

CROCKETT
ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

December 17, 2012

Tim Teddy, Director
Development Services
City of Columbia
PO Box 6015
Columbia, MO 65205

Mr. Teddy,

I am writing you on behalf of our client Peter Grathwohl, that you and your staff will process and review the attached request to revise the PUD plan for Arbor Falls, Plat No. 3. The plan shows the types of units, pavement and location. This is located at the southwest corner of Old Hawthorne Drive West and State route WW. This already has a pretty strong utility network and is part of the Old Hawthorne community. I have attached 12 copies for distribution and will forward a pdf, in case additional copies are needed. Please address all comments to Tim Crockett. He is the primary on this project and will handle the issues you may have as they arise.

Thank you for your attention in this matter. If you have any questions or need anything further, please feel free to let me know. Hope all is well.

Sincerely,
Crockett Engineering Consultants, LLC



David T. Butcher, PLS



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
12-217	12-17-12	

Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

1. The uses proposed.
All allowed uses in District R-3
2. The maximum gross square feet of building floor area propose. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.
Allowed uses shall include single-family, two-family, and multi-family dwellings.
Detached storage units shall be allowed for rent/sale to residents of the proposed development. Total number of units is 27, with a density of 3.7 units per acre.
3. The maximum building height proposed.
35 feet
4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.
Landscaping: 40%
Existing Vegetation: 0%

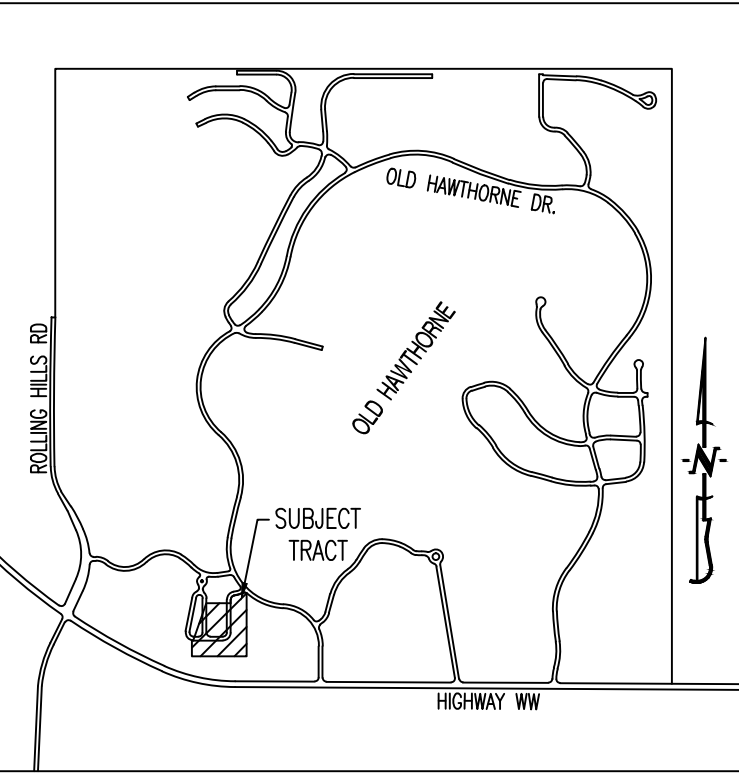
The following items only apply to PUD zoning request:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.
Total spaces is 66, which is 2.4 spaces per unit. Additional spaces may be added up to a total of 81 spaces (3.0 spaces per unit).
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
None.
7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings
Project shall contain units within a private development with private drives. Units may be rented and/or sold. The common ground will be controlled by an association of the property owners.

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.

Signature of Applicant or Agent

Date



LOCATION MAP
NOT TO SCALE

- LEGEND:
- EXISTING 2FT CONTOUR
 - EXISTING 10FT CONTOUR
 - PROPOSED 2FT CONTOUR
 - PROPOSED 10FT CONTOUR
 - EXISTING STRUCTURE
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - EDGE OF WATERWAY
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - MANHOLE
 - PROPOSED SANITARY SEWER LATERAL
 - PROPOSED WATERLINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - LOT NUMBER



NOTES:

WATER DISTRIBUTION TO BE DESIGNED BY THE CITY WATER AND LIGHT DEPARTMENT.

ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.

NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 29019C 0295D DATED MARCH 17, 2011.

THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.

THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO PUBLIC STREET RIGHT-OF-WAY.

NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.

BUILDING NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.

THE EXISTING ZONING OF THIS TRACT IS PUD 6.6.

THIS PLAT CONTAINS 7.34 ACRES.

A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREETS.

ELECTRIC DISTRIBUTION TO BE DESIGNED BY BOONE ELECTRIC COOPERATIVE.

THERE IS NO STREAM BUFFER, AS DEFINED BY ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES.

ALLOWED USES SHALL INCLUDE SINGLE FAMILY, TWO FAMILY AND MULTI-FAMILY DWELLINGS, DETACHED STORES UNITS SHALL BE ALLOWED FOR RENT/SALE TO RESIDENTS OF THE PROPOSED DEVELOPMENT. TOTAL NUMBER OF UNITS IS 27 WITH A DENSITY OF 3.7 UNITS PER ACRE.

TOTAL NUMBER OF PARKING SPACES IS 66, WHICH IS 2.4 SPACES PER UNIT. ADDITIONAL SPACES MAY BE ADDED UP TO A TOTAL OF 81 SPACES (3.0 SPACES PER UNIT)

PRIVATE STREETS WILL BE NAMED AT A LATER DATE.

BUILDING HEIGHT IS NOT TO EXCEED 35'.

LEGAL DESCRIPTION:

LOTS 102-108 OF ARBOR FALLS, PLAT 1 RECORDED IN PLAT BOOK 40, PAGE 118 AND LOT C9B, THE EAST PART OF LOT C9D AND THE SOUTH PART OF LOT C9A ALL OF ARBOR FALLS, PLAT 2, RECORDED IN PLAT BOOK 41, PAGE 27, COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING, 7.34 ACRES.

UNIT CALCULATIONS:		
DUPLEX BUILDINGS - BUILDING TYPE B (SINGLE-FAMILY ATTACHED):	= 14 UNITS	
DETACHED BUILDINGS - BUILDING TYPE A (SINGLE-FAMILY UNATTACHED)	= 13 UNITS	
TOTAL UNITS PROPOSED:	= 27 UNITS	

PREPARED BY:

CROCKETT

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www.crockettengineering.com

Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#0000151004

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS _____ DAY OF _____, 2012.

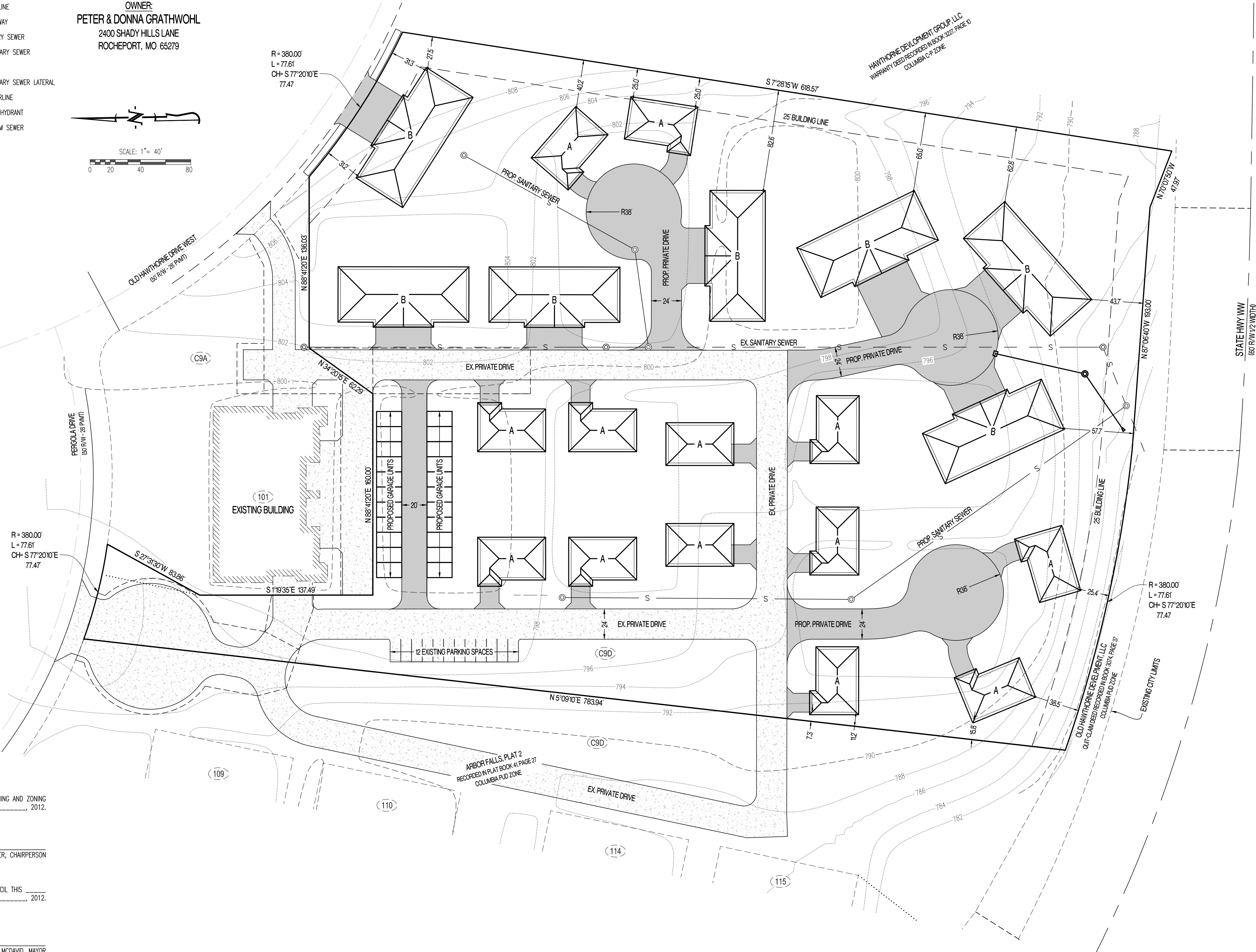
DOUG WHEELER, CHAIRPERSON

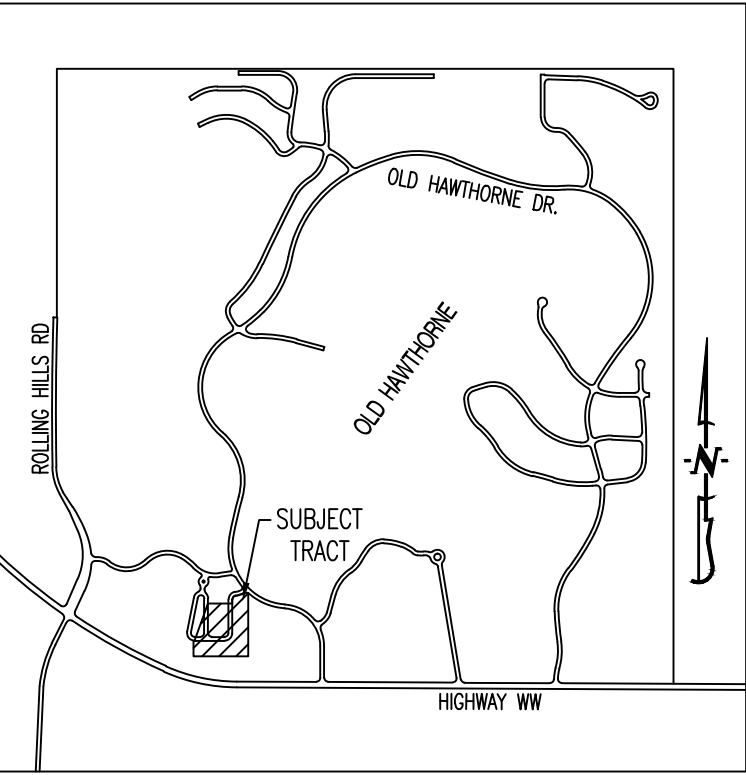
APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS _____
DAY OF _____, 2012.

ROBERT MCDAVID, MAYOR

PUD PLAN FOR ARBOR FALLS, PLAT No. 3

LOCATED IN SECTION 31, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER, 2012





LOCATION MAP
NOT TO SCALE

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 - MANHOLE
 - PROPOSED SANITARY SEWER LATERAL
 - PROPOSED WATERLINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - LOT NUMBER
 - STREAM BUFFER (OUTER LIMITS)
 - 100 YEAR FLOODPLAIN
 - MEDIAN



OWNER:
PETER & DONNA GRATHWOHL
2400 SHADY HILLS LANE
ROCHEPORT, MO 65279

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CALCULATIONS:	
LANDSCAPE COMPLIANCE:	
TOTAL PARKING LOT & DRIVE AREA =	36,362 SQ. FT.
TREES REQUIRED @ 1 TREE/4500 SQ. FT. =	9 TREES
TOTAL TREES REQUIRED =	9 TREES
MEDIUM TO LARGE TREES REQUIRED (30%) =	3 TREES
TOTAL TREES PROVIDED =	9 TREES

PLANTING NOTES:		
	QUANTITY	PLANT SPECIES
	3	PIN OAK - QUERCUS PALUSTRIS
	6	SARGENT CRABAPPLE - MALUS SARGENTII

