

Accessible Route Exhibit

LEGEND

MH	EXISTING SANITARY MANHOLE
FH	EXISTING FIRE HYDRANT
LP	EXISTING LIGHT POLE
LP	PROPOSED LIGHT POLE
LP	EXISTING TELEPHONE SERVICE
LP	EXISTING ELECTRIC METER
LP	EXISTING GAS METER
LP	EXISTING WATER METER
LP	EXISTING CABLE BOX
LP	EXISTING ELECTRIC TRANSFORMER
LP	PROPOSED ELECTRIC TRANSFORMER
LP	EXISTING TELEPHONE BOX
LP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
PB	EXISTING STREET SIGN
BK	PLAT BOOK
PP	BOOK
PP	PAGE
0.000	SQUARE FEET
00.00 AC	ACRES
X	EXISTING FENCE
UE	EXISTING UNDERGROUND ELECTRIC
UE	PROPOSED UNDERGROUND ELECTRIC
OE	EXISTING OVER-HEAD ELECTRIC
UT	EXISTING UNDERGROUND TELEPHONE
OT	EXISTING OVER-HEAD TELEPHONE
FO	EXISTING FIBER OPTIC CABLE
G	EXISTING GAS
S	EXISTING SANITARY
S	PROPOSED SANITARY LATERAL
W	EXISTING WATER MAIN
W	PROPOSED WATER SERVICE
W	EXISTING STORM SEWER
W	PROPOSED STORM SEWER
CATV	EXISTING CABLE TELEVISION
700	EXISTING FLOWLINE OR WATER EDGE
700	EXISTING CONTOUR
[Symbol]	PAVEMENT
[Symbol]	SIDEWALK

STORMWATER MANAGEMENT

THIS LOT IS SUBJECT TO THE CITY OF COLUMBIA STORMWATER ORDINANCE, CHAPTER 12A, WATER QUALITY AND DETENTION REQUIREMENTS.

WATER QUALITY MEASURES ARE INTENDED TO BE ACHIEVED BY BIORETENTION BASINS. EXACT SYSTEM, LOCATION, AND SIZE TO BE DETERMINED ON FINAL CONSTRUCTION PLANS. ALL OR SOME OF LOCATIONS INDICATED ON THE PLAN MAY BE UTILIZED TO MEET REQUIREMENTS.

STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED 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. NO STREAM BUFFER EXISTS ON THIS SITE.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3 (a)(4), PER THE BOONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL #290190287E, DATED APRIL 19, 2017.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2020.

SARA LOE, CHAIRMAN

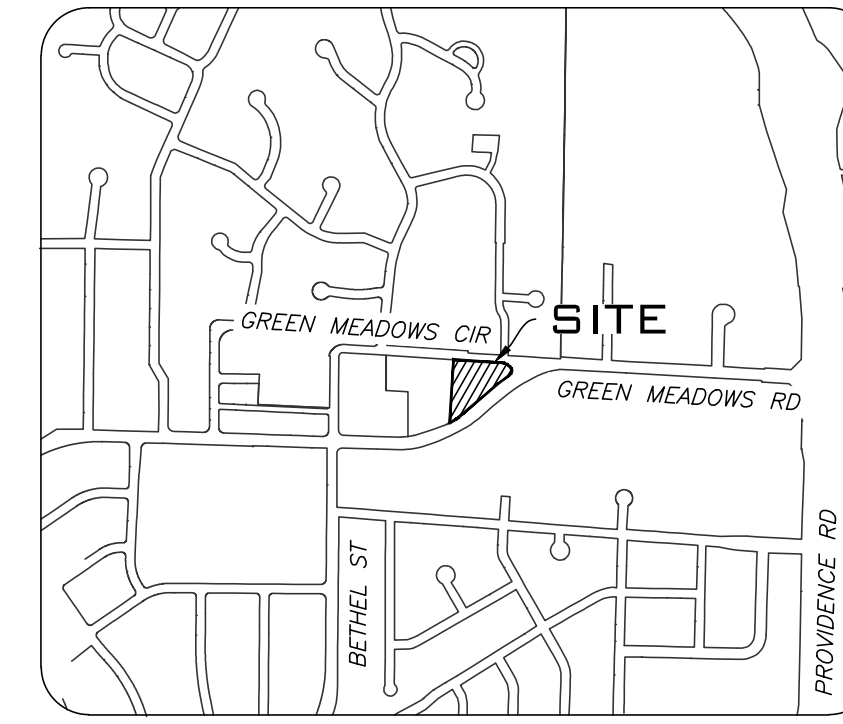
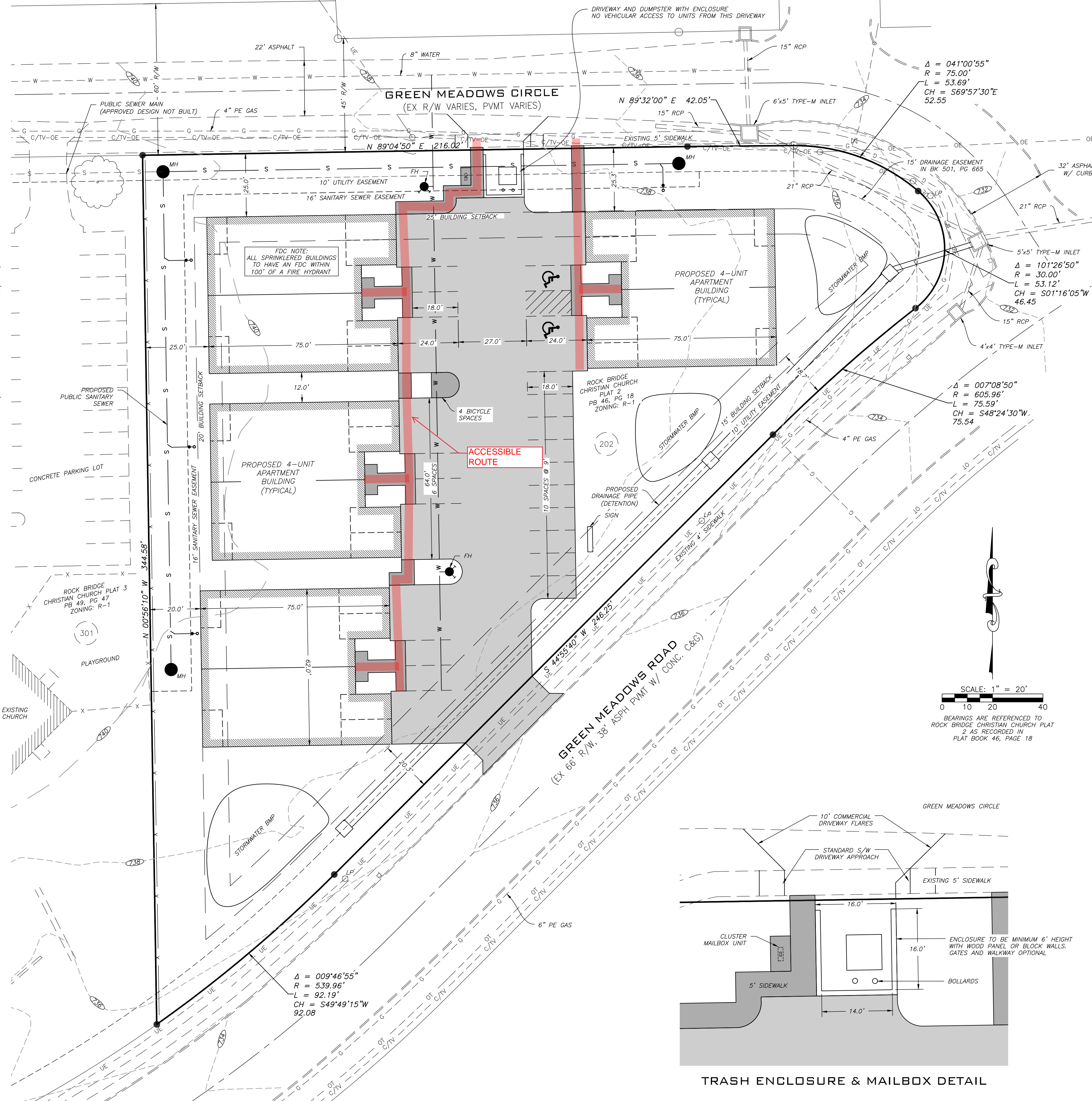
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA

THIS _____ DAY OF _____, 2020.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

ORDINANCE # _____



SITE DATA

ACREAGE: 1.45 ACRES
SECTION-TOWNSHIP-RANGE: NW 1/4
25-48-13
EXISTING ZONING: R-1
PROPOSED ZONING: PD

OWNER

WEST ROCK II, LLC
P.O. BOX 7147
COLUMBIA, MO 65205
C/O MATT KELLY

TRACT DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOT TWO HUNDRED TWO (202) OF ROCK BRIDGE CHRISTIAN CHURCH PLAT 2 AS RECORDED IN PLAT BOOK 46, PAGE 18, RECORDS OF BOONE COUNTY, MISSOURI.

- ### GENERAL NOTES
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
 - ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY AND MAY BE REFINED ON FINAL CONSTRUCTION DOCUMENTS.
 - ALL SIDEWALKS AND CURB RAMPS (EXISTING AND PROPOSED) SHALL BE IMPROVED AND/OR CONSTRUCTED TO CONFORM WITH ADA.
 - THIS DEVELOPMENT MAY BE BUILT IN MULTIPLE PHASES.
 - THE MAXIMUM BUILDING HEIGHT SHALL BE 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
 - 1 MONUMENT SIGN PROPOSED ALONG GREEN MEADOWS RD., BEING A MAXIMUM OF 18 SQUARE FEET IN AREA AND 4' HEIGHT. DIRECTIONAL SIGNS AS ALLOWED IN MULTIPLE-FAMILY DISTRICTS. ALL SIGNAGE TO BE COMPLIANT WITH SECTION 29-4.8 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 - ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS.

DENSITY

TOTAL LOT AREA = 1.45 AC.
PROPOSED # OF UNITS = 16
PROPOSED DENSITY = 11 UNITS/AC.

IMPERVIOUS AREAS

TOTAL LOT AREA = 1.45 AC.
TOTAL IMPERVIOUS AREA = 0.73 AC. (51%)

PARKING DATA

REQUIRED:

- TWO-FAMILY OR MULTI-FAMILY - 2 SPACE/UNIT
16 UNITS = 32 SPACES
- VISITOR SPACES - 1 SPACE/5 UNITS
16 UNITS/5 = 3.1 OR 4 SPACES

36 SPACES (2 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, WITH 1 TO BE VAN ACCESSIBLE).

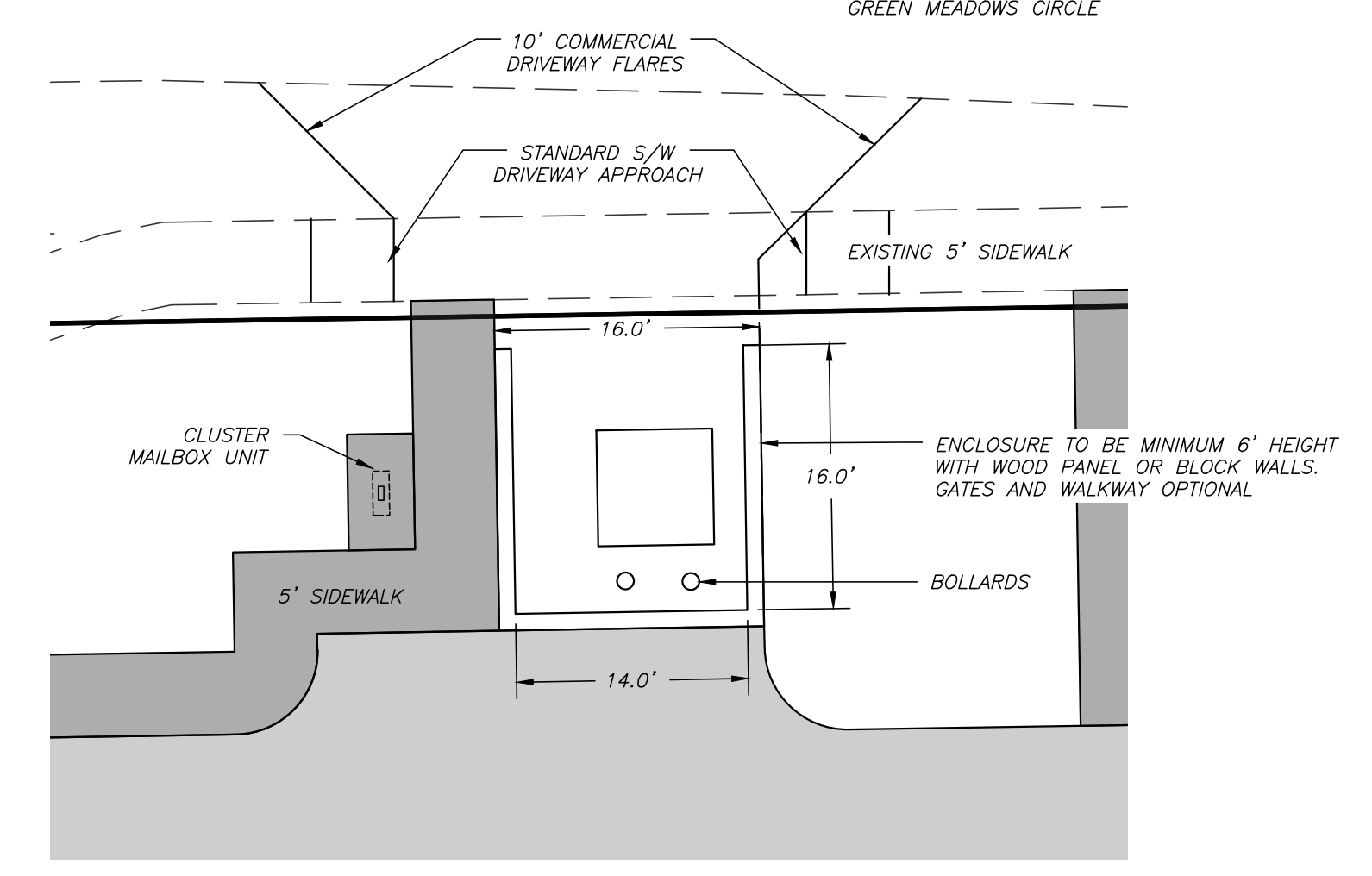
4 REQUIRED BICYCLE SPACES, (MAY BE COUNTED TOWARDS TOTAL REQUIRED SPACES)

TOTAL REQUIRED = 36 SPACES

PROVIDED:

- TWO-FAMILY
16 GARAGE SPACES
15 REGULAR SPACES
2 HANDICAP SPACE (BOTH VAN ACCESSIBLE)
4 BICYCLE SPACES

TOTAL PROVIDED = 37 SPACES



K:\Project\WRCK - WESTROCK\Rockbridge Christian Church Plat 2 Lot 2\09AWMGS\WRCK20-01-PD Planning PD PLAN

CITY CASE # PLD-000127-2020

DATE	REVISIONS	BY
7/6/20	CITY COMMENTS	DAJ
6/22/20	CITY COMMENTS	DAJ
6/1/20	ORIGINAL	DAJ

THE GODFREY PD PLAN

LOT 202 ROCK BRIDGE CHRISTIAN CHURCH PLAT 2

GREEN MEADOWS RD, COLUMBIA, MO

A CIVIL GROUP
- CIVIL ENGINEERING -
- PLANNING -
- SURVEYING -

3401 BROADWAY
BUSINESS PARK COURT
SUITE 1105
COLUMBIA, MO 65203
PH: (573) 817-5750
FAX: (573) 817-1677

MISSOURI CERTIFICATE OF AUTHORITY: 2001006116

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

CODY ALAN DARR
MO PE-2012018055
July 30, 2020

PROJECT #	WRCK20.01
DRAWING #	WRCK20.01 PD PLAN
DRAWN BY:	BAB
SHEET	C101
SHEET	1 OF 2