PREVIOUSLY APPROVED

LEGEND

	STREET SIGN
WM	EXISTING WATER METER
GP	GUARD POST
FH	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
E	EXISTING IRON PIPE
(R)	REMOVE
S ●	SET–IRON
(REC.)	RECORD
	HANDICAPPED PARKING
MH	EXISTING SANITARY MANHOLE
CO	EXISTING SANITARY CLEANOUT
●	PROPOSED SANITARY MANHOLE
•	PROPOSED SANITARY CLEANOUT
PP	POWER POLE
	ROOF DRAIN
	GUY WIRE
X	EXISTING FENCE
U/E	EXISTING UNDERGROUND ELECTRIC
T	EXISTING UNDERGROUND TELEPHONE
G	EXISTING GAS
OE	EXISTING OVER–HEAD ELECTRIC
S	EXISTING SANITARY
W	EXISTING WATER
U/E	PROPOSED UNDERGROUND ELECTRIC
W	PROPOSED WATER
G	PROPOSED GAS
S	PROPOSED SANITARY
T T	PROPOSED STORM SEWER
	PROPOSED UNDERGROUND TELEPHONE
• • •	FLOWLINE (℄)
	EXISTING TREELINE
	PRESERVED TREELINE

SIGNAGE

THERE IS ONE MONUMENT SIGN PROPOSED, AND THE LOCATION IS SHOWN ON THE DRAWING.

THE PROPOSED SIGN LETTER AREA IS 56 SQUARE FEET WHICH EXCEEDS THE ALLOWED AREA FOR THIS DEVELOPMENT.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100–YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP #29019C 0325D
DATED: MARCH 17, 2011

PARKING LIGHTING

A MAJORITY OF THE LIGHTING WILL BE STREET LIGHTS INSTALLED BY THE ELECTRIC COMPANY, EXCEPT FOR ANY DECORATIVE AND ACCESSORY LIGHTING.

OWNER

LIFESTYLE DEVELOPMENT INC.
C/O DON STOHLDRIER
5818 SCREAMING EAGLE
COLUMBIA, MO 65201
(573) 449–9000

BENCHMARK DATA

MISSOURI STATE DNR MONUMENT BO–13 LOCATED ON THE EAST SIDE OF EUTSY LANE 0.2 MILES NORTH OF STATE ROUTE WW.

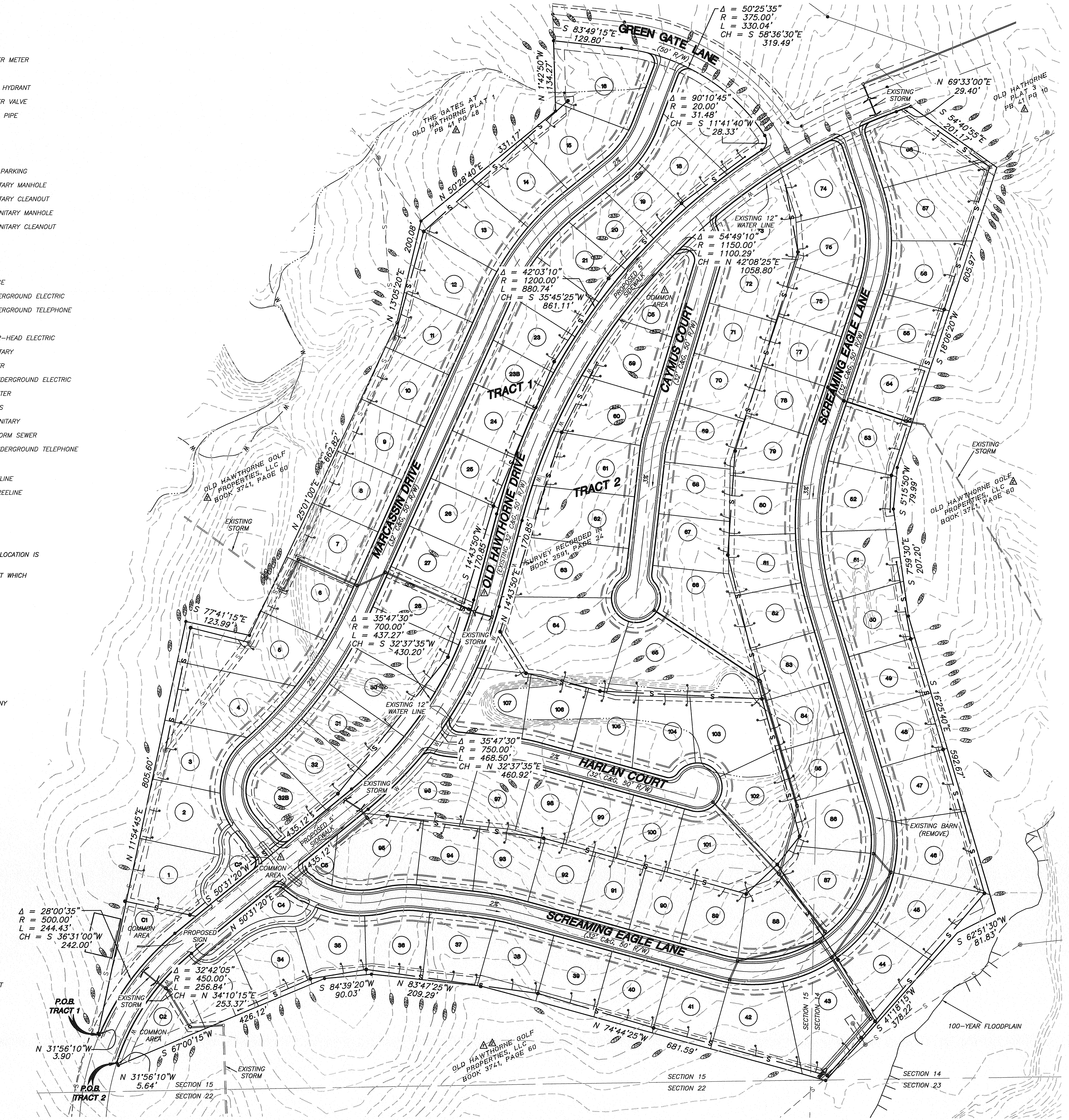
ELEV.= 831.36

CONCEPTUAL STORM DRAINAGE NOTES

1. THE STORM DRAINAGE SHOWN IS CONCEPTUAL.
2. A FULL STORM WATER PLAN SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.

APPROVED AS A MINOR REVISION
THIS 15TH DAY OF FEBRUARY, 2017.

TIMOTHY TEDDY, DIRECTOR OF COMMUNITY DEVELOPMENT



SCALE: 1" = 100'
0 50 100 200

PUD PLAN – MINOR AMENDMENT

THE VILLAS AT OLD HAWTHORNE

JULY 17, 2006
REVISED AUGUST 4, 2006
REVISED MARCH 9, 2015
REVISED FEBRUARY 6, 2017

GENERAL NOTES

1. BUILDING ENVELOPES WITHIN BUILDING LINES ON DETAIL SHEET ARE APPROXIMATE. THESE BUILDING DIMENSIONS WILL VARY BUT WILL NOT EXCEED THE BUILDING LINES. THE DEVELOPER RETAINS ALL THE RIGHTS TO VARY THE DIMENSIONS OF THE BUILDING.

2. TRACT IS ZONED PUD–4.2.

3. DRIVEWAY APPROACH, SIDEWALKS, AND HANDICAPPED SPACES ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.

4. ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED AS SOON AS GENERAL GRADING OPERATIONS ARE COMPLETE. IF VEGETATIVE COVER CAN NOT BE ESTABLISHED PRIOR TO THE ONSET OF WINTER, AN ALTERNATIVE METHOD OF STABILIZATION SHALL BE USED UNTIL VEGETATIVE COVER IS ESTABLISHED.

5. ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.

6. THERE WILL BE A MINIMUM 10' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.

7. THERE WILL BE A MINIMUM 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY SEWER AND STORM SEWER LINES.

8. ALL STREETS SHALL BE 32' CURB AND GUTTER, AND HAVE A 50' RIGHT–OF–WAY, UNLESS OTHERWISE NOTED.

UTILITIES

WATER

PUBLIC WATER SUPPLY
DISTRICT NO. 9
RT. Z
COLUMBIA, MISSOURI 65201
CONTACT: ROGER BALLEW
(573)474–9521

TELEPHONE

CENTURYTEL
625 E. CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: DUANE MCGEE
(573)886–3503

NATURAL GAS

AMEREN UE
P.O. BOX M
COLUMBIA, MISSOURI 65205
CONTACT: GARY BAUMGARTNER
(573) 876–3063

CABLE TV

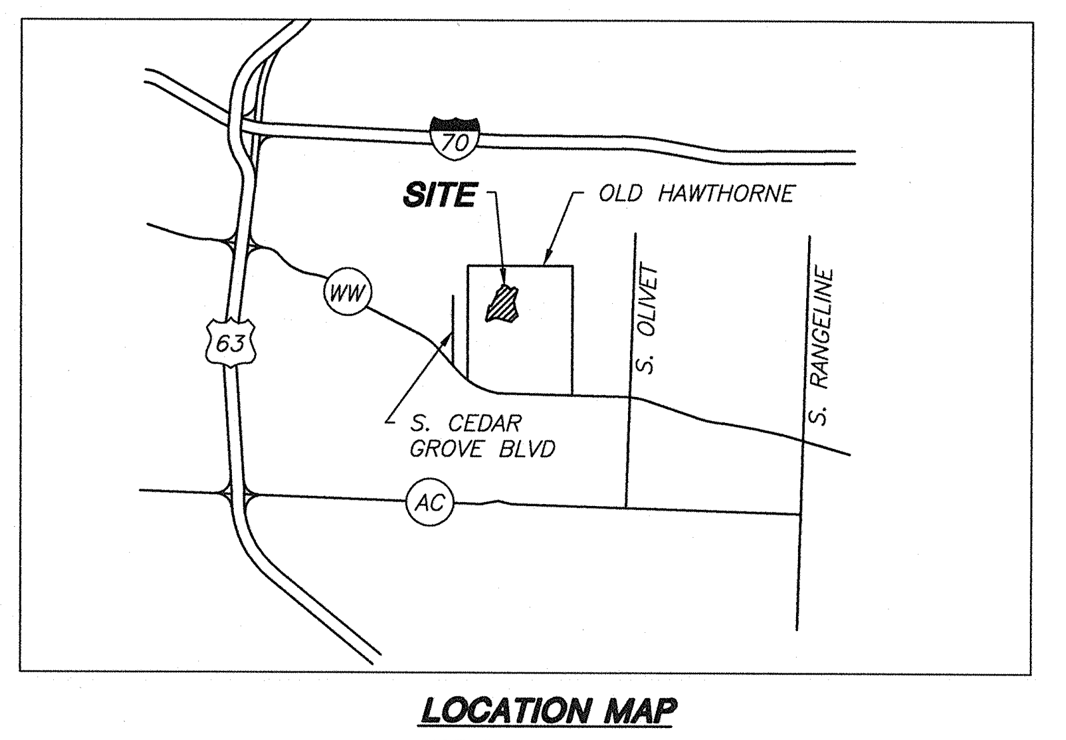
MEDIACOM
901 NORTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: BOB BONER
(573)489–1937

ELECTRICITY

BOONE ELECTRIC COOPERATIVE
1413 RANGELINE
COLUMBIA, MISSOURI 65201
CONTACT: DOUG GARDNER
(573)449–4181

SANITARY SEWER

CITY OF COLUMBIA
P.O. BOX 6015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: ALLISON ANDERSON
(573)874–7250



LOCATION MAP

NOT TO SCALE

1 2 PUD NOTES

(NOTES 1–7 ARE THE STATEMENT OF INTENT FOR PUD)

1. TYPE OF DWELLING UNITS: SINGLE FAMILY ATTACHED UNITS ASSEMBLED IN DUPLEX STRUCTURES; SINGLE FAMILY ATTACHED UNITS IN TOWNHOUSE STRUCTURES ASSEMBLED IN 2–4 UNITS PER STRUCTURE; SINGLE FAMILY DETACHED UNITS; OR A COMBINATION OF THE ABOVE.
   1A) THIS DEVELOPMENT WILL CONSIST OF ONLY SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED STRUCTURES OF UP TO TWO UNITS.

2. MAXIMUM NUMBER OF UNITS: 317 RESIDENTIAL UNITS/MAXIMUM DENSITY OF 4.2 UNITS PER ACRE.

3. MAXIMUM BUILDING HEIGHT: THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 40 FEET.

4. THE NUMBER OF PARKING SPACES: THE TOTAL NUMBER OF PARKING SPACES SHALL BE A MINIMUM TWO SPACES PER DWELLING UNIT. PARKING SPACES MAY BE LOCATED IN A GARAGE, EXTERIOR PARKING LOT, OR A COMBINATION OF BOTH.

5. MINIMUM PERCENTAGE OF OPEN/GREEN SPACE: FORTY PERCENT OF THE NET AREA IS TO BE PRESERVED AS OPEN/GREEN SPACE. THIS PERCENTAGE INCLUDES WATER FEATURES AND IMPOUNDMENTS.

6. AMENITIES: THERE ARE NO PROPOSED AMENITIES WITHIN THE LIMITS OF THE PROPOSED PUD OTHER THAN A SMALL WATER IMPOUNDMENT. ADDITIONAL AMENITIES SUCH AS A POOL, HEALTH CLUB AND GOLF COURSE WILL BE AVAILABLE IN THE SUBDIVISION.

7. GENERAL DESCRIPTION OF PLAN: THE DEVELOPMENT PLAN FOR THE ENTIRE AREA WILL PRESENT A MIXED USE OF RESIDENTIAL UNITS. THE MINIMUM FRONT YARD SET–BACK FROM A PUBLIC STREET WOULD BE 18 FEET. THE MINIMUM DISTANCE BETWEEN UNATTACHED UNITS WOULD BE 12 FEET. THE MINIMUM REAR YARD SET–BACK WOULD BE 10 FEET. THERE IS NO MINIMUM LOT SIZE WITHIN THIS PUD SINCE "POSTAGE STAMP" LOTS MAY BE UTILIZED. SOME UNITS MAY BE CONDOMINIUMS.

8. THE TOTAL AREA OF THIS TRACT IS 51.1 ACRES; THE AREA OF THIS TRACT WITHOUT THE PROPOSED RIGHT–OF–WAY IS 48.5 ACRES.

9. TREE PRESERVATION HAS BEEN ADDRESSED WITH THE ORIGINAL PLANNING FOR THE OVERALL OLD HAWTHORNE SUBDIVISION.

10. LOTS C1, C2, C3, C4, AND C5 ARE COMMON AREAS AND WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.

LEGAL DESCRIPTION

TWO TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION 15, BOTH IN TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE SURVEY RECORDED IN BOOK 2591, PAGE 24 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 22–48–12, THENCE N84°2'2"E, 1267.45 FEET TO THE POINT OF BEGINNING; THENCE N31°56'10"W, 3.90 FEET; THENCE N11°54'45"E, 805.60 FEET; THENCE S77°41'15"E, 123.99 FEET; THENCE N25°1'0"E, 662.82 FEET; THENCE N13°5'20"E, 200.08 FEET, THENCE N50°28'40"E, 331.17 FEET; THENCE N1°42'50"W, 134.27 FEET; THENCE S83°49'15"E, 129.80 FEET; THENCE ALONG A 375–FOOT RADIUS CURVE TO THE RIGHT, 330.04 FEET, SAID CURVE HAVING A CHORD S58°36'30"E, 319.49 FEET; THENCE ALONG A 20–FOOT RADIUS CURVE TO THE RIGHT, 31.48 FEET, SAID CURVE HAVING A CHORD S11°41'40"W, 28.33 FEET; THENCE ALONG A 1200–FOOT RADIUS CURVE TO THE LEFT, 880.74 FEET, SAID CURVE HAVING A CHORD S35°45'25"W, 861.11 FEET; THENCE S14°43'50"W, 170.85 FEET; THENCE ALONG A 700–FOOT RADIUS CURVE TO THE RIGHT, 437.27 FEET, SAID CURVE HAVING A CHORD S32°37'35"W, 430.20 FEET; THENCE S50°31'20"W, 435.12 FEET; THENCE ALONG A 500–FOOT RADIUS CURVE TO THE LEFT, 244.43 FEET, SAID CURVE HAVING A CHORD S36°31'0"W, 242.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 14.8 ACRES.

TRACT 2

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 22–48–12, THENCE N86°33'0"E, 1526.20 FEET TO THE POINT OF BEGINNING; THENCE ALONG A 450–FOOT RADIUS CURVE TO THE RIGHT, 256.84 FEET, SAID CURVE HAVING A CHORD N34°10'15"E, 253.37 FEET; THENCE N50°31'20"E, 435.12 FEET; THENCE ALONG A 750–FOOT RADIUS CURVE TO THE LEFT, 468.50 FEET, SAID CURVE HAVING A CHORD N32°37'35"E, 460.92 FEET; THENCE N14°43'50"E, 170.85 FEET; THENCE ALONG A 1150–FOOT RADIUS CURVE TO THE RIGHT, 1100.29 FEET, SAID CURVE HAVING A CHORD N42°8'25"E, 1058.80 FEET; THENCE N69°33'0"E, 29.40 FEET; THENCE S54°40'55"E, 201.17 FEET; THENCE S18°6'20"W, 605.97 FEET; THENCE S5°15'50"W, 79.99 FEET; THENCE S7°59'30"E, 207.20 FEET; THENCE S16°25'40"E, 592.67 FEET; THENCE S62°51'30"W, 81.83 FEET; THENCE S41°18'15"W, 378.22 FEET; THENCE N74°44'25"W, 681.59 FEET; THENCE N83°47'25"W, 209.29 FEET; THENCE S84°39'20"W, 90.03 FEET; THENCE S67°0'15"W, 426.12 FEET; THENCE N31°56'10"W, 5.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.7 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY
A CIVIL GROUP

JAY GEBHARDT, LS–2001001909

PARKING DATA

REQUIRED:

214 UNITS X 2 SPACES/UNIT = 428 SPACES
TOTAL: 428 PARKING SPACES REQUIRED

PROVIDED:

214 UNITS X 4 SPACES/UNIT (2 GARAGE & 2 DRIVEWAY)
= 856 TOTAL SPACES PROVIDED

THE VILLAS AT OLD HAWTHORNE
PUD PLAN

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED

JAY ALAN GEBHARDT
NUMBER
E-25052

JAY GEBHARDT MO E–25052
FEBRUARY 6, 2017

NO.	DATE	DESCRIPTION	BY
3	2/6/17	MINOR REVISION	SMH

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
3401 W BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PHONE: (573) 817–5750, FAX: (573) 817–1677

DRAWN BY: SMH		DATE: 7/17/06	
ENGR: JAG	PM: SMH	DRAWING NO.: STOH06–01	
JOB NO.: STOH06.01		SHEET 1	OF 4

X:\Project\Stohldrier\OLD HAWTHORNE\ep\STOH16–15\STOH16–15 PUD MINOR REVISION.dwg PUD PLAN MINOR #2
JOB NUMBER STOH06.01

PREVIOUSLY APPROVED

PUD PLAN – MINOR AMENDMENT

THE VILLAS AT OLD HAWTHORNE

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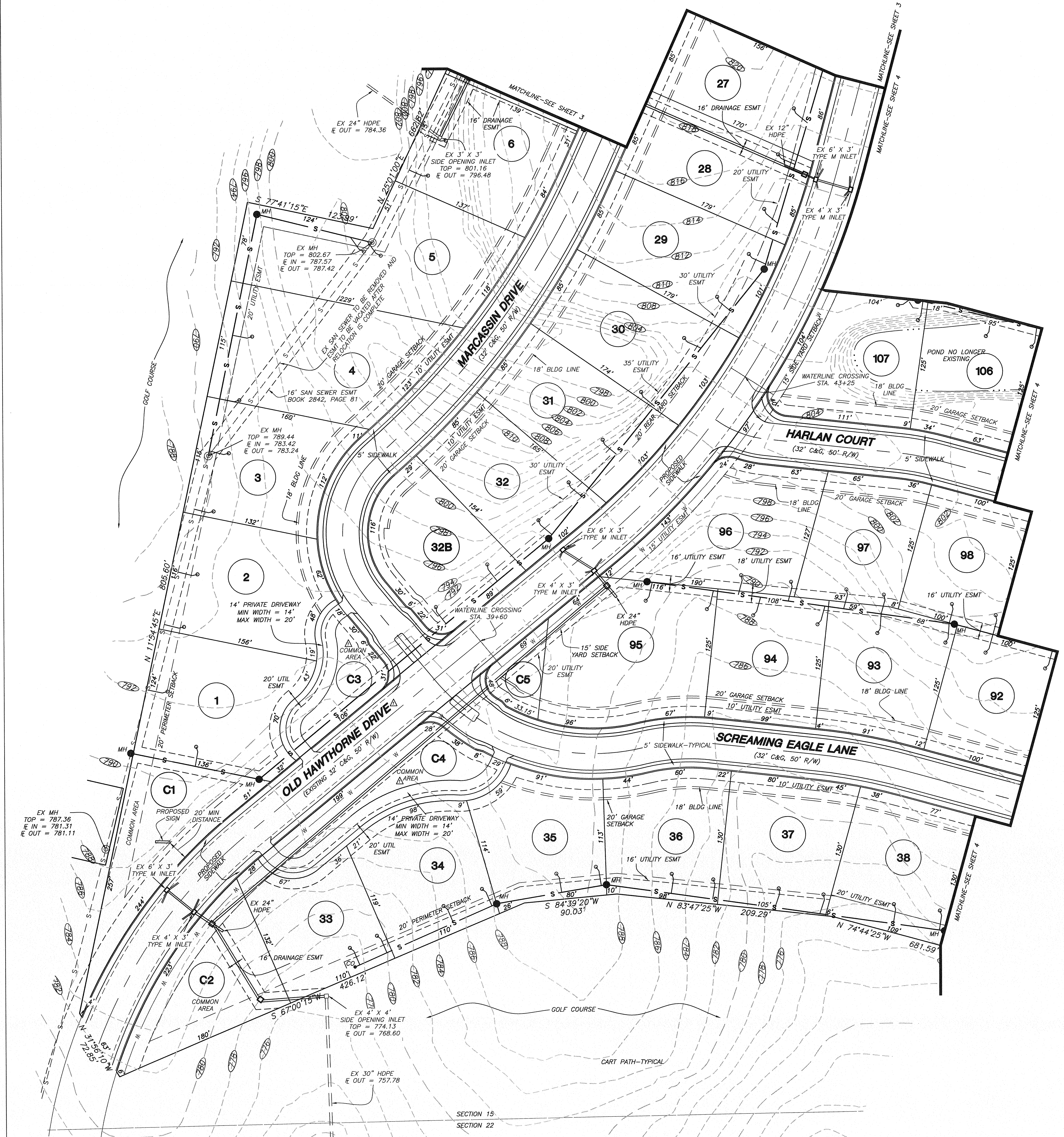
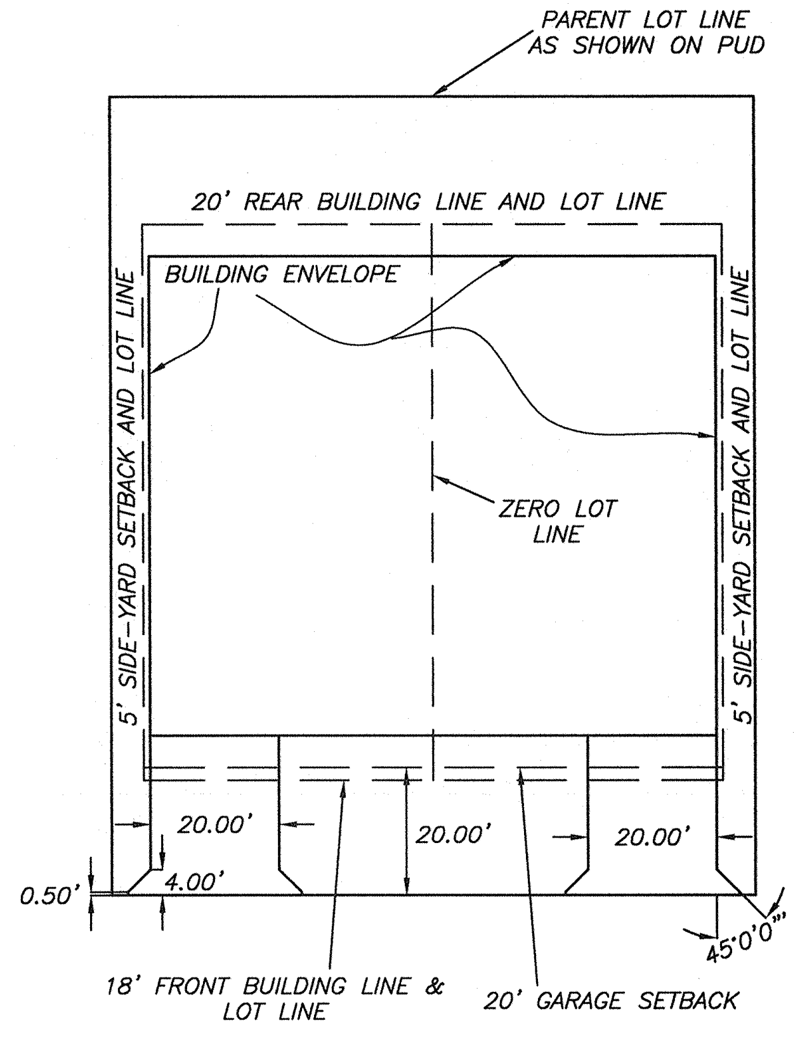
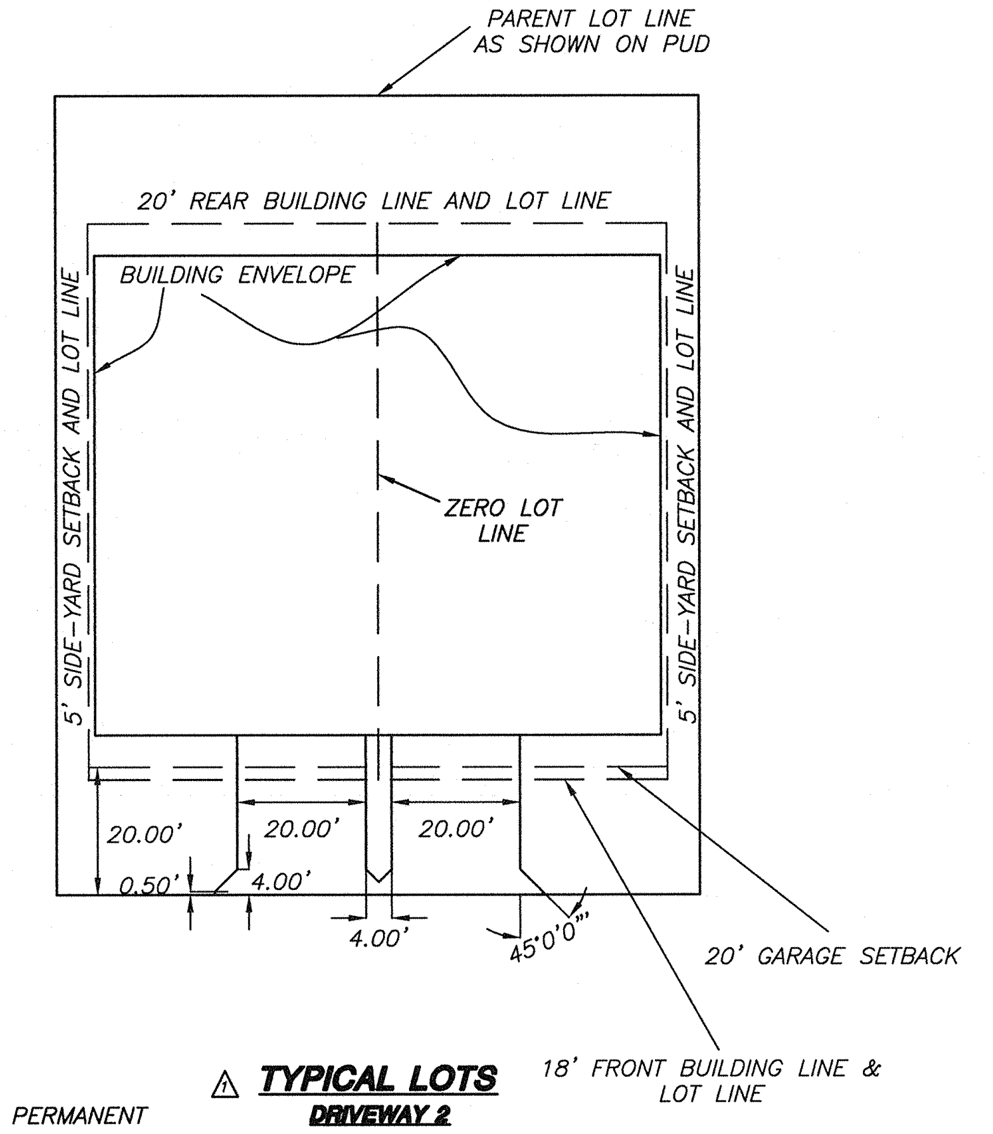


SCALE: 1" = 50'
0 25 50 100


PARENT LOT LINE AS SHOWN ON PUD
20' REAR BUILDING LINE AND LOT LINE
BUILDING ENVELOPE
ZERO LOT LINE
5' SIDE-YARD SETBACK AND LOT LINE
20.00'
4.00'
0.50'
45°0'0"
18' FRONT BUILDING LINE & LOT LINE
20' GARAGE SETBACK

TYPICAL LOTS
DRIVEWAY 1
SCALE: 1" = 30'

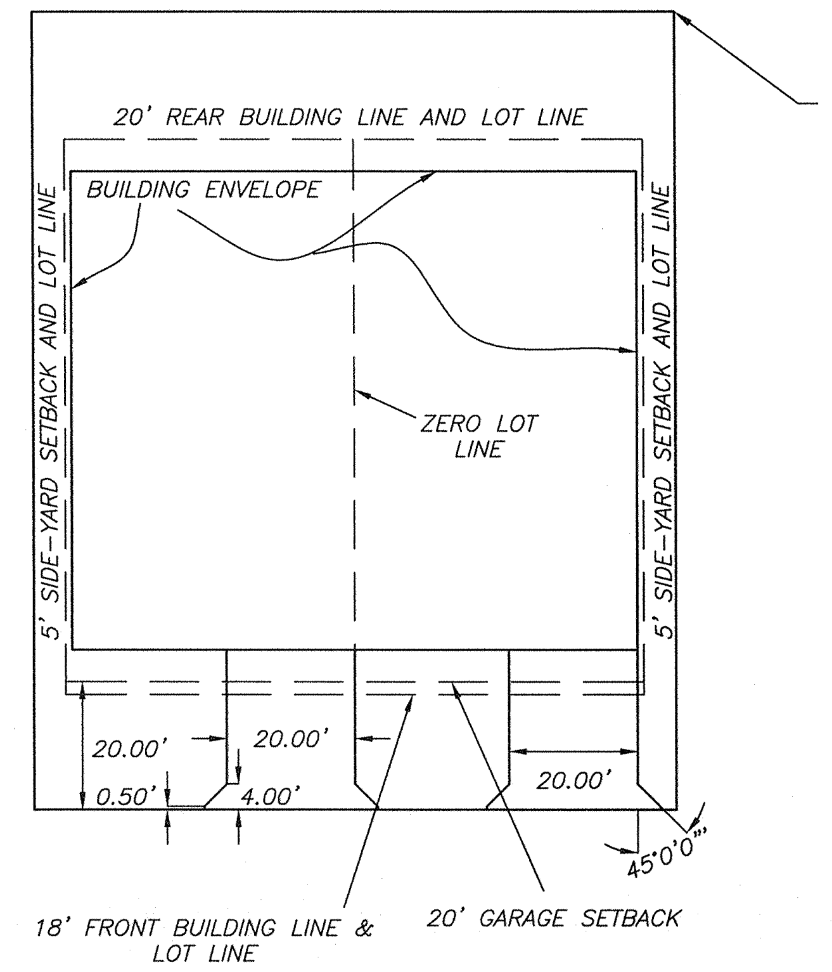

PARENT LOT LINE AS SHOWN ON PUD
20' REAR BUILDING LINE AND LOT LINE
BUILDING ENVELOPE
ZERO LOT LINE
5' SIDE-YARD SETBACK AND LOT LINE
20.00'
4.00'
0.50'
45°0'0"
20' GARAGE SETBACK
18' FRONT BUILDING LINE & LOT LINE

△1 **TYPICAL LOTS**
DRIVEWAY 2
SCALE: 1" = 30'

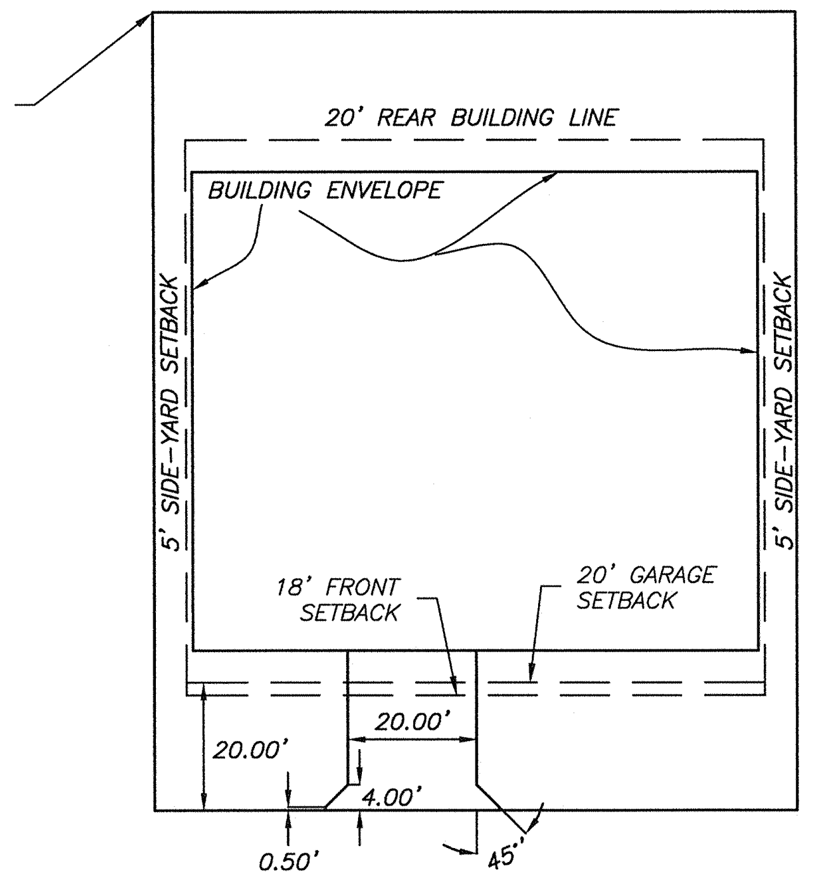
DRIVEWAY NOTES

1) DRIVEWAY LOCATIONS AND DESIGNS ARE NOT PERMANENT AND MAY BE MOVED AT DEVELOPER'S DISCRETION WITHIN THE CITY'S DRIVEWAY REGULATIONS. SIDE–ENTRY DRIVES THAT MEET THE CITY'S DRIVEWAY REGULATIONS WILL ALSO BE ALLOWED.

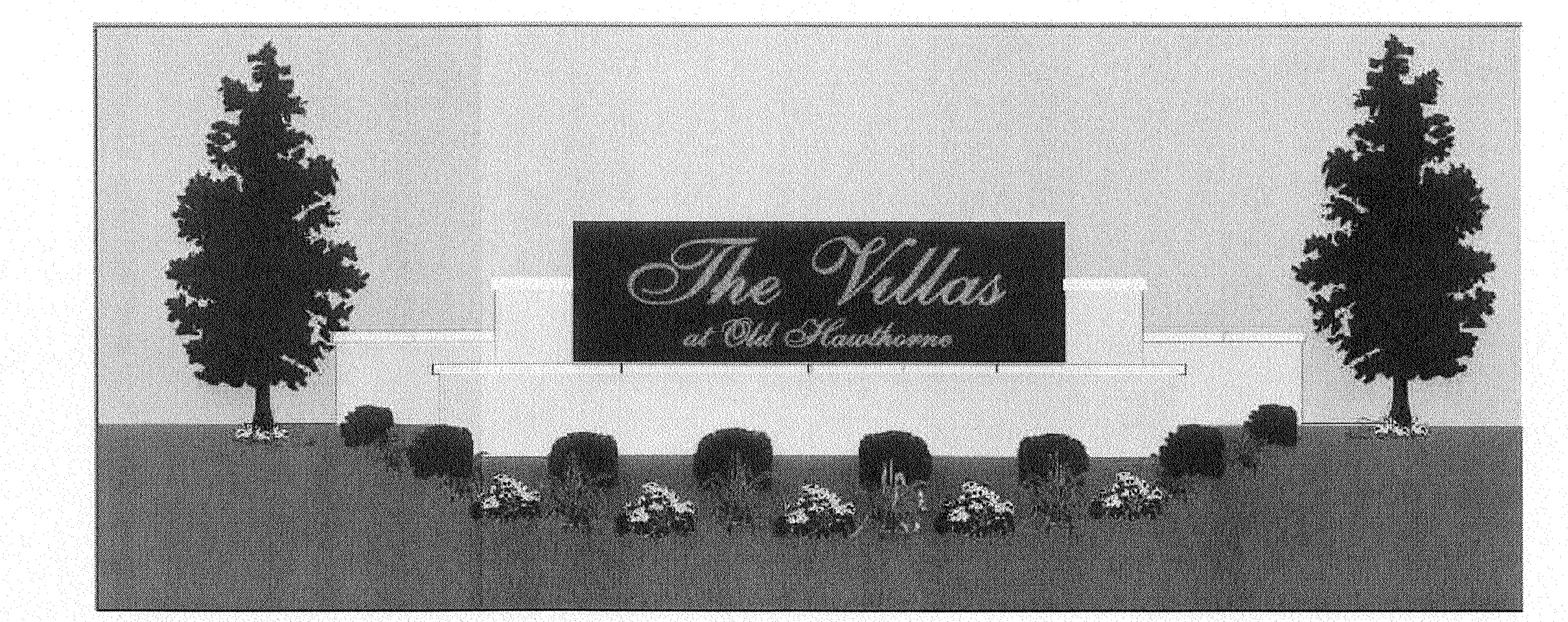
2) FOR FRONT ENTRY GARAGES AND CARPORTS, DRIVEWAY LENGTHS WILL BE AT LEAST 20' DUE TO THE 20' GARAGE SETBACK FOR GARAGES AND CARPORTS FACING THE STREET.


PARENT LOT LINE AS SHOWN ON PUD
20' REAR BUILDING LINE AND LOT LINE
BUILDING ENVELOPE
ZERO LOT LINE
5' SIDE-YARD SETBACK AND LOT LINE
20.00'
4.00'
0.50'
45°0'0"
18' FRONT BUILDING LINE & LOT LINE
20' GARAGE SETBACK

TYPICAL LOTS
DRIVEWAY 3
SCALE: 1" = 30'



△ **TYPICAL LOTS**
DRIVEWAY 4
SCALE: 1" = 30'



PROPOSED SIGN NOTES

1) PROPOSED MONUMENT SIGN LOCATED IN LOT C1.

2) PROPOSED SIGN LETTER AREA IS 56 SQUARE FEET.

3) NO PORTION OF THE SIGN SHALL BE CLOSER THAN 20 FEET FROM THE RIGHT–OF–WAY OF A STREET.

THIS DOCUMENT HAS BEEN
ELECTRONICALLY SIGNED,
SEALED AND DATED

JAY ALAN GEBHARDT
NUMBER E-25052

JAY GEBHARDT MO E–25052
FEBRUARY 6, 2017

NO.	DATE	DESCRIPTION	BY
△3	2/6/17	MINOR REVISION	SMH

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SUITE 105
COLUMBIA, MO 65203
PHONE: (573) 817–5750, FAX: (573) 817–1677

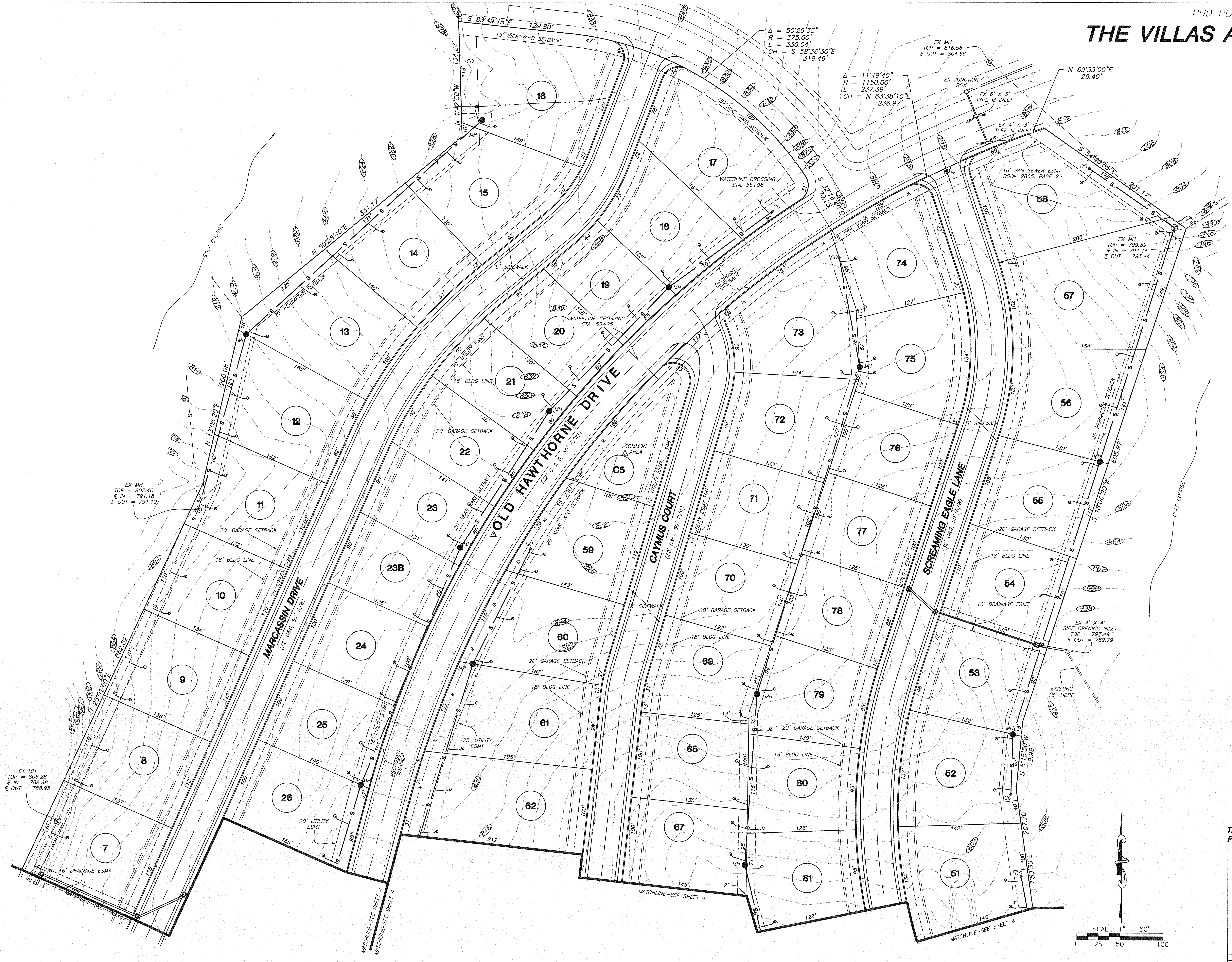
DRAWN BY: SMH		DATE: 7/17/06	
ENGR: JAG	PM: SMH	DRAWING NO.: STOH06–01	
JOB NO.: STOH06.01		SHEET 2	OF 4

PREVIOUSLY APPROVED

PUD PLAN – MINOR AMENDMENT

THE VILLAS AT OLD HAWTHORNE

X:\Project\Stohldrier\OLD HAWTHORNE\ep\STOH16-15\STOH16-15 PUD MINOR REVISION.dwg PUD PLAN MINOR #2
JOB NUMBER STOH06.01



THE VILLAS AT OLD HAWTHORNE
PUD PLAN

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PUD PLAN – MINOR AMENDMENT

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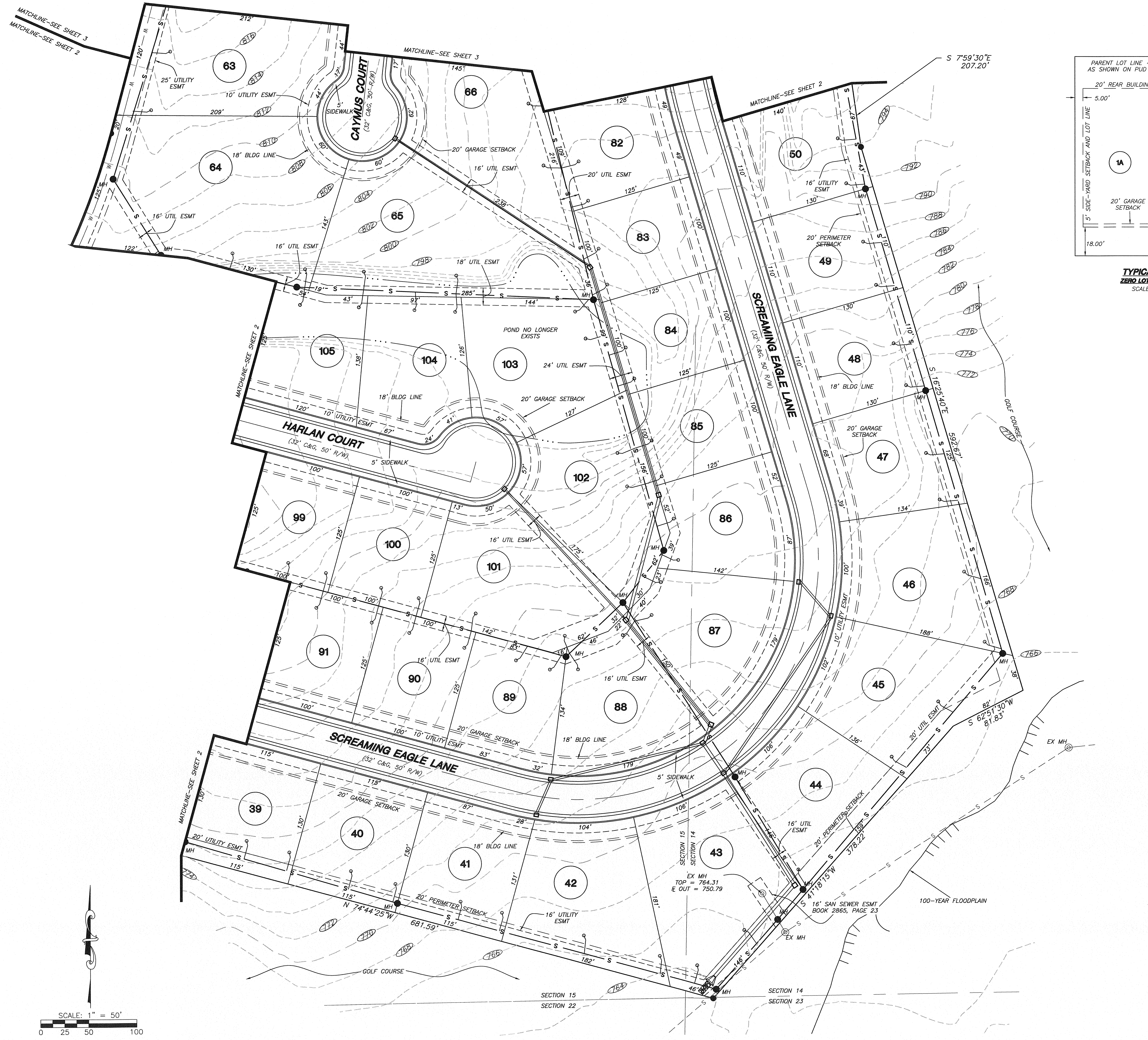
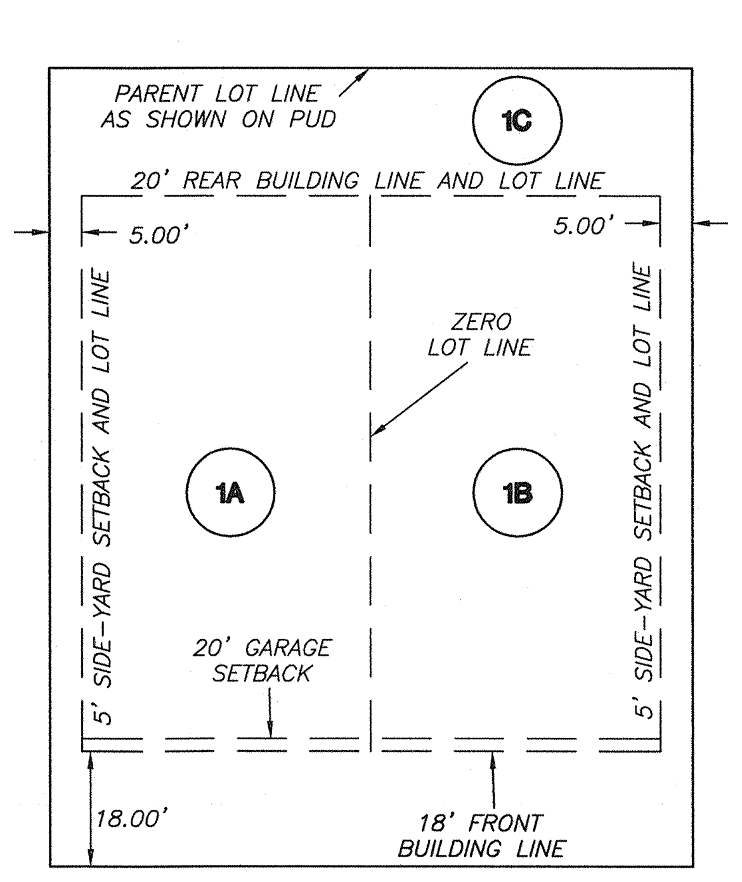
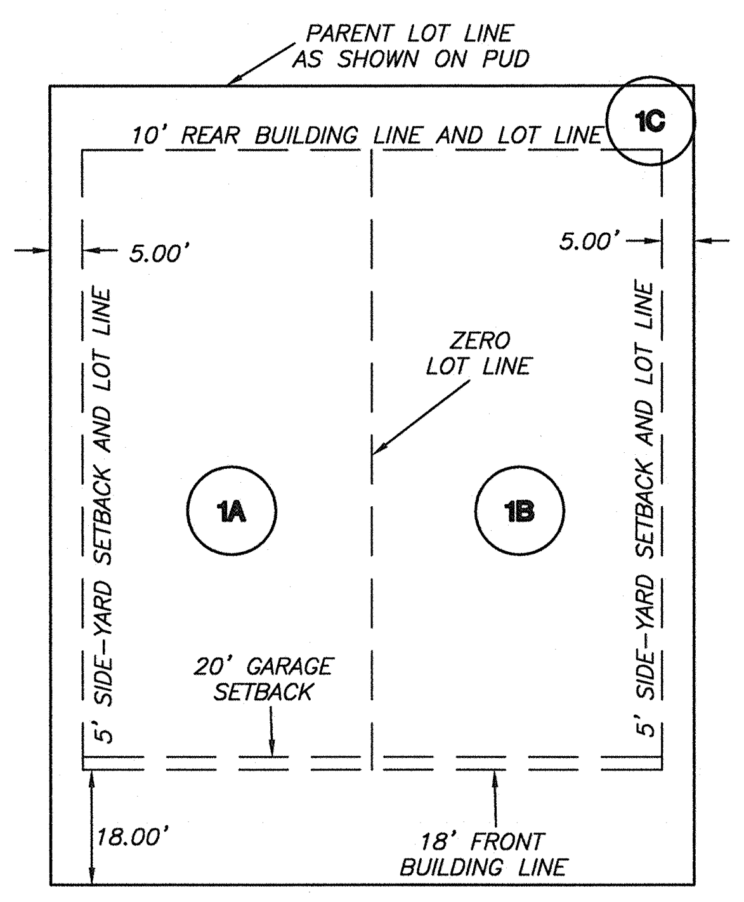
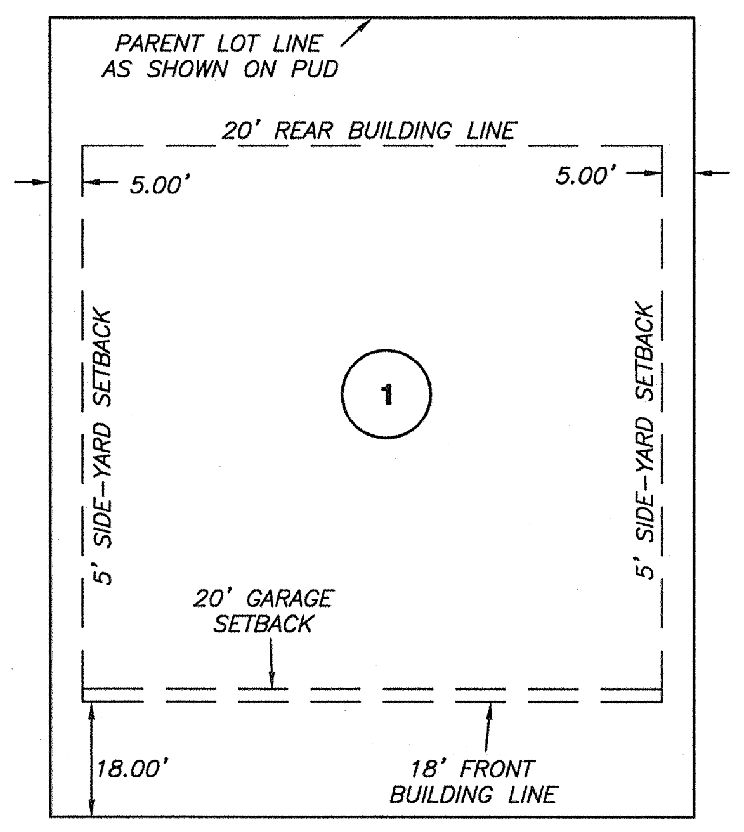



PARENT LOT LINE AS SHOWN ON PUD
1C
20' REAR BUILDING LINE AND LOT LINE
5.00'
ZERO LOT LINE
5' SIDE–YARD SETBACK AND LOT LINE
1A
1B
20' GARAGE SETBACK
18.00'
18' FRONT BUILDING LINE

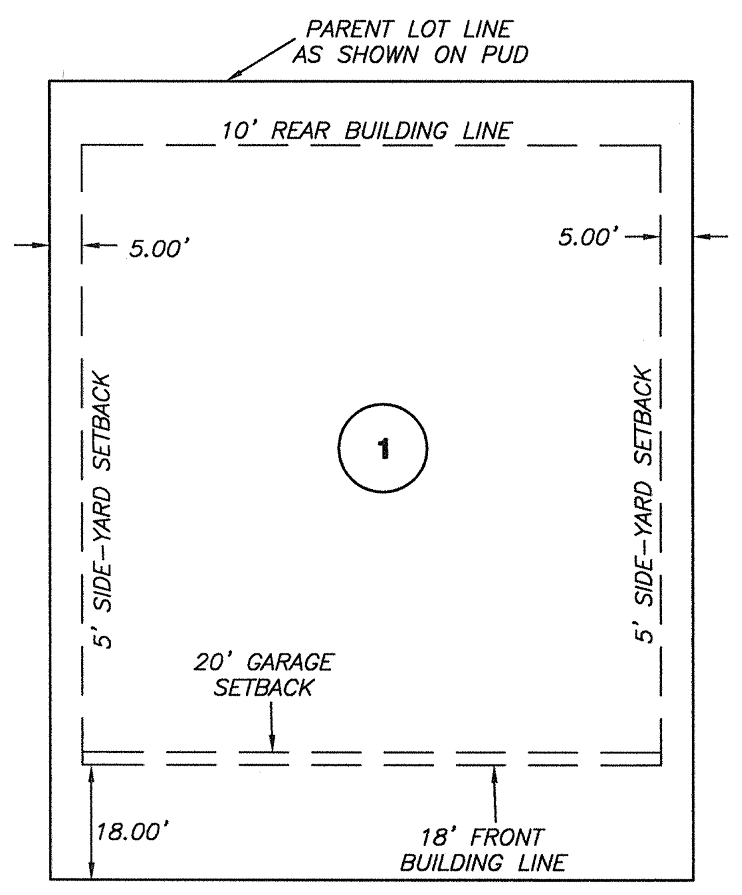
TYPICAL FUTURE
ZERO LOT-LINE VERSION 1
SCALE: 1" = 30'


PARENT LOT LINE AS SHOWN ON PUD
1C
10' REAR BUILDING LINE AND LOT LINE
5.00'
ZERO LOT LINE
5' SIDE–YARD SETBACK AND LOT LINE
1A
1B
20' GARAGE SETBACK
18.00'
18' FRONT BUILDING LINE

TYPICAL FUTURE
ZERO LOT-LINE VERSION 2
SCALE: 1" = 30'



TYPICAL FUTURE
⚠ **SINGLE FAMILY, VERSION 1**
SCALE: 1" = 30'



TYPICAL FUTURE
⚠ **SINGLE FAMILY, VERSION 2**
SCALE: 1" = 30'

⚠ LOT-LINE NOTES

⚠ 1) THESE ARE JUST TYPICAL CONFIGURATIONS THAT SHALL BE APPLIED TO ALL OF THE LOTS AS SHOWN ON THE PUD PLAN.

2) SETBACK FOR A GARAGE OR CARPORT SHALL BE 20' AND OTHER PORTIONS OF THE BUILDING SHALL BE 18'.

3) UNITS WILL BE SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED STRUCTURES OF UP TO TWO UNITS; OR A COMBINATION OF THE ABOVE.

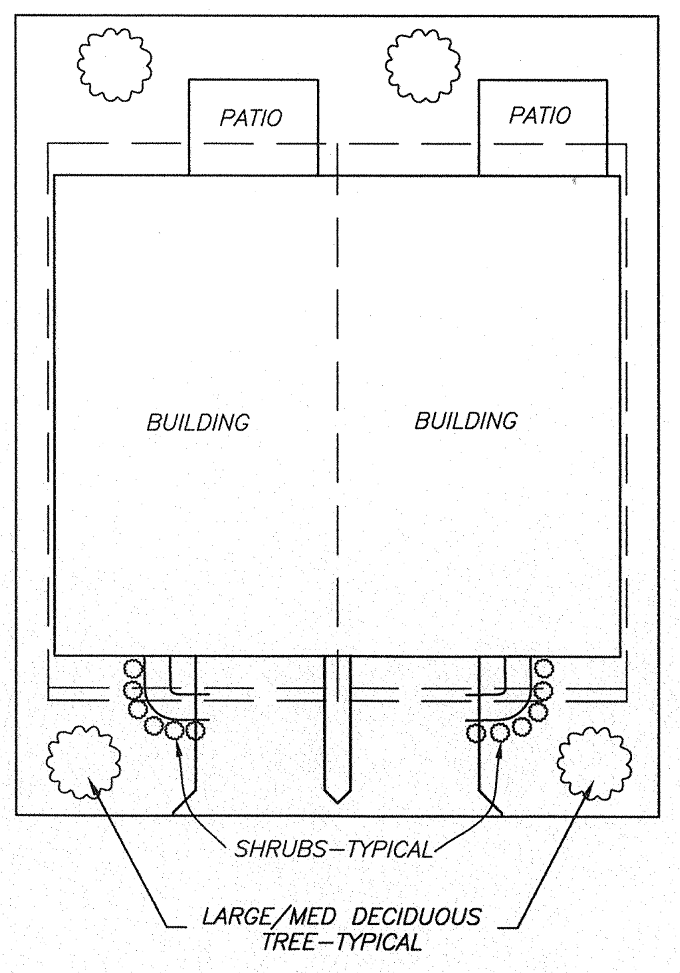
⚠ LOT NOTES

AS OF THE DATE OF THIS REVISION, THE FOLLOWING LOTS HAVE BEEN PLATTED OR DEVELOPED AS ZERO LOT–LINE: 1–14, 16–18, 24–26, 33–49 & 89–95.

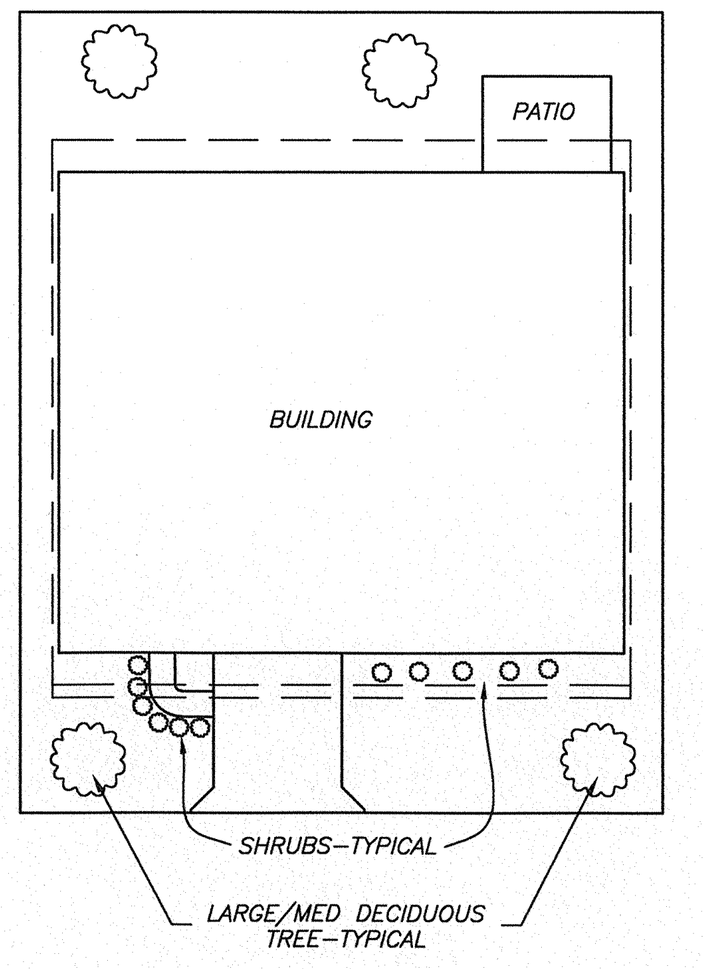
AS OF THE DATE OF THIS REVISION, THE FOLLOWING LOTS HAVE BEEN PLATTED OR DEVELOPED AS SINGLE FAMILY: 15, 19–23B, 27–32B, 50–58 & 87–88.

AS OF THE DATE OF THIS REVISION, ANY REMAINING LOTS HAVE NOT BEEN PLATTED OR DEVELOPED YET.

(NOTE: THE IDENTIFICATION OF LOTS LISTED ABOVE SHALL NOT RESTRICT THAT LOT TO ANY SPECIFIC STYLE. ALL LOTS MAY UTILIZE EITHER STYLE AT ANY TIME AS ALLOWED BY THIS PUD)



TYPICAL LANDSCAPING 1
SCALE: 1" = 30'



⚠ **TYPICAL LANDSCAPING 2**
SCALE: 1" = 30'

CONCEPTUAL LANDSCAPING PLAN

1. THE DEVELOPER IS ALSO THE BUILDER FOR ALL THE HOMES.
2. LANDSCAPING SHALL BE PROVIDED BY THE BUILDER AND SHALL INCLUDE SODDED YARDS, LANDSCAPED BEDS AND A VARIETY OF TREES.
3. THE LANDSCAPE SHALL ALSO BE IRRIGATED.
4. ALL LANDSCAPING MAINTENANCE WILL BE PROVIDED BY THE HOME OWNERS ASSOCIATION.

THE VILLAS AT OLD HAWTHORNE
PUD PLAN

THIS DOCUMENT HAS BEEN
ELECTRONICALLY SIGNED,
SEALED AND DATED

JAY ALAN GEBHARDT
NUMBER
E-25052

JAY GEBHARDT MO E–25052
FEBRUARY 6, 2017

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⚠	2/6/17	MINOR REVISION	SMH

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JOB NO.: STOH06.01		SHEET 4	OF 4