



LOCATION MAP
NOT TO SCALE

BASIS OF BEARING:

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGAL DESCRIPTION:

LOT 5-D OF THE ADMINISTRATIVE PLAT, THE COLONIES PLAT 5-E AS RECORDED IN BOOK 4399, PAGE 42 OF THE RECORDS OF BOONE COUNTY, MISSOURI, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI.

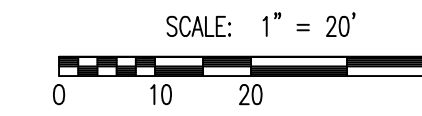
SIGNAGE:

ALL ON-SITE SIGNAGE (BOTH FREESTANDING AND ON BUILDING) SHALL BE IN CONFORMANCE WITH SECTION 29-4.8 OF THE CITY OF COLUMBIA SIGN REGULATIONS FOR THE BUILDING USE.

OWNER:
THE COLONIES-YORKTOWN PROPERTIES LLC
602 FAY ST. #101
COLUMBIA, MO 65201

MAJOR AMENDMENT TO THE
PD PLAN FOR LOT 5-D OF
THE COLONIES

LOCATED IN SECTION 23, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 176-2020



LEGEND OF SYMBOLS:

- EXISTING CURB
- PROPOSED CURB
- EXISTING STRUCTURE
- EDGE OF WATERWAY
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- UT --- EXISTING UNDERGROUND TELEPHONE
- UTV --- EXISTING UNDERGROUND CABLE TELEVISION
- OE --- EXISTING OVERHEAD ELECTRIC
- UE --- EXISTING UNDERGROUND ELECTRIC
- OEV --- EXISTING OVERHEAD ELEC. & TV
- OETV --- EXISTING OVERHEAD ELEC., TV & TELE.
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- ⊗ XX PROPOSED LOT NUMBER
- ⊗ XX EXISTING LOT NUMBER
- EXISTING SIGNS
- ⊗ EXISTING POWER POLE
- ⊗ EXISTING GAS VALVE
- ⊗ EXISTING WATER VALVE
- ⊗ EXISTING GAS METER
- ⊗ EXISTING WATER METER
- ⊗ EXISTING FIRE HYDRANT
- ⊗ MANHOLE
- EXISTING SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER LATERAL
- ⊗ EXISTING AIR CONDITIONER
- ⊗ EXISTING TELEPHONE PEDESTAL
- ⊗ EXISTING LIGHT POLE
- EXISTING GUY WIRE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED PAVEMENT
- PROPOSED TREE

NOTES:

- THIS LOT CONTAINS 1.44 ACRES.
- EXISTING ZONING IS PD.
- THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEFINED IN CITY ORD. 29-2.3(D)(4), PER THE BOONE COUNTY FIRM PANEL #2901900286E DATED 04/19/2017.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. LIGHT POLES SHALL NOT EXCEED 20' IN HEIGHT. EXACT LOCATION SUBJECT TO FURTHER DESIGN. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS.
- NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
- ALL DRIVE, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- WATER & ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
- THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR 1, 2, 10 AND 100 YEAR STORMS.
- LANDSCAPING SHALL COMPLY WITH SECTION 29-4.4 UNLESS SPECIFICALLY STATED OTHERWISE ON THIS PLAN.

CALCULATIONS:

LOT 5-D PARKING SUMMARY FOR PROPOSED BUILDING:

SPACES REQUIRED:		
PROP. FAMILY DAY CARE - 10,650 SQFT (1 SPACE PER 800 SQ FT +2 ADDITIONAL):	16 SPACES	
TOTAL SPACES PROVIDED:	32 SPACES	
ADA ACCESSIBLE SPACES PROVIDED:	2 SPACES	
BICYCLE SPACES REQUIRED:	4 SPACES	
BICYCLE SPACES PROVIDED:	4 SPACES	

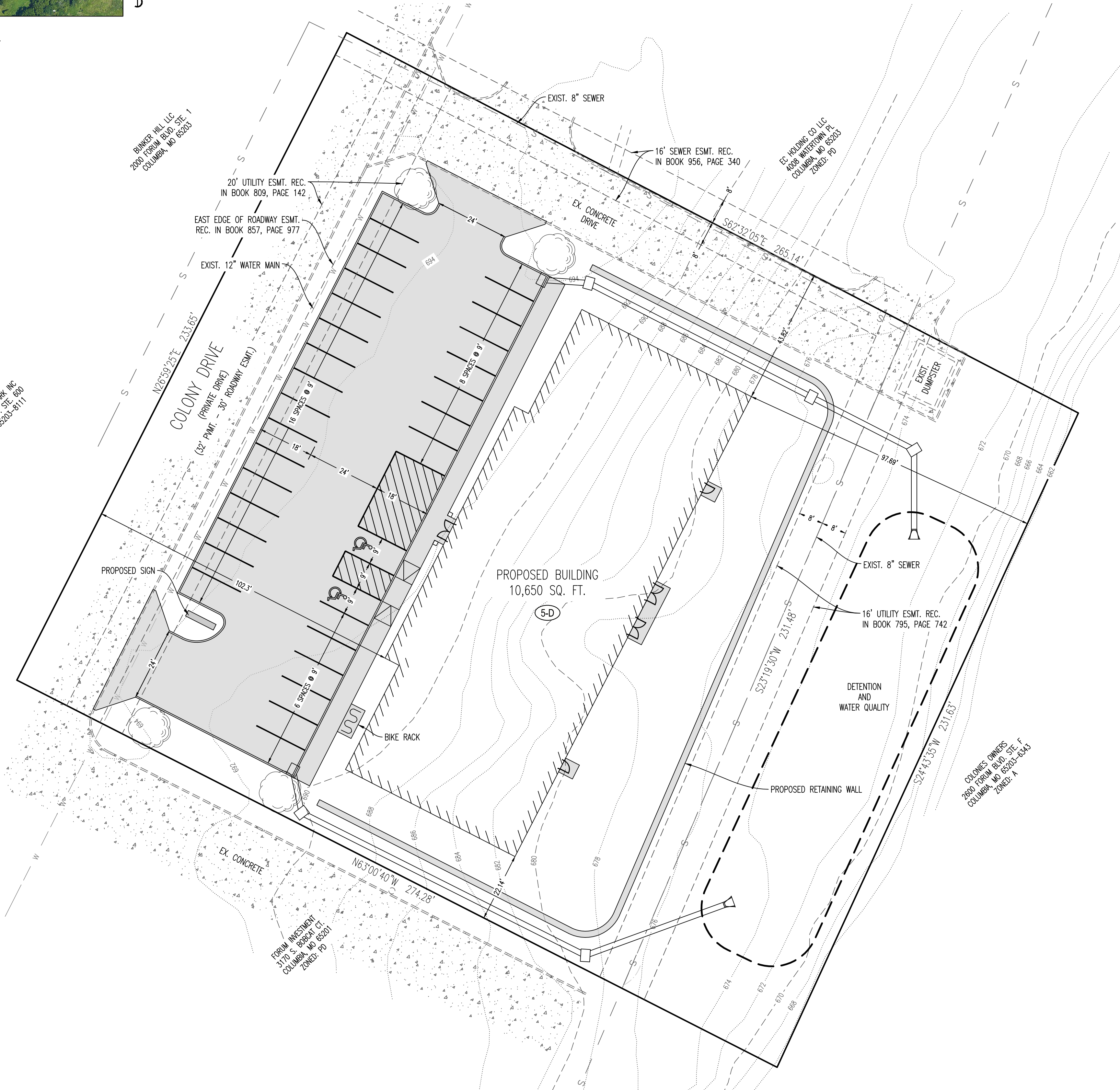
LANDSCAPE COMPLIANCE:

29-4.4(c) - GENERAL PROVISIONS:

EXISTING CLIMAX FOREST:	0 AC.
CLIMAX FOREST TO REMAIN:	0 AC.

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.	N/A - 32 SPACES
(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 16,328 S.F.	4 TREES
0 EXISTING PARKING LOT TREES	-0 TREES
NET PARKING LOT TREES TO BE PLANTED	4 TREES



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS _____ DAY OF _____, 2020.

SARAH LOE, CHAIRPERSON

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI

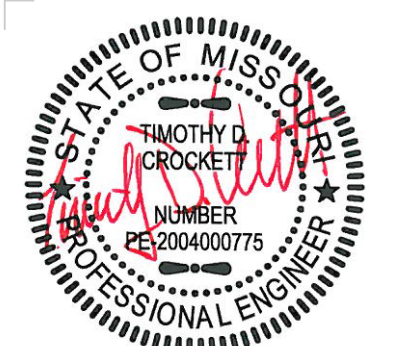
PURSUANT TO ORDINANCE # _____

THIS _____ DAY OF _____, 2020

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED SEALED AND DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2004000775

09/03/2020
DATE

PREPARED BY:



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

www.crockettengineering.com