

PD PLAN FOR
SCHILB ANTIQUARIAN

2615 & 2635 S PROVIDENCE RD
SECTION 25, TOWNSHIP 48, RANGE 13
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 2017

NOTES:

- TOTAL AREA OF THIS PLAN CONTAINS 2.0 ACRES.
- EXISTING ZONING IS ZONED PD.
- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C 0287E, DATED APRIL 19, 2017.
- 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.
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 40', MEASURED FROM THE GROUND FINISHED GRADE ON THE FRONT SIDE OF BUILDING.
- STORM WATER QUALITY STANDARDS SHALL BE MET BY USING BIORETENTION CELLS. PROPOSED BIORETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
- STORM WATER DETENTION WILL BE REQUIRED FOR BOTH LOT 2A1 AND 2A2 OF THIS SITE. THE MAXIMUM RELEASE RATE FOR 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 STORM EVENTS.
- ALL SITE LIGHTING SHALL BE IN CONFORMANCE WITH THE LIGHTING REQUIREMENTS FOR THE CITY OF COLUMBIA.
- THE DUMPSTER PAD CONSTRUCTION AND SOLID WASTE COLLECTION SHALL BE A JOINT SHARED USE BETWEEN THE TWO OCCUPANCIES. COST AND MAINTENANCE SHALL FALL UNDER THE TWO OCCUPANCIES.
- THE SHARED DRIVEWAY SHALL BE A JOINT USE BETWEEN THE TWO OCCUPANCIES. COST AND MAINTENANCE SHALL FALL UNDER THE TWO OCCUPANCIES.

LEGAL DESCRIPTION:

LOT 2A OF STONEY CREEK SUBDIVISION ADMINISTRATIVE
PLAT, BOOK 2660, PAGE 6

OWNER:

DALE T. SMARR TRUST
CO-TRUSTEES:
STACEY SMARR
DORCUS JEAN SMARR
1631 KATHY DRIVE
COLUMBIA, MISSOURI 65202

PARKING CALCULATIONS (LOT 2A1):

SPACES REQUIRED 4,920 SF RETAIL SALES AT 1 SPACE PER 300 SF: 4,920 SF WAREHOUSE AT 1 SPACE PER 2000 SF:	17 SPACES 3 SPACES
TOTAL SPACES REQUIRED:	20 SPACES
HANDICAP SPACES REQUIRED:	1 SPACES
HANDICAP SPACES PROVIDED: STANDARD SPACES PROVIDED: TOTAL SPACES PROVIDED:	1 SPACES 22 SPACES 23 SPACES
BICYCLE SPACES REQUIRED: BICYCLE SPACES PROVIDED:	4 SPACES 4 SPACES

PARKING CALCULATIONS (LOT 2A2):

SPACES REQUIRED 12,566 SF OFFICE SALES AT 1 SPACE PER 300 SF:	42 SPACES
PARKING SPACES REQUIRED:	42 SPACES
HANDICAP SPACES REQUIRED:	2 SPACES
BICYCLE SPACES REQUIRED: BICYCLE SPACES PROVIDED:	4 SPACES 4 SPACES
REDUCTION OF REQUIRED PARKING SPACES FROM INSTALLED BICYCLE PARKING SPACES:	-4 SPACES
TOTAL PARKING SPACES REQUIRED:	38 SPACES
HANDICAP SPACES PROVIDED: STANDARD SPACES PROVIDED: TOTAL SPACES PROVIDED:	2 SPACES 37 SPACES 39 SPACES

SIGNAGE:

SIGNAGE SHALL BE WITHIN THE FOLLOWING LIMITS:

- Ⓐ FREE STANDING SIGN INDICATING SERVICES PROVIDED. SIGN SHALL COMPLY WITH SECTION 29-4.8 OF THE SIGNAGE ORDINANCE IN THE UDC FOR HEIGHT, AREA & PLACEMENT STANDARDS. ALL OTHER SIGNAGE (BUILDING, CANOPY, AWNING, ETC.) SHALL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA SIGN REGULATIONS.
- Ⓑ FREE STANDING SIGN INDICATING SERVICES PROVIDED. SIGN SHALL COMPLY WITH SECTION 29-4.8 OF THE SIGNAGE ORDINANCE IN THE UDC FOR HEIGHT, AREA & PLACEMENT STANDARDS. ALL OTHER SIGNAGE (BUILDING, CANOPY, AWNING, ETC.) SHALL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA SIGN REGULATIONS.

LEGEND:

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

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

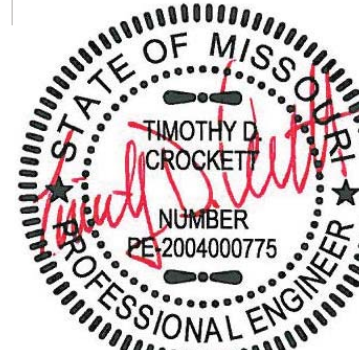
RUSTY STRODTMAN, CHAIRPERSON

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



TIMOTHY D. CROCKETT, 2004000775

09/15/2017
DATE

PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

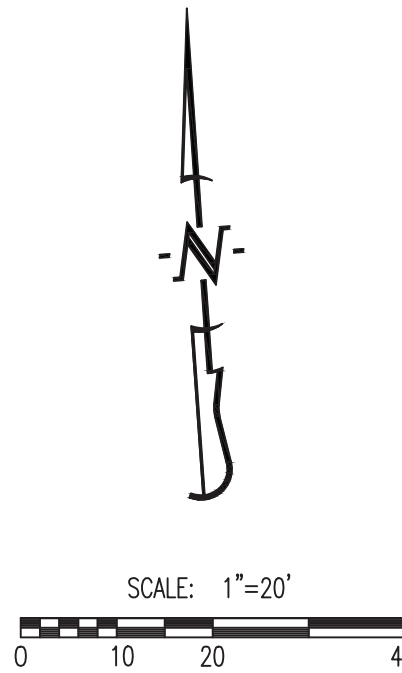
1000 West Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(313) 447-0292

www.crockettengineering.com

REV 1 09/07/2017
ORIGINAL 07/31/2017

PD PLAN FOR
SCHILB ANTIQUARIAN

2615 & 2635 S PROVIDENCE RD
LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 2017

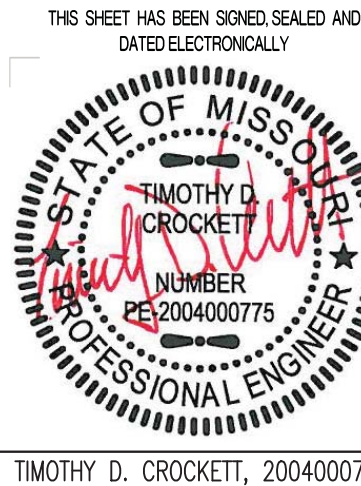


OWNER:
DALE T. SMARR TRUST
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STACEY SMARR
DORCUS JEAN SMARR
1631 KATHY DRIVE
COLUMBIA, MISSOURI 65202

LANDSCAPE COMPLIANCE:		
29-4.4(c) - GENERAL PROVISIONS:		
EXISTING CLIMAX FOREST:	0 AC.	
CLIMAX FOREST TO REMAIN:	0 AC.	
REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED:	0.30 AC.	
PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	1.00 AC.	
REQUIRED 50% OF SURFACE AREA TO BE COVERED BY LIVING MATERIALS:	1.00 AC.	
PROPOSED SURFACE AREA TO BE COVERED BY LIVING MATERIALS:	1.00 AC.	
29-4.4(d) - STREET FRONTAGE LANDSCAPING:		
(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER: (REFER TO TYPICAL SCREENING BED PLANTING DETAIL)	86 L.F. x 6' WIDE = 516 S.F.	
1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA (WITHIN SCREENING BED)	3 TREES	
29-4.4(f) - PARKING AREA LANDSCAPING:		
(1) IF PARKING AREA CONTAINS MORE THAN 100 SPACES, PARKING SPACE AREA TO INCLUDE LANDSCAPING AREA EQUAL TO 10% OF PAVED AREA, WITH 1 TREE PER 40' L.F. OF LANDSCAPED AREA.	N/A - 62 SPACES	
(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 22,815 S.F.	6 TREES	
0 EXISTING PARKING LOT TREES NET PARKING LOT TREES TO BE PLANTED	6 TREES	
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES	2 TREES 2 TREES	

PARKING AREA LANDSCAPING PLANTING TABLE:					
	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
	1	HEDGE MAPLE	ACER CAMPESTRE	LARGE TO MEDIUM TREE	2.5" CALIPER
	1	YOSHINO CHERRY	PRUNUS YEDOENSIS	LARGE TO MEDIUM TREE	2.5" CALIPER
	1	SCARLET OAK	QUERCUS COCCINEA	LARGE TO MEDIUM TREE	2.5" CALIPER
	1	FRONTIER ELM	ULMUS X "FRONTIER"	LARGE TO MEDIUM TREE	2.5" CALIPER
	1	DOGWOOD	CORNUS FLORIDA	SMALL TREE	2" CALIPER
	1	PAWPAW	ASIMINA TRILOBA	SMALL TREE	2" CALIPER

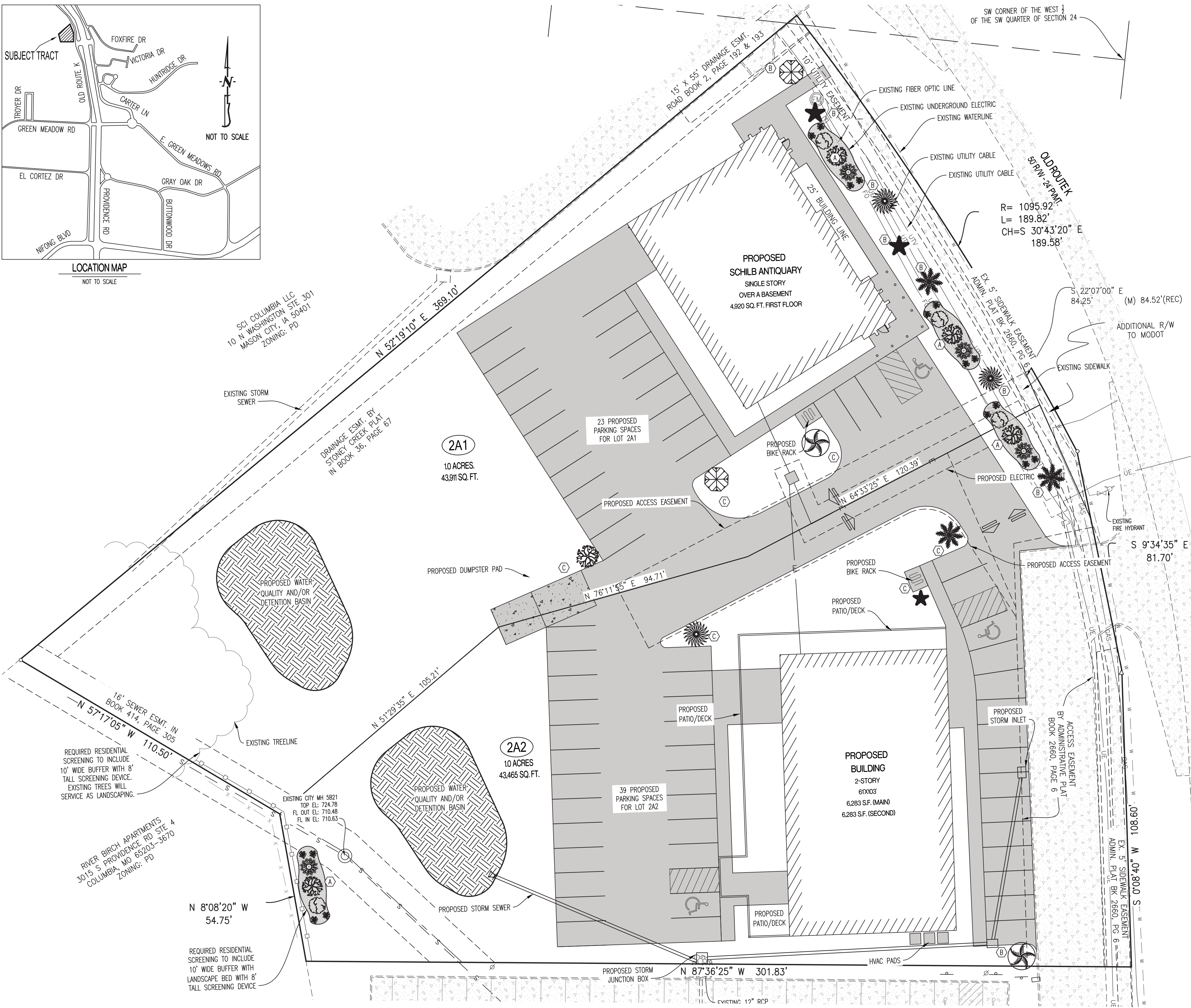
STREET FRONTAGE AND BUFFERING PLANTING TABLE:					
	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
	2	HEDGE MAPLE	ACER CAMPESTRE	LARGE TO MEDIUM TREE	2.5" CALIPER
	2	YOSHINO CHERRY	PRUNUS YEDOENSIS	LARGE TO MEDIUM TREE	2.5" CALIPER
	1	SCARLET OAK	QUERCUS COCCINEA	LARGE TO MEDIUM TREE	2.5" CALIPER
	1	FRONTIER ELM	ULMUS X "FRONTIER"	LARGE TO MEDIUM TREE	2.5" CALIPER
	2	DOGWOOD	CORNUS FLORIDA	SMALL TREE	2" CALIPER
	4	PAWPAW	ASIMINA TRILOBA	SMALL TREE	2" CALIPER
	16	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA "KARL FORESTER"	ORNAMENTAL GRASS	2 GALLON
	4	PEE GEE HYDRANGEA	HYDRANGEA PANCULATA "GRANDIFLORA"	LARGE DECIDUOUS SHRUB	5 GALLON
	4	DRIFT ROSE	ROSA MEIGALPIO	PERENNIAL	2 GALLON
TYPICAL SCREENING BED PLANTING DETAIL					3' TALL



TIMOTHY D. CROCKETT, 2004000775
09/15/2017
DATE

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(573) 447-0292
www.crockettengineering.com

REV 1 09/07/2017
ORIGINAL 07/31/2017



LANDSCAPING / TREE PRESERVATION NOTES:

- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
- LANDSCAPING SHALL COMPLY WITH SECTIONS 29-4.4 OF THE CITY OF COLUMBIA UNIFIED DEVELOPMENT CODE.

PERVIOUS AREA: (LOT 2A1 & 2A2)

TOTAL LOT AREA	87,041 S.F.
TOTAL IMPERVIOUS AREA	31,732 S.F.
TOTAL PERVIOUS AREA (OPEN SPACE)	55,309 S.F. (64%)

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%.

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

RUSTY STRODTMAN, CHAIRPERSON

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

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