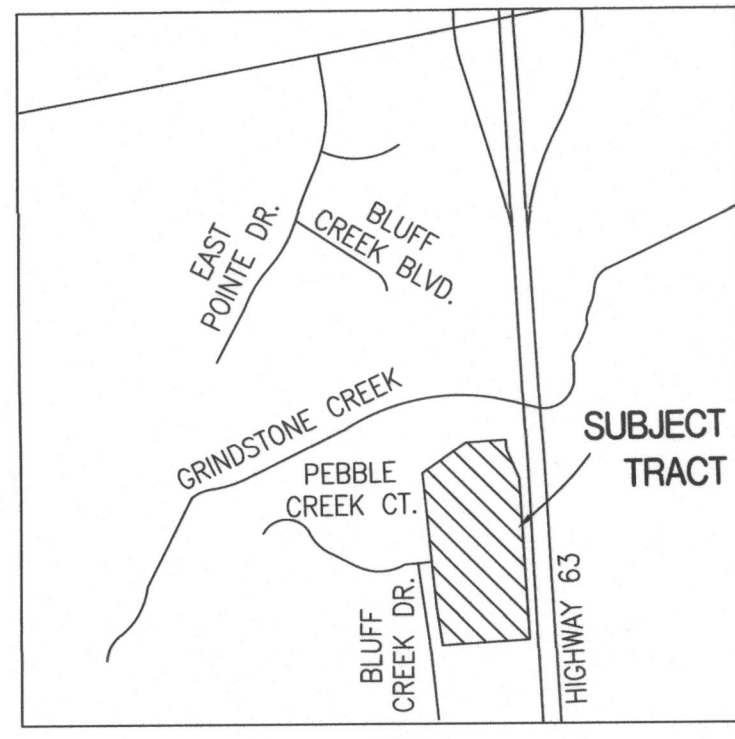
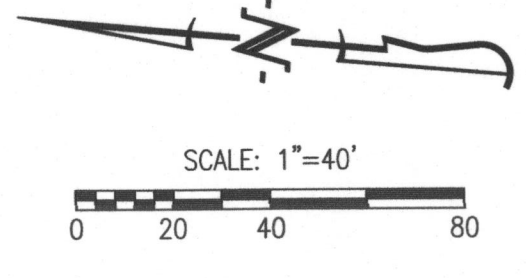


PD PLANNED DEVELOPMENT OF BLUFF CREEK ESTATES, PLAT No. 8

A MAJOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY, 2022



LOCATION MAP
NOT TO SCALE



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

OWNER/DEVELOPER:
LYON CREST PROPERTIES, LLC
2317 DEER CREEK COURT.
COLUMBIA, MO 65201

STORM WATER STATEMENT

A SITE PLAN FOR THIS TRACT HAS BEEN APPROVED SEPTEMBER 19, 2007 SHOWING 207,342 SQUARE FEET OF IMPERVIOUS AREA. PROPOSED IMPERVIOUS AREA UP TO THE PREVIOUSLY APPROVED AMOUNT IS SUBJECT TO STORM WATER REGULATIONS PER THE CITY ORDINANCE NO. 013019 AND THE STORM DRAINAGE DESIGN MANUAL DATED MARCH 1991. ADDITIONAL IMPERVIOUS AREA BEYOND THE PREVIOUSLY APPROVED AMOUNT IS SUBJECT TO ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND SHALL BE CONSTRUCTED PER THE CITY OF COLUMBIA STORM WATER MANAGEMENT AND WATER QUALITY MANUAL.

PLANTING NOTES:

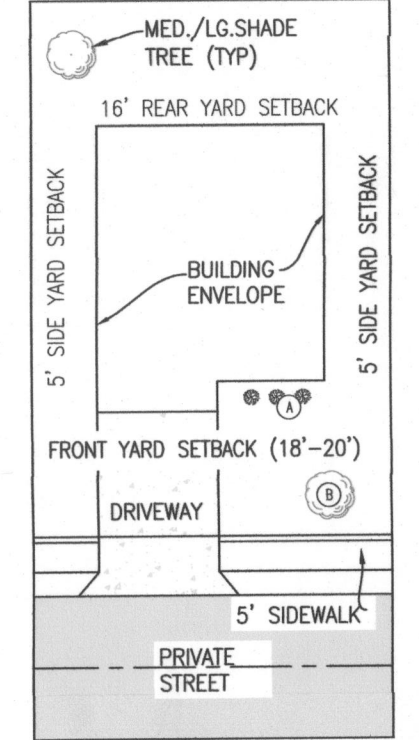
QUANTITY	PLANT SPECIES
78	LARGE/MEDIUM CANOPY TREE

LANDSCAPING / TREE PRESERVATION NOTES:

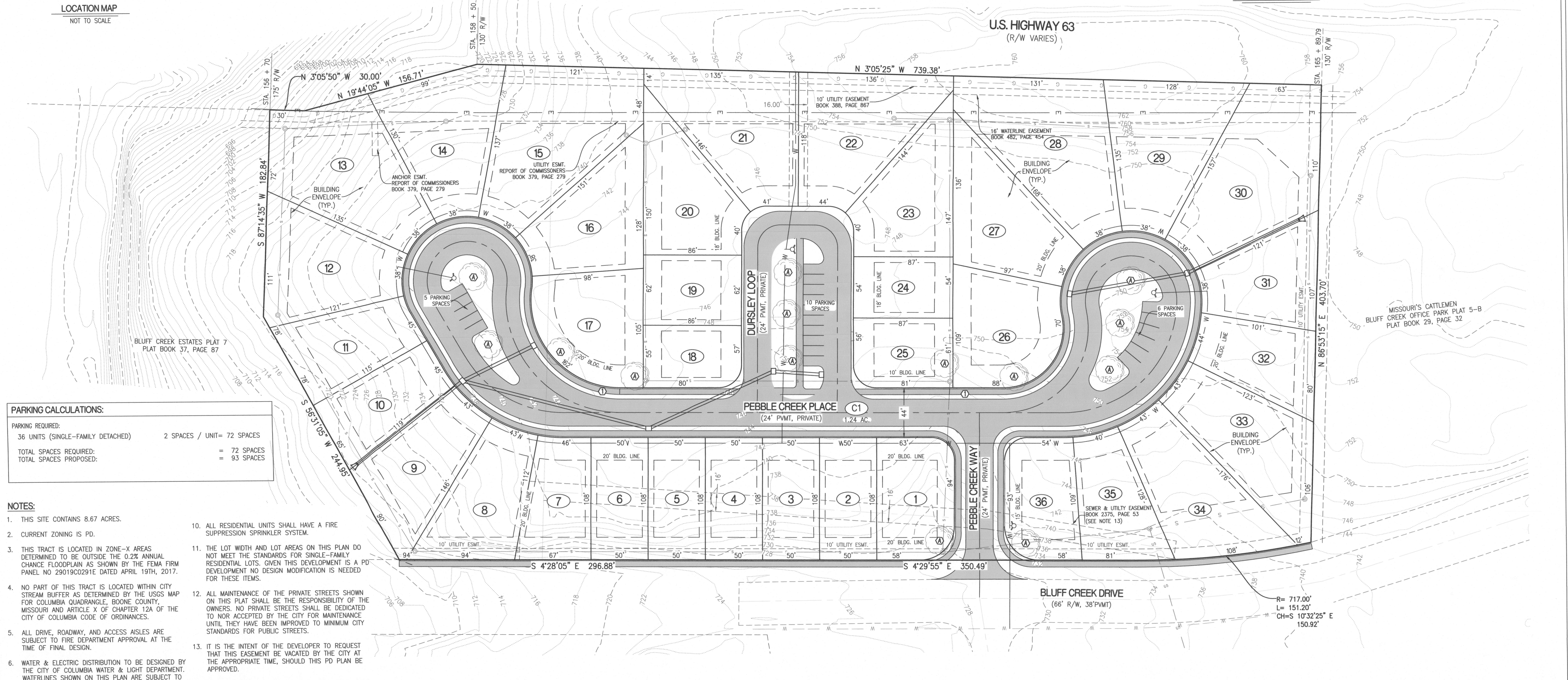
- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
- 14 STREET TREES ARE TO BE PROVIDED, WITH ONE TREE BEING PROVIDED EVERY 4,000 SQFT WITH A TOTAL AREA OF 46,374 SQFT.

- * REFER TO NOTE AND SPECIES BELOW
TREE & SHRUB SPECIES MAY BE CHOSEN FROM THE FOLLOWING LIST (ANY SPECIES OTHER THAN THE ONES LISTED BELOW SHALL BE APPROVED BY THE CITY ARBORIST):
- SHRUBS**
BLACK CHOKEBERRY - ARONIA MELANOCARPA
GOLDEN CURRANT - RIBES ODORATUM
AMERICAN BEAUTY BERRY - CALLICARPA AMERICANA
HAZELNUT - CORYLUS AMERICANA
WILD HYDRANGEA - HYDRANGEA ARBORESCENS
- TREES**
TRIDENT MAPLE - ACER BUERGERIANUM
PERSIAN PARROTIA - PARROTIA PERSICA
BLACK TUPELO - NYSSA SYLVATICA
YELLOWWOOD - CLADRASTIS KENTUCKEA

- (A) PROPOSED SHRUBS*
 - (B) PROPOSED TREE*
- TYPICAL PUD LANDSCAPING**



TYPICAL LOT LAYOUT
REQUIRED PARKING 2 SPACES PER UNIT
PARKING PROVIDED 2 SPACES PER UNIT IN GARAGE.



PARKING CALCULATIONS:

PARKING REQUIRED:	
36 UNITS (SINGLE-FAMILY DETACHED)	2 SPACES / UNIT = 72 SPACES
TOTAL SPACES REQUIRED:	= 72 SPACES
TOTAL SPACES PROPOSED:	= 93 SPACES

- NOTES:**
- THIS SITE CONTAINS 8.67 ACRES.
 - CURRENT ZONING IS 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 29019C0291E DATED APRIL 19TH, 2017.
 - 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.
 - ALL DRIVE, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
 - WATER & ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT. WATERLINES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN. ADEQUATE EASEMENTS FOR ALL WATER AND ELECTRIC LINES SHALL BE DEDICATED AT THE TIME OF FINAL DESIGN.
 - THE BUILDINGS SHOWN ON THIS PLAN MAY BE CONSTRUCTED IN SEPARATE PHASES AS LONG AS ADEQUATE PARKING AND OTHER SITE REQUIREMENTS ARE PROVIDED FOR THE BUILDING BEING CONSTRUCTED AT THAT TIME.
 - ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT SHALL BE PRIVATE.
 - LOT C1 SHALL BE OWNED BY THE HOME OWNERS ASSOCIATION.
 - ALL RESIDENTIAL UNITS SHALL HAVE A FIRE SUPPRESSION SPRINKLER SYSTEM.
 - THE LOT WIDTH AND LOT AREAS ON THIS PLAN DO NOT MEET THE STANDARDS FOR SINGLE-FAMILY RESIDENTIAL LOTS. 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 OWNERS. 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.
 - IT IS THE INTENT OF THE DEVELOPER TO REQUEST THAT THIS EASEMENT BE VACATED BY THE CITY AT THE APPROPRIATE TIME, SHOULD THIS PD PLAN BE APPROVED.
 - AS AN ALTERNATIVE, THE SIDEWALKS MAY BE SHIFTED TO THE BACK-OF-CURB OF THE PRIVATE STREETS. SHOULD THIS OPTION BE USED THE SIDEWALKS SHALL BE INCREASED TO SIX FEET IN WIDTH.
 - ARCHITECTURAL STANDARDS FOR THE BUILDINGS EXTERIOR MATERIALS, FENCING, SOLAR EQUIPMENT, AND LANDSCAPE DESIGN WILL RESEMBLE THAT OF THE ADJACENT NEIGHBORHOOD, BLUFF CREEK ESTATES. BUILDINGS ON LOTS ABUTTING BLUFF CREEK DRIVE SHALL ADHERE TO HIGHER STANDARDS REQUIRING THE EXTERIOR MATERIALS ON THE REAR TO REFLECT SIMILAR DETAILING AS THE FRONT OF THE STRUCTURE.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 9th DAY OF June, 2022.

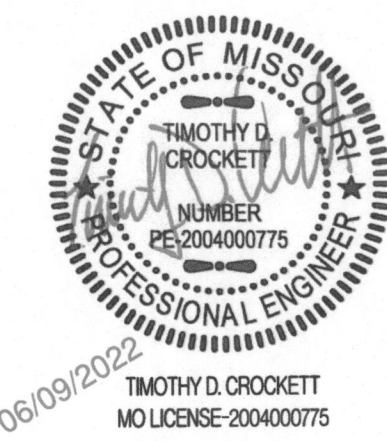
Sara Joe
SARA JOE, CHAIRPERSON

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____ 2022.

_____, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK



PD PLANNED DEVELOPMENT BLUFF CREEK ESTATES PLAT NO.8

A MAJOR SUBDIVISION
SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2008151304

DATE: 05-20-2022
SCALE: 1" = 40'
PROJECT: 210519
DRAWN BY: JWS

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