X:\Project\Terry Wilson\Spring Creek\DRAWINGS\TWL17-04 Spring Creek C-P.dwg C-P Plan

APPROVED AS A MINOR REVISION TO THE SPRING CREEK – PHASE 2 C–P DEVELOPMENT PLAN

THIS _____ DAY OF _____, 2017

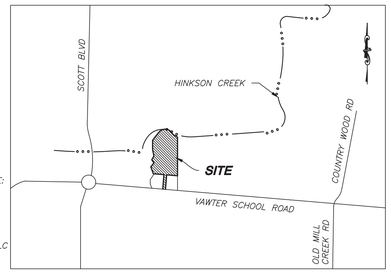
TIMOTHY TEDDY – DIRECTOR OF COMMUNITY DEVELOPMENT

MINOR REVISION TO THE

SPRING CREEK - PHASE 2 C-P DEVELOPMENT PLAN

LOTS 401, 402 AND 403 OF SPRING CREEK PLAT 4, COLUMBIA, BOONE COUNTY, MISSOURI

MAY 30, 2017



LOCATION MAP
NOT TO SCALE

SITE DATA

ACREAGE: 4.91 ACRES
SECTION–TOWNSHIP–RANGE: 28–48–13
ZONING: PD

OWNER

BEDROCK ENTERPRISES, LLC
2902 FORUM BLVD
COLUMBIA, MO 65203

FLOOD PLAIN STATEMENT

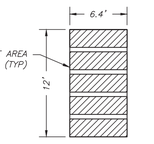
AS SHOWN ON THE PLAN, PART OF THIS TRACT IS LOCATED WITHIN ZONE AE (AREAS WITH A BASE FLOOD ELEVATION) AS SHOWN BY THE FLOOD INSURANCE RATE MAP #29019C0267E DATED APRIL 19, 2017

LEGAL DESCRIPTION

LOTS 401, 402 AND 403 OF SPRING CREEK PLAT 4 AS RECORDED IN PLAT BOOK 41, PAGE 69, RECORDS OF BOONE COUNTY, MISSOURI AND CONTAINING 4.91 ACRES.

GENERAL NOTES

1. THIS ORIGINAL SPRING PARK – PHASE 2 – C–P DEVELOPMENT PLAN WAS ACCEPTED BY CITY COUNCIL AUGUST 20, 2007.
2. BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
3. ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. SEE APPROPRIATE UTILITY CONSTRUCTION PLANS FOR FURTHER DETAIL.
4. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
5. THE OWNER MAY REPLAT LOTS IN ACCORDANCE WITH CITY OF COLUMBIA SUBDIVISION REGULATIONS WITHOUT REQUIRING A REVISION TO THIS PLAN.
6. THIS PROPERTY TO BE SERVED BY BOONE COUNTY ELECTRIC COOP.
7. BUILDING SHALL BE SPRINKLED.
8. NORTH FACE OF BUILDING SHALL BE CONSTRUCTED WITH CONCRETE WALL OR OTHER FIRE DEPARTMENT APPROVED MATERIAL FOR FIRE PROTECTION PURPOSES.
9. A FREESTANDING MONUMENT SIGN AS SHOWN WAS PREVIOUSLY APPROVED ON THE SPRING CREEK C–P PLAN DATED JANUARY 3, 2006. A MAXIMUM HEIGHT OF 12' AND MAXIMUM AREA OF 64 SQ. FT. ARE ALLOWED. SEE MONUMENT SIGN DETAIL. ALL OTHER SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 29–4.8 OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS IT RELATES TO C–3 DISTRICTS.
10. LIGHT POLES SHALL BE FULL–CUTOFF SHOEBOX FIXTURES, INWARD AND DOWNWARD DIRECTED WITH A MAXIMUM HEIGHT OF 22 FEET. THE LIGHT POLES MAY BE RELOCATED BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29–30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.



MONUMENT SIGN

PARKING DATA

REQUIRED PARKING:
RETAIL–1 SPACE/200 SQ. FT.
13,200 SQ. FT.= 66 SPACES
STORAGE/WAREHOUSE–1 SPACE/2000 SQ. FT.
3,140 SQ. FT. = 1.57 = 2 SPACES

TOTAL REQUIRED: 68 SPACES (3 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, WITH 1 TO BE VAN ACCESSIBLE, PLUS 8 REQUIRED BICYCLE SPACES, WHICH MAY BE COUNTED TOWARDS TOTAL REQUIRED.)

PROVIDED:
62 REGULAR SPACES
3 HANDICAP SPACES (2 OF WHICH ARE VAN ACCESSIBLE)
8 BICYCLE SPACES
TOTAL PROVIDED = 73 SPACES

SCALE: 1" = 30'
0 15 30 60

BEARINGS ARE REFERENCED TO SPRING CREEK PLAT 4, RECORDED IN PLAT BOOK 41, PAGE 69

LEGEND

MH	EXISTING SANITARY MANHOLE	X	EXISTING FENCE
FH	EXISTING FIRE HYDRANT	UE	EXISTING UNDERGROUND ELECTRIC
	EXISTING GUY WIRE	UE	PROPOSED UNDERGROUND ELECTRIC
LP	EXISTING LIGHT POLE	OE	EXISTING OVER–HEAD ELECTRIC
LP	PROPOSED LIGHT POLE	UT	EXISTING UNDERGROUND TELEPHONE
T	EXISTING TELEPHONE SERVICE	OT	EXISTING OVER–HEAD TELEPHONE
E	EXISTING ELECTRIC METER	FO	EXISTING FIBER OPTIC CABLE
G	EXISTING GAS METER	G	EXISTING GAS
W	EXISTING WATER METER	S	EXISTING SANITARY
C	EXISTING CABLE BOX	S	PROPOSED SANITARY
E	EXISTING ELECTRIC TRANSFORMER	W	EXISTING WATER
E	PROPOSED ELECTRIC TRANSFORMER	W	PROPOSED WATER
T	EXISTING TELEPHONE BOX		EXISTING STORM SEWER
PP	EXISTING UTILITY POLE		PROPOSED STORM SEWER
WV	EXISTING WATER VALVE	CATV	EXISTING CABLE TELEVISION
	EXISTING STREET SIGN		EXISTING FLOWLINE OR WATER EDGE
0,000	SQUARE FEET	700	EXISTING CONTOUR
00.00 AC	ACRES		EXISTING TREELINE (AS APPROVED)
			PROPOSED PRESERVED TREELINE

CONCEPTUAL PLANT SCHEDULE

QUANTITY	SIZE	CATEGORY	PLANT SPECIES
4	2"	SHADE TREE (MED. – LARGE)	TRIDENT MAPLE, SUN VALLEY MAPLE
4	2"	ORNAMENTAL TREE	OKLAHOMA REDBUD, VIBRUM
5	5' B&B	LARGE EVERGREEN TREE	KETELEERI JUNIPER, RED CEDAR
6	5 GAL	EVERGREEN SHRUB	PRAGUE VIBURNUM

TREE PRESERVATION AREA — PAVEMENT

LANDSCAPING NOTES

1. PROPOSED AREAS
TOTAL AREA OF SITE= 4.91 AC. = 213,823 SQ.FT.
TOTAL EXISTING PAVEMENT= 6,225 SQ.FT. (2.9%)
TOTAL BUILDING AREA= 13,200 SQ.FT. (6.2%)
TOTAL PARKING LOT AREA= 28,367 SQ.FT. (13.2%)
TOTAL SIDEWALK AREA= 2,200 SQ.FT. (1.0%)
TOTAL IMPERVIOUS AREA= 49,992 SQ.FT. (23.4%)
TOTAL AREA OF OPEN SPACE/LANDSCAPING= 163,831 SQ.FT. (76.6%)
2. 28,367 SQ. FT. / 4,500= 6.3 OR 7 TREES REQUIRED; 8 NEW TREES SHOWN ON SITE (MINIMUM 4 OF WHICH TO BE MEDIUM TO LARGE SHADE TREE)
3. DUE TO INCREASED BUFFER WIDTH AND PRESERVED EXISTING VEGETATION THIS SITE IS SUBJECT TO LESS STRINGENT SCREENING REQUIREMENTS FOR SCREENING ALONG EAST PROPERTY LINE PER CITY ORDINANCE 019606, APPROVED AUGUST 20, 2007
4. ALL PLANTINGS WITHIN 50' LANDSCAPE BUFFER TO BE NATIVE SPECIES

TREE PRESERVATION NOTE:

1. ALL LAND WITHIN THIS PD PLAN SHALL BE SUBJECT TO SECTION 12A–49 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
2. THE PROPOSED TREE PRESERVATION LINE SHALL BE SHOWN ON AN APPROVED TREE PRESERVATION PLAN PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT.
3. THE TREE PRESERVATION PLAN MAY BE REVISED BY THE OWNER AS LONG AS THE TREE PRESERVATION REMAINS IN COMPLIANCE WITH CITY REGULATIONS.
4. FROM NOVEMBER 5, 2007 APPROVED PLAN
EXISTING CLIMAX FOREST = 2.32 ACRES
CLIMAX FOREST PREVIOUSLY PRESERVED = 1.26 ACRES.
CLIMAX FOREST PROPOSED TO BE PRESERVED, LIMITS AS SHOWN, = 0.89 ACRES (38%)

STORMWATER MANAGEMENT

1. THIS TRACT HAS AN APPROVED STORMWATER MANAGEMENT PLAN AS SHOWN ON THE SPRING PARK – PHASE 2 – C–P DEVELOPMENT PLAN, APPROVED AUGUST 20, 2007. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PLAN. ANY PROPOSED IMPERVIOUS AREA GREATER THAN WHAT WAS SHOWN ON THE APPROVED PLAN IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE.

STREAM BUFFER STATEMENT

1. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE HUNTSDALE USGS QUADRANGLE.
2. STREAM BUFFER HAS BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH THE STREAM BUFFER PLAN DATED NOVEMBER 1, 2007. THIS STREAM BUFFER PLAN WAS APPROVED ON NOVEMBER 5, 2007 BY CITY PUBLIC WORKS DEPARTMENT.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

STATE OF MISSOURI
CODY ALAN DARR
NUMBER PE-2012018055
PROFESSIONAL ENGINEER

CODY ALAN DARR
MO PE-2012018055
JUNE 28, 2017

SURVEY AND PLAT BY
A CIVIL GROUP
CORPORATE NO. 2001006116

A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

CITY CASE # 17–152 | TWIL17–04

SHEET 1 OF 1