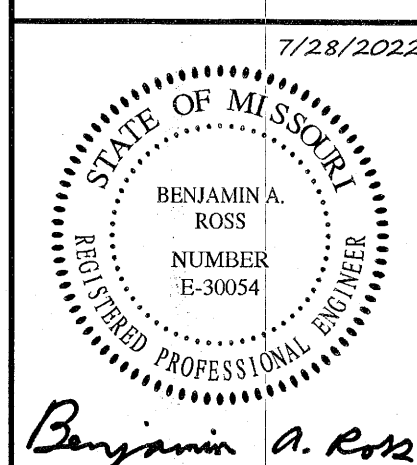


**PLANNED DEVELOPMENT PLAN FOR
 LOT 2 - SPARTAN POINTE**
 STREET ADDRESS
 COLUMBIA, BOONE COUNTY, MISSOURI



BENJAMIN A. ROSS REGISTERED PROFESSIONAL ENGINEER E-30054

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

| | |
|---------|---------------|
| Date | JUNE 10, 2022 |
| Revised | JUNE 23, 2022 |
| | JULY 28, 2022 |

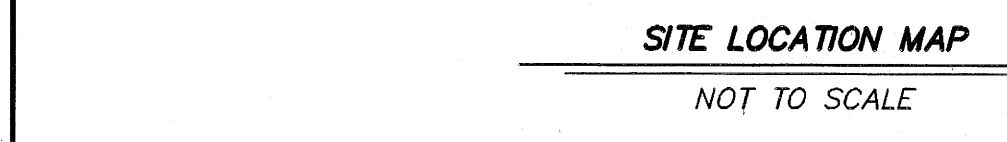
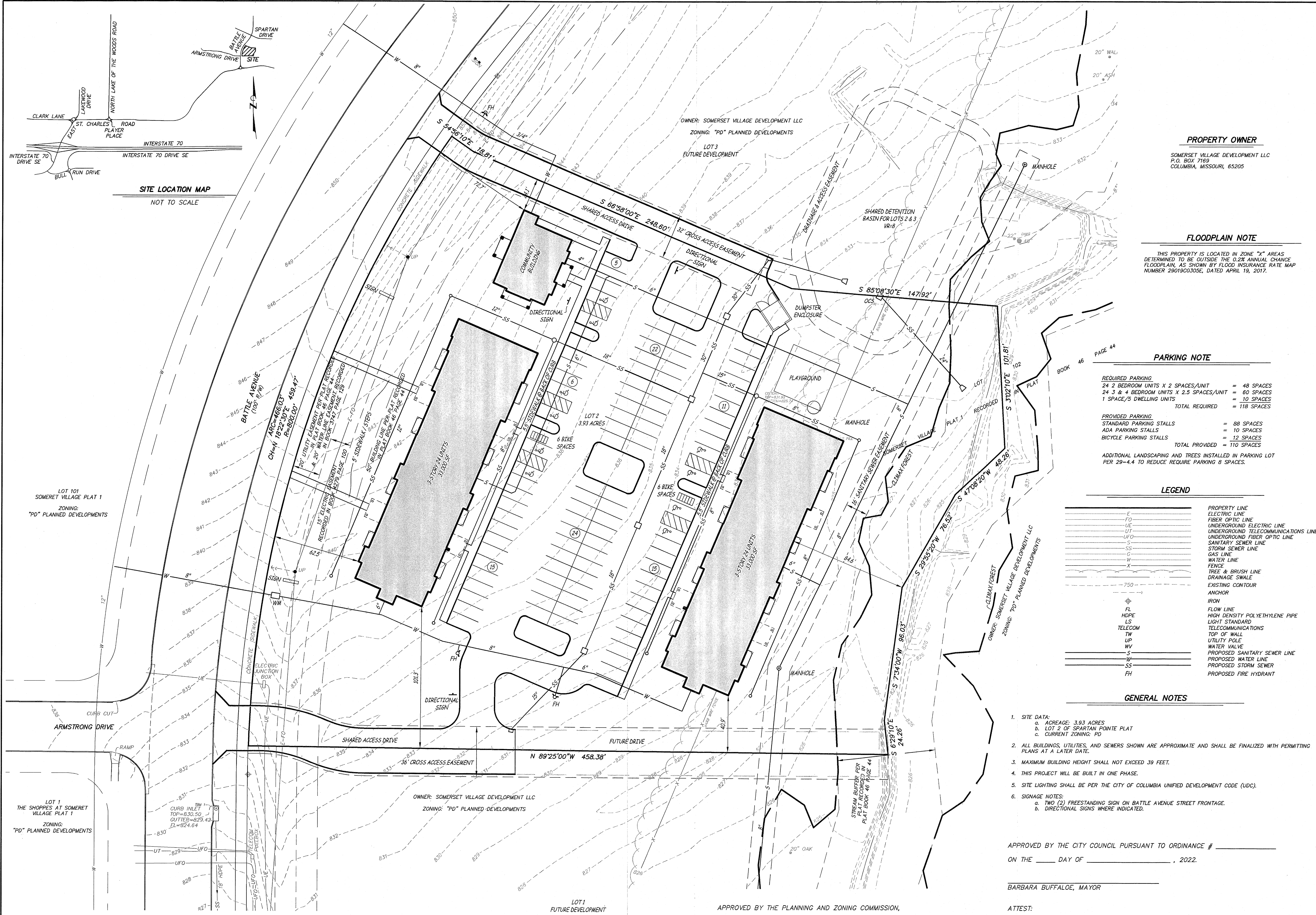
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PLANNED DEVELOPMENT PLAN

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ESSS PROJECT NO. 15507



PROPERTY OWNER
 SOMERSET VILLAGE DEVELOPMENT LLC
 P.O. BOX 71519
 COLUMBIA, MISSOURI, 65205

FLOODPLAIN NOTE
 THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 290190305E, DATED APRIL 19, 2017.

PARKING NOTE

| | |
|--|---------------------|
| REQUIRED PARKING | |
| 24 2 BEDROOM UNITS X 2 SPACES/UNIT | = 48 SPACES |
| 24 3 & 4 BEDROOM UNITS X 2.5 SPACES/UNIT | = 60 SPACES |
| 1 SPACE/5 DWELLING UNITS | = 10 SPACES |
| TOTAL REQUIRED | = 118 SPACES |

| | |
|-------------------------|---------------------|
| PROVIDED PARKING | |
| STANDARD PARKING STALLS | = 88 SPACES |
| ADA PARKING STALLS | = 10 SPACES |
| BICYCLE PARKING STALLS | = 12 SPACES |
| TOTAL PROVIDED | = 110 SPACES |

ADDITIONAL LANDSCAPING AND TREES INSTALLED IN PARKING LOT PER 29-4.4 TO REDUCE REQUIRED PARKING 8 SPACES.

LEGEND

| | |
|----------|-------------------------------------|
| — P — | PROPERTY LINE |
| — E — | ELECTRIC LINE |
| — FO — | FIBER OPTIC LINE |
| — UE — | UNDERGROUND ELECTRIC LINE |
| — UT — | UNDERGROUND TELECOMMUNICATIONS LINE |
| — UFO — | UNDERGROUND FIBER OPTIC LINE |
| — S — | SANITARY SEWER LINE |
| — SS — | STORM SEWER LINE |
| — G — | GAS LINE |
| — W — | WATER LINE |
| — X — | FENCE |
| — T — | TREE & BRUSH LINE |
| — SW — | DRAINAGE SWALE |
| — 750 — | EXISTING CONTOUR |
| — A — | ANCHOR |
| — I — | IRON |
| — FL — | FLOW LINE |
| — HDPE — | HIGH DENSITY POLYETHYLENE PIPE |
| — LS — | LIGHT STANDARD |
| — T — | TELECOM |
| — TW — | TOP OF WALL |
| — UP — | UTILITY POLE |
| — WV — | WATER VALVE |
| — S — | PROPOSED SANITARY SEWER LINE |
| — W — | PROPOSED WATER LINE |
| — SS — | PROPOSED STORM SEWER |
| — FH — | PROPOSED FIRE HYDRANT |

- GENERAL NOTES**
- SITE DATA:
 - ACREAGE: 3.93 ACRES
 - LOT 2 OF SPARTAN POINTE PLAT
 - CURRENT ZONING: PD
 - ALL BUILDINGS, UTILITIES, AND SEWERS SHOWN ARE APPROXIMATE AND SHALL BE FINALIZED WITH PERMITTING PLANS AT A LATER DATE.
 - MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 39 FEET.
 - THIS PROJECT WILL BE BUILT IN ONE PHASE.
 - SITE LIGHTING SHALL BE PER THE CITY OF COLUMBIA UNIFIED DEVELOPMENT CODE (UDC).
 - SIGNAGE NOTES:
 - TWO (2) FREESTANDING SIGN ON BATTLE AVENUE STREET FRONTAGE.
 - DIRECTIONAL SIGNS WHERE INDICATED.

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____
 ON THE _____ DAY OF _____, 2022.

BARBARA BUFFALO, MAYOR

ATTEST:

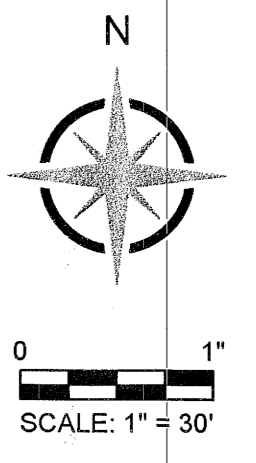
SHEELA AMIN, CITY CLERK

APPROVED BY THE PLANNING AND ZONING COMMISSION,
 COLUMBIA, MISSOURI, ON _____

SARA LOE, CHAIRPERSON

STREAM BUFFER NOTE
 THE EXISTING STREAM BUFFER AS SHOWN WAS ESTABLISHED BY SOMERSET VILLAGE PLAT 1 RECORDED IN BOOK 46 PAGE 44.

STORMWATER MANAGEMENT
 SITE SHALL MEET CURRENT CITY OF COLUMBIA STORMWATER ORDINANCES, INCLUDING DETENTION AND WATER QUALITY. THE DETENTION BASIN SHALL SERVE BOTH LOTS 2 AND 3.



**PLANNED DEVELOPMENT PLAN FOR
 LOT 2 - SPARTAN POINTE**
 STREET ADDRESS
 COLUMBIA, BOONE COUNTY, MISSOURI

7/28/2023
 STATE OF MISSOURI
 BENJAMIN A. ROSS
 NUMBER
 E-30054
 REGISTERED PROFESSIONAL ENGINEER
Benjamin A. Ross

BENJAMIN A. ROSS REGISTERED PROFESSIONAL ENGINEER E-30054

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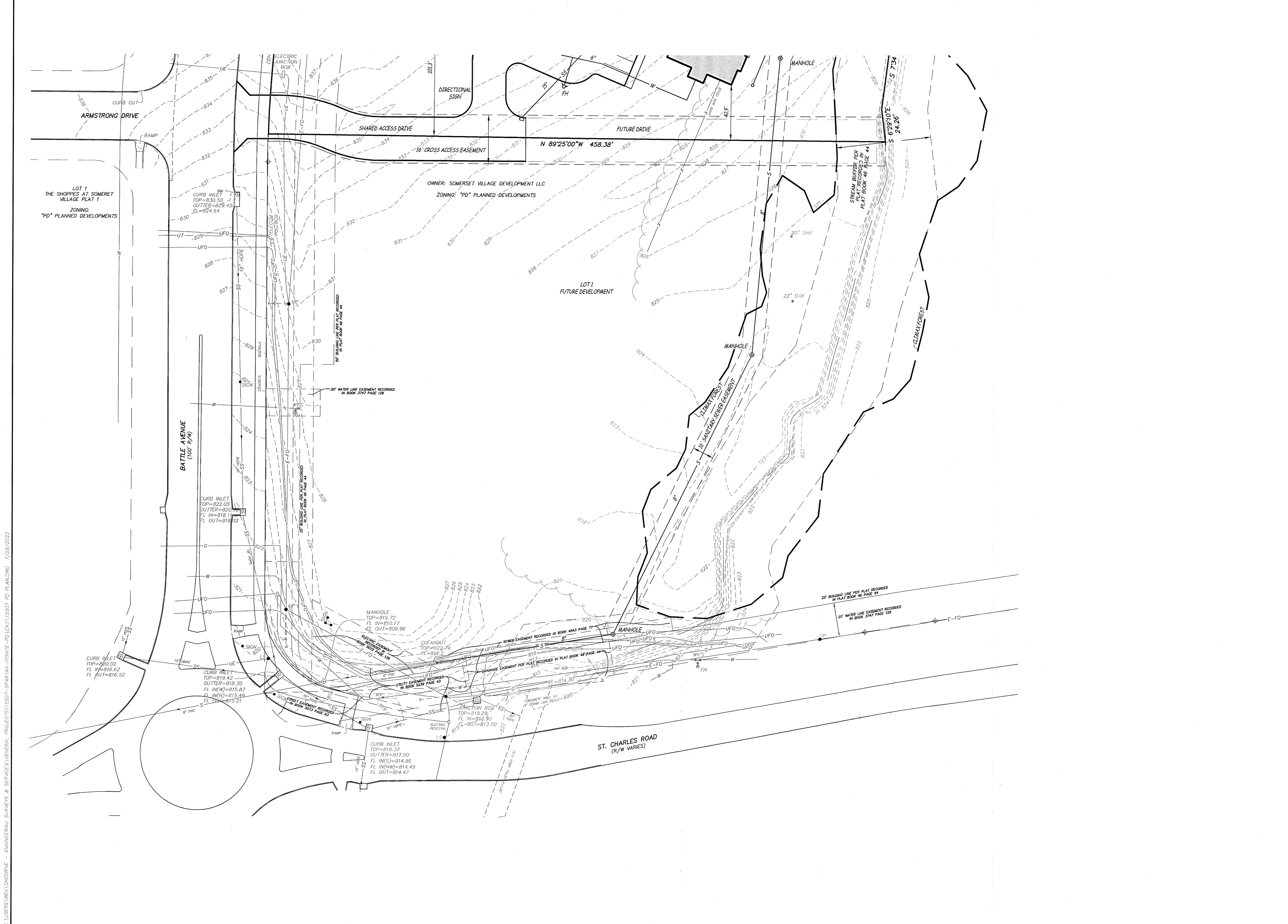
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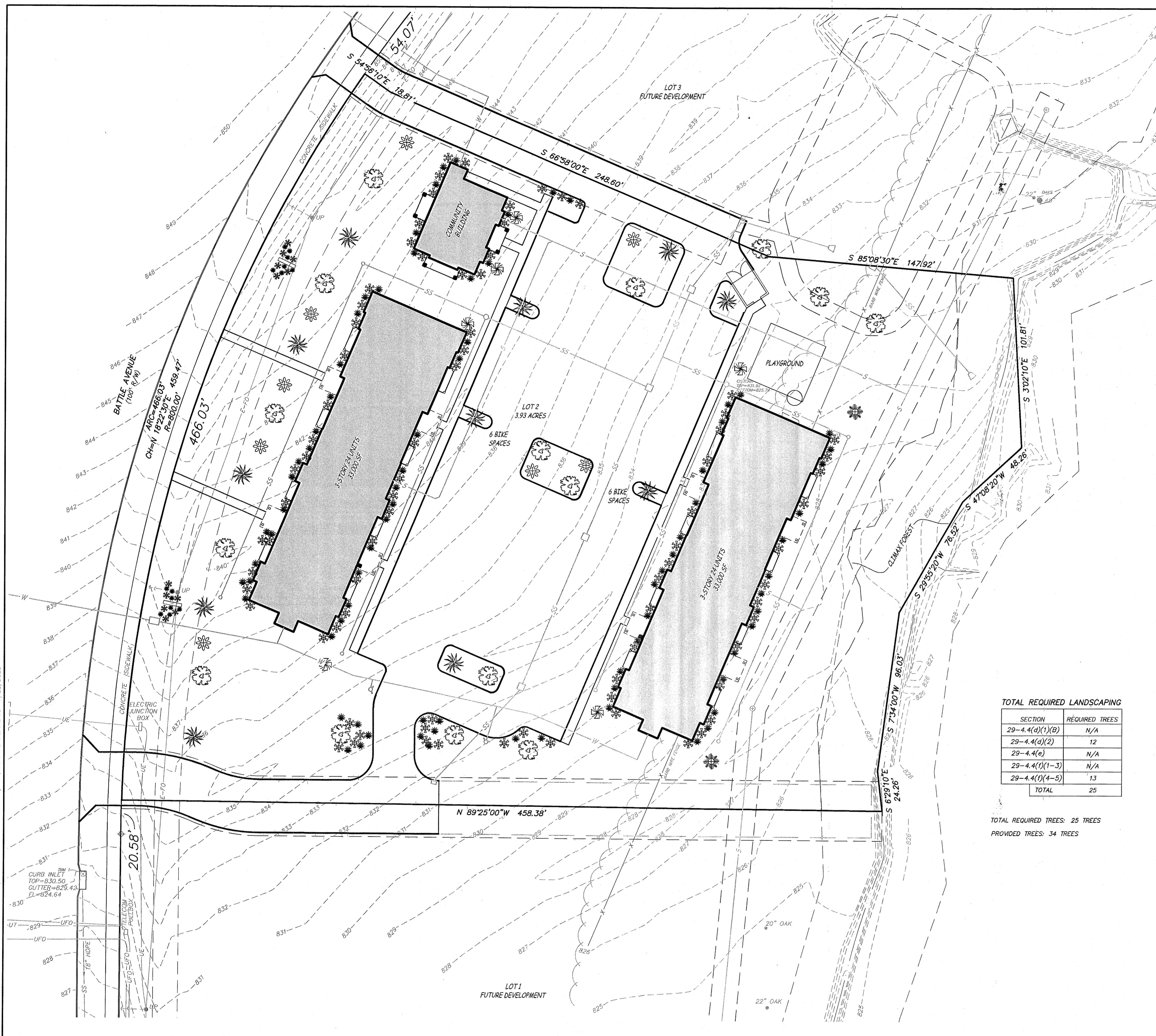
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OFF SITE SANITARY SEWER PLAN

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LANDSCAPE LEGEND

| SYMBOL | DESCRIPTION | NO. PROVIDED |
|--------|--|--------------|
| | LARGE DECIDUOUS TREE (2" CALIPER) | 15 |
| | MEDIUM DECIDUOUS TREE (2" CALIPER) | 11 |
| | SMALL DECIDUOUS TREE (2" CALIPER) | 8 |
| | ORNAMENTAL DECIDUOUS TREE (2" CALIPER) | 6 |
| | EVERGREEN TREE (6' TALL) | 2 |
| | DECIDUOUS SHRUBS | 90 |
| | PERENNIAL FLOWER | 94 |
| | | TOTAL = 223 |

LANDSCAPING NOTES

- CLIMAX FOREST PRESERVATION NOTE (PER 29 - 4.4(C)(1))**
EXISTING CLIMAX FOREST = 13,212 SF
- LANDSCAPED AREA NOTE (PER 29-4.4(C)(2))**
LANDSCAPED AREA REQUIRED = 25,679 (15% OF TOTAL AREA)
LANDSCAPED AREA PROVIDED = 76,644 (44.8% OF TOTAL AREA)
- LANDSCAPING NOTES**
- ALL PLANT MATERIAL SHALL BE (PER 29-4.4(C)(3 & 4)):
 - HARDY TO CENTRAL MISSOURI (USDA HARDINESS ZONE 5B)
 - FREE OF DISEASE AND INSECTS
 - CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERMEN.
 - ALL NON-PAVED AREAS SHALL RECEIVE THE FOLLOWING:
 - PERIMETER LANDSCAPED AREAS: MIN 6" OF TOPSOIL
 - INTERIOR LANDSCAPED ISLANDS: MIN. 15" OF TOPSOIL
 - THE SITE CONTRACTORS SHALL BE RESPONSIBLE TO PROVIDE FINISHED GRADE TO THIS SUBGRADE.
 - NO LESS THAN 50% OF LANDSCAPED AREA MUST BE COVERED WITH LIVE PLANTS, NOT MULCH, BARK, GRAVEL, ETC (PER 29-4.4(C)(4)).
 - PLANTING MATERIALS SHALL BE OF THE FOLLOWING MINIMUM SIZE (PER 29-4.4(C)(4)):
 - LARGE DECIDUOUS SHADE TREES (MATURE HEIGHT >45') = 2" CALIPER
 - MEDIUM DECIDUOUS SHADE TREES (MATURE HEIGHT 30'-45') = 2" CALIPER
 - SMALL DECIDUOUS SHADE TREES (MATURE HEIGHT 20'-30') = 4" IN HEIGHT
 - ORNAMENTAL TREE (MATURE HEIGHT <20') = 4" IN HEIGHT
 - CONIFER = 6' IN HEIGHT
 - SHRUBS = 5-GAL CONTAINER
 - GROUND COVER = APPROPRIATE FOR 50% COVERAGE WITHIN 2 GROWING SEASONS
 - GRASS, SEED, SOD = >80% PURE LIVE SEED, 99% WEED FREE
 - PLANTINGS SHALL NOT BE PLACED CLOSER THAN 4' FROM THE FENCE OR PROPERTY LINE, UNLESS NOTED OTHERWISE ON THE PLANS (PER 29-4.4(C)(7)).
 - SNOW STORAGE SHALL NOT OCCUR IN BUFFER AREAS (PER 29-4.4(C)(8)).
 - OUTDOOR SCREENING PER 29-4.4(C)(9): NOT APPLICABLE
 - ROOF TOP MECHANICAL UNIT SCREENING (PER 29-4.4(C)(10)): NOT APPLICABLE
 - SIGHT TRIANGLE (PER 29-4.4(C)(11)): NO PLANTINGS WITH MATURE HEIGHTS TALLER THAN 18 INCHES SHALL BE PLACED WITHIN THE DEFINED SIGHT TRIANGLE AS SHOWN ON THE PLAN.
 - ALL TREES PLANTED IN THE RIGHT OF WAY SHALL COMPLY WITH CHAPTER 24 ARTICLE V OF THE CITY OF COLUMBIA CODE OF ORDINANCES (PER 29-4.4(C)(12)).
 - PLANTING SHALL BE COMPLETED WITHIN ONE PLANTING SEASON (SPRING TO FALL) OF THE COMPLETION OF EXTERIOR IMPROVEMENTS, OR WITHIN ONE YEAR OF THE ISSUANCE OF THE LAND DISTURBANCE PERMIT, WHICHEVER OCCURS LATER (PER 29-4.4(C)(13)). THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A PERFORMANCE BOND, ESCROW, LETTER OF CREDIT, OR OTHER INSTRUMENT ACCEPTABLE TO THE CITY OF COLUMBIA, TO THE CITY OF COLUMBIA AND OWNER, FOR ANY WORK NOT COMPLETED OR ACCEPTED WITHIN THIS TIME FRAME.
 - TREE PROTECTION SHALL BE REQUIRED PRIOR TO AND DURING CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES.
 - NO ACTIVITY WITH THE POTENTIAL OF CAUSING DAMAGE TO THE ROOT SYSTEM OF TREES SHALL BE ALLOWED WITHIN 20 FEET OF THE OUTSIDE OF PRESERVED, PROTECTED, OR PLANTED TREE DRIP LINE (PER 29-4.4(C)(4)).
 - ORANGE CONSTRUCTION FENCE, WITH A SIGN STATING "TREE PROTECTION - KEEP OUT" EVERY 100 FEET, SHALL BE INSTALLED ALONG THE PERIMETER OF THE TREE PROTECTION AREA BEFORE AND THROUGHOUT CONSTRUCTION
 - IF SITE GRADING OCCURS WITHIN 20' OF THE TREE PRESERVATION, THE PERIMETER OF THE AREA MUST BE TRENCHED TO A MINIMUM WIDTH AND DEPTH OF 2", AND ROOT PRUNED.
 - NO CONSTRUCTION, GRADING, EQUIPMENT, MATERIAL STORAGE, OR OTHER ASSOCIATED ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA
 - ALL TREE AND VEGETATION PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY CITY STAFF PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITIES
 - ANY FAILURE OF THE CONTRACTOR TO FOLLOW THESE REQUIREMENTS SHALL BE REMEDIATED, AT THE CONTRACTOR'S SOLE EXPENSE, BY ONE OF THE FOLLOWING, AS FOUND ACCEPTABLE TO THE CITY OF COLUMBIA AND OWNER:
 - PAYMENT OF \$750 TO THE CITY OF COLUMBIA RIGHT OF WAY LANDSCAPING BUDGET PER NEW TREE REQUIRED TO REPLACE IMPACTED TREE.
 - REPLACEMENT OF DAMAGED TREES PER 29-4.4(C)(3)(ii).

TOTAL REQUIRED LANDSCAPING

| SECTION | REQUIRED TREES |
|-----------------|----------------|
| 29-4.4(d)(1)(B) | N/A |
| 29-4.4(d)(2) | 12 |
| 29-4.4(e) | N/A |
| 29-4.4(f)(1-3) | N/A |
| 29-4.4(f)(4-5) | 13 |
| TOTAL | 25 |

TOTAL REQUIRED TREES: 25 TREES
PROVIDED TREES: 34 TREES

LANDSCAPING STRIP NOTE (PER 29-4.4(d))

| STREET TREES: | REQUIRED | PROVIDED |
|---------------|-----------------------|----------|
| MEDIUM: | 1/40 LF @ 466 LF = 12 | 15 |
| LARGE: | 30% OF TOTAL = 4 | 5 |
| SPECIES: | 30% OF TOTAL = 4 | 5 |
| TOTAL TREES: | 2 | 15 |

PROPERTY EDGE BUFFERING NOTE (PER 29-4.4(E))

| SUBJECT PROPERTY: | ZONING: | USE: | SCREENING LEVEL | BUFFER AREA | TREES |
|----------------------|---------|-----------------|-----------------|-------------|-------|
| ADJACENT PROPERTIES: | PD | MULTI-FAMILY | - | - | - |
| NORTH: | PD | SHARED DRIVEWAY | 0 | 0 | 0 |
| SOUTH: | PD | SHARED DRIVEWAY | 0 | 0 | 0 |
| EAST: | PD | STREAM BUFFER | 0 | 0 | 0 |
| WEST: | R/W | N/A | - | - | - |
| TOTAL: | | | | | 0 |

PLANTING CATEGORIES:

| COVERAGE OF STRIP: | REQUIRED | PROVIDED |
|--------------------------------|----------|----------|
| >50% | N/A | 4 |
| OPACITY (1' TO 5' ABOVE GRADE) | >80% | N/A |

PARKING LOT LANDSCAPING NOTE (PER 29-4.4(F)):

| INTERIOR LANDSCAPED ISLANDS: | REQUIRED | PROVIDED |
|--------------------------------------|-------------|----------|
| PARKING LOT AREA = 41,936 SQ. FT. | | |
| 10% LANDSCAPE = N/A | | |
| PROVIDED = N/A | | |
| >100 STALLS | 3 | 3 |
| INTERIOR ISLAND WIDTH: | 8' | 8' |
| SEPARATION ISLANDS: | >150 STALLS | 3 |
| INTERIOR TREES (1/4,000 SF PAVEMENT) | N/A | 14 |
| MEDIUM (30% OF TOTAL) | N/A | 8 |
| LARGE (40% OF TOTAL) | N/A | 6 |
| SEPARATION ISLAND TREES (40' SPACE) | N/A | 8 |
| TOTAL TREES: | 13 | 14 |

- SIGNIFICANT TREES NOTE (PER 29-4.4(G)):**
- CREDIT FOR PRESERVING EXISTING MATURE/SIGNIFICANT TREES: N/A
 - THERE ARE NO EXISTING TREES AT THE SITE OUTSIDE THE STREAM BUFFER.
 - SIGNIFICANT TREES: N/A, THERE ARE NO SIGNIFICANT TREES AT THE SITE OUTSIDE THE STREAM BUFFER.

NOTES

- IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPED AREAS SHALL BE SEEDED AND MULCHED.
- ALL NURSERY STOCK SHALL CONFORM TO THE CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1.
- ALL PERIMETER LANDSCAPED AREAS SHALL BE GRASS COVERED.

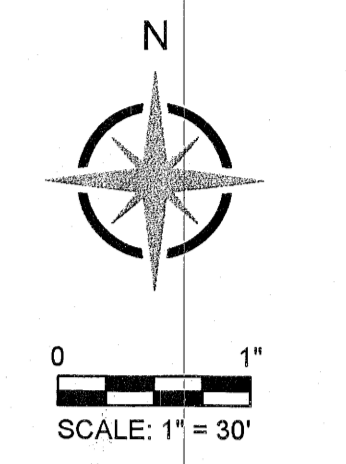
IRRIGATION SYSTEM NOTES

- ALL AREAS SHALL BE IRRIGATED.
- IRRIGATION SHALL BE ZONED. ALL PLANTING BENDS AND TURF SHALL BE SEPARATELY ZONED.
- CONTRACTOR SHALL SUBMIT IRRIGATION PLANS TO THE OWNER A MINIMUM OF 30 DAYS PRIOR TO PROPOSED INSTALLATION FOR APPROVAL.

SEEDING / SODDING SPECIFICATIONS

- FINISH GRADE SHOWN ON PLAN INCLUDES 6" OF TOPSOIL RESPREAD FROM STOCKPILES.
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED PER SPECIFICATIONS.
- ALL LAWN AREAS TO BE SOD AROUND & WITHIN 15 FEET OF BUILDINGS AND WALKS.

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PLANNED DEVELOPMENT PLAN FOR LOT 2 - SPARTAN POINTE
STREET ADDRESS
COLUMBIA, BOONE COUNTY, MISSOURI

7/28/2022
STATE OF MISSOURI
BENJAMIN A. ROSS
NUMBER E-30054
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