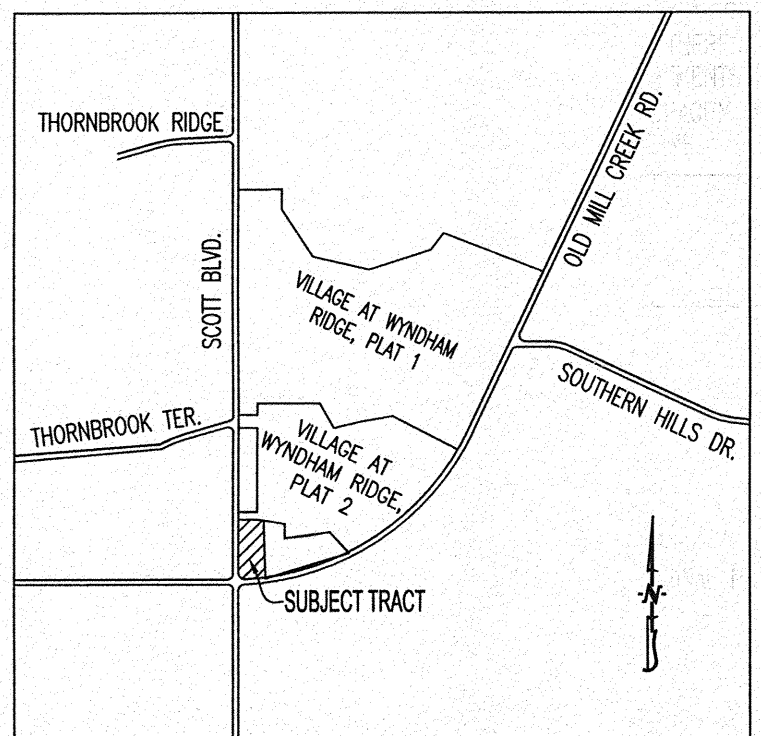


WYNDHAM COMMERCIAL CORNER C-P PLAN

LOCATED IN SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #16-205

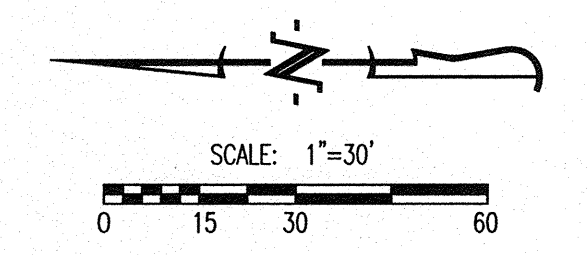
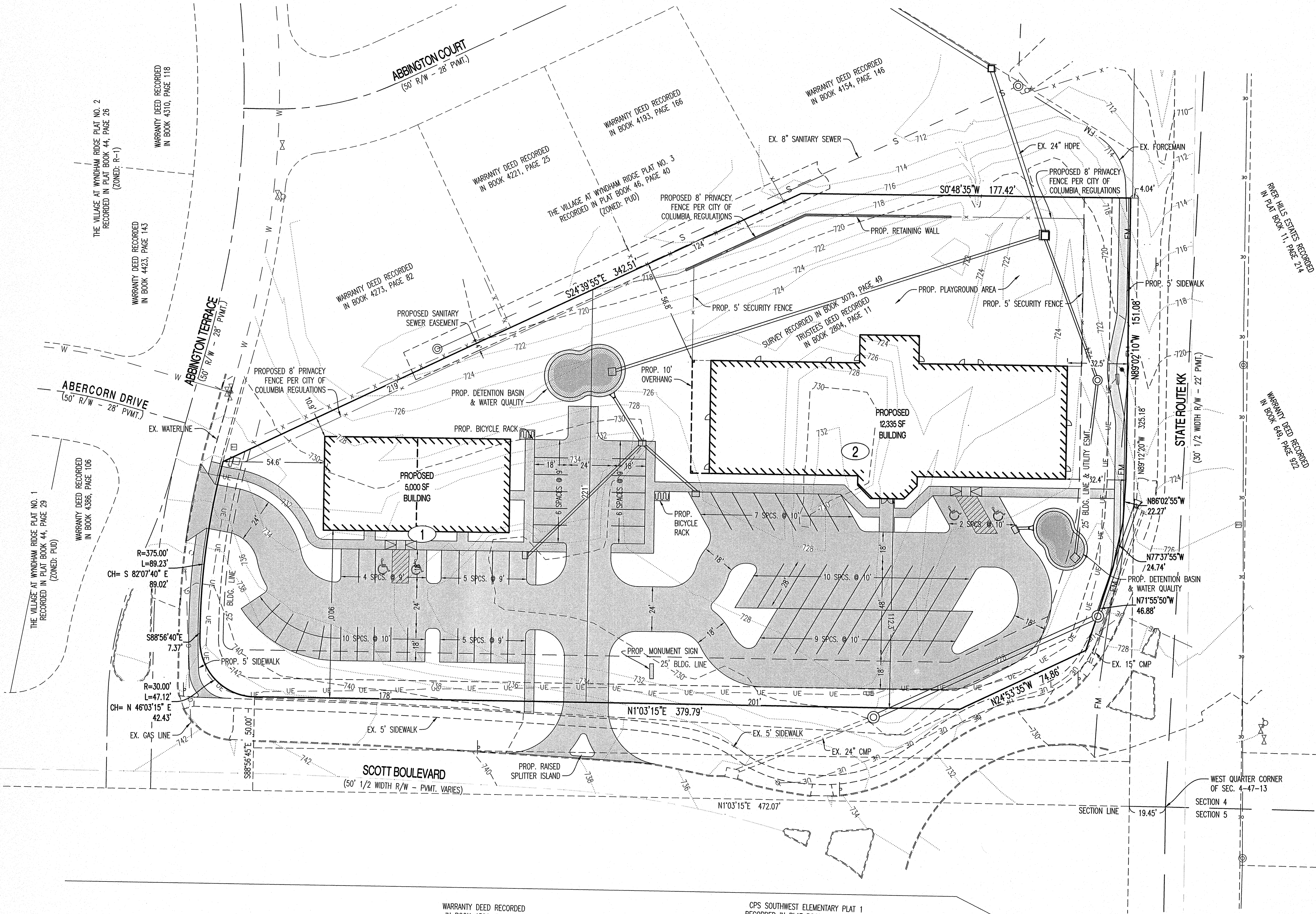


LOCATION MAP
NOT TO SCALE

- NOTES:**
1. SITE CONTAINS 2.50 ACRES.
 2. EXISTING ZONING IS C-P.
 3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C02700, DATED MARCH 17, 2011.
 4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. POLES SHOWN SHALL NOT EXCEED 20' 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 MAY BE ALLOWED AS MAY EXTERIOR SOFFIT LIGHTING.
 5. NO REGULATED STREAM BUFFER EXISTS ON THIS TRACT.
 6. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
 7. STORM WATER QUALITY STANDARDS SHALL BE MET BY USING BIORETENTION CELLS AND OTHER BMP'S AS APPROVED BY THE CITY OF COLUMBIA. PROPOSED BIORETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN. BIORETENTION CELL PLANTINGS SHALL BE IN CONFORMANCE WITH CITY OF COLUMBIA ORDINANCE.
 8. ALL DRIVE, ROADWAY, AND ACCESS AISLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
 9. THE MAXIMUM RELEASE RATE FROM 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 STORMS.
 10. ONE DEVELOPMENT SIGN SHALL BE ALLOWED AND SHALL BE MONUMENT SIGNS WITH A MAXIMUM AREA OF 64 SQ.FT. AND A MAXIMUM HEIGHT OF 12 FT.
 11. 5' WIDE SIDEWALK SHALL BE INSTALLED ADJACENT TO ALL PUBLIC STREETS WHERE SIDEWALK IS NOT CURRENTLY CONSTRUCTED.

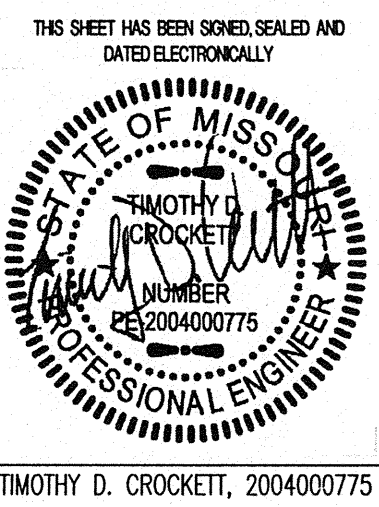
PARKING CALCULATIONS:

PARKING REQUIRED:	
LOT 1 COMMERCIAL (5,000 SF)	1 SPACE PER 200 SQ. FT. = 25 SPACES TOTAL SPACES PROVIDED = 30 SPACES
HANDICAP SPACES REQUIRED	= 1 SPACE
BICYCLE SPACES REQUIRED	= 4 SPACES
LOT 2 DAYCARE (160 STUDENTS + 15 EMPLOYEES)	
2 SPACES FOR FIRST 10 CHILDREN	= 2 SPACES
1 SPACE FOR EACH ADDITIONAL 10 CHILDREN	= 15 SPACES
1 SPACE PER EMPLOYEE	= 15 SPACES
TOTAL REQUIRED SPACES	= 32 SPACES
TOTAL PROVIDED SPACES	= 34 SPACES
HANDICAP SPACES REQUIRED	= 2 SPACE
BICYCLE SPACES REQUIRED	= 4 SPACES
TOTAL SPACES REQUIRED:	= 57 SPACES
TOTAL SPACES PROPOSED:	= 64 SPACES



- LEGEND:**
- 805 --- EXISTING 2FT CONTOUR
 - 820 --- EXISTING 10FT CONTOUR
 - CURB
 - S --- EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - ⊙ --- MANHOLE/CLEANOUT
 - PROPOSED WATERLINE
 - ⊙ --- PROPOSED LIGHT POLE
 - ⊙ --- PROPOSED FIRE HYDRANT
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - EASEMENT
 - XX --- LOT NUMBER
 - XX --- EXISTING LOT NUMBER
 - PROPOSED PAVEMENT
 - PROPOSED DETENTION/BIORETENTION
 - ⊙ --- EXISTING TREE
 - FO --- EXISTING FIBER OPTIC
 - EXISTING GAS
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING WATERLINE

OWNER:
MILL CREEK MANOR INC
2712 CHAPEL WOOD
COLUMBIA, MO 65203



CROCKETT
ENGINEERING CONSULTANTS
2428 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#00015101

DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 2804, PAGE 11 AND SHOWN BY THE SURVEY RECORDED IN BOOK 3079, PAGE 49 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 312 OF THE VILLAGE AT WYNDHAM RIDGE, PLAT NO. 3, RECORDED IN PLAT BOOK 46, PAGE 40 AND WITH THE WEST LINE OF SAID PLAT, S 24°39'55"E, 342.51 FEET; THENCE S 0°48'35"W, 177.42 FEET; THENCE LEAVING THE WEST LINE OF SAID PLAT, N 89°02'10"W, 151.08 FEET; THENCE N 86°02'55"W, 22.27 FEET; THENCE N 77°37'55"W, 24.74 FEET; THENCE N 71°55'50"W, 46.88 FEET; THENCE N 24°53'35"W, 74.86 FEET; THENCE N 1°03'15"E, 379.79 FEET; THENCE 47.12 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 46°03'15"E, 42.43 FEET; THENCE S 88°56'40"E, 7.37 FEET; THENCE 82°07'40"E, 89.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.50 ACRES.

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

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 20th DAY OF October, 2016.

Rusty Strodtman
RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 5th DAY OF December, 2016.

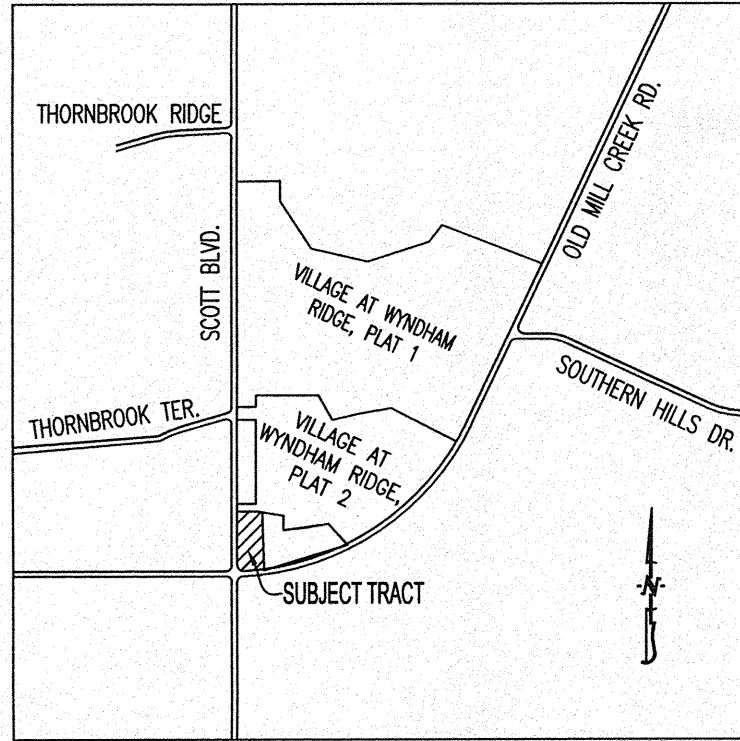
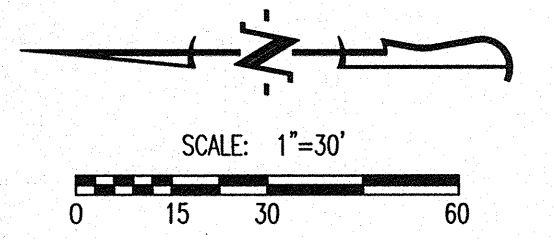
Brian Treece
BRIAN TREECE, MAYOR

Sheela Amin
SHEELA AMIN, CITY CLERK

WYNDHAM COMMERCIAL CORNER C-P PLAN

LOCATED IN SECTION 4, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #16-205

MILL CREEK MANOR INC
2712 CHAPEL WOOD
COLUMBIA, MO 65203



LOCATION MAP
NOT TO SCALE

NOTES:

1. SITE CONTAINS 2.50 ACRES.
2. EXISTING ZONING IS C-P.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019020070D, DATED MARCH 17, 2011.
4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. POLES SHOWN SHALL NOT EXCEED 20' 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 MAY BE ALLOWED AS MAY EXTERIOR SOFFIT LIGHTING.
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10. ONE DEVELOPMENT SIGN SHALL BE ALLOWED AND SHALL BE MONUMENT SIGNS WITH A MAXIMUM AREA OF 64 SQ.FT. AND A MAXIMUM HEIGHT OF 12 FT.
11. 5' WIDE SIDEWALK SHALL BE INSTALLED ADJACENT TO ALL PUBLIC STREETS WHERE SIDEWALK IS NOT CURRENTLY CONSTRUCTED.

PERVIOUS AREA:

TOTAL LOT AREA	2.50 ACRES
TOTAL IMPERVIOUS AREA	1.20 ACRES (48%)
TOTAL PERVIOUS AREA (OPEN SPACE)	1.30 ACRES (52%)

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 50%.

LANDSCAPE COMPLIANCE:

TOTAL PAVED AREA:	35,010 SQ. FT.
TREES REQUIRED @ 1 TREE PER 4,500 S.F.:	8 TREES
LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W:	184 L.F.
TREES REQUIRED @ 1 PER 50 L.F.:	4 TREES
TOTAL TREES REQUIRED:	12 TREES
MEDIUM TO LARGE TREES REQUIRED (30%):	4 TREES
TOTAL TREES PROPOSED:	12 TREES
MEDIUM TO LARGE TREES PROPOSED:	4 TREES
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE:	520 L.F.
LENGTH OF PARKING WITHIN 20' OF R/W TO BE SCREENED (50%):	92 L.F.

PLANTING NOTES:

QUANTITY	PLANT SPECIES
4	LARGE TREE
8	MEDIUM TREE
17	6' CONIFER

1' TALL MULCH BERM WITH LANDSCAPED BED CONTAINING SMALL ORNAMENTAL TREES, DECORATIVE GRASSES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, AND ANY COMBINATION THEREOF. LANDSCAPE BEDS SHALL CONFORM TO SCREENING REQUIREMENTS FOR THE CITY OF COLUMBIA. SCREENING SHALL REACH 50% OPACITY IN THE SPACE BETWEEN 1' AND 5' ABOVE GRADE AT THE SCREEN LINE.

BASIS OF BEARING:

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

LANDSCAPING / TREE PRESERVATION NOTES:

1. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
2. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
3. ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
4. LANDSCAPING SHALL COMPLY WITH SECTIONS 12A-49 (e) AND (f), 29-13.1 (d) (6), AND 29-25 (e) (3) AND (4) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 2804, PAGE 11 AND SHOWN BY THE SURVEY RECORDED IN BOOK 3079, PAGE 49 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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WARRANTY DEED RECORDED IN BOOK 4321, PAGE 20

CPS SOUTHWEST ELEMENTARY PLAT 1 RECORDED IN PLAT BOOK 48, PAGE 32 (ZONED: R-1)

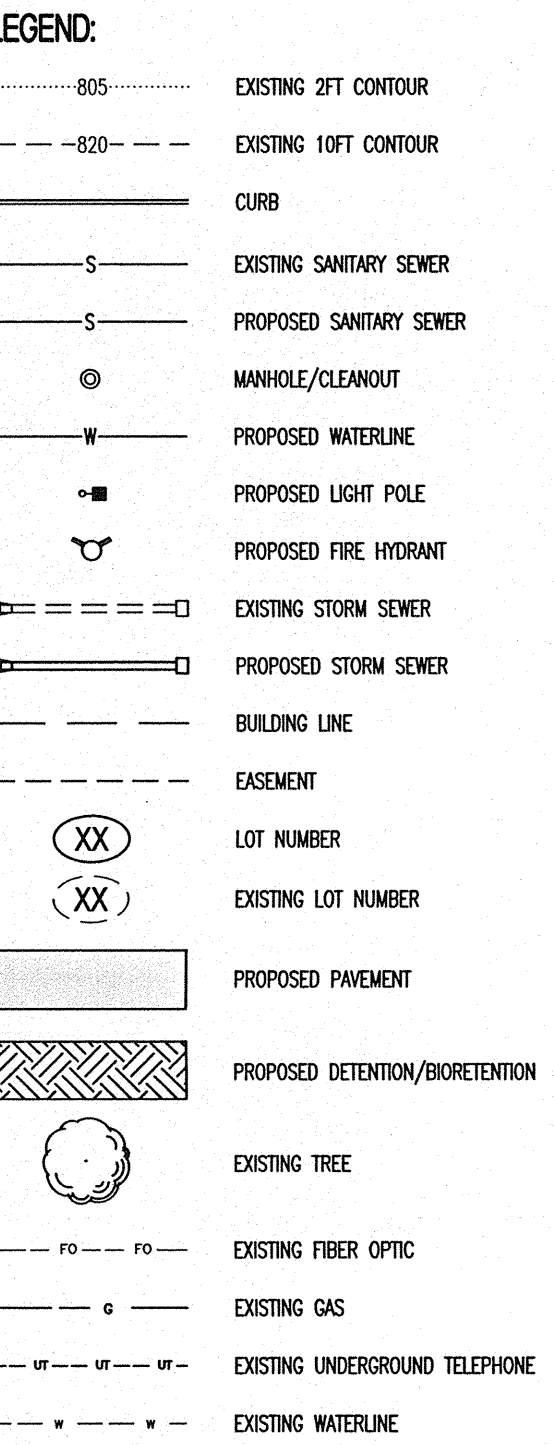
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 20th DAY OF October, 2016.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 20th DAY OF October, 2016.

Rusty Strodtman
RUSTY STRODTMAN, CHAIRPERSON

Brian Treece
BRIAN TREECE, MAYOR

Sheela Amin
SHEELA AMIN, CITY CLERK



OWNER:

PARKING CALCULATIONS:

PARKING REQUIRED:

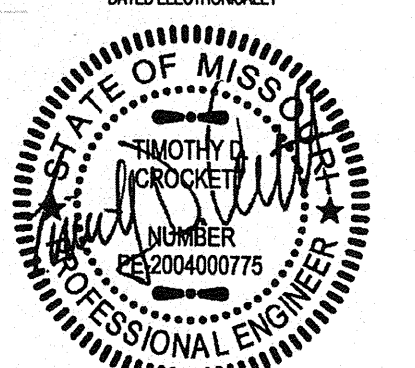
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HANDICAP SPACES REQUIRED	= 1 SPACE
BICYCLE SPACES REQUIRED	= 4 SPACES

LOT 2
DAYCARE (160 STUDENTS + 15 EMPLOYEES)

2 SPACES FOR FIRST 10 CHILDREN	= 2 SPACES
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TOTAL SPACES REQUIRED: = 57 SPACES
TOTAL SPACES PROPOSED: = 64 SPACES

THIS SHEET HAS BEEN SEEMED SEALED AND DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 200400775

STATE/CIVIL ENGINEER
CROCKETT
ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority #20015101

10/13/2016 REVISED
10/03/2016 REVISED
09/09/2016 ORIGINAL