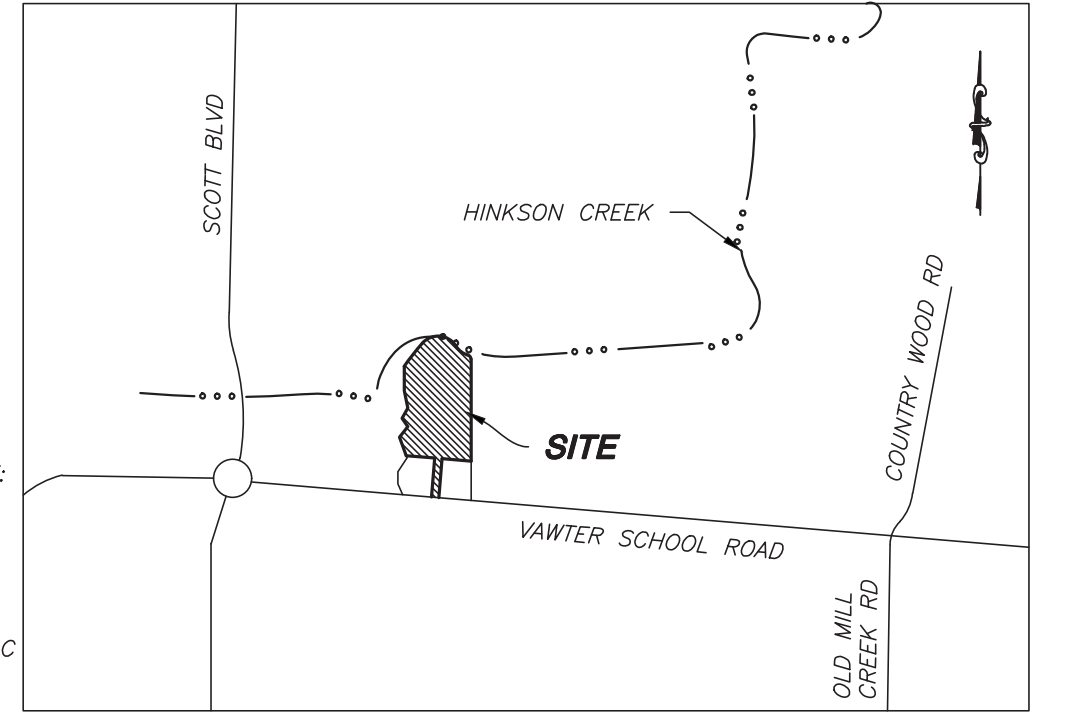


MAJOR REVISION TO THE SPRING CREEK - PHASE 2 C-P DEVELOPMENT PLAN

LOT 601 OF SPRING CREEK PLAT 6,
COLUMBIA, BOONE COUNTY, MISSOURI
JULY 8, 2019



SITE DATA
ACREAGE: 4.91 ACRES
SECTION-TOWNSHIP-RANGE: 28-48-13
ZONING: PD

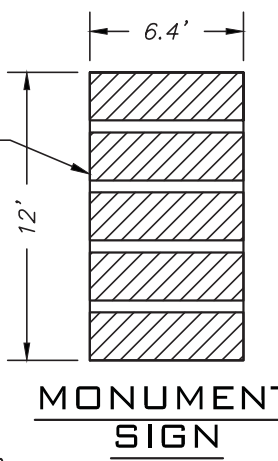
OWNER
BEDROCK ENTERPRISES, LLC
2902 FORUM BLVD
COLUMBIA, MO 65203

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
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, MISSOURI, BEING ALL OF LOT 601 OF SPRING CREEK PLAT 6 AS RECORDED IN PLAT BOOK 51, PAGE 59, OF THE BOONE COUNTY RECORDS AND CONTAINING 4.91 ACRES.

GENERAL NOTES

- THIS ORIGINAL SPRING PARK - PHASE 2 - C-P DEVELOPMENT PLAN WAS ACCEPTED BY CITY COUNCIL AUGUST 20, 2007.
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
- ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. SEE APPROPRIATE UTILITY CONSTRUCTION PLANS FOR FURTHER DETAIL.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- THE OWNER MAY REPLAT LOTS IN ACCORDANCE WITH CITY OF COLUMBIA SUBDIVISION REGULATIONS WITHOUT REQUIRING A REVISION TO THIS PLAN.
- THIS PROPERTY TO BE SERVED BY BOONE COUNTY ELECTRIC COOP.
- BUILDING SHALL BE SPRINKLED.
- NORTH FACE OF BUILDING SHALL BE CONSTRUCTED WITH CONCRETE WALL OR OTHER FIRE DEPARTMENT APPROVED MATERIAL FOR FIRE PROTECTION PURPOSES.
- 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.
- 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.



PARKING DATA

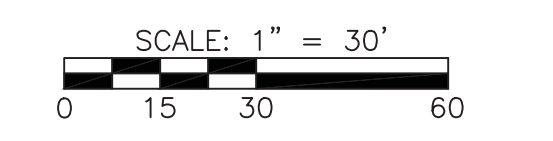
REQUIRED PARKING:

MAIN LEVEL:
VETERINARY CLINIC - 1 SPACE/2,000 SQFT
3,300 SQFT = 8.25 SPACES
RESTAURANT - 1 SPACE/150 SQFT
7,012 SQFT = 46.75 SPACES
ARTISAN INDUSTRY - 1 SPACE/1,000 SQFT
1,432 SQFT = 1.43 SPACES
RETAIL - 1 SPACE/300 SQFT
3,460 SQFT = 11.53 SPACES

BASEMENT:
ARTISAN INDUSTRY - 1 SPACE/1,000 SQFT
3,140 SQFT = 3.14 SPACES

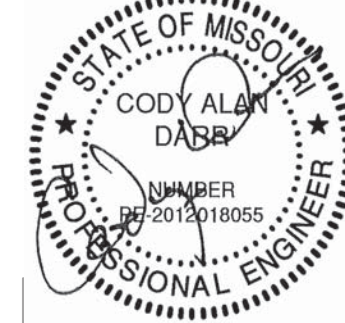
TOTAL REQUIRED: 72 SPACES (3 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, WITH 1 TO BE VAN ACCESSIBLE, PLUS 8 REQUIRED BICYCLE SPACES, WHICH MAY BE COUNTED TOWARDS TOTAL REQUIRED.)

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



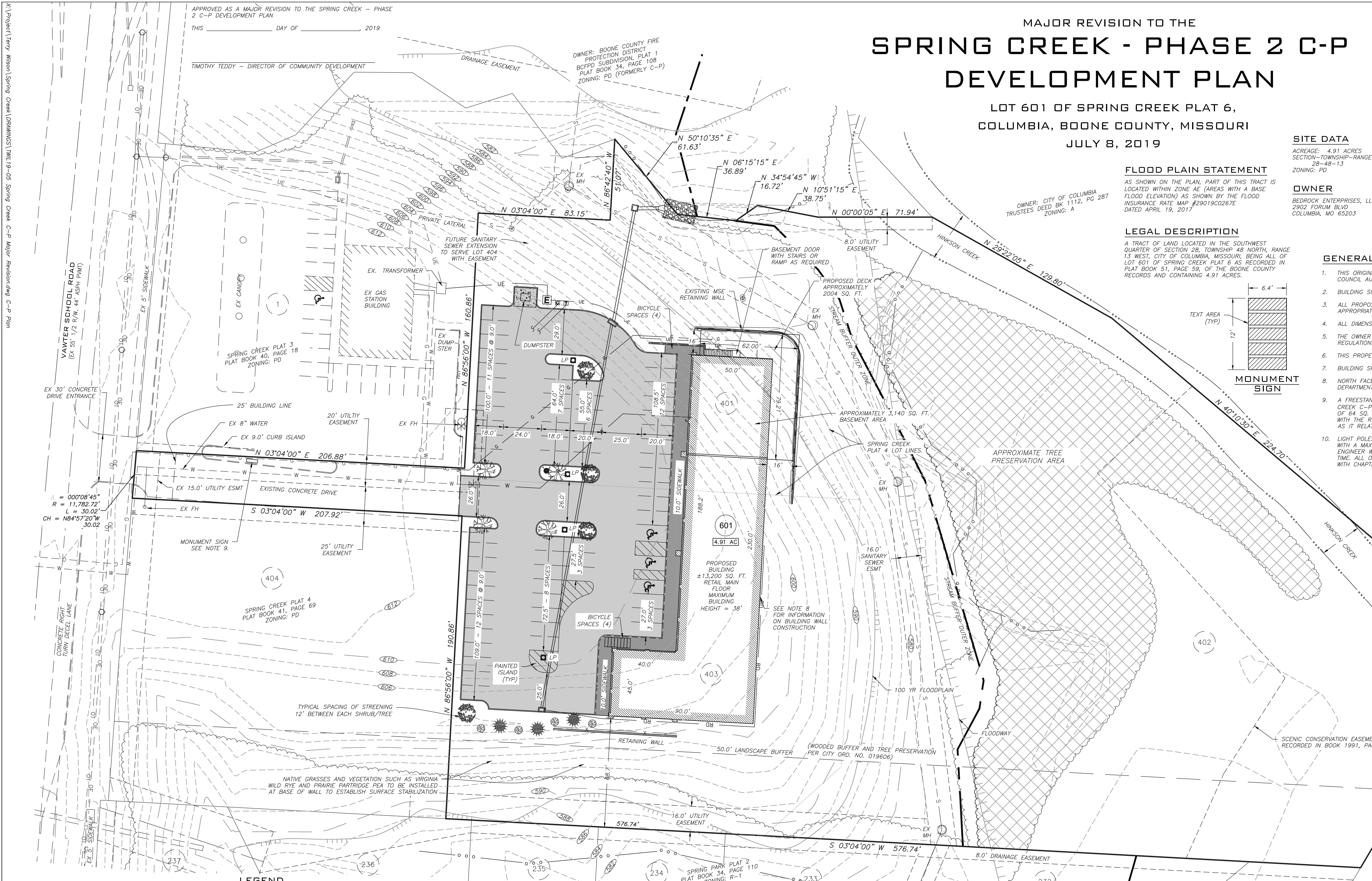
BEARINGS ARE REFERENCED TO SPRING CREEK PLAT 4, RECORDED IN PLAT BOOK 41, PAGE 69

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



CODY ALAN DARR
MO PE-2012018055
JULY 8, 2019
SURVEY AND PLAT BY A CIVIL GROUP
CORPORATE NO. 2001066116

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: 2001066115



APPROVED AS A MAJOR REVISION TO THE SPRING CREEK - PHASE 2 C-P DEVELOPMENT PLAN
THIS _____ DAY OF _____, 2019

TIMOTHY TEDDY - DIRECTOR OF COMMUNITY DEVELOPMENT

OWNER: BOONE COUNTY FIRE PROTECTION DISTRICT, PLAT 1 BOFPD SUBDIVISION, PLAT 1 BOOK 34, PAGE 108 ZONING: PD (FORMERLY C-P)

OWNER: CITY OF COLUMBIA TRUSTEES DEED BK 1112, PG 287 ZONING: A

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2019.

SARA LOE, CHAIRMAN

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

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

LEGEND

- | | | | |
|----|-------------------------------|----|---------------------------------|
| MH | EXISTING SANITARY MANHOLE | X | EXISTING FENCE |
| FH | EXISTING FIRE HYDRANT | UE | EXISTING UNDERGROUND ELECTRIC |
| EW | EXISTING GUY WIRE | UE | PROPOSED UNDERGROUND ELECTRIC |
| LP | EXISTING LIGHT POLE | OE | EXISTING OVER-HEAD ELECTRIC |
| LP | PROPOSED LIGHT POLE | UT | EXISTING UNDERGROUND TELEPHONE |
| LP | PROPOSED LIGHT POLE SERVICE | OT | EXISTING OVER-HEAD TELEPHONE |
| EM | EXISTING ELECTRIC METER | FO | EXISTING FIBER OPTIC CABLE |
| EM | EXISTING GAS METER | G | EXISTING GAS |
| EM | EXISTING WATER METER | S | EXISTING SANITARY |
| EM | EXISTING CABLE BOX | S | PROPOSED SANITARY |
| EM | EXISTING ELECTRIC TRANSFORMER | W | EXISTING WATER |
| EM | PROPOSED ELECTRIC TRANSFORMER | W | PROPOSED WATER |
| EM | EXISTING TELEPHONE BOX | W | EXISTING STORM SEWER |
| EM | EXISTING UTILITY POLE | W | PROPOSED STORM SEWER |
| EM | EXISTING WATER VALVE | W | EXISTING CABLE TELEVISION |
| EM | EXISTING STREET SIGN | W | EXISTING FLOWLINE OR WATER EDGE |
| EM | SQUARE FEET | W | EXISTING CONTOUR |
| EM | ACRES | W | EXISTING TREELINE (AS APPROVED) |
| EM | | W | 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

- 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 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%)
- 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)
- DUO 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
- ALL PLANTINGS WITHIN 50' LANDSCAPE BUFFER TO BE NATIVE SPECIES

TREE PRESERVATION NOTE:

- ALL LAND WITHIN THIS PD PLAN SHALL BE SUBJECT TO SECTION 124-49 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- THE PROPOSED TREE PRESERVATION LINE SHALL BE SHOWN ON AN APPROVED TREE PRESERVATION PLAN PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT.
- THE TREE PRESERVATION PLAN MAY BE REVISED BY THE OWNER AS LONG AS THE TREE PRESERVATION REMAINS IN COMPLIANCE WITH CITY REGULATIONS.
- 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

- 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.
- THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 124, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE HUNTSDALE USGS QUADRANGLE.
- 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.

STREAM BUFFER STATEMENT