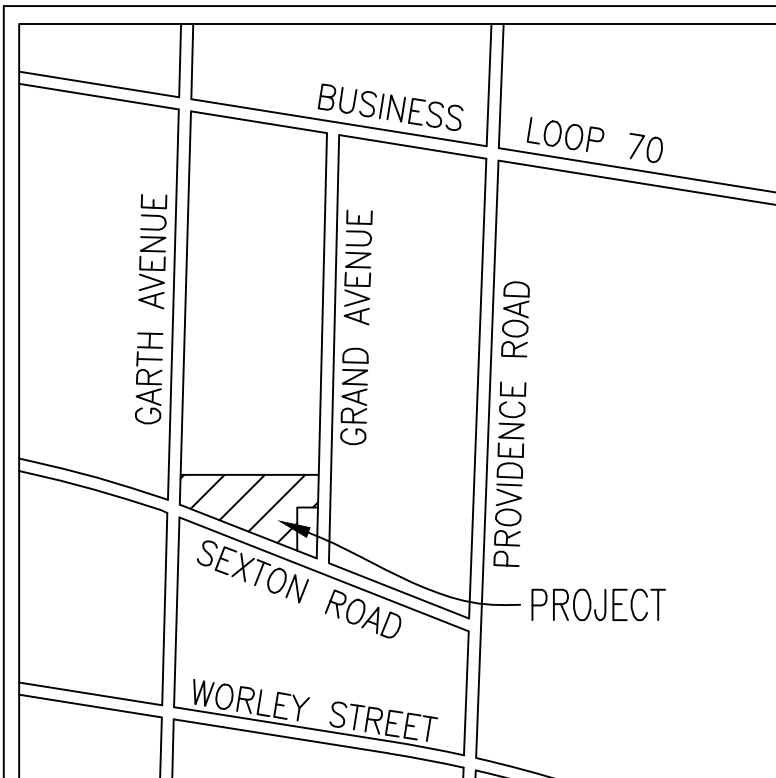


PD PLAN FOR KINNEY POINT

LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI



LEGEND:

- 805 --- EXISTING 2FT CONTOUR
- 820 --- EXISTING 10FT 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
- --- LOT NUMBER
- --- EXISTING LOT NUMBER
- --- PROPOSED PAVEMENT
- --- PROPOSED DETENTION/BIORETENTION
- --- EXISTING TREE
- OC --- EXISTING OVERHEAD ELECTRIC
- GAS --- EXISTING GAS
- W --- EXISTING WATER LINE
- --- DETENTION FACILITY
- --- ESTIMATED BUILDING ENVELOPE



NOTES:

1. SITE CONTAINS 2.95 ACRES.
2. IT IS THE INTENT OF THIS DEVELOPMENT TO BE COMPLETED IN ONE PHASE.
3. EXISTING ZONING IS PD.
4. PART OF THIS TRACT IS LOCATED IN THE 1% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C0280E, DATED APRIL 19, 2017.
5. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS.
6. NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
7. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
8. THIS LOT IS SUBJECT TO THE CITY OF COLUMBIA STORMWATER ORDINANCE CHAPTER 12A, WATER QUALITY AND DETENTION REQUIREMENTS. THIS PLAN IS CONCEPTUAL AND A FULL STORMWATER MANAGEMENT PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. FUTURE DETENTION SHALL BE DESIGNED TO LIMIT THE POST-DEVELOPMENT RELEASE RATES TO THE PRE-DEVELOPMENT FLOW RATES FOR THE 100-YEAR EVENT FOR LOTS 1-A & 1-B GRACE COVENANT CHURCH SUBDIVISION PLAT 1-A AND LOT 2, GRACE COVENANT CHURCH SUBDIVISION. WATER QUALITY FOR THESE LOTS SHALL TREAT NEW IMPERVIOUS AREAS TO A LEVEL OF SERVICE OF 3.
9. STORM WATER QUALITY STANDARDS SHALL BE MET BY USING BMP'S COMPLYING WITH THE CITY OF COLUMBIA STORMWATER REGULATIONS OFF-SITE. SOME BMP'S MAY BE ALLOWED OFF-SITE UPON APPROVAL BY THE CITY'S STORM WATER ENGINEER.
10. ALL DRIVE, ROADWAY, AND ACCESS AISLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
11. THE MAXIMUM RELEASE RATE FOR THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR STORMS.

PARKING CALCULATIONS:

SPACES REQUIRED		
DWELLING MULTI FAMILY:		
1.5 SPACES/DWELLING UNIT FOR 1 BEDROOM UNITS * 10 UNITS	15 SPACES	
2 SPACES/DWELLING UNIT FOR 2 BEDROOM UNITS * 6 UNITS	12 SPACES	
2.5 SPACES/DWELLING UNIT FOR 3 BEDROOM UNITS * 8 UNITS	20 SPACES	
2.5 SPACES/DWELLING UNIT FOR 4 BEDROOM UNITS * 10 UNITS	25 SPACES	
GUEST PARKING: 1 SPACES/5 DWELLING UNITS 34/5	7 SPACES	
TOTAL SPACES REQUIRED:	79 SPACES	
SPACES PROVIDED		
TOTAL SPACES PROVIDED:	61 SPACES	
AREA & DENSITY CALCULATIONS:		
TOTAL LOT AREA =	2.95 ACRES	
PROPOSED NUMBER OF UNITS:	34	
PROPOSED DENSITY:	11.50 UNITS / ACRE	
APPROXIMATE IMPERVIOUS AREA =	67,663 S.F. (52.65%)	

NOTE: IMPERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 60%.

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI THIS DAY OF _____, 2023.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2023.

SHARON GEUEA JONES, CHAIRPERSON

DESIGN EXCEPTIONS

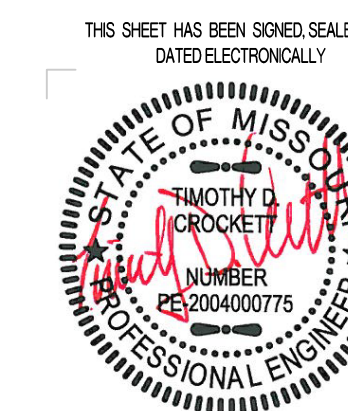
- 1) A REQUEST IS BEING MADE FOR A DESIGN EXCEPTION FROM THE UDC SECTION 29-4.3(B) REGARDING REQUIRED PARKING FOR RESIDENTIAL USE DWELLINGS. THIS PROJECT REQUESTS THAT PARKING FOR THIS DEVELOPMENT TO BE REDUCED BY 18 PARKING SPACES DUE TO THE PROPOSED USES.
- 2) A REQUEST IS BEING MADE FOR A DESIGN EXCEPTION FROM THE UDC SECTION 29-2.2(a)(3)-R-MF MULTIPLE-FAMILY DWELLING DISTRICT. REGARDING SETBACKS, A REQUEST TO REDUCE THE REAR YARD SETBACK FROM 25 FEET TO 10 FEET IS BEING REQUESTED ALONG THE NORTH EDGE OF THE PROPERTY ADJACENT TO THE ALLEY. ADDITIONALLY, A REQUEST TO REDUCE THE FRONT YARD SETBACK FROM 25 FEET TO 20 FEET IS BEING REQUESTED ALONG THE SOUTH EDGE OF THE PROPERTY ADJACENT TO THE SEXTON ROAD.

DESIGN ADJUSTMENT

- 1) A REQUEST IS BEING MADE FOR A DESIGN ADJUSTMENT TO SECTION SEC. 29-5.1(C)(4)(I) FROM THE UDC FOR RELIEF ON ADDITIONAL RIGHT-OF-WAY FOR GRAND AVENUE AND THE ALLEY STREET.

OWNER
THE HOUSING AUTHORITY OF
THE CITY OF COLUMBIA
201 SWITZLER ST
COLUMBIA, MO 65203
573-443-2556

LEGAL DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4076, PAGE 124 AND BEING ALL OF LOT 1-A & 1-B OF GRACE COVENANT CHURCH SUBDIVISION, PLAT 1-A, RECORDED IN PLAT BOOK 46, PAGE 12 AND CONTAINING 2.95 ACRES.

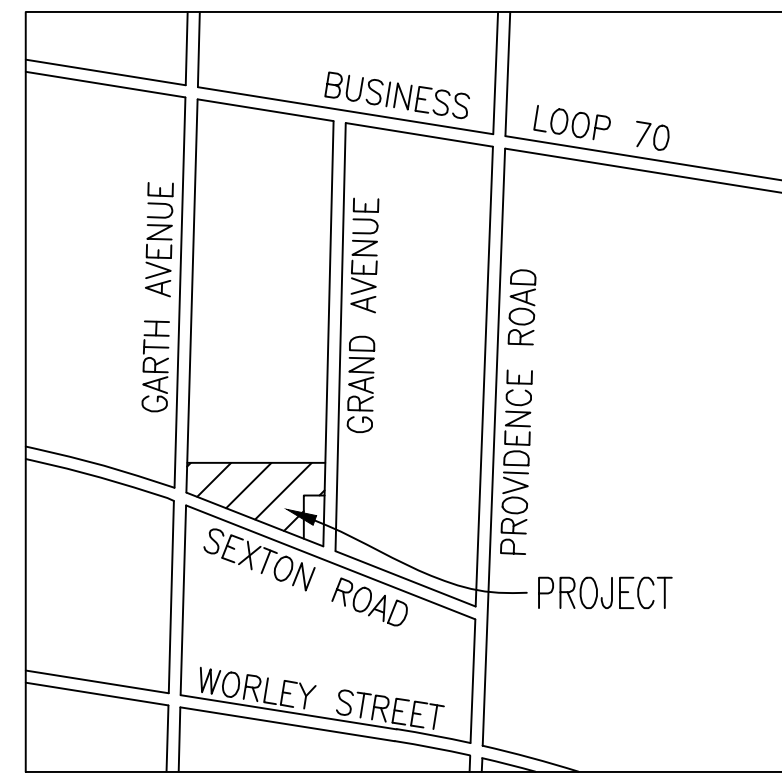


PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

1000 W. Nibong Blvd., Bldg 1
Columbia, Missouri 65203
(573) 447-0292

PD PLAN FOR
KINNEY POINT

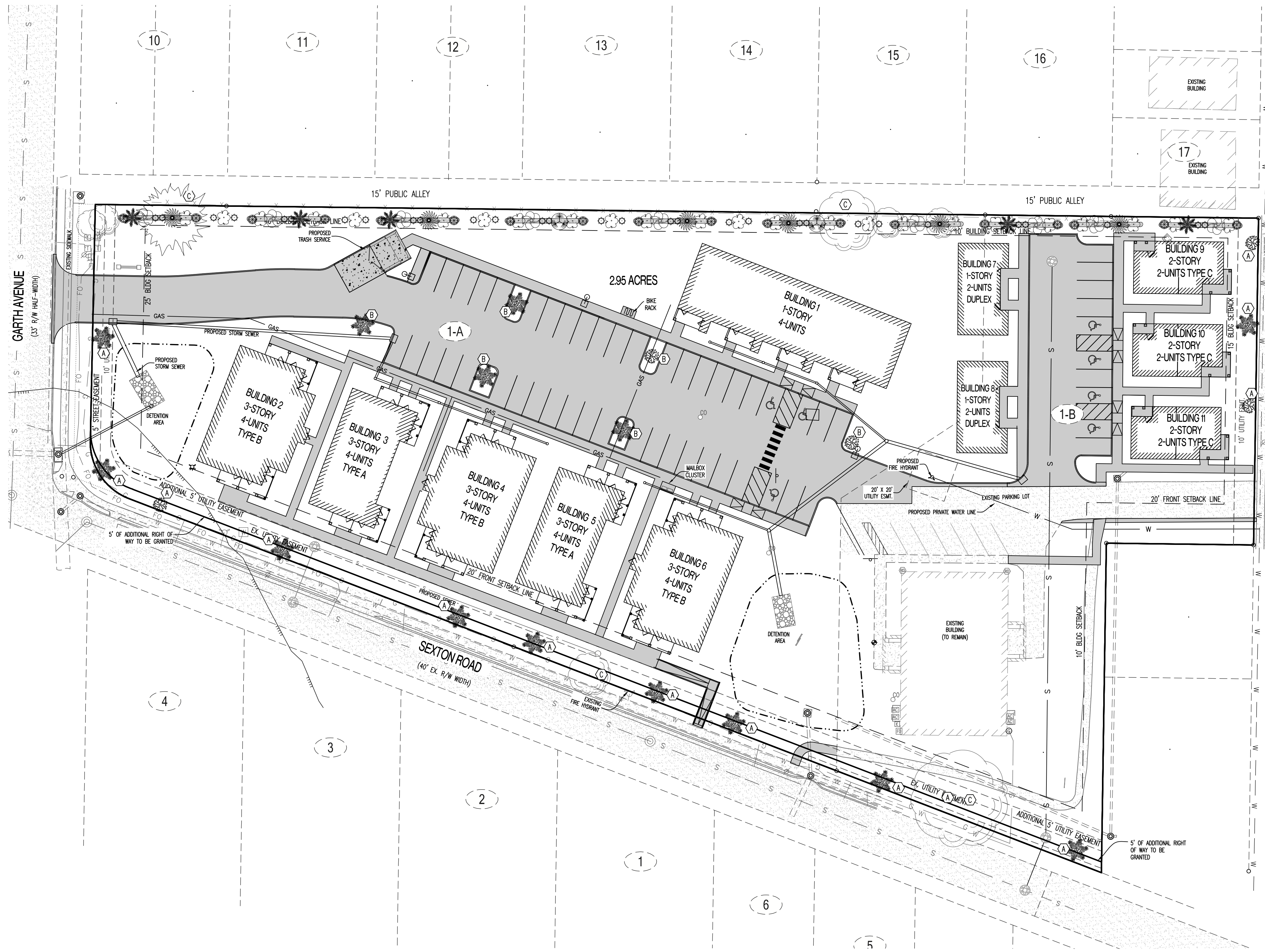
LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI



LOCATION MAP
NOT TO SCALE

LEGEND:

- 805 --- EXISTING 2FT CONTOUR
- 820 --- EXISTING 10FT CONTOUR
- CURB
- - - - - EXISTING SANITARY SEWER
- - - - - PROPOSED SANITARY SEWER
- ⊙ MANHOLE/CLEANOUT
- - - - - PROPOSED WATERLINE
- - - - - PROPOSED LIGHT POLE
- ⊕ PROPOSED FIRE HYDRANT
- - - - - EXISTING STORM SEWER
- - - - - PROPOSED STORM SEWER
- - - - - BUILDING LINE
- - - - - EASEMENT
- ⊙ XX LOT NUMBER
- ⊙ XX EXISTING LOT NUMBER
- ▒ PROPOSED PAVEMENT
- ▒ PROPOSED DETENTION/BIORETENTION
- ⊙ EXISTING TREE
- - - - - EXISTING OVERHEAD ELECTRIC
- - - - - EXISTING GAS
- - - - - EXISTING WATER LINE
- - - - - DETENTION FACILITY
- - - - - ESTIMATED BUILDING ENVELOPE



LANDSCAPE COMPLIANCE:

29-4.4(c) - GENERAL PROVISIONS:

EXISTING CLIMAX FOREST:	0 AC.
CLIMAX FOREST TO REMAIN:	0 AC.
REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED:	0.44 AC.
PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	1.40 AC.

29-4.4(d) - STREET FRONTAGE LANDSCAPING:

(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER: (REFER TO TYPICAL SCREENING BED PLANTING DETAIL)

1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA: 0 TREES

(2)(i) 1 TREE PER 60' STREET FRONTAGE: (832' STREET FRONTAGE): 14 TREES

(ii) 30% LARGE TREES MIN.: 5 TREES

(ii) 30% MEDIUM TREES MIN.: 5 TREES

OTHER TREES: 3 TREES

EXISTING STREET TREES: 1 TREES

NET STREET TREES TO BE PLANTED: 13 TREES

29-4.4(e) - PROPERTY EDGE BUFFERING:

(1) SEE PLAN FOR TABLE 4.4-4 DETERMINED LEVEL OF SCREENING AND BUFFERING. LEVEL 1 SCREENING TO BE PROVIDED ALONG NORTH AND EAST PROPERTY LINES.

29-4.4(f) - PARKING AREA LANDSCAPING:

(1) IF PARKING AREA CONTAINS MORE THAN 100 SPACES, PARKING SPACE AREA TO INCLUDE LANDSCAPING AREA EQUAL TO 10% OF PAVED AREA, WITH 1 TREE PER 40' L.F. OF LANDSCAPED AREA. N/A

(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 23,518 S.F. EXISTING PARKING LOT TREES: 6 TREES

NET PARKING LOT TREES TO BE PLANTED: 0 TREES

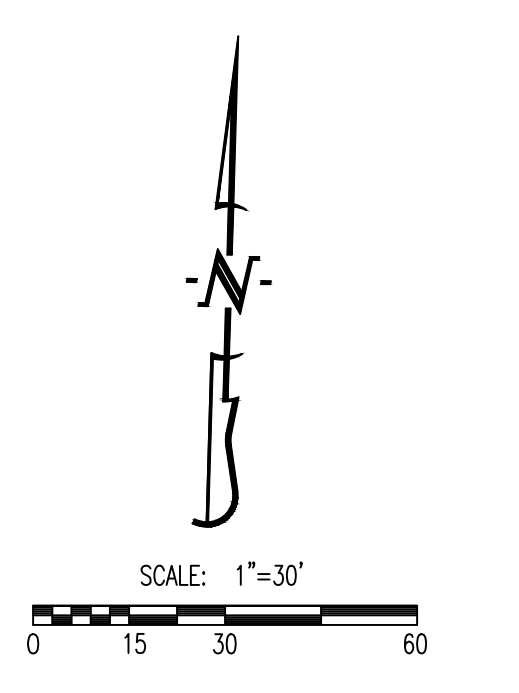
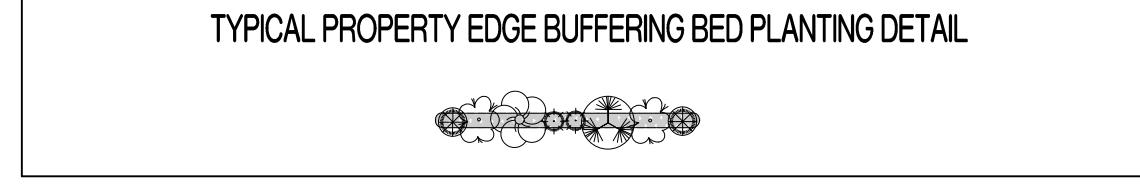
6 TREES

29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING:

TOTAL SIGNIFICANT TREES:	12 TREES
25% OF SIGNIFICANT TREES TO BE PRESERVED:	4 TREES
TOTAL SIGNIFICANT TREES TO BE REMOVED:	8 TREES

PROPERTY EDGE BUFFERING PLANTING TABLE:

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
5	RIVER BIRCH	BETULA NIGRA "HERITAGE"	LARGE TO MEDIUM TREE	2.5" CALIPER
6	BLACK TUPELO	NYSSA SYLVATICA	LARGE TO MEDIUM TREE	2.5" CALIPER
9	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS "MPCOLE"	MEDIUM/LARGE TREE	2" CAL. & 10' TALL
24	DWARF KOREAN LILAC	SYRINGA MEYERI "PALIBIN"	SMALL DECIDUOUS SHRUB	5 GALLON
30	DWARF DAYLILY	HEMEROCALLIS "STELLA DE ORO"	PERENNIALS FOR SUN	N/A
18	PRAIRIE DROPSIED	SPOROBOLUS HETEROLEPIS	GRASS	N/A
N/A	EXISTING GRASS			

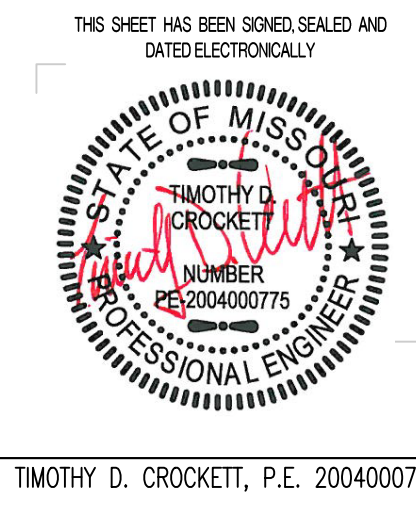


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PLANTING NOTES:

QUANTITY	PLANT SPECIES
14	LARGE/MEDIUM TREE
5	SMALL/ORNAMENTAL TREE

- LANDSCAPING NOTES:**
1. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
 2. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
 3. ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
 4. LANDSCAPING SHALL COMPLY WITH SECTION 29-4.4 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 6. THIS LANDSCAPING PLAN IS CONCEPTUAL IN NATURE. PRECISE LOCATION AND SPECIES INFORMATION MUST BE APPROVED AT THE SITE PLAN STAGE AND MAY NOT EXACTLY MATCH WHAT IS SHOWN GRAPHICALLY.



PREPARED BY:
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TIMOTHY D. CROCKETT, P.E. 2004000775

REV 1 05/23/2023
ORIGINAL 05/01/2023