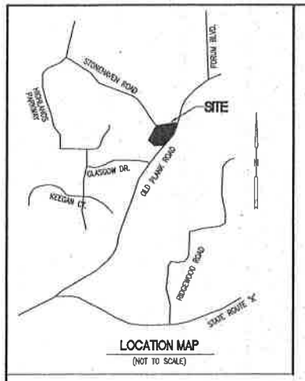
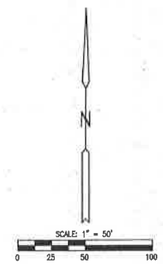
PUD DEVELOPMENT PLAN

THE HIGHLANDS PHASE 8-REVISED

SEPTEMBER 12, 2016
REVISED DECEMBER 15, 2016



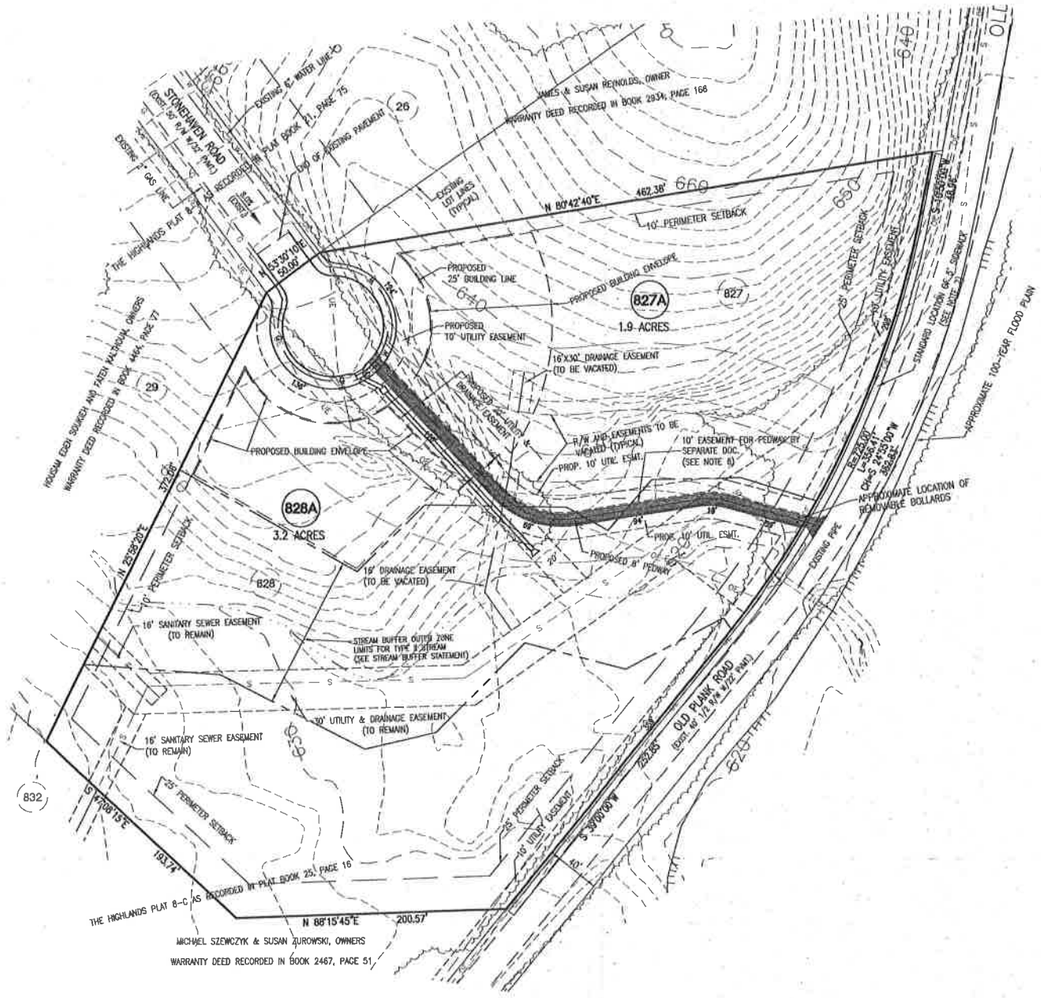
LOCATION MAP
(NOT TO SCALE)

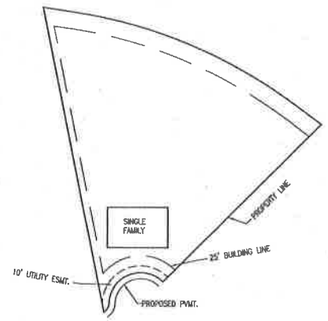


BEARINGS ARE REFERENCED TO THE LINES OF THE HIGHLANDS PLAT 8-C, RECORDED IN PLAT BOOK 25, PAGE 16.

LEGEND

- B.L. — BUILDING SETBACK LINE
- 2.0% — PROPOSED STREET GRADE
- PROPOSED STORM DRAINAGE STRUCTURE/PIPE
- G — PROPOSED GAS MAIN
- W — PROPOSED WATER MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEAN OUT
- G — EXISTING GAS MAIN
- S — EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- W — EXISTING WATER MAIN
- X — EXISTING FENCE
- OE — EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- EXISTING TREE LINE
- 640 — EXISTING CONTOUR
- APPROXIMATE 100-YEAR FLOOD PLAIN
- STREAM BUFFER





TYPICAL LOT LAYOUT
(NOT TO SCALE)

OWNER/DEVELOPER

HIGHLAND PROPERTIES COMPANY
C/O INNOVATIVE MANAGEMENT
209 GREEN MEADOWS ROAD, SUITE B
COLUMBIA, MISSOURI 65203

SITE DATA

EXISTING ZONING: R-1 PUD
TRACT SIZE: 5.30 ACRES
LOCATION: NORTHWEST 1/4 SECTION 2-47-13

WARRANTY DEED RECORDED IN BOOK 254, PAGE 253
LOTS 827 & 828 THE HIGHLANDS PLAT 8-C, RECORDED IN PLAT BOOK 25, PAGE 18

EXISTING UTILITIES

SEWER: 8" CITY SEWER MAIN CROSSES EXISTING LOT 828 IN A 30' UTILITY AND DRAINAGE EASEMENT

WATER: 8" MAIN ALONG NORTH SIDE OF STONEHAVEN ROAD AND STUBS ONTO SUBJECT TRACT

GAS: 2" PLASTIC MAIN ALONG SOUTH SIDE OF STONEHAVEN ROAD

ELEC: OVERHEAD ELECTRIC THROUGH THE SUBJECT TRACT TO BE PLACED UNDERGROUND

GENERAL NOTES

1. THERE WILL BE A 10' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.
2. THERE WILL BE A MINIMUM 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY AND STORM SEWER LINES.
3. ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.
4. THE CUL-DE-SAC WILL HAVE A 47' RADIUS RIGHT-OF-WAY AND 36' RADIUS PAVEMENT.
5. DRIVEWAY ACCESS WILL BE PROHIBITED ALONG OLD PLANK ROAD.
6. A PROPERLY DESIGNED, HARD SURFACED 8' WIDE PEDWAY BETWEEN STONEHAVEN ROAD AND OLD PLANK ROAD IS PROPOSED AS SHOWN WITHIN A 10' WIDE EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT ALONG THE SOUTHERLY SIDE OF LOT 827A. REMOVABLE BOLLARDS WILL BE PLACED AS SHOWN.
7. A 5' SIDEWALK IS PROPOSED ALONG OLD PLANK ROAD. THE ACTUAL LOCATION OF THE SIDEWALK MAY VARY FROM THE STANDARD LOCATION DUE TO THE TERRAIN OR OTHER OBSTACLES. Construction by developer waived by ordinance # 023076
8. THE WATER DISTRIBUTION SYSTEM WILL BE DESIGNED BY CITY OF COLUMBIA WATER AND LIGHT ENGINEERING DEPARTMENT.
9. CONTOUR INTERVAL IS TWO (2) FEET.

PUD NOTES

1. AREA: 5.30 ACRES
2. MAXIMUM BUILDING HEIGHT:
   PUD: 45 FEET
3. INDIVIDUAL SINGLE FAMILY HOMES, SIZES AND SHAPES WILL VARY.
4. MINIMUM DISTANCE FROM BUILDING TO PERIMETER PROPERTY LINES:
   PUD: 25 FEET FRONT & REAR, 10 FEET ON SIDE YARDS
5. PUD IMPERVIOUS AREA: 1.06 ACRES = 20% (MAXIMUM)
   PUD PERVIOUS AREA: 4.24 ACRES = 80% (MINIMUM)
6. PUD PARKING REQUIRED: 2 PER UNIT x 2 UNITS = 4 SPACES
   PUD PARKING PROVIDED: 4 PER UNIT (2 GARAGE, 2 DRIVEWAY) x 2 UNITS = 8 SPACES (4:1 PER LOT)

PUD UNIT SUMMARY

2 SINGLE FAMILY DETACHED UNITS

PUD DENSITY CALCULATIONS

GROSS AREA = 5.30 ACRES
RIGHT-OF-WAY & LOT 827B AREA = 0.35 ACRES
NET AREA (GROSS MINUS RIGHT-OF-WAY) = 4.95 ACRES

PROPOSED UNITS = 2
PROPOSED DENSITY = 2 UNITS/4.95 ACRES = 0.40 UNITS/ACRE

LANDSCAPE NOTES

EACH LOT SHALL HAVE A MINIMUM OF TWO (2) TREES PLANTED IN THE FRONT YARD.

A MINIMUM OF 80% WILL BE MAINTAINED AS OPEN SPACE SUCH AS NATURAL VEGETATION AND LANDSCAPING.

CLIMAX FOREST NOTE

ACCORDING TO THE CITY OF COLUMBIA ARBORIST THE ONLY CLIMAX FOREST IN THE PUD IS LOCATED WITHIN THE REQUIRED STREAM BUFFER, THEREFORE THE ENTIRE CLIMAX FOREST IS PRESERVED.

DRIVEWAY NOTES

EACH LOT SHALL HAVE A SINGLE DRIVEWAY OFF STONEHAVEN ROAD THAT IS A MINIMUM TWENTY (20) FEET WIDE.

SUBDIVISION REGULATION VARIANCES

1. SECTION 25-47 – TERMINAL STREETS: STONEHAVEN ROAD IS PROPOSED TO BE 2,700'± LONG WITH THE INSTALLATION OF THE CUL-DE-SAC.
2. SECTION 25-48 – SIDEWALKS: THERE ARE NO SIDEWALKS PROPOSED AROUND THE CUL-DE-SAC.

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS 5th DAY OF December, 2016.

RUSTY STROOKMAN, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS 20th DAY OF February, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK ordinance #023076

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA OR THE 100-YEAR FLOOD PLAIN) AS SHOWN BY THE FIRM PANEL NUMBER 29019C0230D, DATED MARCH 17, 2011.

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMITS SHOWN ON THIS PLAT ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF ARTICLE X, CHAPTER 12A OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE BUFFER EXCEPT AS SPECIFICALLY APPROVED BY THE CITY. U.S.G.S. QUADRANGLE MAP "COLUMBIA" WAS USED TO DETERMINE THE TYPE OF STREAM.

PREPARED BY

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COLUMBIA, MO. 65201
(573) 875-8799
allstateconsultants.net

STATE OF MISSOURI
JAMES R. JEFFRIES
NUMBER LS-2350
REGISTERED LAND SURVEYOR

JAMES R. JEFFRIES, PLS 2350

JAN. 11, 2017
DATE

JOB #10203.01
THE HIGHLANDS PHASE 8-REVISED PUD PLAN

JOB #10203.01
THE HIGHLANDS PHASE 8-REVISED PUD PLAN
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