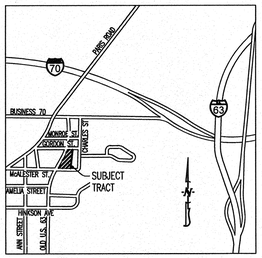
C-P PLAN
COLUMBIA CAR CARE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 48N, RANGE 12W
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY, 2012



LOCATION MAP
NOT TO SCALE

CALCULATIONS:		
LAND AREA:		
TOTAL LAND AREA:		2.55 AC
PARKING SUMMARY:		
SPACES REQUIRED:		
SERVICE BAYS		12 BAYS
EMPLOYEES		13 EMPLOYEES
SPACES REQUIRED (4 PER BAY & 1 PER EMPLOYEE):		61 SPACES
BICYCLE SPACES REQUIRED:		8
BICYCLE SPACES PROVIDED:		8
VEHICLE SPACES PROVIDED:		36
FUTURE SPACES		17
LOT COVERAGES:	ACTUAL	%
NET LAND AREA:	111,170 SQ.FT.	
TOTAL IMPERVIOUS SURFACE AREA: (INCLUDES FUTURE SPACES)	38,560 SQ.FT.	35%
TOTAL OPEN SPACE:	72,610 SQ.FT.	65%

NOTES:

1. THIS TRACT CONTAINS 2.55 ACRES.
2. THIS TRACT IS CURRENTLY ZONED C-P.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C 0285D, DATED MARCH 17, 2011.
4. THE MAXIMUM HEIGHT OF THE PROPOSED BUILDINGS IS 35'. THE HEIGHT SHALL BE DETERMINED USING THE CURRENT ZONING REGULATIONS.
5. THE MINIMUM DISTANCE FROM ANY BUILDING TO ANY RIGHT-OF-WAY IS 49'. MINIMUM DISTANCE FROM ANY BUILDING TO ANY PERIMETER PROPERTY LINE IS 34'.
6. THE MINIMUM DISTANCE BETWEEN EDGE OF PARKING/DRIVEWAY AND EXTERIOR PROPERTY/RIGHT-OF-WAY LINE SHALL BE 6 FEET.
7. A FREESTANDING SIGN WILL BE INSTALLED AS SHOWN. THE SIGN SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 23-25 FOR A C-1 DISTRICT ALONG AN ARTERIAL STREET.
8. ON PREMISE WALL SIGNS SHALL BE ALLOWED IN COMPLIANCE WITH SECTION 23-25.1 FOR A C-1 DISTRICT ALONG AN ARTERIAL STREET.
9. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE.
10. THERE ARE NO REGULATED WATERWAYS ON THIS TRACT THAT WOULD REQUIRE IMPLEMENTATION OF THE STREAM BUFFER ORDINANCE.
11. THERE IS NO REGULATED CLIMAX FOREST LOCATED ON THIS PROPERTY.
12. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG THE EAST SIDE OF OLD 63 ALONG THE NORTH SIDE OF MCALISTER STREET AND ALONG THE SOUTH SIDE OF GORDON STREET ALONG THE FRONTAGE OF THIS LOT. THE SIDEWALK MAY BE LOCATED OUTSIDE THE RIGHT-OF-WAY ON A PUBLIC EASEMENT.
13. THE FUTURE PARKING SPACES ARE SHOWN TO ILLUSTRATE THAT THE CURRENT PARKING REGULATIONS CAN BE MET. THESE SPACES ARE NOT TO BE CONSTRUCTED AT THIS TIME BUT ARE AVAILABLE IF THE ACTUAL NEED IS PRESENT.
14. THE STORMWATER QUALITY AND DETENTION BASIN WILL BE APPROXIMATELY 9000 SQUARE FEET. THE BOTTOM OF THE BASIN WILL LIKELY BE DESIGNED AS A BIO-RETENTION BASIN HAVING A SURFACE AREA OF ABOUT 900 SF. THE BIO-RETENTION MAY BE REPLACED WITH A SUITABLE ALTERNATIVE AS WOULD COMPLY WITH ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THE BASIN WILL BE DESIGNED TO DETAIN THE INCREASE IN RUNOFF FOR THE 1 YEAR, 2 YEAR, 10 YEAR, AND 100 YEAR STORMS.

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 10th DAY OF May, 2012.

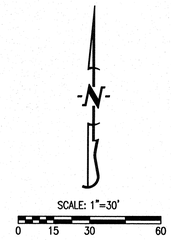
DOUG WHEELER – CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 4th DAY OF June, 2012.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

OWNER/DEVELOPER:
DAVID AND CARYN FENTON
400 NEBRASKA
COLUMBIA, MO 65201



DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING THE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 3530, PAGE 89 OF THE BOONE COUNTY RECORDS.

LEGEND:

- 818 — EXISTING 2FT CONTOUR
- 820 — EXISTING 10FT CONTOUR
- CURB
- EXISTING SANITARY SEWER MANHOLE
- S — EXISTING 8" SANITARY SEWER
- EXISTING STORM SEWER
- 8" — EXISTING 8" WATERLINE
- EXISTING FIRE HYDRANT
- BUILDING LINE
- EASEMENT LINE
- (35) LOT NUMBER
- LP LIGHT POLE
- EXISTING TREELINE
- BICYCLE RACK (# DENOTES THE NUMBER OF STALLS)

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

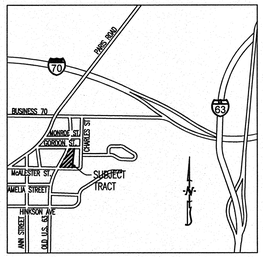
CHRISTOPHER M. SANDER-PE
MO LICENSE - 2001004658

PREPARED BY:
CROCKETT ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292
www.crockettengineering.com

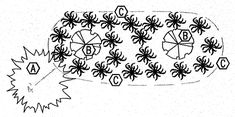
CONCEPTUAL LANDSCAPE PLAN

COLUMBIA CAR CARE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 48N, RANGE 12W
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY, 2012



LOCATION MAP
NOT TO SCALE



BIORETENTION PLANTING NOTES:		
ORNAMENTAL TREES:		
A	1 (4')	SARGENT CRABAPPLE – MALUS SARGENTII
DECIDUOUS SHRUB:		
B	2 (2 GAL.)	BURNING BUSH – EUONYMUS ALATA "COMPACTUS"
GRASS/FLOWER:		
C	20 (PLUG)	SWEET FLAG – ACORUS GRAMINEUS OGON

OWNER/DEVELOPER:
DAVID AND CARYN FENTON
400 NEBRASKA
COLUMBIA, MO 65201

NOTE:

ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.

THE LANDSCAPING SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE. THE DETAILS OF PLANT MATERIALS AND LOCATIONS WILL BE DETERMINED WITH THE SITE DEVELOPMENT PLANS.

LANDSCAPING SHALL COMPLY WITH SECTIONS 12A-49 (e) AND (f), 29-17 (d) (6), AND 29-25 (e) (4) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

LEGEND:

- EXISTING 2FT CONTOUR
- EXISTING 10FT CONTOUR
- PROPOSED 2FT CONTOUR
- PROPOSED 10FT CONTOUR
- CURB
- RIP RAP
- EXISTING STRUCTURE
- EXISTING TREELINE
- PROPOSED TREELINE
- COE REGULATED WATERWAY
- EDGE OF WATERWAY
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER
- EXSTING LOT NUMBER
- 100 YEAR FLOOD PLAIN
- FLOODWAY

LANDSCAPE COMPLIANCE:	
TOTAL PARKING LOT AND DRIVE AREA:	33,400 SQ. FT.
TREES REQUIRED @ 1 TREE PER 4,500 S.F.:	7.4 TREES
LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W:	100 L.F.
TREES REQUIRED @ 1 PER 50 L.F.:	2 TREES
TOTAL TREES REQUIRED:	10 TREES
MEDIUM TO LARGE TREES REQUIRED:	3 TREES
TOTAL TREES PROPOSED:	10 TREES
MEDIUM TO LARGE TREES PROPOSED:	3 TREES
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE:	640 L.F.

AREAS:		
LOT COVERAGES:	ACTUAL	%
NET LAND AREA:	111,170 SQ.FT.	
TOTAL IMPERVIOUS SURFACE AREA: (INCLUDES SHADOW SPACES)	41,800 SQ.FT.	38%
TOTAL OPEN SPACE:	69,370 SQ.FT.	62%

TREE PRESERVATION

THERE IS NO CLIMAX FOREST WITHIN THE LIMITS OF THIS TRACT.

PLANTING NOTES:

- MEDIUM TO LARGE SHADE TREES
- SMALL DECIDUOUS OR ORNAMENTAL TREES
- LANDSCAPED BED CONTAINING SMALL ORNAMENTAL TREES, DECORATIVE GRASSES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, OR ANY COMBINATION THEREOF. LANDSCAPE BEDS SHALL CONFORM TO REQUIREMENTS OF SECTION 29-25.
- GREEN GIANT ARBORVITAE
- ORNAMENTAL GRASS

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 10TH DAY OF May, 2012.

DOUG WHEELER – CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 4TH DAY OF June, 2012.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

CHRISTOPHER M. SANDER
NUMBER 2001004658
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER

CHRISTOPHER M. SANDER-PE
MO LICENSE - 2001004658

SITE/CIVIL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
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Columbia, Missouri 65203
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www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2006181306