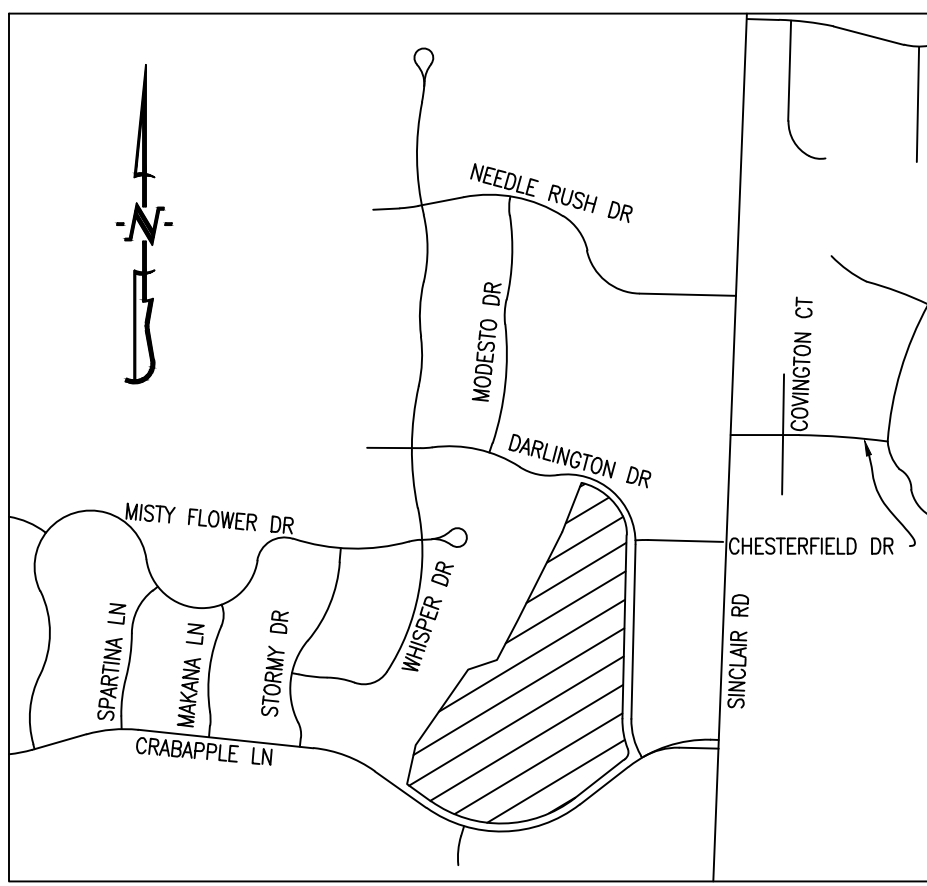


PD PLAN LEGACY WOODS

A MAJOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER
OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 30, 2024

OWNER
FIRST STATE COMMUNITY BANK
300 DIEGO DR
COLUMBIA, MO 65203



SCALE: 1"=50'
0 25 50 100

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

LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOT 1202 OF LEGACY FARMS, PLAT NO. 1 AS RECORDED IN PLAT BOOK 58, PAGE 57 OF THE BOONE COUNTY RECORDS.

NOTES:

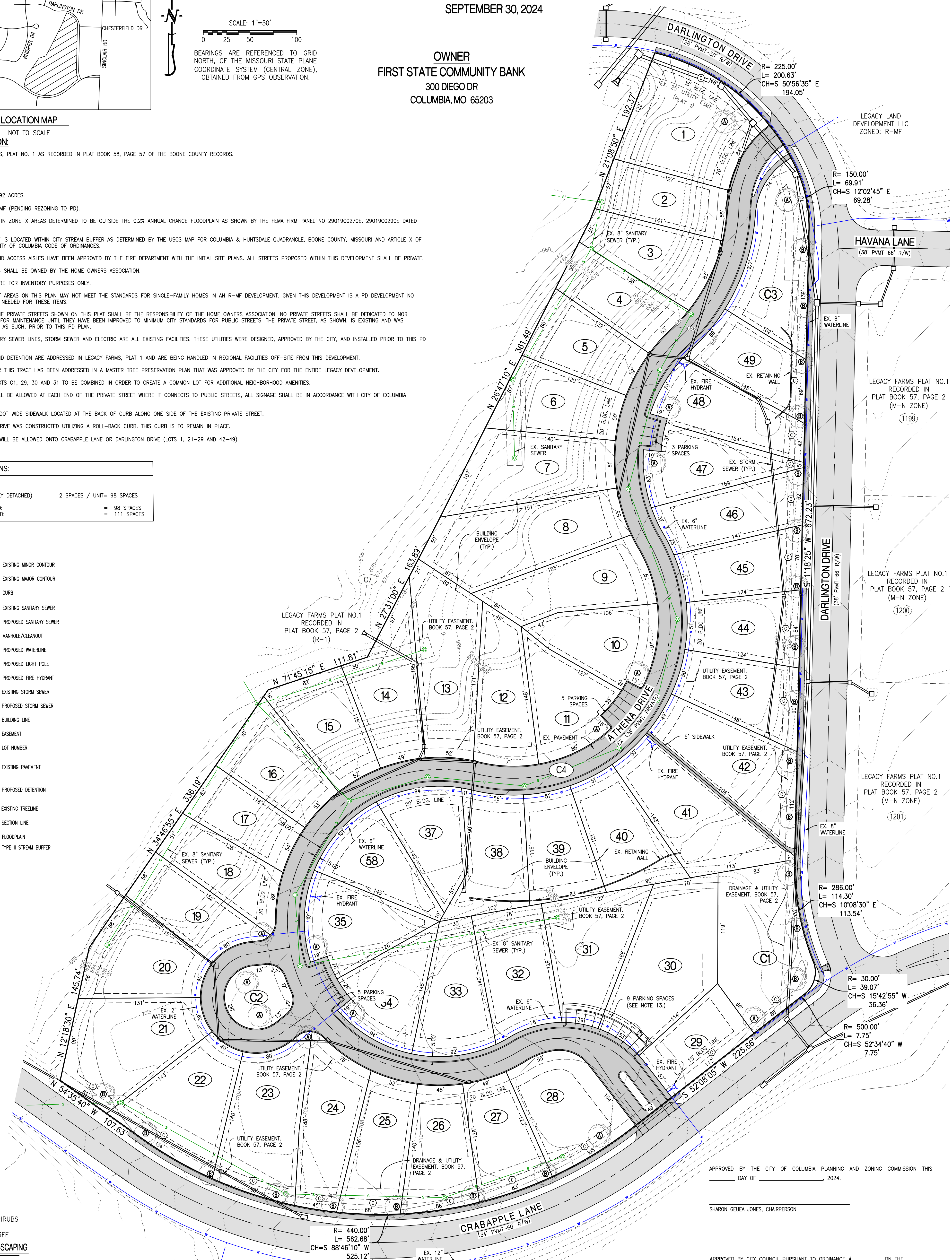
- THIS SITE CONTAINS 12.92 ACRES.
- CURRENT ZONING IS R-MF (PENDING REZONING TO PD).
- THIS TRACT IS LOCATED IN ZONE-X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE FEMA FIRM PANEL NO 29019C0220E, 29019C0290E DATED APRIL 19TH, 2017.
- NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA & HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- ALL DRIVE, ROADWAY, AND ACCESS AISLES HAVE BEEN APPROVED BY THE FIRE DEPARTMENT WITH THE INITIAL SITE PLANS. ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT SHALL BE PRIVATE.
- LOT C1, C2, C3 AND C4 SHALL BE OWNED BY THE HOME OWNERS ASSOCIATION.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE LOT WIDTH AND LOT AREAS ON THIS PLAN MAY NOT MEET THE STANDARDS FOR SINGLE-FAMILY HOMES IN AN R-MF DEVELOPMENT. GIVEN THIS DEVELOPMENT IS A PD DEVELOPMENT NO DESIGN MODIFICATION IS NEEDED FOR THESE ITEMS.
- ALL MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. 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. THE PRIVATE STREET, AS SHOWN, IS EXISTING AND WAS APPROVED BY THE CITY, AS SUCH, PRIOR TO THIS PD PLAN.
- THE WATERLINES, SANITARY SEWER LINES, STORM SEWER AND ELECTRIC ARE ALL EXISTING FACILITIES. THESE UTILITIES WERE DESIGNED, APPROVED BY THE CITY, AND INSTALLED PRIOR TO THIS PD PLAN.
- STORMWATER QUALITY AND DETENTION ARE ADDRESSED IN LEGACY FARMS, PLAT 1 AND ARE BEING HANDLED IN REGIONAL FACILITIES OFF-SITE FROM THIS DEVELOPMENT.
- TREE PRESERVATION FOR THIS TRACT HAS BEEN ADDRESSED IN A MASTER TREE PRESERVATION PLAN THAT WAS APPROVED BY THE CITY FOR THE ENTIRE LEGACY DEVELOPMENT.
- IT IS ALLOWABLE FOR LOTS C1, C2, C3 AND C4 TO BE COMBINED IN ORDER TO CREATE A COMMON LOT FOR ADDITIONAL NEIGHBORHOOD AMENITIES.
- ENTRANCE SIGNAGE SHALL BE ALLOWED AT EACH END OF THE PRIVATE STREET WHERE IT CONNECTS TO PUBLIC STREETS, ALL SIGNAGE SHALL BE IN ACCORDANCE WITH CITY OF COLUMBIA REGULATIONS.
- THERE SHALL BE A 5 FOOT WIDE SIDEWALK LOCATED AT THE BACK OF CURB ALONG ONE SIDE OF THE EXISTING PRIVATE STREET.
- THE EXISTING PRIVATE DRIVE WAS CONSTRUCTED UTILIZING A ROLL-BACK CURB. THIS CURB IS TO REMAIN IN PLACE.
- NO PRIVATE DRIVEWAYS WILL BE ALLOWED ONTO CRABAPPLE LANE OR DARLINGTON DRIVE (LOTS 1, 21-29 AND 42-49)

PARKING CALCULATIONS:

PARKING REQUIRED:	
49 UNITS (SINGLE-FAMILY DETACHED)	2 SPACES / UNIT= 98 SPACES
TOTAL SPACES REQUIRED:	= 98 SPACES
TOTAL SPACES PROPOSED:	= 111 SPACES

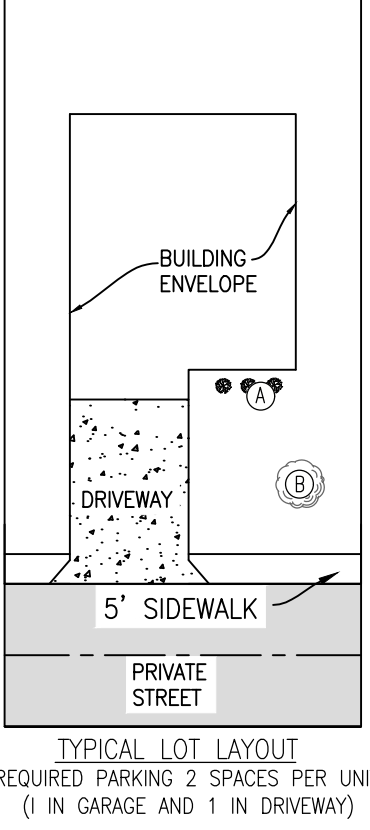
LEGEND:

- 805--- EXISTING MINOR CONTOUR
- 820--- EXISTING MAJOR CONTOUR
- CURB
- S--- EXISTING SANITARY SEWER
- S--- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- W--- PROPOSED WATERLINE
- L--- PROPOSED LIGHT POLE
- F--- PROPOSED FIRE HYDRANT
- S--- EXISTING STORM SEWER
- S--- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- XX LOT NUMBER
- EXISTING PAVEMENT
- PROPOSED DETENTION
- EXISTING TREELINE
- SECTION LINE
- FLOODPLAIN
- TYPE II STREAM BUFFER



- Ⓐ PROPOSED SHRUBS
- Ⓑ PROPOSED TREE

TYPICAL PUD LANDSCAPING



PLANTING NOTES:

QUANTITY	PLANT SPECIES
85	LARGE/MEDIUM CANOPY TREE

LANDSCAPING / TREE PRESERVATION NOTES:

- PARKING TREES ARE TO BE PROVIDED, WITH ONE TREE BEING PROVIDED EVERY 4,000 SQFT WITH A TOTAL AREA OF 55,058 SQFT.(14 TREES REQUIRED)
- 1 TREE PER UNIT TO BE INSTALLED AT TIME OF HOME CONSTRUCTION.(49 TREES REQUIRED)
- STREET TREES TO BE PROVIDED ALONG CRABAPPLE LANE AND DARLINGTON DRIVE AT A 60' SPACING.(22 TOTAL TREES)
- PLANTS IDENTIFIED AS INVASIVE BY THE MISSOURI DEPARTMENT OF CONSERVATION, ARE PROHIBITED.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS
DAY OF _____, 2024.

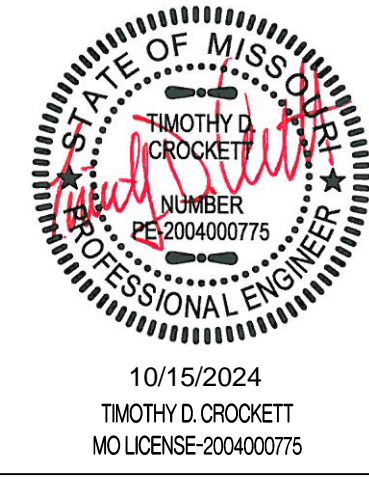
SHARON GELUEA JONES, CHAIRPERSON

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____, ON THE
DAY OF _____, 2024.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



PD PLANNED DEVELOPMENT LEGACY WOODS

A MAJOR SUBDIVISION
SECTION 3, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 200015104		CROCKETT ENGINEERING CONSULTANTS	
DATE: 09/25/2024	SCALE: 1" = 50'	1000 W. Nilong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292	
PROJECT: 140132	DRAWN BY: JWS	www.crockettengineering.com	