

CLARY-SHY AGRICULTURE PARK – PD PLAN  
OCTOBER XX, 2017

GENERAL NOTES:

1. PROPOSED STORMWATER FEATURES SHOWN SCHEMATICALLY. FACILITIES WILL BE DESIGNED TO MEET THE CITY'S STORM DRAINAGE DESIGN MANUAL.
2. BUILDING SIZES AND DIMENSIONS ARE APPROXIMATE.
3. LANDSCAPING SHOWN ON SHEET L-1 IS SCHEMATIC. LANDSCAPING WILL BE DESIGNED TO CITY OF COLUMBIA UDC (EXCEPT AS NOTED OTHERWISE).
4. CONTROLLED ACCESS: NO UNCONTROLLED GENERAL PUBLIC VEHICLE ACCESS IS INTENDED ON PAVILION DRIVE/FIRE LANE.

DESIGN PARAMETERS:

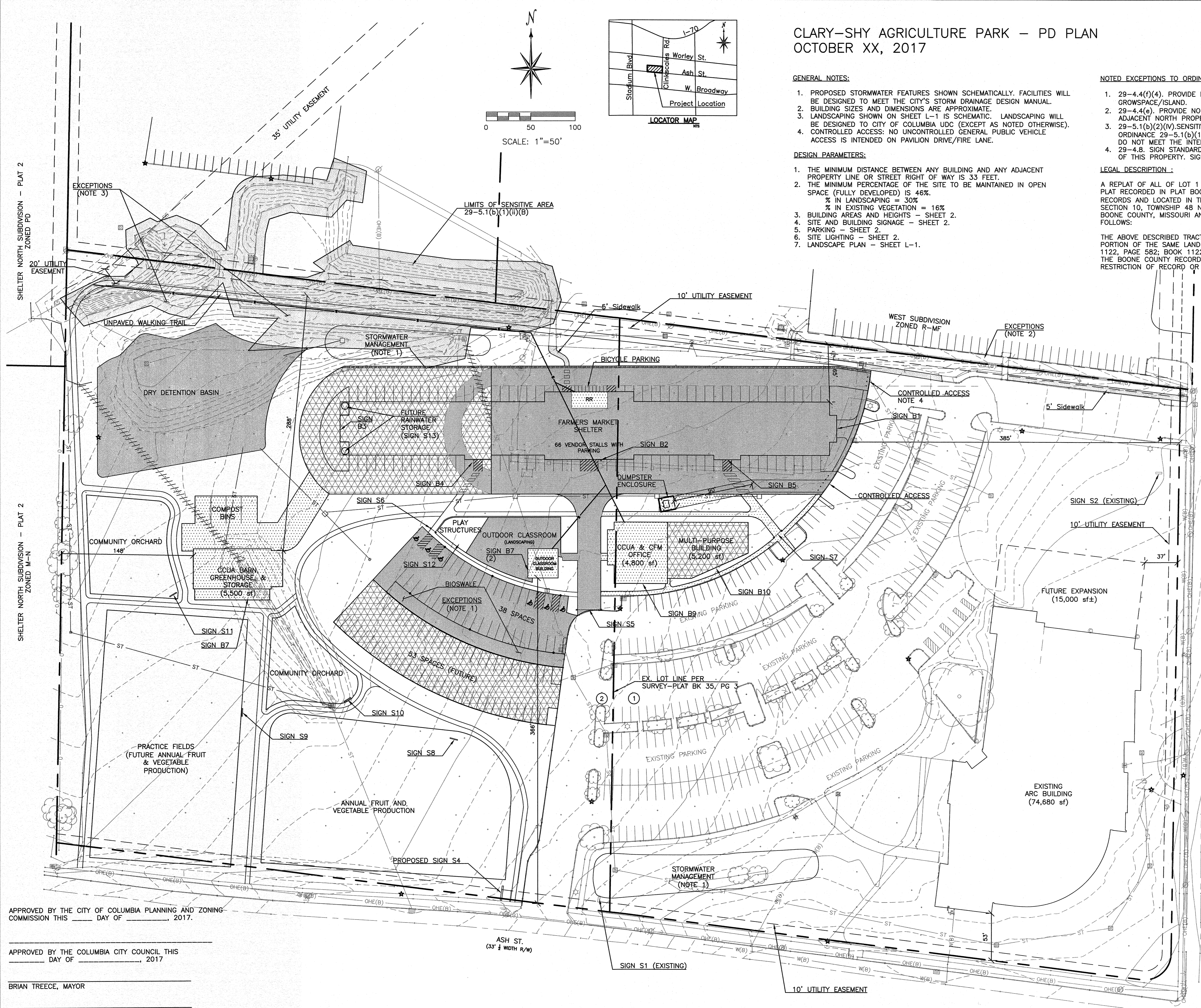
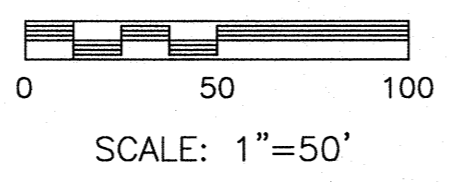
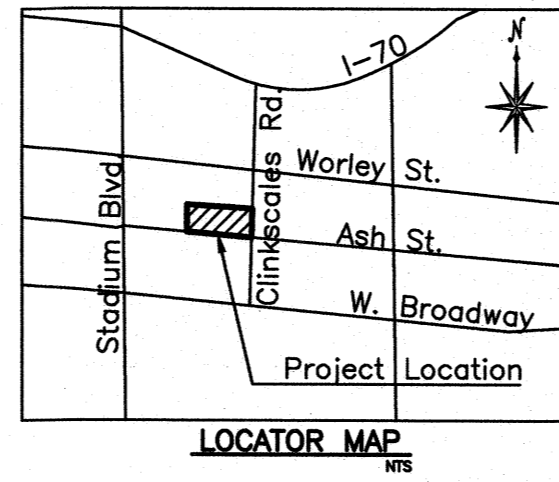
1. THE MINIMUM DISTANCE BETWEEN ANY BUILDING AND ANY ADJACENT PROPERTY LINE OR STREET RIGHT OF WAY IS 33 FEET.
2. THE MINIMUM PERCENTAGE OF THE SITE TO BE MAINTAINED IN OPEN SPACE (FULLY DEVELOPED) IS 46%.  
% IN LANDSCAPING = 30%  
% IN EXISTING VEGETATION = 16%
3. BUILDING AREAS AND HEIGHTS – SHEET 2.
4. SITE AND BUILDING SIGNAGE – SHEET 2.
5. PARKING – SHEET 2.
6. SITE LIGHTING – SHEET 2.
7. LANDSCAPE PLAN – SHEET L-1.

NOTED EXCEPTIONS TO ORDINANCES:

1. 29-4.4(f)(4). PROVIDE NO PERIMETER BUMP/BULB-OUT GROWSPACE/ISLAND.
2. 29-4.4(e). PROVIDE NO TRANSITIONAL SCREENING AND BUFFERING TO ADJACENT NORTH PROPERTY
3. 29-5.1(b)(2)(iv). SENSITIVE AREAS IDENTIFIED AS STEEP SLOPES BY ORDINANCE 29-5.1(b)(1)(ii)(B). EXISTING SLOPES ARE MANMADE AND DO NOT MEET THE INTENT OF THE ORDINANCE.
4. 29-4.8. SIGN STANDARDS. SIGNAGE IS UNIQUE TO THE INTENDED USE OF THIS PROPERTY. SIGN CHART – PAGE 2.

LEGAL DESCRIPTION:

A REPLAT OF ALL OF LOT 1 & LOT 2 OF COLUMBIA RECREATION CENTER PLAT RECORDED IN PLAT BOOK 35, PAGE 3 OF THE BOONE COUNTY RECORDS AND LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 19.21 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 1122, PAGE 582; BOOK 1122, PAGE 586; AND BOOK 1089, PAGE 176 OF THE BOONE COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.



CLINKSCALES RD.  
(33' 1" MIN R/W)

**SITE INFORMATION**  
COLUMBIA RECREATION CENTER, A MINOR SUBDIVISION AS RECORDED IN PLAT BOOK 35, PAGE 3  
SITE AREA: 19.2 ACRES  
ZONING: PD

**OWNER**  
CITY OF COLUMBIA  
701 E. BROADWAY  
COLUMBIA, MO 65201

**FLOOD PLAIN STATEMENT**  
NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL #2900360280E, DATED APRIL 19, 2017.

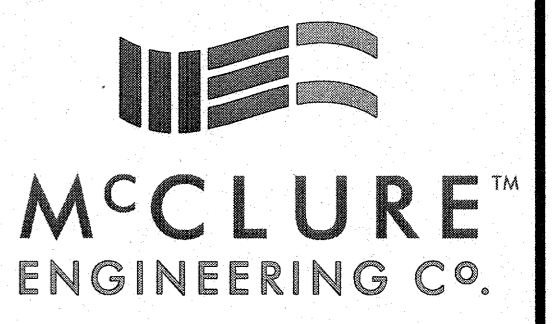
**STREAM BUFFER STATEMENT**  
THIS TRACT DOES NOT INCLUDE ANY REGULATED STREAMS AS DEFINED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

**PHASING**  
PHASE 1: 32 COVERED VENDOR STALLS  
34 UNCOVERED VENDOR STALLS (OUT OF 66 TOTAL)  
38 CUSTOMER PARKING SPACES  
PEDESTRIAN PLAZA AND OUTDOOR CLASSROOM INITIAL PLANTINGS  
PHASE 2: STORMWATER MANAGEMENT AREA, CCUA OFFICE & KITCHEN, CCUA BARN, GREENHOUSE & STORAGE, FARMERS MARKET RESTROOM & STORAGE  
PHASE 3: 58 CUSTOMER PARKING SPACES  
MULTIPURPOSE BUILDING

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

APPROVED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BRIAN TREECE, MAYOR  
SHEELA AMIN, CITY CLERK



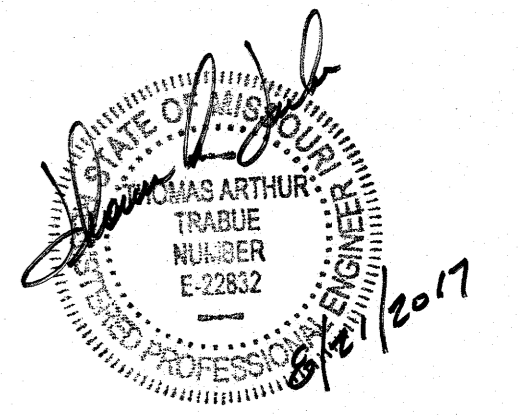
building strong communities.

1901 Pennsylvania Drive  
Columbia, MO 65202  
P 573-814-1568  
F 573-814-1128

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253  
EXPIRES: DECEMBER 31, 2018

NOTICE:  
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I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI.

Thomas A. Trabue  
MO PE# E-22832  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

**Clary-Shy Agriculture Park  
PD Plan**  
Columbia, MO  
80817010  
05/22/2017

REVISIONS	
ENGINEER	TAT
DRAWN BY	KLH
CHECKED BY	
FIELD BOOK NO.	FIELDBOOK

DRAWING NO. PD PLAN 1 OF 3  
SHEET NO. 1 OF 3



