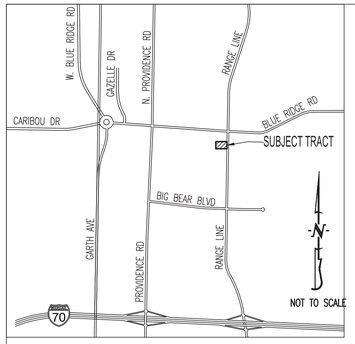
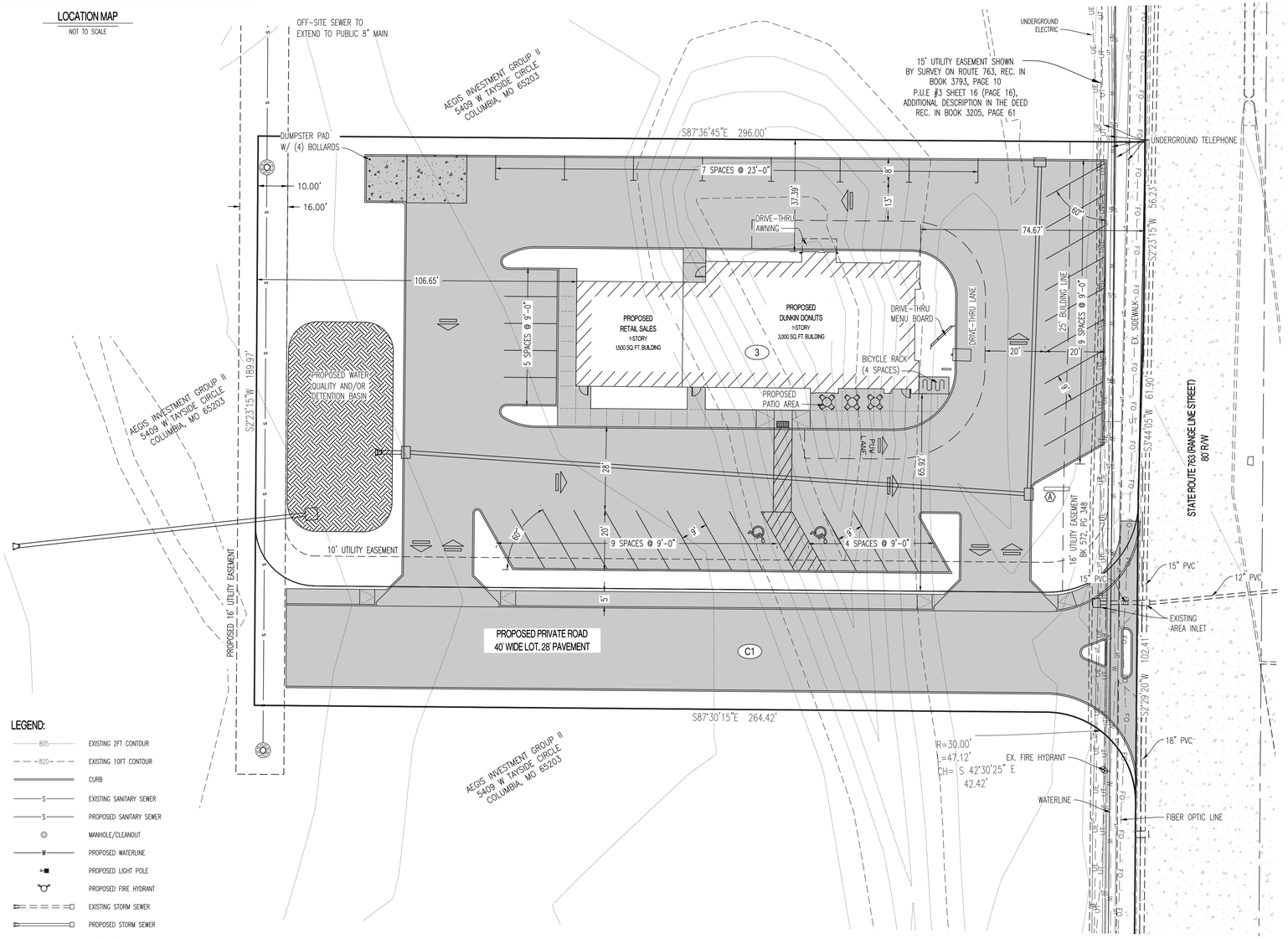
PD PLAN FOR

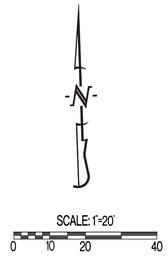
DUNKIN' DONUTS-BLUE RIDGE TOWN CENTRE, PLAT 2

3075 RANGE LINE STREET
SECTION 36, TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 2017



LOCATION MAP
NOT TO SCALE





PARKING CALCULATIONS:	
SPACES REQUIRED	
3,000 SF RESTAURANT AT 1 SPACE PER 200 SF:	15 SPACES
1,500 SF RETAIL SALES AT 1 SPACE PER 300 SF:	5 SPACES
500 SF PATIO AREA AT 1 SPACE PER 200 SF:	3 SPACES
TOTAL SPACES REQUIRED:	23 SPACES
HANDICAP SPACES REQUIRED:	2 SPACES
HANDICAP SPACES PROVIDED:	2 SPACES
STANDARD SPACES PROVIDED:	32 SPACES
TOTAL SPACES PROVIDED:	34 SPACES
BICYCLE SPACES REQUIRED:	4 SPACES
BICYCLE SPACES PROVIDED:	4 SPACES

LEGAL DESCRIPTION:

BLUE RIDGE TOWN CENTRE, PLAT NO. 2, COLUMBIA,
BOONE COUNTY, MISSOURI

PERVIOUS AREA: (LOTS 3 & C1)	
TOTAL LOT AREA	56,375 S.F.
TOTAL IMPERVIOUS AREA	38,240 S.F. (68%)
TOTAL PERVIOUS AREA (OPEN SPACE)	18,135 S.F. (32%)

NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 85%.

NOTES:

1. LOT CONTAINS 1.29 ACRES.
2. EXISTING ZONING IS CURRENTLY ZONED PD.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C 0280D, DATED MARCH 17, 2011.
4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. POLES SHOWN SHALL NOT EXCEED 25' IN HEIGHT. EXACT LOCATION SUBJECT TO CHANGE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS. NO WALL PACKS ARE ALLOWED ON THE BUILDING, HOWEVER DECORATIVE WALL SCONCES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED.
5. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
6. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 40', MEASURED FROM THE GROUND FINISHED GRADE ON THE FRONT SIDE OF BUILDING.
7. STORM WATER QUALITY STANDARDS SHALL BE MET BY USING BIORETENTION CELLS. PROPOSED BIORETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
8. STORM WATER DETENTION FOR THIS SITE MAY BE ALLOWED TO BE ADDRESSED ON AN OFF-SITE BASIN SHOULD ONE BE CONSTRUCTED. THIS OFFSITE BASIN WOULD BE A REGIONAL TYPE BASIN PROVIDING DETENTION FOR A LARGER AREA OF THE BLUE RIDGE TOWN CENTRE DEVELOPMENT.
9. ALL SITE LIGHTING SHALL BE IN CONFORMANCE WITH THE LIGHTING REQUIREMENTS FOR THE CITY OF COLUMBIA.
10. THIS DEVELOPMENT IS SUBJECT TO ORDINANCE #023117 ADOPTING THE UNIFIED DEVELOPMENT CODE.

SIGNAGE:

SIGNAGE SHALL BE WITHIN THE FOLLOWING LIMITS:

(A) FREE STANDING SIGN INDICATING SERVICES PROVIDED. SIGN SHALL COMPLY WITH SECTION 23-25 OF THE SIGNAGE ORDINANCE FOR HEIGHT, AREA & PLACEMENT STANDARDS. ALL OTHER SIGNAGE (BUILDING, CANOPY, AWNING, ETC.) SHALL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA SIGN REGULATIONS.

OWNER:

AEGIS INVESTMENT GROUP II
5409 WEST TAYSIDE CIRCLE
COLUMBIA, MISSOURI 65203

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2017.

RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

LEGEND:

- EXISTING 2FT CONTOUR (805)
- EXISTING 10FT CONTOUR (820)
- CURB
- EXISTING SANITARY SEWER (S)
- PROPOSED SANITARY SEWER (S)
- MANHOLE/CLEANOUT
- PROPOSED WATERLINE (W)
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER (XX)
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BIORETENTION

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER PE-2004000775
PROFESSIONAL ENGINEER

TIMOTHY D. CROCKETT, 2004000775

05/12/2017
DATE

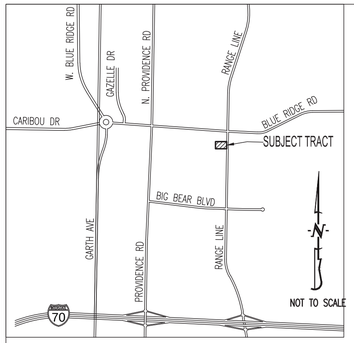
PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS
1000 West Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

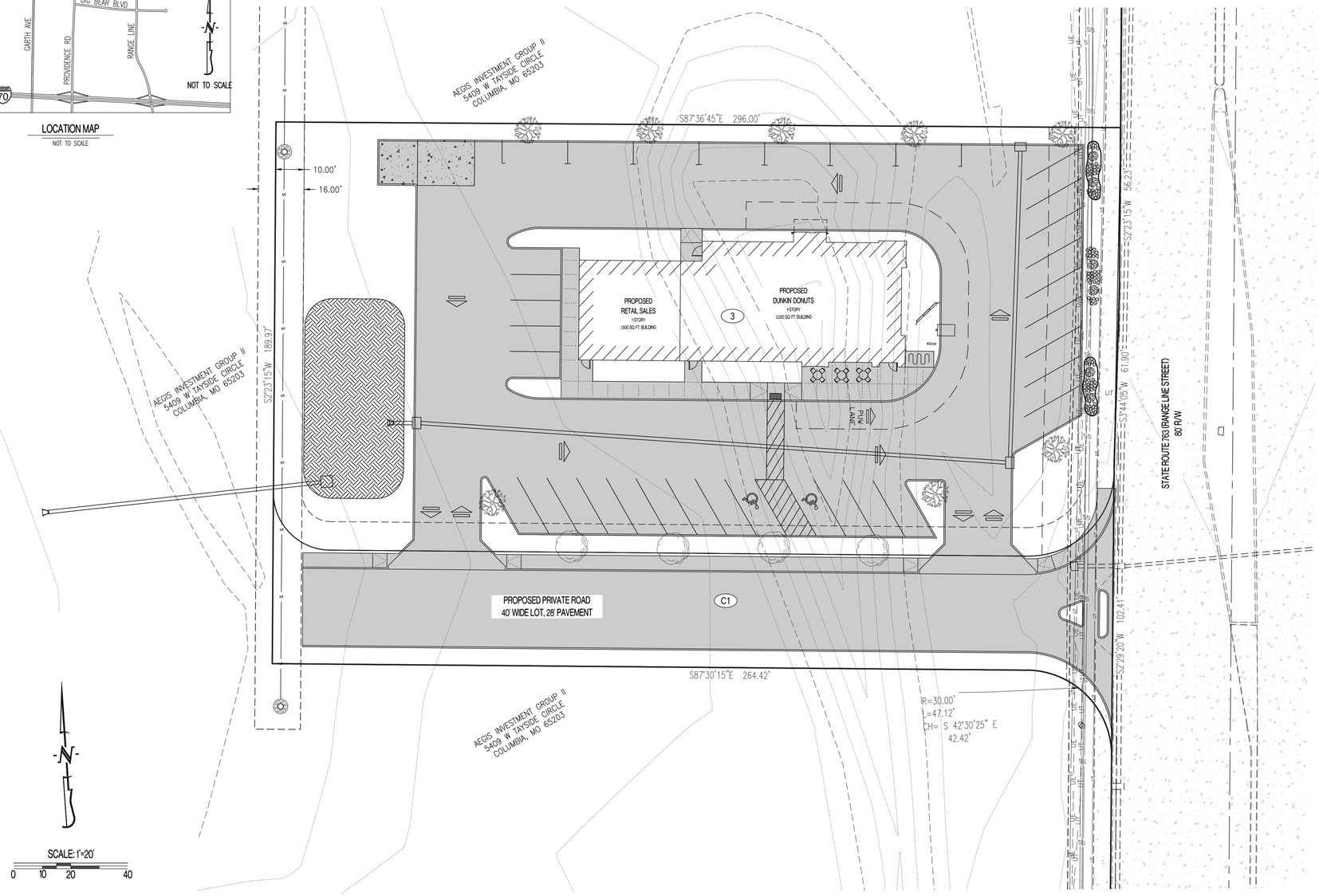
PD PLAN FOR

DUNKIN' DONUTS-BLUE RIDGE TOWN CENTRE, PLAT 2

LOCATED IN SECTION 36, TOWNSHIP 49 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 2017



LOCATION MAP
NOT TO SCALE



PERVIOUS AREA:	
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NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 85%.

LANDSCAPE COMPLIANCE:	
TOTAL PAVED AREA:	38,240 SQ. FT.
TREES REQUIRED @ 1 TREE PER 4,500 S.F.:	9 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:	11 TREES
MEDIUM TO LARGE TREES REQUIRED (30%):	4 TREES
TOTAL TREES PROPOSED:	12 TREES
MEDIUM TO LARGE TREES PROPOSED:	4 TREES
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE:	0 L.F.
LENGTH OF PARKING WITHIN 20' OF R/W TO BE SCREENED (50%)	50 L.F.

PLANTING NOTES:		
	QUANTITY	PLANT SPECIES
	4	LARGE TREE
	8	MEDIUM TREE
		1' TALL MULCH BERM WITH LANDSCAPED BED CONTAINING SMALL ORNAMENTAL TREES, DECORATIVE GRASSES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, AND ANY COMBINATION THEREOF. LANDSCAPE BEDS SHALL CONFORM TO SCREENING REQUIREMENTS FOR THE CITY OF COLUMBIA. SCREENING SHALL REACH 50% OPACITY IN THE SPACE BETWEEN 1' AND 5' ABOVE GRADE AT THE SCREEN LINE.

LANDSCAPING / TREE PRESERVATION NOTES:

1. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
2. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
3. ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
4. LANDSCAPING SHALL COMPLY WITH SECTIONS 12A-49 (e) AND (f), 29-13.1 (d) (6), AND 29-25 (e) (3) AND (4) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

OWNER:

AEGIS INVESTMENT GROUP II
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COLUMBIA, MISSOURI 65203

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2017.

RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER 2004000775
PROFESSIONAL ENGINEER

TIMOTHY D. CROCKETT, 2004000775

05/12/2017
DATE

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