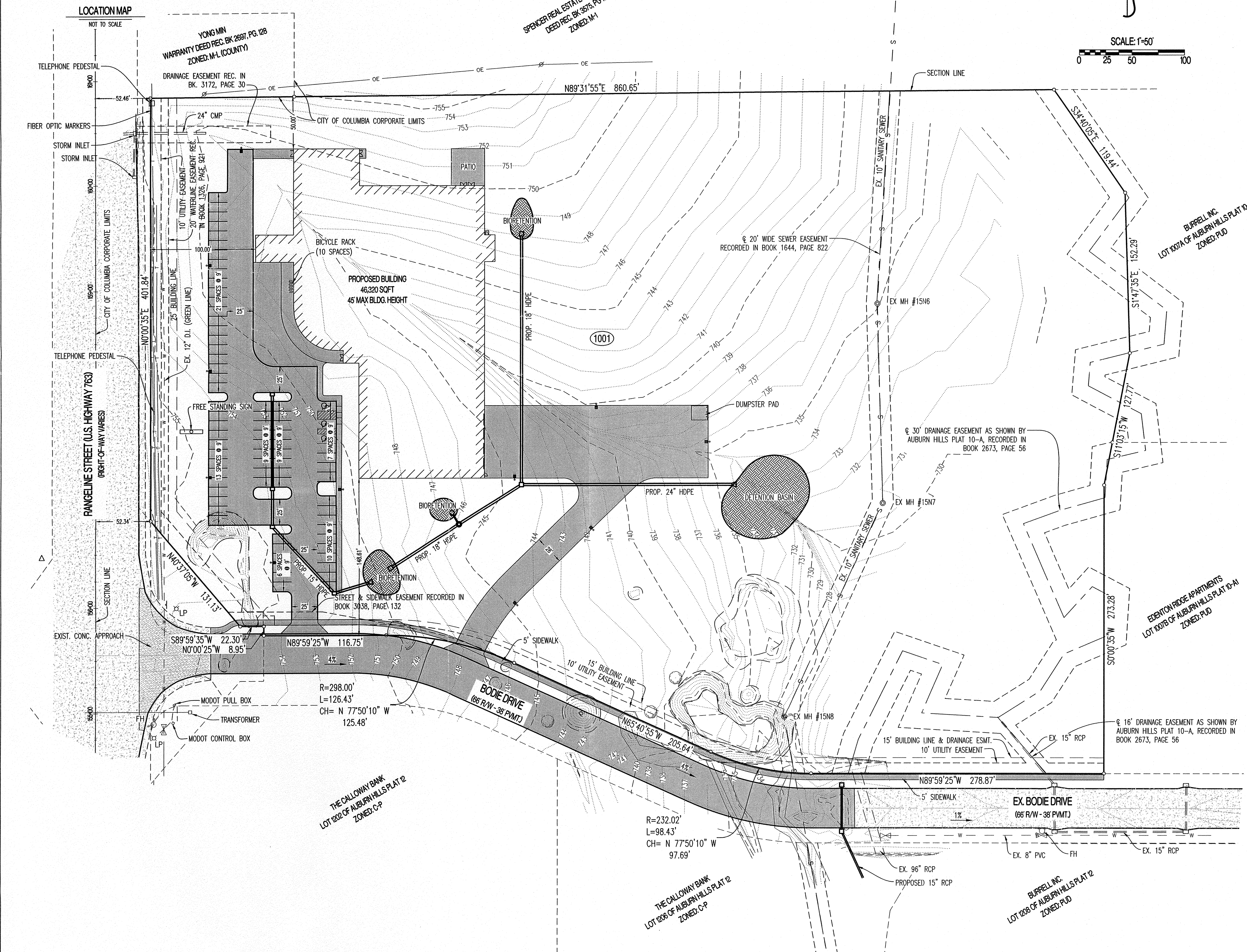
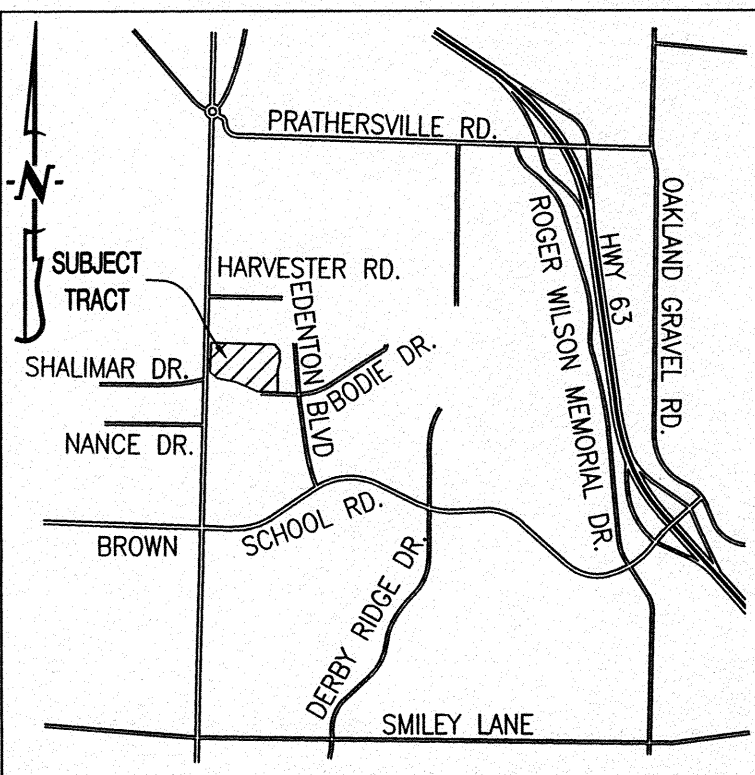


# C-P PLAN FOR COLUMBIA SAFETY AND INDUSTRIAL SUPPLY

LOCATED IN SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
APRIL 2014

RECEIVED  
MAY 20 2014  
PLANNING DEPT.



## LEGEND:

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

## NOTES:

- TRACT CONTAINS 12.13 ACRES.
- EXISTING ZONING IS CURRENTLY ZONED C-P.
- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C 01650, DATED MARCH 17, 2011.
- AUBURN HILLS PLAT 10-A RECORDED DATE OF 02/24/2005 IS PRIOR TO THE ADOPTION OF STREAM BUFFER REQUIREMENTS UNDER ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. LOT 1001 OF AUBURN HILLS PLAT 10-A IS EXEMPT FROM THE STREAM BUFFER REQUIREMENTS.
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45', MEASURED FROM THE GROUND FINISHED GRADE ON THE FRONT SIDE OF BUILDING.
- PROPOSED BIORETENTION/DETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
- THE MAXIMUM RELEASE RATE FROM 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 STORMS.
- ALL DRIVE, ROADWAY, AND ACCESS AISLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- ALL LIGHTING SHALL BE IN CONFORMANCE WITH THE CITY LIGHTING REGULATIONS. MAXIMUM POLE HEIGHT AT 25'. MAXIMUM NUMBER OF POLES SHALL BE 15. FIXTURES SHALL BE FULL CUT-OFF AND SEMI CUT-OFF FIXTURES TO DIRECT LIGHTING INWARD AND DOWNWARD.

## SIGNAGE:

LOT 1001 SHALL HAVE ONE FREE STANDING SIGN. MAXIMUM HEIGHT OF SAID SIGN SHALL BE 12' WITH A MAXIMUM AREA OF 64 SQUARE FEET EACH SIDE. BUILDING SIGNAGE SHALL CONFORM TO THE CITY OF COLUMBIA'S SIGN ORDINANCE, CHAPTER 23.

## LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST BEING ALL OF LOT 1001 OF AUBURN HILLS, PLAT 10-A, RECORDED IN BOOK 2673, PAGE 56, EXCEPTING THERE FROM THE RIGHT OF WAY DEED TO MODOT OF HIGHWAY 763.

## PARKING CALCULATIONS:

<b>SPACES REQUIRED</b>	
RETAIL - 6,400 SQ.FT. @ ONE SPACE PER 200 SQ.FT.:	32 SPACES
OFFICES - 10,276 SQ.FT. @ ONE SPACE PER 300 SQ.FT.:	35 SPACES
WAREHOUSE - 23,060 SQ.FT. @ ONE SPACE PER 2,000 SQ.FT.:	12 SPACES
TRAINING - 6,584 SQ.FT. @ ONE SPACE PER 2,000 SQ.FT.:	4 SPACES
HANDICAP SPACES REQUIRED (INCLUDED IN THE ABOVE TOTAL):	3 SPACES
TOTAL SPACES REQUIRED (INCLUDES BICYCLE REDUCTION):	75 SPACES
<b>SPACES PROVIDED</b>	
STANDARD SPACES PROPOSED:	72 SPACES
HANDICAP SPACES PROPOSED:	3 SPACES
TOTAL SPACE PROVIDED:	75 SPACES
<b>BICYCLE SPACES REQUIRED:</b>	
BICYCLE SPACES PROVIDED:	8 SPACES

## OWNER:

COMMERCE BANK, NA  
901 E. BROADWAY  
COLUMBIA, MISSOURI 65201

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING  
COMMISSION THIS 5th DAY OF June, 2014.

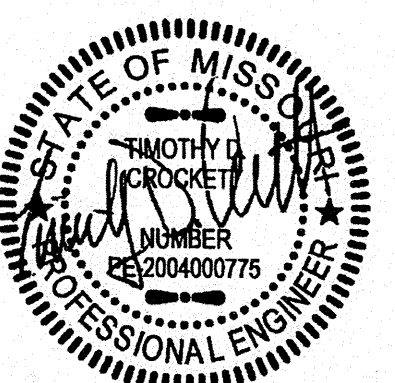
ER. RAMAN PURI, CHAIRPERSON  
Stephen Reichlin, Vice-Chairman

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS  
14th DAY OF July, 2014.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND  
DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2004000775  
05/20/2014  
DATE

## PREPARED BY:

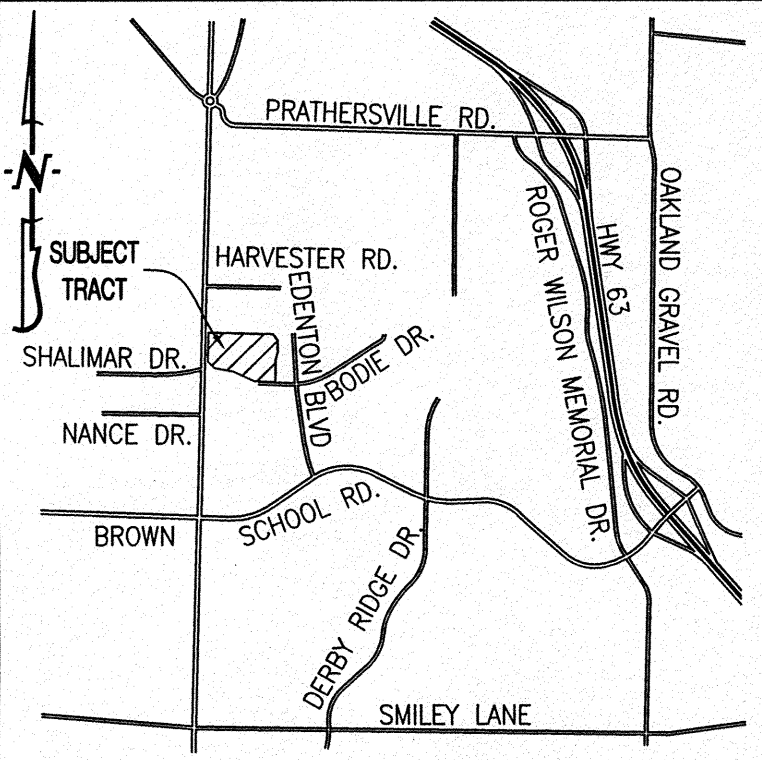
**CROCKETT**  
ENGINEERING CONSULTANTS

2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292  
www.crockettengineering.com



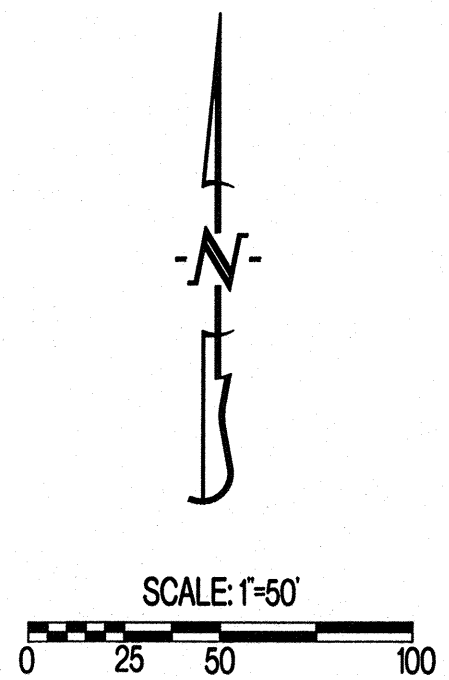
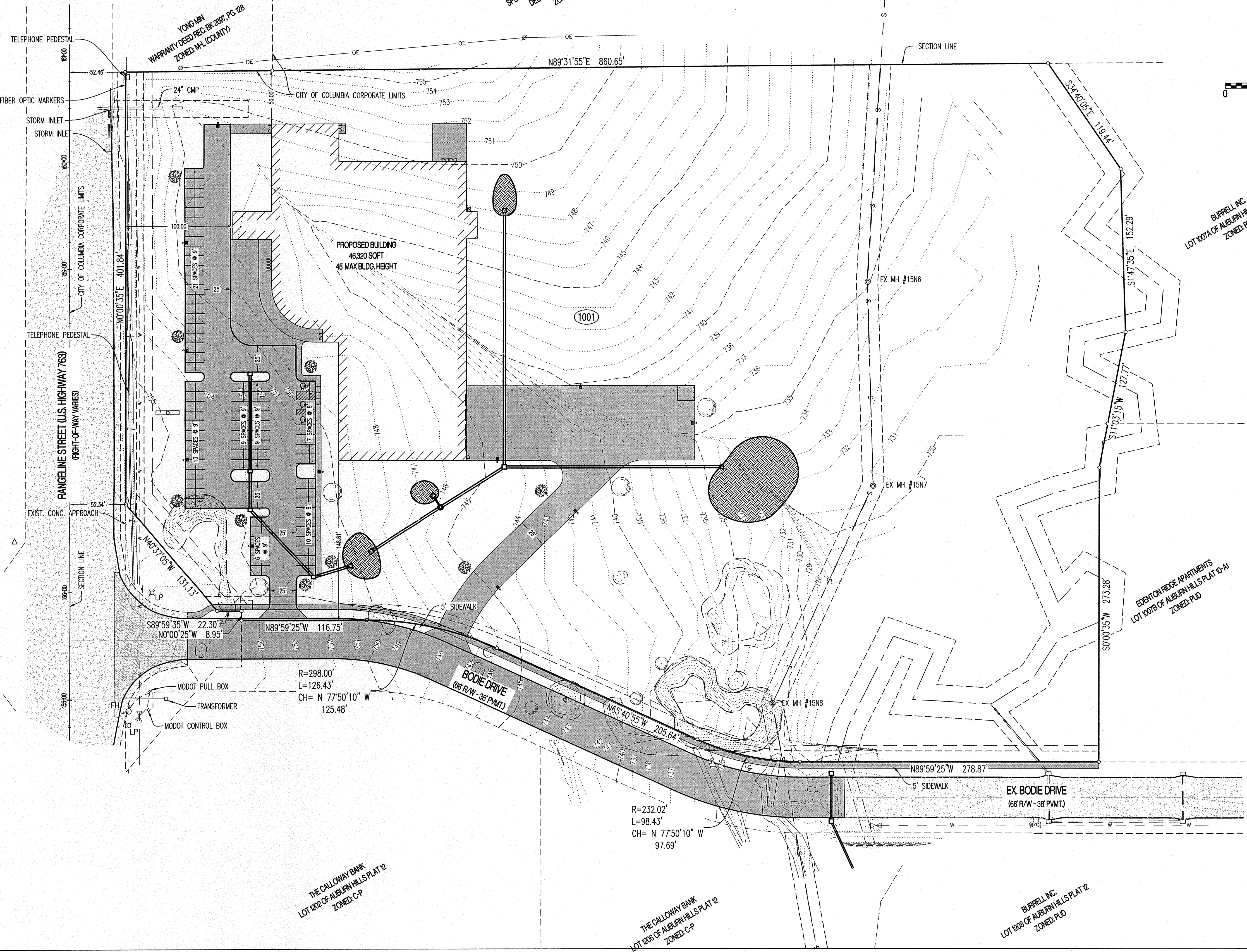
C-P PLAN FOR  
COLUMBIA SAFETY AND INDUSTRIAL SUPPLY

LOCATED IN SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
APRIL 2014



LOCATION MAP

NOT TO SCALE



PERVIOUS AREA:	
TOTAL LOT AREA	528,108 S.F.
TOTAL IMPERVIOUS AREA	105,732 S.F. (20%)
TOTAL PERVIOUS AREA (OPEN SPACE)	422,376 S.F. (80%)

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:	54,527 SQ. FT.
TREES REQUIRED @ 1 TREE PER 4,500 S.F.:	13 TREES
LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W:	0 L.F.
TREES REQUIRED @ 1 PER 50 L.F.:	0 TREES
TOTAL TREES REQUIRED:	13 TREES
MEDIUM TO LARGE TREES REQUIRED (30%):	4 TREES
TOTAL TREES PROPOSED:	13 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%):	0 L.F.

PLANTING NOTES:		
	QUANTITY	PLANT SPECIES
	4	LARGE TREE
	9	MEDIUM TREE

- 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 CHAPTERS 12A-49 AND AND 29-25 OF THE CITY CODE.

OWNER:  
COMMERCE BANK, N.A.  
901 E. BROADWAY  
COLUMBIA, MISSOURI 65201

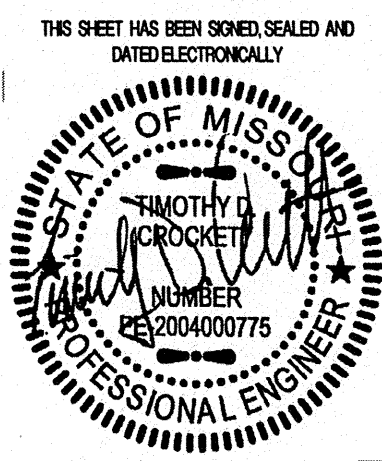
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING  
COMMISSION THIS 5th DAY OF June, 2014.

DR. RAMAN PURI, CHAIRPERSON  
Stephen Reichlin, Vice-Chairman

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 1st DAY OF July, 2014.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK



TIMOTHY D. CROCKETT, 2004000775  
05/20/2014  
DATE

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