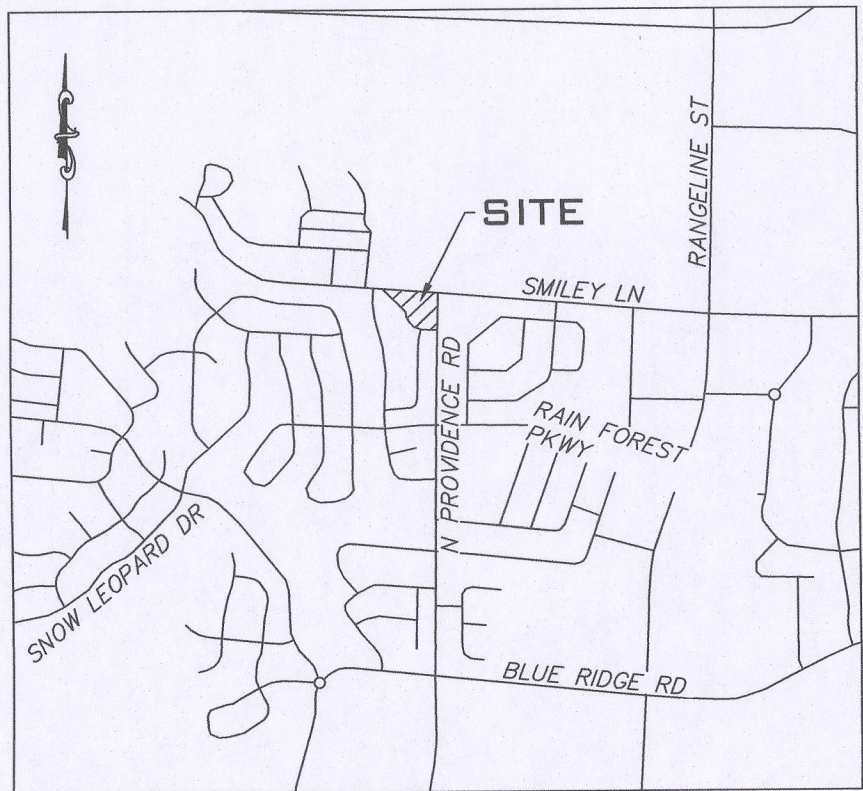


PD PLAN
VANDERVEEN VILLAGE

LOTS 631, 632 & 633 OF VANDERVEEN CROSSING, PLAT NO. 12

CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

JULY 10, 2025



LOCATION MAP
NOT TO SCALE

SITE DATA

ACREAGE: 2.01 ACRES
SECTION-TOWNSHIP-RANGE: 36-49-13
EXISTING ZONING = R-MF MULTIPLE FAMILY DWELLING
PROPOSED ZONING = PD PLANNED DEVELOPMENT
DEED: BK 5941, PG 116

OWNER:

HEARTZHOES REALTY LLC
1932 LASSO CIRCLE
COLUMBIA, MO 65201

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 49 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOTS 631, 632, AND 633 OF VANDERVEEN CROSSING, PLAT NO 12 RECORDED IN PLAT BOOK 37, PAGE 47, ALSO BEING THE TRACTS DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5941, PAGE 116, RECORDS OF BOONE COUNTY, MISSOURI AND CONTAINING 2.01 ACRES.

UNIT CALCULATIONS

SINGLE-FAMILY ATTACHED UNITS = 20

DENSITY STATEMENT

TOTAL LOT AREA: 2.01 ACRES
PROPOSED NUMBER OF UNITS: 20
PROPOSED DENSITY: 9.95 UNITS/ACRE

PARKING CALCULATIONS

PARKING REQUIRED:
20 SINGLE-FAMILY ATTACHED UNITS X 2 SPACES/UNIT = 40 SPACES

PARKING PROVIDED:
1 CAR GARAGE/UNIT X 20 UNITS = 20 SPACES
1 DRIVEWAY SPACE/UNIT X 20 UNITS = 20 SPACES
OFF-STREET PARKING SPACES = 9 SPACES
BICYCLE SPACES = 4 SPACES
TOTAL SPACES: 53 SPACES

GENERAL NOTES

- THESE PLANS ARE PRELIMINARY ONLY AND SUBJECT TO REVISION WITH FINAL DESIGN. FINAL DESIGN WILL BE PROVIDED AT A LATER DATE VIA SEPARATE PLANS THAT MUST BE REVIEWED AND PERMITTED BY THE CITY.
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
- ALL PROPOSED PRIVATE AND PUBLIC UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY AND MAY BE REVISED WITH FINAL CONSTRUCTION DOCUMENTS.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ALL DRIVES, ROADWAYS, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- NO DIRECT DRIVEWAY ACCESS TO SMILEY LANE OR PROVIDENCE ROAD SHALL BE ALLOWED.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO ALL PUBLIC STREETS WHERE A SIDEWALK CURRENTLY DOES NOT EXIST.
- BUILDING HEIGHT SHALL NOT EXCEED 35' PER CITY OF COLUMBIA UDC SECTION 29-4.1-1
- THIS PROJECT WILL BE BUILT IN ONE PHASE.

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (a)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007."

FLOOD PLAIN STATEMENT

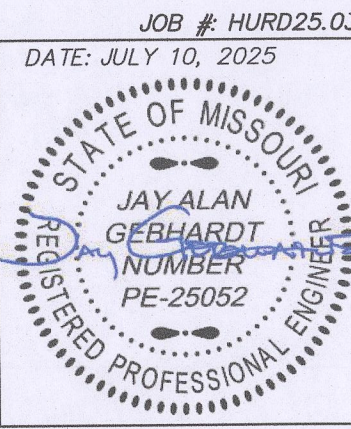
THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0280E, DATED APRIL 19, 2017.

STORMWATER MANAGEMENT

THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE PER SECTION 12-A-87(e). FINAL STORMWATER DESIGN SHALL BE PROVIDED DURING REVIEW OF SEPARATE CONSTRUCTION DOCUMENTS.

JAY GEBHARDT
MO PROFESSIONAL ENGINEER

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006116



VANDERVEEN VILLAGE
SITE PLAN
CITY OF COLUMBIA, MISSOURI

C100 SHEET 1 OF 3

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 24TH DAY OF July, 2025.

SHARON GEUEA JONES, CHAIRPERSON

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI PURSUANT TO ORDINANCE # ON THE DAY OF 2025.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

ADDRESSING NOTE

ALL RESIDENTIAL UNITS SHALL FRONT PUBLIC STREETS. THEREFORE ALL RESIDENTIAL UNITS SHALL BE ADDRESSED OFF THE PUBLIC STREET THEY FACE.

LIGHTING NOTE

ALL LIGHTING DESIGN WILL BE IN ACCORDANCE WITH SECTION 29-4.5 OF THE CITY OF COLUMBIA CODE OF ORDINANCES OR THE APPROVED STATEMENT OF INTENT, WHICHEVER IS MORE RESTRICTIVE.

SIGNAGE NOTE

THE NUMBER, TYPE, AND LOCATION OF SIGNS SHALL BE AS SHOWN GRAPHICALLY ON THIS PLAN, BEING NO LARGER THAN 16 SQUARE FEET AND A MAXIMUM HEIGHT OF 4 FEET.

DESIGN EXCEPTIONS FOR THIS PLAN

- DRIVEWAYS EXCEED MAXIMUM OF 30% OF THE AREA OF THE REAR YARD (29-4.3(F)(1)(v)).
- DRIVEWAY WIDTHS EXCEED MAXIMUM OF 50% OF THE LOT WIDTH (29-4.1(c) TABLE 4.1-5).
- LESS THAN 30' MINIMUM LOT WIDTH FOR SINGLE FAMILY ATTACHED (29-2.2(a)(3)).
- LESS THAN 3,500 SQ FT MINIMUM LOT AREA FOR SINGLE-FAMILY ATTACHED (29-2.2(a)(3)).
- LESS THAN 25' FRONT YARD, 10' SIDE YARD, 25' REAR YARD (29-2.2(a)(3)).
- DRIVEWAYS HAVE LESS THAN 5' SETBACK FROM SIDE PROPERTY LINE (29-4.1(c) TABLE 4.1-5).

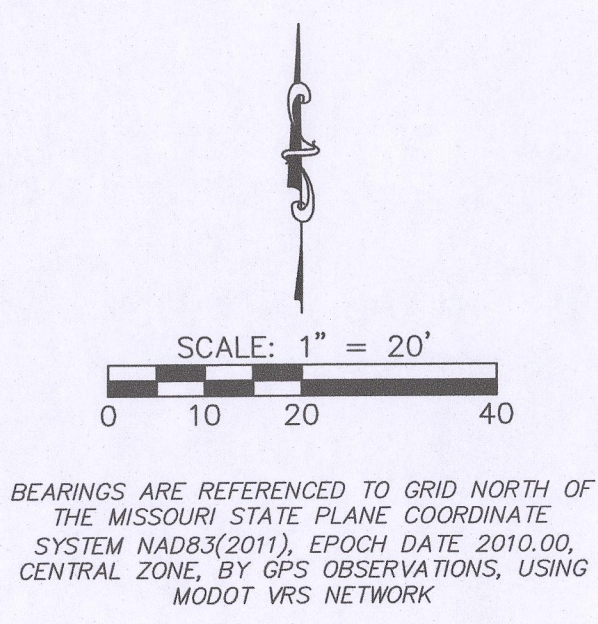
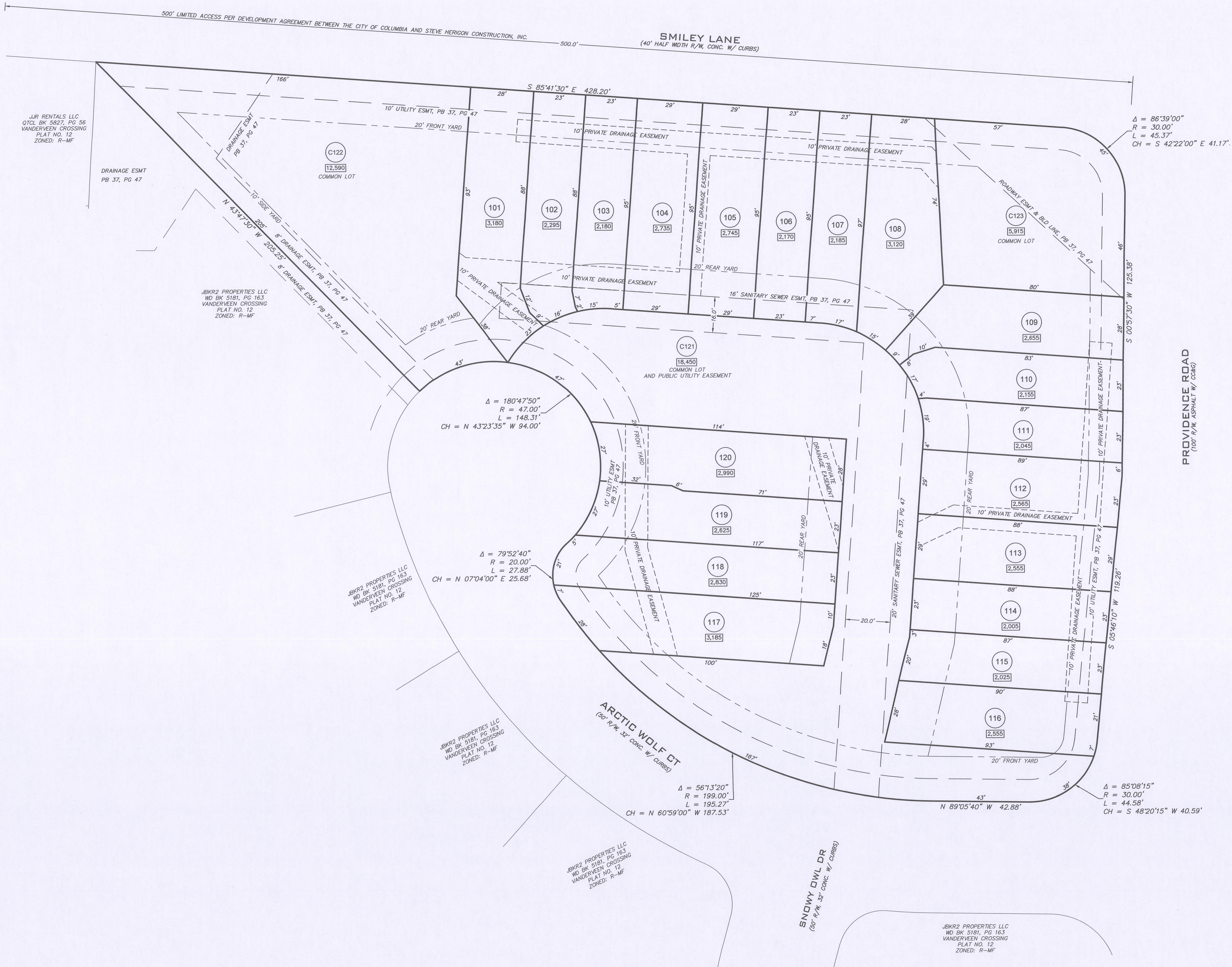
PLAN SHEET INDEX

1	SITE PLAN	C100
2	LOT LAYOUT	C200
3	LANDSCAPE PLAN	C300

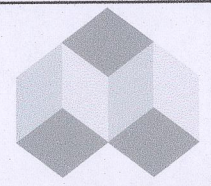
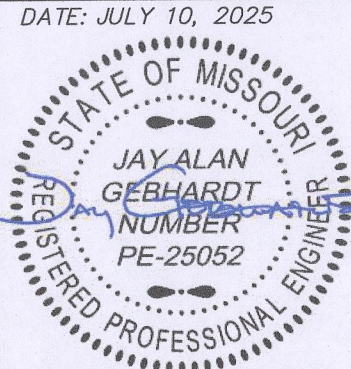
LEGEND

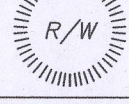
MH	EXISTING SANITARY MANHOLE
FH	EXISTING FIRE HYDRANT
PH	PROPOSED FIRE HYDRANT
LP	EXISTING LIGHT POLE
LP	PROPOSED LIGHT POLE
T	EXISTING TELEPHONE SERVICE
C	EXISTING ELECTRIC METER
G	EXISTING GAS METER
W	EXISTING WATER METER
E	EXISTING CABLE BOX
E	EXISTING ELECTRIC TRANSFORMER
T	PROPOSED ELECTRIC TRANSFORMER
E	EXISTING TELEPHONE BOX
PE	POLYETHYLENE
PP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
0,000	EXISTING STREET SIGN
00.00 AC	SQUARE FEET
PB	ACRES
BK	PLAT BOOK
PG	BOOK
EX	PAGE
R/W	EXISTING
TYP	RIGHT-OF-WAY
X	TYPICAL
UE	EXISTING FENCE
UE	EXISTING UNDERGROUND ELECTRIC
UE	PROPOSED UNDERGROUND ELECTRIC
OE	EXISTING OVER-HEAD ELECTRIC
UT	EXISTING UNDERGROUND TELEPHONE
OT	EXISTING OVER-HEAD TELEPHONE
FO	EXISTING FIBER OPTIC CABLE
G	EXISTING GAS
S	EXISTING SANITARY
W	PROPOSED SANITARY LATERAL
S	EXISTING WATER MAIN
S	PROPOSED WATER SERVICE
S	EXISTING SANITARY SEWER
S	PROPOSED SANITARY SEWER
S	EXISTING STORM SEWER
S	PROPOSED STORM SEWER
RD	ROOF DRAIN
700	EXISTING CONTOUR
	PROPOSED PAVEMENT
	PROPOSED SIDEWALK

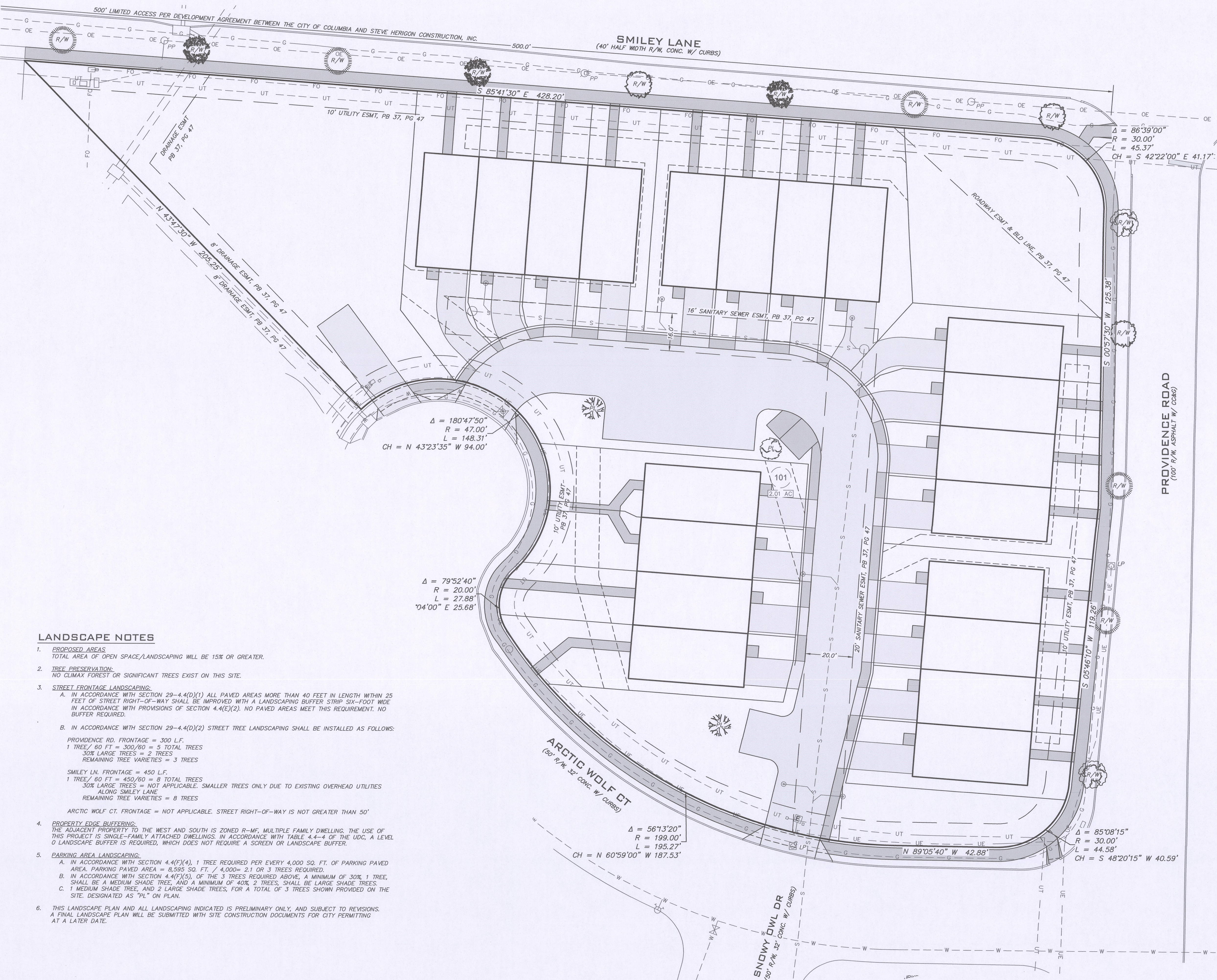
X:\Project\HURD-Hurdle Investments\Hurdle Village\HURD25-03 PD Plan\Drawings\HURD25-03 PD PLAN.dwg



NOTE:
1. THE LOTS SHOWN HERE WILL BE ESTABLISHED VIA A SEPARATE PLAT.
2. SIDE YARDS SHALL BE 0 FEET UNLESS NOTED OTHERWISE.

JAY GEBHARDT MO PROFESSIONAL ENGINEER		JOB #: HURD25.03 DATE: JULY 10, 2025	
 A CIVIL GROUP, LLC MISSOURI LIMITED LIABILITY COMPANY 3401 BROADWAY BUSINESS PARK CT SUITE 105 COLUMBIA, MISSOURI 65203 PH: (573) 817-5750 MO CERT OF AUTHORITY: 2001006116			
PLANNED DEVELOPMENT PLAN VANDERVEEN VILLAGE LOT LAYOUT CITY OF COLUMBIA, MISSOURI			
C200		SHEET 2 OF 3	

PLANT SCHEDULE				
SYMBOL	QUANTITY	CONTAINER/SIZE	SPACING	CATEGORY
STREET FRONTAGE				
	2	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	3	2" CAL - B&B	AS SHOWN	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	3	2" CAL - B&B	AS SHOWN	MEDIUM SHADE TREE - MATURE HEIGHT 30'-45'
	5	2" CAL - B&B	AS SHOWN	ORNAMENTAL TREE - MATURE HEIGHT < 20'
PARKING LOT				
	2	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	1	2" CAL - B&B	AS SHOWN	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'



LANDSCAPE NOTES

1. PROPOSED AREAS
TOTAL AREA OF OPEN SPACE/LANDSCAPING WILL BE 15% OR GREATER.
2. TREE PRESERVATION:
NO CLIMAX FOREST OR SIGNIFICANT TREES EXIST ON THIS SITE.
3. STREET FRONTAGE LANDSCAPING:
 - A. IN ACCORDANCE WITH SECTION 29-4.4D(1) ALL PAVED AREAS MORE THAN 40 FEET IN LENGTH WITHIN 25 FEET OF STREET RIGHT-OF-WAY SHALL BE IMPROVED WITH A LANDSCAPING BUFFER STRIP SIX-FOOT WIDE IN ACCORDANCE WITH PROVISIONS OF SECTION 4.4E(2). NO PAVED AREAS MEET THIS REQUIREMENT. NO BUFFER REQUIRED.
 - B. IN ACCORDANCE WITH SECTION 29-4.4D(2) STREET TREE LANDSCAPING SHALL BE INSTALLED AS FOLLOWS:

PROVIDENCE RD. FRONTAGE = 300 L.F.
1 TREE / 60 FT = 300/60 = 5 TOTAL TREES
30% LARGE TREES = 3 TREES
REMAINING TREE VARIETIES = 3 TREES

SMILEY LN. FRONTAGE = 450 L.F.
1 TREE / 60 FT = 450/60 = 8 TOTAL TREES
30% LARGE TREES = NOT APPLICABLE. SMALLER TREES ONLY DUE TO EXISTING OVERHEAD UTILITIES
ALONG SMILEY LANE
REMAINING TREE VARIETIES = 8 TREES

ARCTIC WOLF CT. FRONTAGE = NOT APPLICABLE. STREET RIGHT-OF-WAY IS NOT GREATER THAN 50'
4. PROPERTY EDGE BUFFERING:
THE ADJACENT PROPERTY TO THE WEST AND SOUTH IS ZONED R-MF. MULTIPLE FAMILY DWELLING. THE USE OF THIS PROJECT IS SINGLE-FAMILY ATTACHED DWELLINGS. IN ACCORDANCE WITH TABLE 4.4-4 OF THE UDC, A LEVEL 0 LANDSCAPE BUFFER IS REQUIRED, WHICH DOES NOT REQUIRE A SCREEN OR LANDSCAPE BUFFER.
5. PARKING AREA LANDSCAPING:
 - A. IN ACCORDANCE WITH SECTION 4.4F(4), 1 TREE REQUIRED PER EVERY 4,000 SQ. FT. OF PARKING PAVED AREA. PARKING PAVED AREA = 8,550 SQ. FT. / 4,000 = 2.11 OR 3 TREES REQUIRED.
 - B. IN ACCORDANCE WITH SECTION 4.4F(5), OF THE 3 TREES REQUIRED ABOVE, A MINIMUM OF 30%, 1 TREE, SHALL BE A MEDIUM SHADE TREE, AND A MINIMUM OF 40%, 2 TREES, SHALL BE LARGE SHADE TREES.
C. 1 MEDIUM SHADE TREE, AND 2 LARGE SHADE TREES, FOR A TOTAL OF 3 TREES SHOWN PROVIDED ON THE SITE. DESIGNATED AS "PL" ON PLAN.
6. THIS LANDSCAPING PLAN AND ALL LANDSCAPING INDICATED IS PRELIMINARY ONLY, AND SUBJECT TO REVISIONS. A FINAL LANDSCAPING PLAN WILL BE SUBMITTED WITH SITE CONSTRUCTION DOCUMENTS FOR CITY PERMITTING AT A LATER DATE.

BEARINGS ARE REFERENCED TO GRID NORTH OF
THE MISSOURI STATE PLANE COORDINATE
SYSTEM NAD83(2011), EPOCH DATE 2010.00,
CENTRAL ZONE, BY GPS OBSERVATIONS, USING
MODOT VRS NETWORK

JAY GEBHARDT MO PROFESSIONAL ENGINEER	JOB # : HURD25.03
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