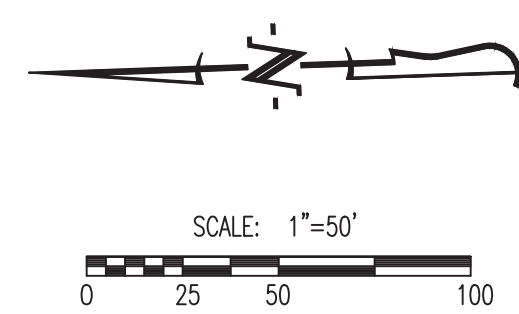
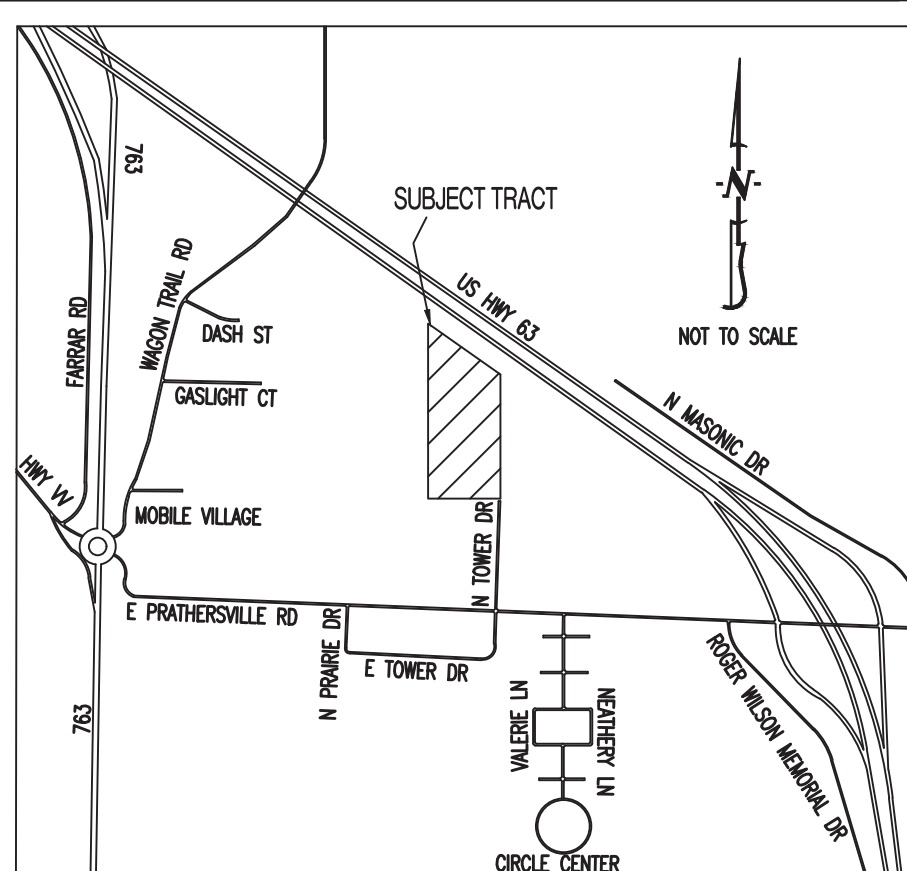


PD PLAN FOR TOWER DRIVE INDUSTRIAL PARK

LOCATED IN
SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 2017



NOTES:

1. LOT CONTAINS 11.00 ACRES.
2. EXISTING ZONING IS CURRENTLY ZONED PD.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C 01650, DATED MARCH 17, 2011.
4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. POLES SHOWN SHALL NOT EXCEED 25' IN HEIGHT. EXACT LOCATION SUBJECT TO CHANGE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS. NO WALL PACKS ARE ALLOWED ON THE BUILDING, HOWEVER DECORATIVE WALL SCONCES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED.
5. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR BROWNS QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
6. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 40', MEASURED FROM THE GROUND FINISHED GRADE ON THE FRONT SIDE OF BUILDING.
7. STORM WATER QUALITY STANDARDS SHALL BE MET BY USING BIORETENTION CELLS. PROPOSED BIORETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
8. STORM WATER DETENTION WILL BE REQUIRED FOR 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.
8. ALL SITE LIGHTING SHALL BE IN CONFORMANCE WITH THE LIGHTING REQUIREMENTS FOR THE CITY OF COLUMBIA.
9. THIS DEVELOPMENT IS SUBJECT TO ORDINANCE #023117 ADOPTING THE UNIFIED DEVELOPMENT CODE.
10. NORTH TOWER DRIVE IS NOT A PUBLICLY MAINTAINED STREET DUE TO THE FACT THE ROAD DOES NOT MEET CITY STANDARDS FOR PUBLIC ROADS. NO PLANS TO IMPROVE THE ROAD ARE BEING PLANNED UNDER THIS DEVELOPMENT.

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

OWNER:
G & L HOLDINGS OF MISSOURI, LLC
& RLS DEVELOPMENT, LLC
11760 E ZARING ROAD
COLUMBIA, MISSOURI 65202
573-474-3141

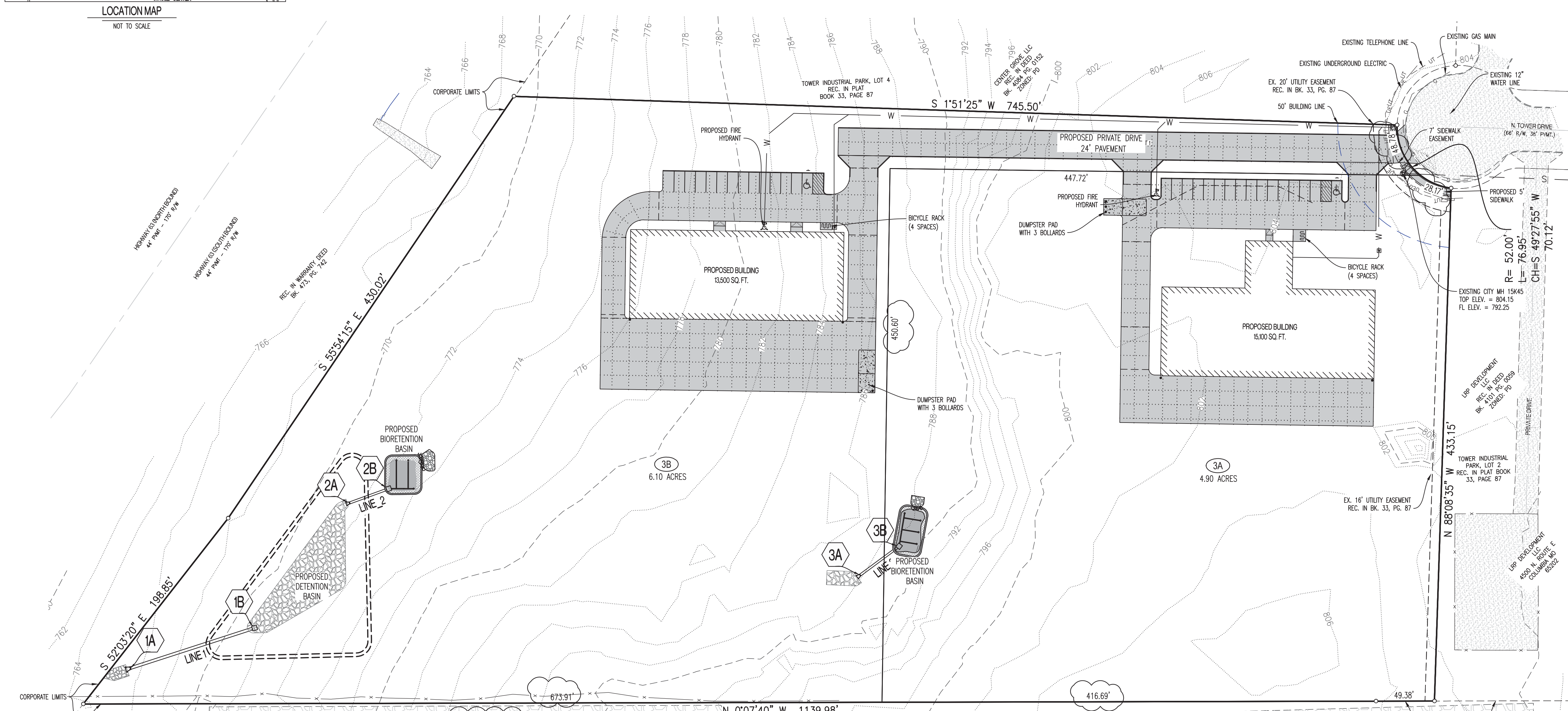


TIMOTHY D. CROCKETT, 2004000775
08/16/2017
DATE

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

1000 West Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com REVISED 08/16/2017
REVISED 07/27/2017
ORIGINAL 06/12/2017



- 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
 - ==== EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - - - EASEMENT
 - XX LOT NUMBER
 - ▨ PROPOSED PAVEMENT
 - ▨ PROPOSED DETENTION/BIRETENTION

PERVIOUS AREA:

TOTAL LOT AREA	479,160 S.F.
TOTAL IMPERVIOUS AREA	87,695 S.F. (18%)
TOTAL PERVIOUS AREA (OPEN SPACE)	391,465 S.F. (82%)

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%.

PARKING CALCULATIONS:

SPACES REQUIRED:	
LOT 3A USE MECHANICAL CONTRACTOR - 15,100 SQ FT (1 SPACE PER 1000 SQ FT):	16 SPACES
LOT 3B USE MECHANICAL CONTRACTOR - 13,500 SQ FT (1 SPACE PER 1000 SQ FT):	14 SPACES
TOTAL SPACES REQUIRED:	30 SPACES
HANDICAP SPACES REQUIRED:	
HANDICAP SPACES PROVIDED:	2 SPACES
STANDARD SPACES PROVIDED:	28 SPACES
TOTAL SPACES PROVIDED:	30 SPACES
BICYCLE SPACES REQUIRED:	
BICYCLE SPACES PROVIDED:	8 SPACES

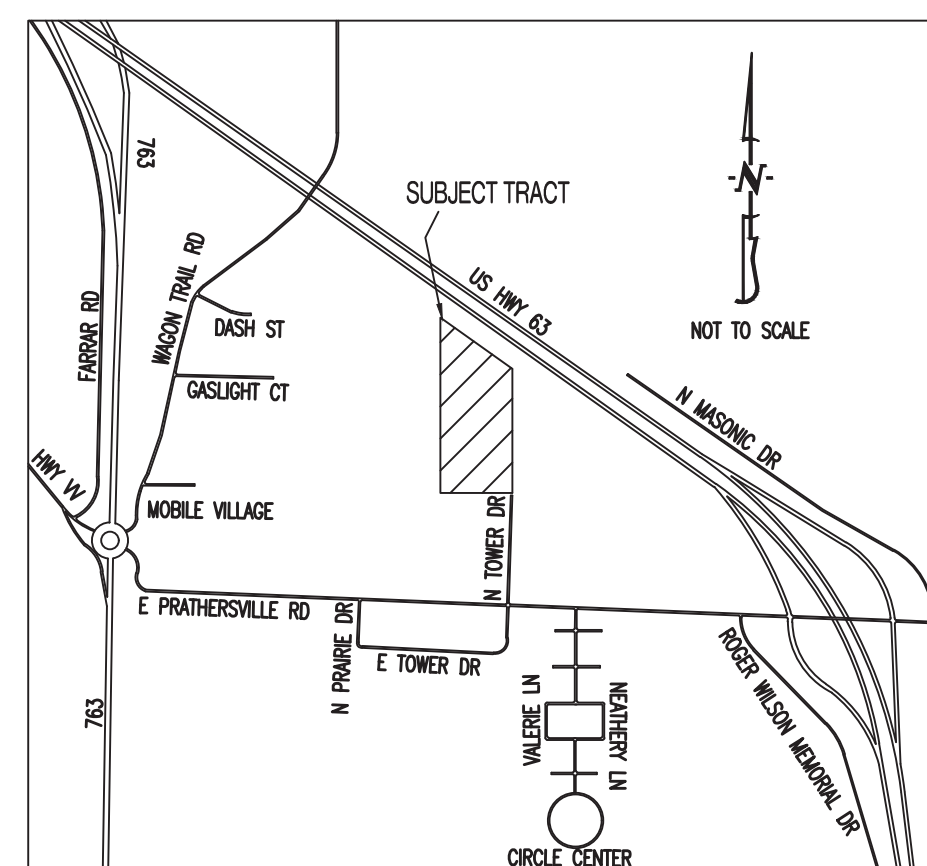
LEGAL DESCRIPTION:

JULY OF 2017 THE SURVEY AND SUBDIVISION FOR G & L HOLDINGS OF MISSOURI, L.L.C., AND RLS DEVELOPMENT, LLC, OF LOT 3 OF TOWER INDUSTRIAL PARK AS DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4718, PAGE 123 AND SHOWN IN PLAT BOOK 33, PAGE 87 IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

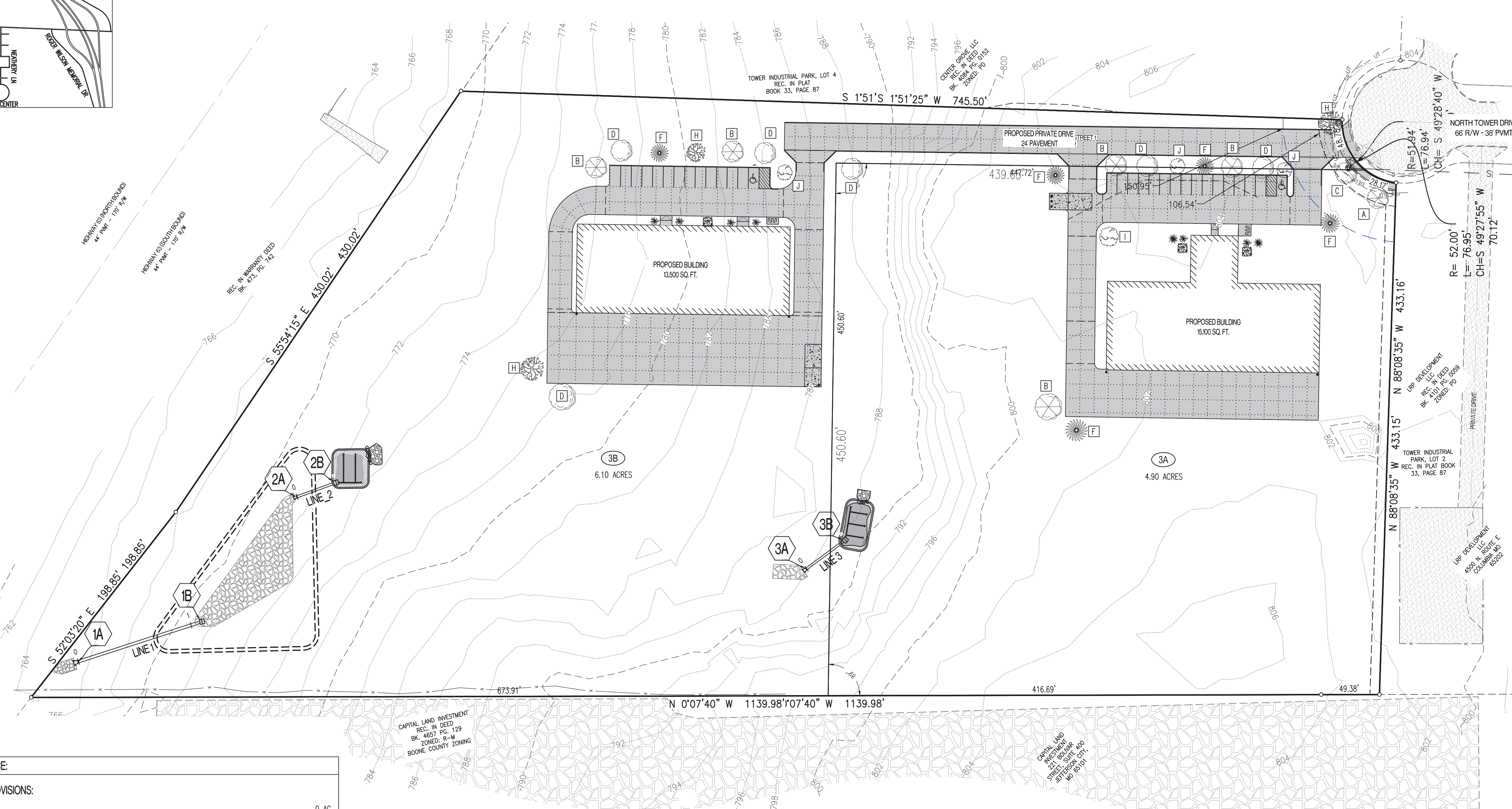
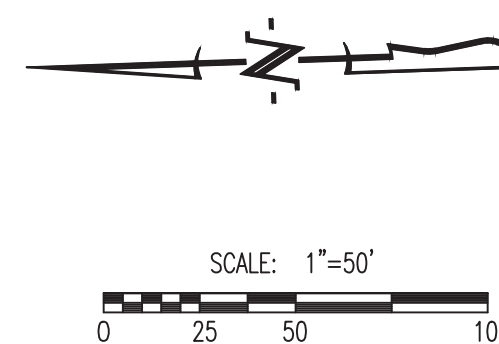
BEGINNING AT THE NORTHEAST CORNER OF LOT 3 AND WITH THE EAST LINE THEREOF, S 1°51'25" W, 745.50 FEET TO THE NORTH RIGHT OF WAY LINE FOR NORTH TOWER DRIVE; THENCE LEAVING SAID EAST LINE AND WITH SAID NORTH RIGHT OF WAY LINE, 76.95 FEET ALONG A 52.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 49°27'55" W, 70.12 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE WITH SAID SOUTH LINE, N 88°08'35" W, 433.15 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4657, PAGE 129; THENCE WITH SAID EAST LINE, N 0°07'40" W, 1139.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE SOUTH RIGHT OF WAY LINE FOR U.S. HIGHWAY 63; THENCE LEAVING SAID EAST LINE AND WITH SAID SOUTH RIGHT OF WAY LINE, S 52°03'20" E, 198.85 FEET; THENCE S 55°54'15" E, 430.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.00 ACRES.

PD PLAN FOR TOWER DRIVE INDUSTRIAL PARK

LOCATED IN SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 2017



LOCATION MAP
NOT TO SCALE



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

OWNER:
G & L HOLDINGS OF MISSOURI
11760 E ZARING ROAD
COLUMBIA, MISSOURI 65202
573-474-3141

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: 1.64 AC.
PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED: 8.92 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: 0 L.F.
(REFER TO TYPICAL SCREENING BED PLANTING DETAIL) 0 L.F. x 6' WIDE = 0 S.F.
1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA (WITHIN SCREENING BED)* 0 TREES
(2)(i) 1 TREE PER 40' STREET FRONTAGE: (7' STREET FRONTAGE) 3 TREES
(ii) 30% LARGE TREES & 30% MEDIUM TREES 2 TREES
(iii) 30% MEDIUM TREES 1 TREES

29-4.4(e) - PROPERTY EDGE BUFFERING:

NO SCREENING REQUIRED IN THIS AREA

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. 0 TREES
(4) 1 TREE PER 4,000 S.F. OF ADDITIONAL PAVED AREA 22 TREES
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES 7 TREES
MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES 9 TREES

29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING:

TOTAL SIGNIFICANT TREES: 0 TREES
TOTAL TREES TO BE PLANTED FOR SIGNIFICANT TREE CONFORMANCE 0 TREES

PLANTING TABLE:

PLANT SPECIES	SIZE	QUANTITY	ORDINANCE
AMERICAN LINDEN	2.5" CALIPER	1	[A] - STREET TREES
		5	[B] - PARKING AREA TREES
PIN OAK	2.5" CALIPER	1	[C] - STREET TREES
		6	[D] - PARKING AREA TREES
HONEY LOCUST	2.5" CALIPER	0	[E] - STREET TREES
		5	[F] - PARKING AREA TREES
CRABAPPLE - RED JEWEL	4 FOOT	0	[G] - STREET TREES
		3	[H] - PARKING AREA TREES
AMUR MAPLE	4 FOOT	1	[I] - STREET TREES
		3	[J] - PARKING AREA TREES
DRIFT ROSE	5 GALLON	6	
LEATHERLEAF VIBURNUM	5 GALLON	3	
DAYLILY	1 GALLON	2	

IMPERVIOUS AREA CALCULATIONS:

LAND AREA:		TOTAL LAND AREA: 11.0 AC OF PD ZONING	
LOT COVERAGES:			
PRE-DEVELOPED:	ACTUAL		
NET LAND AREA:	476,369 SQ.FT.	100%	
TOTAL IMPERVIOUS SURFACE AREA:	0 SQ.FT.	0%	
TOTAL OPEN SPACE:	476,369 SQ.FT.	100%	
POST-DEVELOPED:			
NET LAND AREA:	476,369 SQ.FT.	100%	
TOTAL IMPERVIOUS SURFACE AREA:	87,695 SQ.FT.	18.4%	
TOTAL OPEN SPACE:	388,674 SQ.FT.	81.6%	
TOTAL IMPERVIOUS AREA ON SITE (EXISTING):	0 SQ.FT.		
TOTAL IMPERVIOUS AREA ON SITE (PROPOSED):	87,695 SQ.FT.		
TOTAL PARKING & DRIVE AREA (PROPOSED):	59,095 SQ.FT.		

PLANTING NOTES:

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 12A-49 (e) AND 29-4.4 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

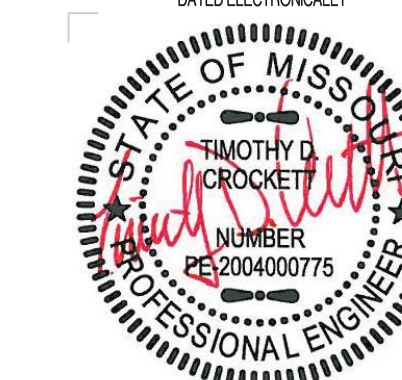
LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.

SHRUB BEDS & TREE RINGS SHALL BE MULCHED WITH 3" OF DYED BROWN HARDWOOD MULCH.

LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.

ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY.



TIMOTHY D. CROCKETT, 2004000775
08/16/2017
DATE

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

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www.crockettengineering.com
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