

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 228-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 8/3/2015

Re: On the Ninth at Old Hawthorne, Plat No. 1 - replat (Case #15-96)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

Supporting documentation includes: Maps, Plats and Plans

Executive Summary

Approval of this request will result in the creation of 16 PUD (Planned Unit Development District) zoned lots, including 12 single-family attached housing lots, three future development lots, and one private street lot.

Discussion

The applicant is requesting a 16-lot replat of PUD (Planned Unit Development District) zoned land to allow for the development of 12 single-family detached homes on individually owned lots. The proposed plat substantially conforms to the Preliminary Plat/PUD development plan known as "On the Ninth", which was approved by Council on January 21, 2014.

The approved Preliminary Plat/PUD development plan included a note permitting further subdivision of the site into the proposed individual lots. Further development of the remaining site acreage contained in the three development lots will require submission of a final plat and Council approval prior to development of those areas being permitted.

The plat has been reviewed by City departments and external agencies, and meets all applicable requirements of the City's Zoning and Subdivision Regulations.

Locator maps, a copy of the proposed plat, and the existing preliminary plat/development plan are attached.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: The development of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands may be offset by increased property and/or sales tax revenues and user fees.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Vision, Strategic & Comprehensive Plan Impact

Vision Impact: N/A

Strategic Plan Impact: N/A

Comprehensive Plan Impact: N/A


Suggested Council Action

Approval of the replat of On the Ninth at Old Hawthorne, Plat No. 1

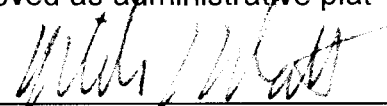
Legislative History

January, 2014: Council approved On the Ninth PUD development plan

November, 2013: Old Hawthorne, Plat No. 1-A approved as administrative plat



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 228-15

AN ORDINANCE

approving the Final Plat of On The Ninth At Old Hawthorne, Plat No. 1, a Replat of Lot 3-A of Old Hawthorne Plat No. 1-A; accepting the dedication of rights-of-way and easements; authorizing a performance contract; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Final Plat of On The Ninth At Old Hawthorne, Plat No. 1, a Replat of Lot 3-A of Old Hawthorne Plat No. 1-A, as certified and signed by the surveyor on July 16, 2015, a subdivision located east of the intersection of Old Hawthorne Drive West and Pergola Drive, containing approximately 5.68 acres in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

SECTION 3. The City Manager is hereby authorized to execute a performance contract with MU Crew, LLC, Ben Galloway and the A. Ben Galloway Trust in connection with the approval of the Final Plat of On The Ninth At Old Hawthorne, Plat No. 1. The form and content of the contract shall be substantially as set forth in "Exhibit A" attached hereto.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PERFORMANCE CONTRACT

This contract is entered into on this day 16th of March, 2015 between the City of Columbia, MO ("City") and **MU Crew, LLC., Ben Galloway and Nancy Galloway, Trustee of the A. Ben Galloway Trust.** ("Subdivider").

City and Subdivider agree as follows:

1. Subdivider shall construct, erect and install all improvements and utilities required in connection with the final plat of **On the Ninth at Old Hawthorne, Plat No. 1**, including sidewalks and all improvements and utilities shown on the plat and related construction plans, within 36 months after the City Council approves the plat.
2. If street, utility or other construction of public improvements should occur on or adjacent to land in the subdivision at the initiative of the City Council, as benefit assessment projects, Subdivider agrees to bear Subdivider's equitable and proportionate share of construction costs, as determined by such assessments.
3. No utility service connections or occupancy permits shall be issued to the Subdivider or to any other person for any structure on land in the subdivision unless and until improvements have been constructed, erected and installed in the structure and upon the lot or lots on which the structure is situated in accordance with all applicable ordinances, rules and regulations of the City.
4. No occupancy permit shall be issued to the Subdivider or any other person for any structure constructed on land in the subdivision unless the street and sidewalk adjacent to the structure have been completed in compliance with the City's Standard Street Specifications.
5. City may construct, erect or install any improvement or utility not constructed, erected or installed by Subdivider as required by this contract. City may perform such work using City employees or City may contract for performance of the work. Subdivider shall reimburse City for all costs and expenses incurred by City in connection with the construction, erection, or installation of improvements in utilities under this paragraph. Subdivider agrees to pay City all expenses and costs, including reasonable attorneys' fees, incurred by the City in collecting amounts owed by Subdivider under this paragraph.
6. City shall not require a bond or other surety to secure the construction of the improvements and utilities required in connection with the final plat.

7. The obligations of Subdivider under this contract shall not be assigned without the express consent of the City Council.
8. The remedies set forth in this contract are not exclusive. City does not waive any other remedies available to enforce Subdivider's obligations under this contract or to recover damages resulting from Subdivider's failure to perform its obligations under this contract.
9. This contract is not intended to confer any rights or remedies on any person other than the parties.

IN WITNESS WHERE OF, the parties have executed this contract on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

BY: _____
Mike Matthes, City Manager

ATTEST:

Sheela Amin, City Clerk

APPROVED AS TO FORM:

Nancy Thompson, City Counselor

Subdivider

BY: Ben Galloway
Nancy Galloway
Panthers, Inc. Crew LLC
Trustees, A. Ben Galloway Trust



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Plats and Plans



15-96: On The 9th At Old Hawthorne Plat No. 1 Final Plat



City of Columbia Zoning



Boone County Zoning

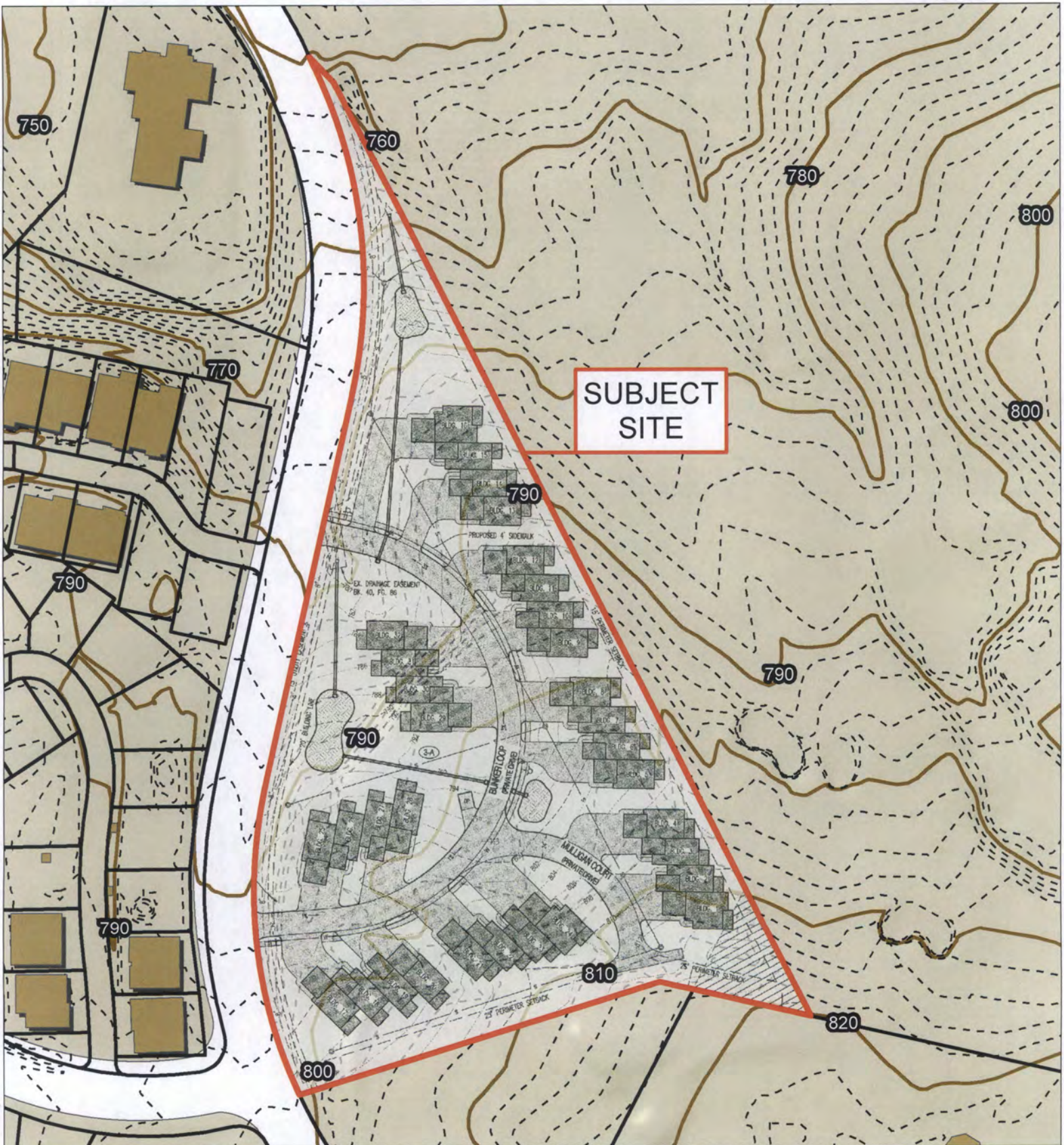


Columbia City Limit



100-Year Flood Plain

Parcels

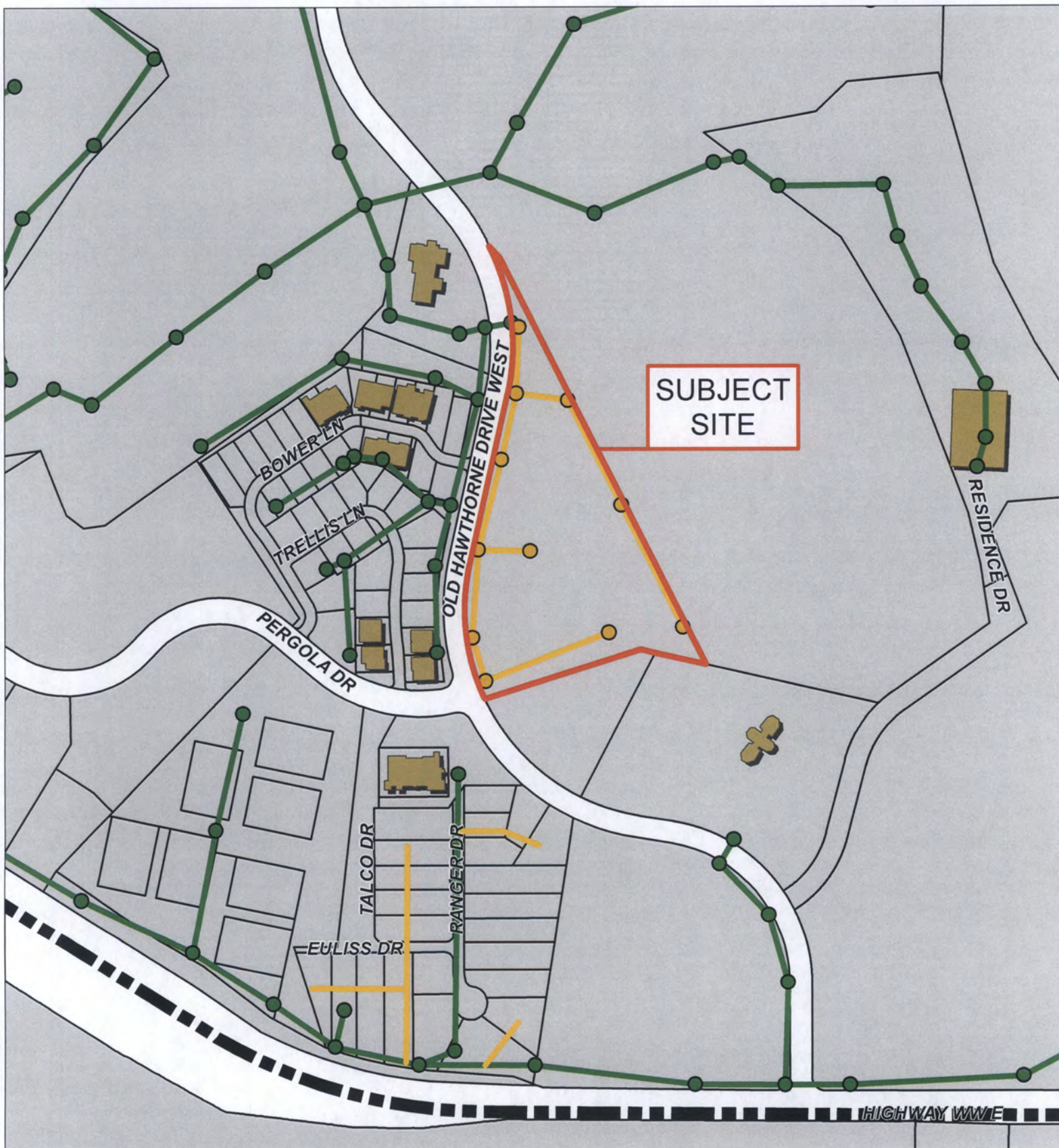


15-96: On The 9th At Old Hawthorne Plat No. 1 Final Plat



- 10 Foot Contour Lines
- 2 Foot Contour Lines
- Parcels
- Building Footprint





15-96: On The 9th At Old Hawthorne Plat No. 1 Final Plat



City Sanitary Structure

Private Sanitary Structure

City Sanitary Line

Private Sanitary Line

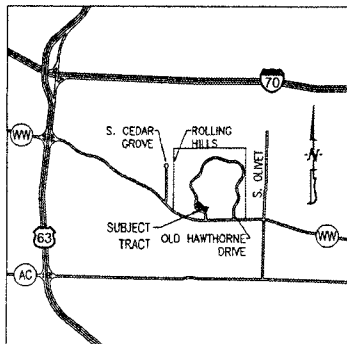


Building Footprint



Parcels





LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

THAT MU CREW, LLC AND A. BEN GALLOWAY TRUST, DATED OCTOBER 8, 1999 ARE THE SOLE OWNERS OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY AND A. BEN GALLOWAY TRUST HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ATTACHED DRAWING. THE EASEMENTS AS SHOWN BY THE ATTACHED DRAWING, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ATTACHED DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "ON THE NINTH AT OLD HAWTHORNE, PLAT NO. 1"

IN WITNESS WHEREOF, MU CREW, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, THIS 16th DAY OF July, 2015.

MU CREW, LLC.

A. Ben Galloway
A. BEN GALLOWAY, MANAGING MEMBER

Nancy J. Galloway
NANCY J. GALLOWAY, MANAGING MEMBER

IN WITNESS WHEREOF, A. BEN GALLOWAY TRUST, DATED OCTOBER 8, 1999, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEES, THIS 16th DAY OF July, 2015.

A. BEN GALLOWAY TRUST, DATED OCTOBER 8, 1999

A. Ben Galloway
A. BEN GALLOWAY, TRUSTEE OF THE A. BEN GALLOWAY TRUST, DATED OCTOBER 8, 1999

Nancy J. Galloway
NANCY J. GALLOWAY, TRUSTEE OF THE A. BEN GALLOWAY TRUST, DATED OCTOBER 8, 1999

STATE OF MISSOURI } SS
COUNTY OF BOONE }

ON THIS 16th DAY OF July, 2015 BEFORE ME PERSONALLY APPEARED A. BEN GALLOWAY AND NANCY J. GALLOWAY, TO ME KNOWN, WHO BY ME DULY SWORN, DID SAY THAT THEY ARE MANAGING MEMBERS OF SAID LIMITED LIABILITY COMPANY AND THE TRUSTEES OF THE A. BEN GALLOWAY TRUST, THAT THEY FURTHER ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR FREE ACT AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND OF THE A. BEN GALLOWAY TRUST, DATED OCTOBER 8, 1999.

Kenneth Farris
KENNETH FARRIS

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

FINAL PLAT

ON THE NINTH AT OLD HAWTHORNE, PLAT No. 1

A REPLAT OF LOT 3-A OF OLD HAWTHORNE PLAT No. 1-A LOCATED IN THE
NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

MARCH 30, 2015

CASE #15-96

CERTIFICATION:

I HEREBY CERTIFY THAT IN MARCH OF 2015, I COMPLETED A SURVEY AND SUBDIVISION FOR MU CREW, LLC, AND FOR BEN AND NANCY GALLOWAY, TRUSTEES OF THE A. BEN GALLOWAY TRUST, OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE ADMINISTRATIVE PLAT RECORDED IN BOOK 4242, PAGE 92 DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4287, PAGE 231 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

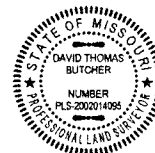
BEGINNING AT THE SOUTHEAST CORNER OF LOT 3-A AS SHOWN BY SAID SURVEY RECORDED IN BOOK 4242, PAGE 92, AND WITH LINES OF SAID LOT THEREOF N 77°19'30"W, 153.85 FEET; THENCE S 72°34'45"W, 375.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD HAWTHORNE DRIVE WEST; THENCE WITH SAID EAST RIGHT-OF-WAY LINE, 315.61 FEET ALONG A 475.00-FOOT RADIUS, NON-TANGENT, CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 6°20'40"W, 309.84 FEET; THENCE N 12°41'25"E, 394.43 FEET; THENCE 346.22 FEET ALONG A 500.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 7°08'50"W, 339.35 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, AND CONTINUING WITH THE LINE OF SAID LOT 3-A, S 43°26'20"E, 36.04 FEET; THENCE S 27°07'45"E, 1038.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.88 ACRES.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE 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:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304



DAVID T. BUTCHER, PLS-2002014095

7/16/2015
DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 16th DAY OF July, 2015.

Kenneth Farris
KENNETH FARRIS

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14965667

KENNETH FARRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Cole County
Commission #14965667
My Commission Expires: April 22, 2018

NOTES:

1. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP PANELS 29019C0325D, DATED MARCH 17, 2011.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A).
3. OLD HAWTHORNE DRIVE HAS BEEN DEDICATED AS PART OF OLD HAWTHORNE, PLAT NO. 1 RECORDED PLAT BOOK 40, PAGE 86.
4. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
5. THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE ARE NO REGULATED STREAMS ON THIS SITE, AS SEEN ON THE MILLERSBURG USGS QUADRANGLE.
6. ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
7. LOTS D1, D2, AND D3 ARE INTENDED TO BE RETAINED BY THE OWNER FOR FUTURE DEVELOPMENT. LOT C1 WILL BE USED AS COMMON SPACE AND GRANTED TO THE HOMEOWNERS ASSOCIATION.

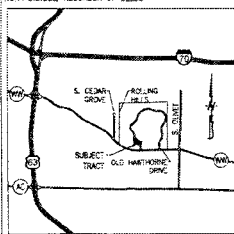
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI,
THIS ____ DAY OF _____, 2015.

ROBERT McDAVID, MAYOR

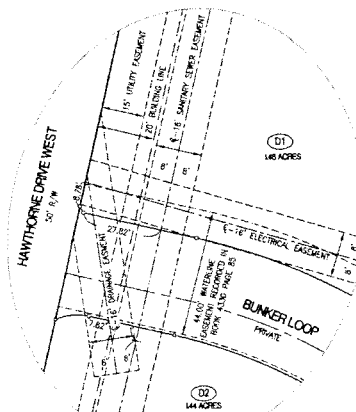
SHEELA AMIN, CITY CLERK

FINAL PLAT ON THE NINTH AT OLD HAWTHORNE, PLAT No. 1

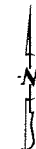
A REPLAT OF LOT 3-A OF OLD HAWTHORNE PLAT No. 1-A LOCATED IN THE
NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MARCH 30, 2015
CASE #15-96



LOCATION MAP
NOT TO SCALE



DETAIL A
1" = 20'



SCALE: 1" = 40'

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

CURVE	R	L	CHORD	CH3ST
1	188.00	534.89'	N 41°25'1" E	371.85'
2	112.00	233.19'	N 71°48'11" W	193.29'
3	18.00	13.22'	S 74°18'21" E	12.95'
4	15.00	28.35'	S 31°51'48" E	24.32'
5	19.00	29.85'	N 32°52'36" E	26.87'
6	18.00	29.85'	S 57°02'24" E	26.87'
7	19.00	12.18'	S 84°18'18" W	11.99'
8	90.00	141.37'	N 78°17'56" W	127.28'

LEGEND:

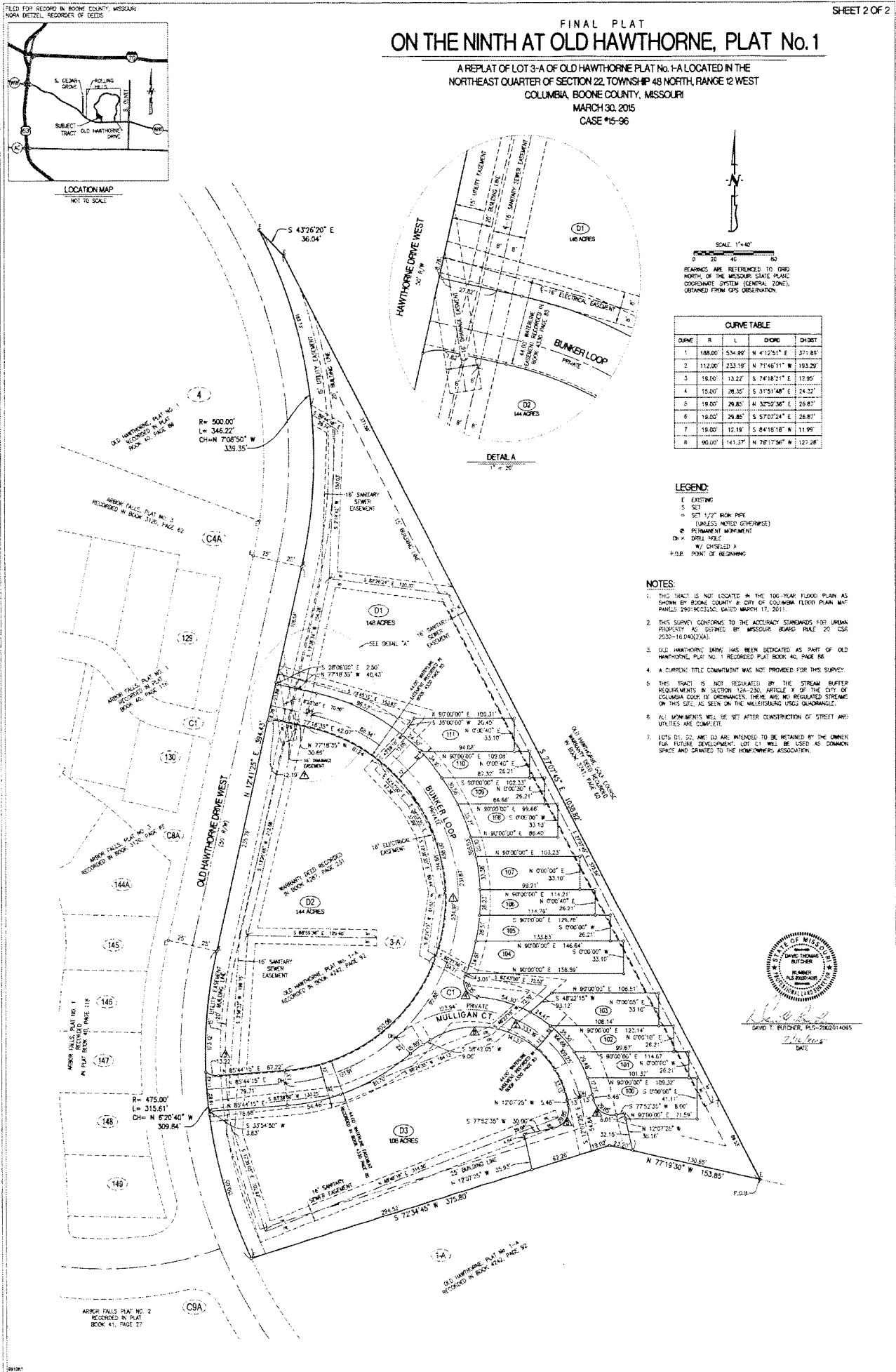
- E EXISTING
- S SET
- SET 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT
- CH= CHAIN
- W/ CHAINED X
- P.O.B. POINT OF BEGINNING

NOTES:

- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY & CITY OF COLUMBIA FLOOD PLAIN MAP DATED 2003/03/20, DATED MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR SURVEY PROPERTY AS SET FORTH BY MISSOURI BOARD RULE 20, CSR 2030-16.040(2)(A).
- OLD HAWTHORNE DRIVE HAS BEEN DEDICATED AS PART OF OLD HAWTHORNE PLAT No. 1 RECORDED PLAT BOOK 40, PAGE 16.
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 124-230, ARTICLE 9 OF THE CITY OF COLUMBIA CODE OF ORDINANCES THERE ARE NO REGULATED STREAMS ON THIS SITE AS SEEN ON THE NALLETSBURG USGS QUADRANGLE.
- ALL MONUMENTS WILL BE SET AFTER CONSTRUCTION OF STREET AND UTILITIES ARE COMPLETE.
- LOTS D1, D2 AND D3 ARE INTENDED TO BE RETAINED BY THE OWNER FOR FUTURE DEVELOPMENT. LOT D1 WILL BE USED AS COMMON SPACE AND GRANTED TO THE HOMEOWNERS ASSOCIATION.



DAVID T. RUEDIGER, PLS-206201405
DATE



021954

Ordinance No. 021954
Filed for Record
1-21-14

Introduced by McDavid
First Reading 1-6-14 Second Reading 1-21-14
Ordinance No. 021954 Council Bill No. B 4-14

AN ORDINANCE

rezoning property located east of the intersection of Old Hawthorne Drive West and Pergola Drive from District C-P to District PUD-6.6; approving the statement of intent; repealing all conflicting ordinances or parts of ordinances; approving the Preliminary Plat and PUD Plan for On The Ninth; approving less stringent setback requirements and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3741, PAGE 60 AND PART OF TRACT 1 OF THE WELLNESS CENTER AT OLD HAWTHORNE, RECORDED IN PLAT BOOK 42, PAGE 10 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST POINT OF LOT 1 OF SAID WELLNESS CENTER AT OLD HAWTHORNE; THENCE FROM THE POINT OF BEGINNING AND WITH THE EAST LINE THEREOF, S28°22'25"E, 142.32 FEET; THENCE LEAVING SAID EAST LINE, N78°34'10"W, 120.16 FEET; THENCE LEAVING SAID SOUTH LINE, N26°18'35"E, 113.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,568 SQUARE FEET.

will be rezoned and become a part of District PUD-6.6 (Planned Unit Development) with a development density not exceeding 6.6 dwelling units per acre and taken away from District C-P (Planned Business District). Hereafter the property may be used for the permitted uses set forth in the statement of intent.

SECTION 2. The City Council hereby approves the terms and conditions contained in the statement of intent dated December 2, 2013, attached hereto in substantially the same form as Exhibit A and made a part of this ordinance. The statement of intent shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.


SECTION 4. The City Council hereby approves the Preliminary Plat and PUD Plan for On The Ninth, as certified and sealed by the surveyor on December 10, 2013, for the property referenced in Section 1 above.

SECTION 5. The City Council approves less stringent yard requirements than those set forth in Section 29-10(d)(7) so that a perimeter setback of 15-feet, rather than the required 25-feet, shall be allowed along the eastern property line.


SECTION 6. This ordinance shall be in full force and effect from and after its passage.

PASSED this 21st day of January, 2014.

ATTEST:




City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:

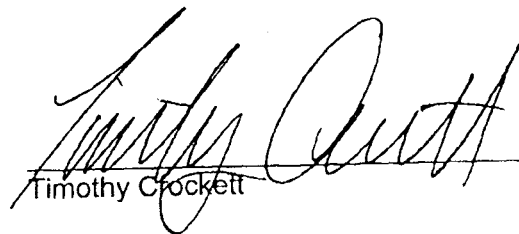


City Counselor

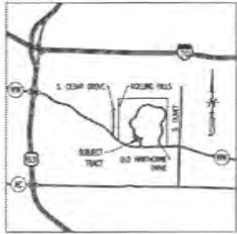
Statement of Intent
December 2, 2013

The following information is to be considered as the Statement of Intent for the additional portion of the tract being rezoned in conjunction with the On The Ninth PUD Plan.

- **Type of Dwelling Units:** The units proposed for this tract are to be single family detached, single family attached in duplex structure, single family attached in townhouse structure, single family dwelling units in a 12 unit, or less, apartment building, or any combination thereof.
- **Maximum Number of Units:** 1 residential unit/maximum density of 6.6 units per acre based on the net residential area after street right-of-way has been deducted.
- **Maximum Building Height:** The maximum building height shall not exceed 40 feet.
- **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.
- **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.
- **Amenities:** There are amenities within the limits of the proposed PUD. The area will host a clubhouse and pool.
- **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 eighteen feet. The minimum distance between unattached units would be sixteen 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.



Timothy Crockett



LOCATION MAP
NOT TO SCALE

LEGEND

- EXISTING CITY CONTOUR
- EXISTING 10% CONTOUR
- PROPOSED CITY CONTOUR
- PROPOSED 10% CONTOUR
- EXISTING STRUCTURE
- EXISTING TREELINE
- PROPOSED TREELINE
- END OF WATERSHED
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- WATERSHED
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER
- BUILDING LINE
- LOT NUMBER
- PROPOSED DEVELOPMENT/IMPROVEMENT

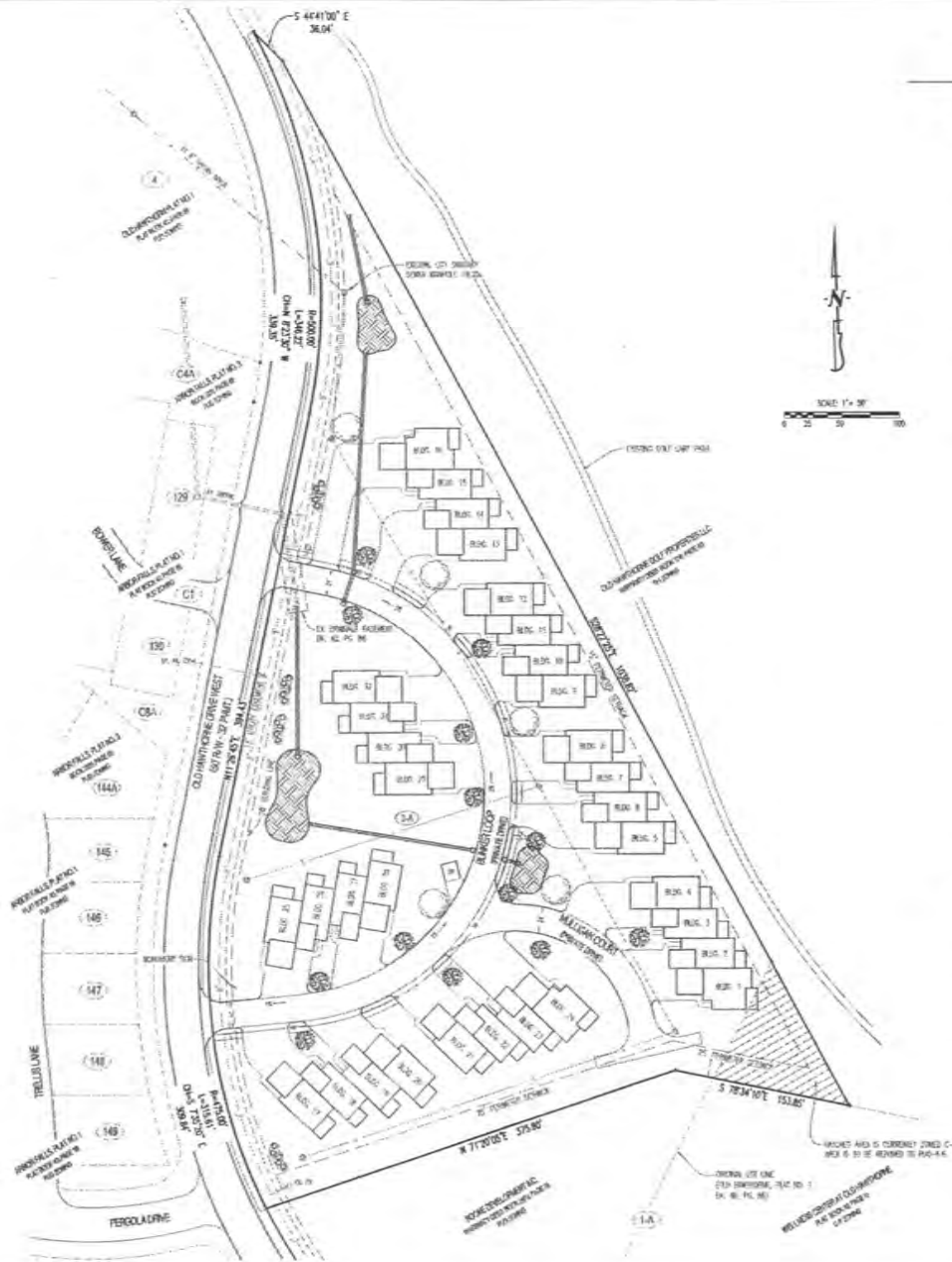
PLANTING NOTES:	
QUANTITY	PLANT SPECIES
0	PAV. ONE - ONE-FOOT PALESTRA
12	SAPINDUS DOMESTICA - MAJESTY SAGEHORN
425	<p>1" TALL WATERSHED WITH LANDSCAPED BED CONTAINING SMALL ORNAMENTAL TREES, DECIDUOUS SHRUBS, EVERGREENS, CARNATIONS, AND ANY COMPOSITION PLANTS. LANDSCAPE BEDS SHALL CONFORM TO SPECIFICATION REQUIREMENTS FOR THE CITY OF COLUMBIA. SCHEMATIC SHALL BE SUBMITTED TO THE CITY OF COLUMBIA AND SHALL BE REVIEWED BY THE CITY OF COLUMBIA AND SHALL BE REVIEWED BY THE CITY OF COLUMBIA.</p>

CALCULATIONS:

LANDSCAPE COMPLIANCE	
TOTAL PLANTING LOT & DRIVE AREA =	52,140 SQ. FT.
TREES REQUIRED @ 1 TREE/1000 SQ. FT. =	52 TREES
TOTAL TREES PROVIDED =	12 TREES
WATER TO LARGE TREES REQUIRED (40%) =	4 TREES
TOTAL TREES PROVIDED =	16 TREES

CLAIM FOREST:

THE 6.16 CLAIM FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS PLAN.



PRELIMINARY PLAT & PUD PLAN FOR ON THE NINTH

LOT 3-A OF OLD HAWTHORNE, PLAT NO. 1-A AS RECORDED IN BOOK 4242, PAGE 92, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 12 WEST COLUMBIA, BOONE COUNTY, MISSOURI
NOVEMBER 11, 2013
REVISED DECEMBER 10, 2013

NOTES:

- THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN THREE PHASES. SEE PHASES SHOWN ON MAP OF THIS TRACT PLACE IN THE NEARBY COORDINATES.
- THE MAXIMUM DEPTH OF ANY BUILDING SHALL NOT EXCEED 40', MEASURED FROM THE GROUND GRADE ON THE FRONT SIDE.
- ONE DEVELOPMENT TRACT SHALL BE ALLOWED AND SHALL BE A MINIMUM SIZE OF 1/4 AC. AND A MINIMUM HEIGHT OF 4 FT. MEASURED FROM THE GRADE ON THE FRONT SIDE. IT SHALL BE PLACED A MINIMUM OF 10' FROM THE REAR-OF-LOT AS SHOWN.
- NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS DATED NOVEMBER 11, 2013.
- ALL SANITARY SEWERS SHALL BE LOCATED WITHIN THE APPROPRIATE WATERSHED. SANITARY SEWERS SHALL BE LOCATED AT THE TIME OF FINAL DESIGN.
- ALL PUBLIC SANITARY SEWER EXPOSURES SHALL BE WITHIN 10' OF THE SEWER. SEWERS SHALL BE LOCATED WITHIN 10 FEET OF EXPOSURES OR EXPOSURES SHALL BE TO THE SEWER IF SEWER IS GREATER THAN 18 FEET. NO SEWER SHALL BE GREATER THAN 20 FEET.
- WATER DISTRIBUTION SHALL BE PROVIDED BY PHASE 1A.
- ALL EXISTING AND REMAINING ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- WATERSHED DISTRICTS SHALL BE DETERMINED BY ADEQUATE MEANS.
- BUILDING HEIGHTS SHOWN ARE FOR INFORMATION PURPOSES ONLY.
- THE EXISTING ZONING OF THIS TRACT IS PUD-A & C-2. THE C-2 PORTION OF THIS TRACT IS PENDING REZONING TO PUD-A & C-2.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF THIS DEVELOPMENT ADJACENT TO OLD HAWTHORNE DRIVE WEST.
- ELECTRIC DISTRIBUTION TO BE DETERMINED BY LOCAL ELECTRIC COMPANY.
- NO RESIDENTIAL SEWER BUFFER IS DEFINED ON THIS TRACT BY ARTICLE 1, CHAPTER 10A OF THE CITY CODE OF COLUMBIA AND AS SHOWN BY THE COLUMBIA & MISSOURI LOCAL GOVERNMENTS.
- THERE IS NO CLAIM FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS PLAN.
- THE MAXIMUM RELEASE RATE FROM 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.
- PROPOSED IMPROVEMENTS SHALL BE REVIEWED AT THE TIME OF FINAL DESIGN.
- THIS TRACT CONTAINS 5.16 ACRES.
- THIS DEVELOPMENT MAY BE PLACED FOR THE ABOVE PLANNING PLAN. FURTHER SUBDIVISION MAY BE REQUESTED TO SUBMIT EACH UNIT INTO ITS OWN SEPARATE LOT LINE. "PUD-A & C-2" LOT LINE SHALL BE REVIEWED FOR INDIVIDUAL SALE. SHOULD THIS PLACE THEN BE PRIVATE OWNED AND CANNOT BE REVIEWED FOR INDIVIDUAL SALE, IT SHALL BE IN COMMON OWNERSHIP.
- THE PROPOSED BUILDING CONSTRUCTIONS MAY BE REVIEWED IN ANY FORM WITH THE NUMBER OF UNITS IN EACH BUILDING BEING BETWEEN 2 AND 8 UNITS.

LEGAL DESCRIPTION:

LOT 3-A OF OLD HAWTHORNE, PLAT NO. 1-A RECORDED IN BK. 4242, PG. 92.

OWNERS:
BOONE DEVELOPMENT INC.
6221 E. BROADWAY
COLUMBIA, MO 65201

OLD HAWTHORNE GOLF PROPERTIES, L.L.C.
2804 N. STADIUM BLVD.
COLUMBIA, MO 65202

CONTRACT PURCHASER:
BEN & NANCY GALLOWAY
802 SUNSTONE LANE
COLUMBIA, MO 65201

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 11th DAY OF December, 2013.

DR. BRUCE PIERCE, CHAIRMAN

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
P.O. BOX 1000
COLUMBIA, MO 65201

www.crockettengineering.com
Crockett Engineering Consultants, LLC
Member: National Society of Professional Engineers

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 22nd DAY OF December, 2014.

WILLIAM H. BROWN, MAYOR

SHEILA ANN, CITY CLERK



DAVID B. CROCKETT - PE-156400775