THIS TRACT AS DESCRIBED BY THE REQUIREMENTS OF CHAPTER 26 OF THE ZONING REGULATIONS OF BOONE COUNTY, MISSOURI.

ALL LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF 20 FEET. ALL FIXTURES SHALL BE FULL CUT-OFF AND DOWNWARD DIRECTED. THE LOCATIONS OF THE LIGHT POLES (AS SHOWN ABOVE) MAY CHANGE. CHANGES SHALL BE ALLOWED AS LONG AS THEY CONFORM TO THE CITY OF COLUMBIA LIGHTING REGULATIONS.

THE MINIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PRE-DEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR RAINFALL EVENTS.

THE EXISTING STORMWATER DETENTION BASIN LOCATED IN THE SOUTHEAST CORNER OF THE SITE SHALL REMAIN IN PLACE OR BE RECONFIGURED/REPLACED BY ONE OF ADEQUATE CAPACITY.

IT IS THE INTENT OF THIS DEVELOPMENT TO COMPLY WITH SECTION 29-25(e)(1-2) OF THE COLUMBIA CODE OF ORDINANCES.



UNIT CALCULATIONS:

TOTAL NUMBER OF UNITS:	42
1 BEDROOM EACH UNIT:	36
2 BEDROOM EACH UNIT:	6

DENSITY CALCULATIONS:

LOT AREA:	1.96 ACRES
PROPOSED NUMBER OF UNITS:	42
PROPOSED DENSITY:	21.4 UNITS / ACRE
EXISTING ZONING:	PUD-30

PARKING CALCULATIONS:

PARKING REQUIRED:	
36 UNITS - 1 BEDROOM EACH UNIT:	1.5 SPACES / UNIT = 54 SPACES
6 UNITS - 2 BEDROOM EACH UNIT:	2.0 SPACES / UNIT = 12 SPACES
PLUS 1 SPACE / 5 UNITS:	= 9 SPACES
BICYCLE SPACES REQUIRED:	= 8 SPACES
BICYCLE SPACES PROVIDED:	= 8 SPACES
TOTAL SPACES REQUIRED (WITH REDUCTION OF BICYCLES):	= 67 SPACES
TOTAL SPACES PROVIDED:	= 68 SPACES

CALCULATIONS:

AREA:	
TOTAL LOT AREA (NET) =	1.96 ACRES
BUILDING AREA =	0.33 ACRES
OTHER IMPERVIOUS AREA =	0.68 ACRES
TOTAL IMPERVIOUS AREA =	1.01 ACRES (52%)
TOTAL PERVIOUS AREA & LANDSCAPING =	0.95 ACRES (48%)

LANDSCAPE COMPLIANCE:

TOTAL PARKING LOT & DRIVE AREA=	25,955 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=	6 TREES

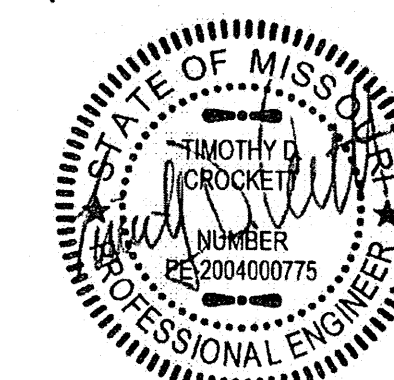
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 19th DAY OF August, 2013.

ACCEPTED BY THE PLANNING AND ZONING COMMISSION, THIS 8th DAY OF August, 2013.

DOUG WHEELER CHAIRPERSON

ROBERT MCDIVID - MAYOR

SHEELA AMIN - CITY CLERK



SITE/CIVIL ENGINEER:

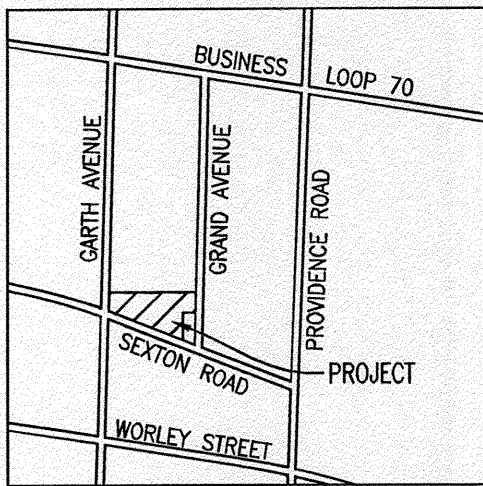
CROCKETT
ENGINEERING CONSULTANTS
2808 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

www.crockettengineering.com

Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#000015104

PUD SITE PLAN FOR
KINNEY POINT

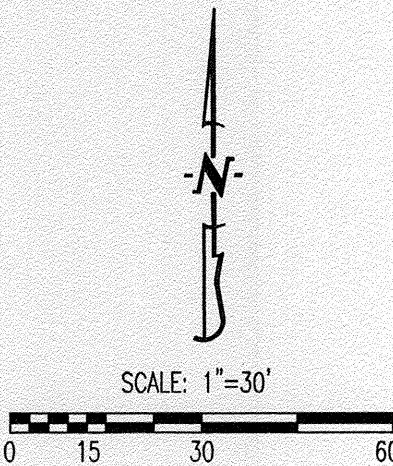
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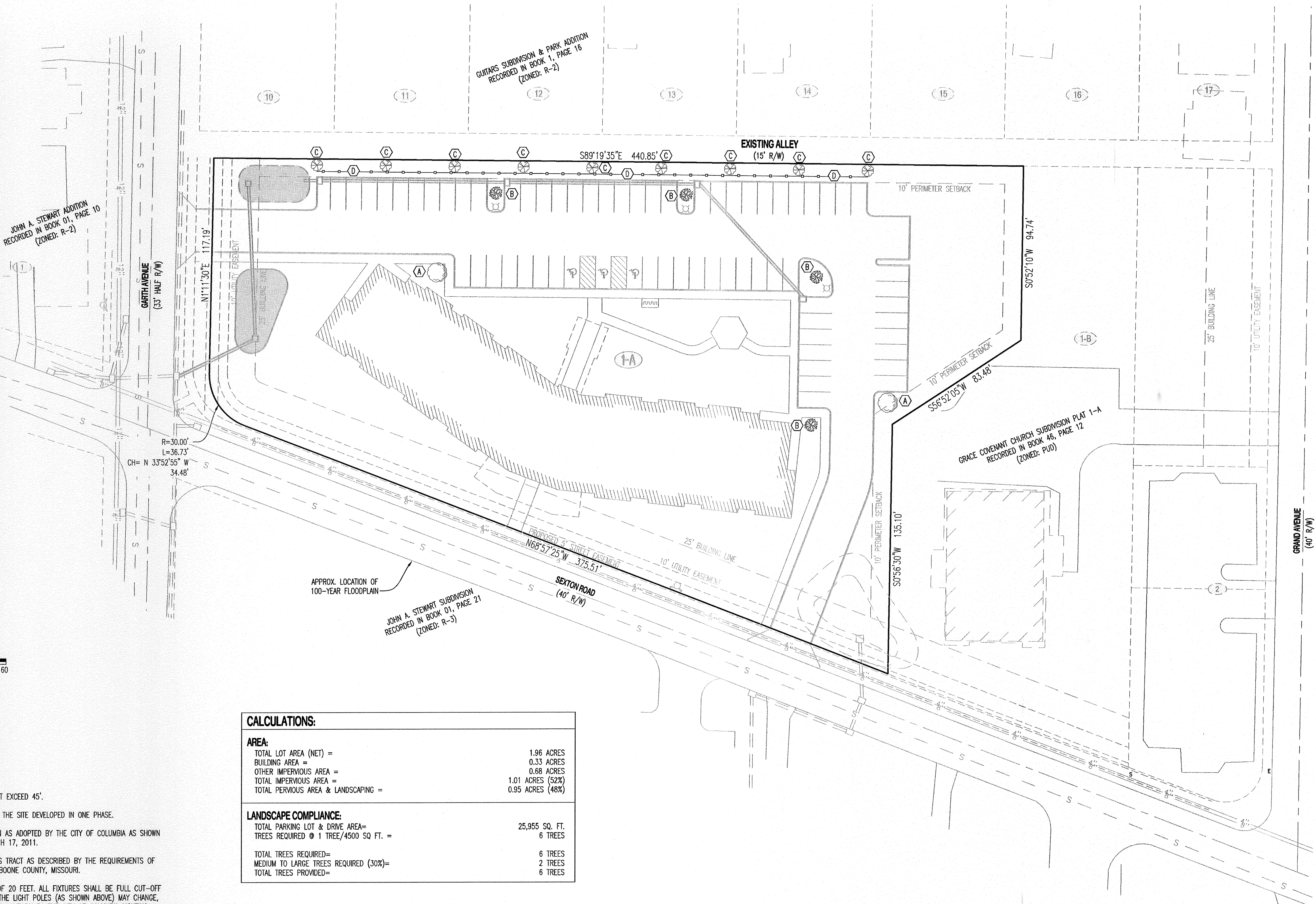
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LANDSCAPING NOTES:

	QUANTITY	PLANT SPECIES	
	2	PIN OAK - QUERCUS PALUSTRIS (OR APPROVED EQUAL)	(A)
	4	SHANTUNG MAPLE - ACER TRUNCATUM (OR APPROVED EQUAL)	(B)
	9	MAPLE GREEN COLUMN - ACER NIGRUM (OR APPROVED EQUAL)	(C)
		6-FOOT TALL PRIVACY FENCE CONFORMING TO CITY OF COLUMBIA STANDARDS FOR SCREENING PURPOSES	(D)

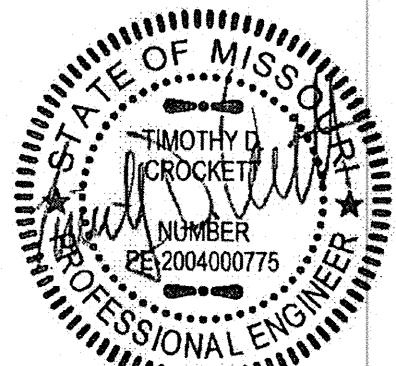


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Robert McDavid
DOUG WHEELER CHAIRPERSON

Sheela Amin
SHEELA AMIN - CITY CLERK



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