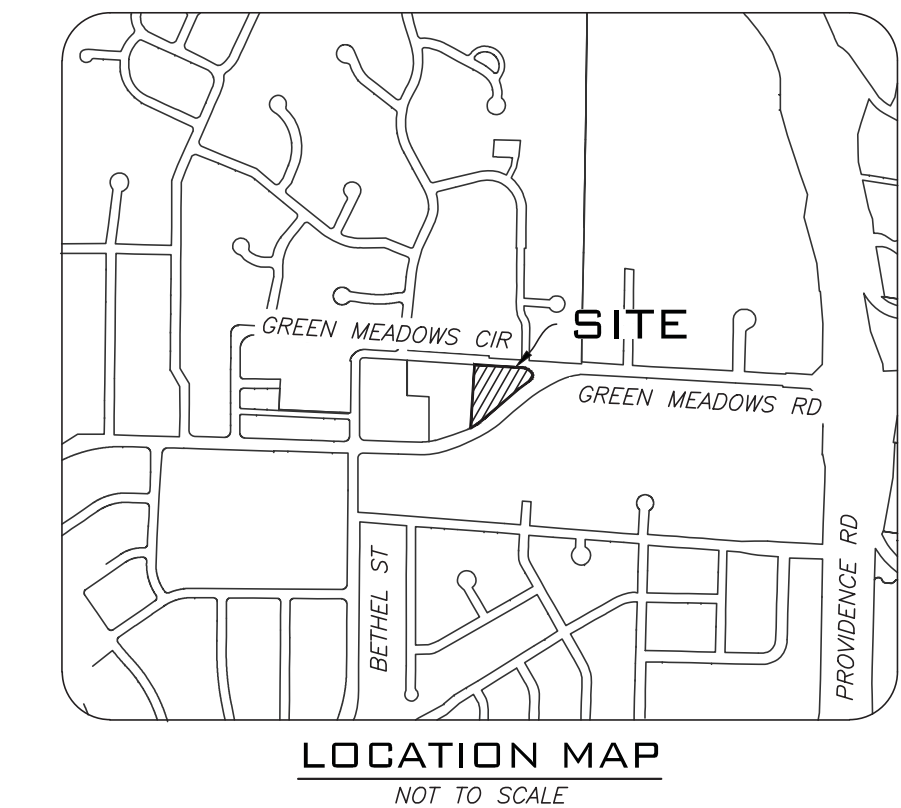


X:\Project\WRCK - WESTROCK\Rockbridge Christian Church Plat 2 Lot 2\DWG\MS\WRCK20-01-PD Plan to Council.dwg PD PLAN

CITY CASE # PLD-000127-2020



**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 16 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 = 0.75 AC. (52%)

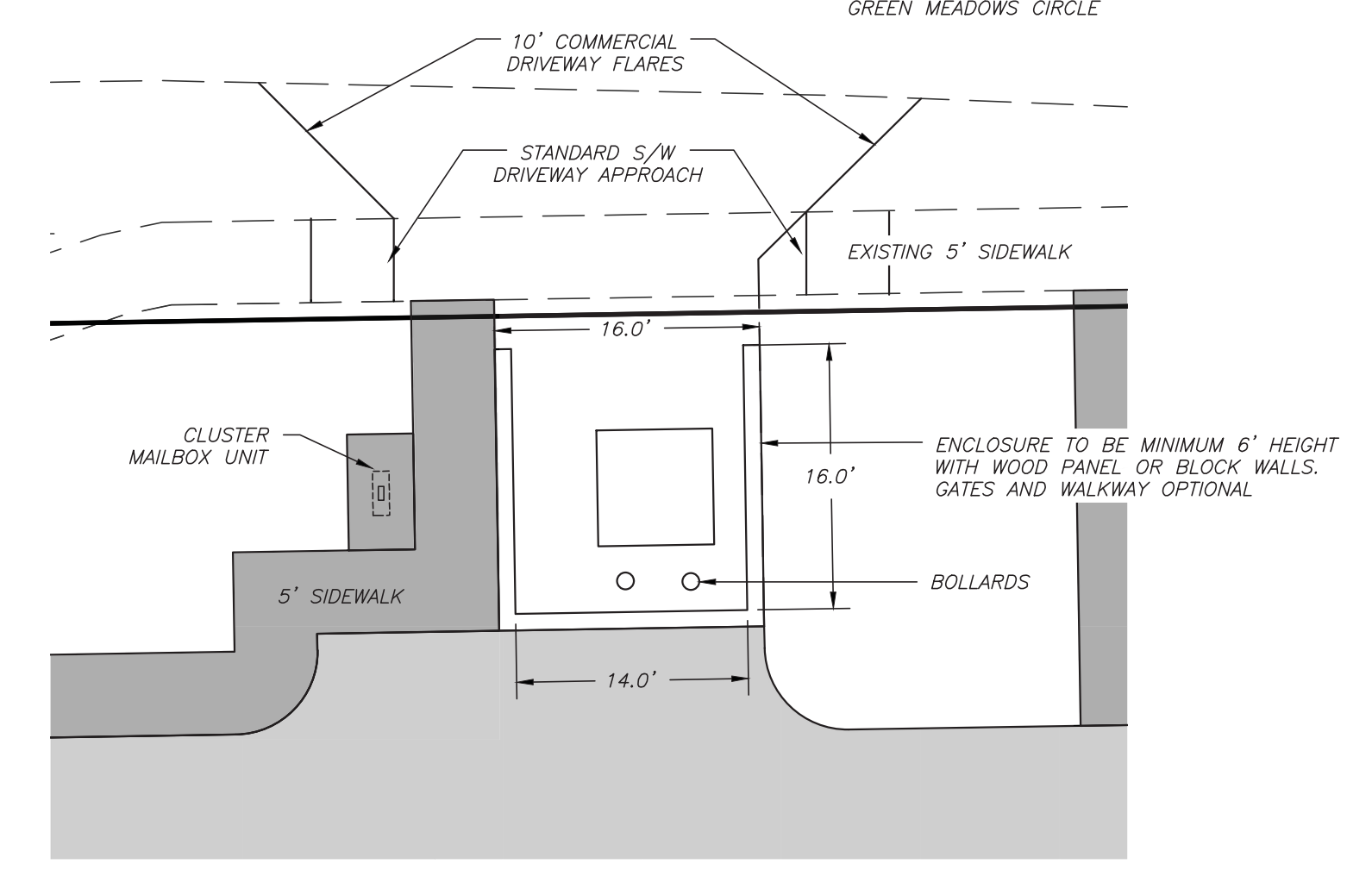
**PARKING DATA**

**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)

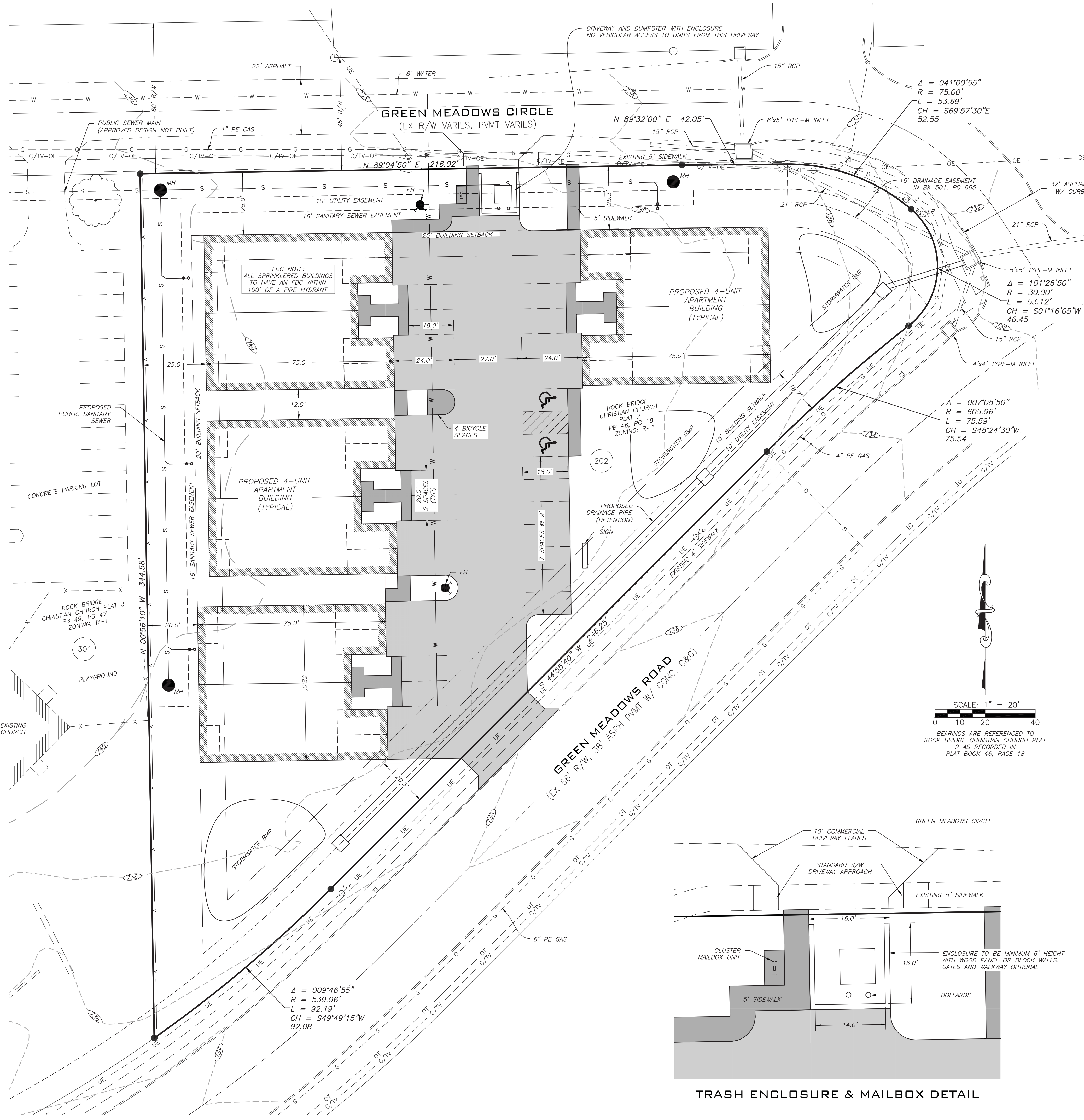
**TOTAL REQUIRED = 36 SPACES**

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

**TOTAL PROVIDED = 37 SPACES**



**TRASH ENCLOSURE & MAILBOX DETAIL**



**LEGEND**

MH	EXISTING SANITARY MANHOLE
FH	EXISTING FIRE HYDRANT
GP	EXISTING GUY WIRE
LP	EXISTING LIGHT POLE
LP	PROPOSED LIGHT POLE
TE	EXISTING TELEPHONE SERVICE
EM	EXISTING ELECTRIC METER
GM	EXISTING GAS METER
WM	EXISTING WATER METER
CB	EXISTING CABLE BOX
ET	EXISTING ELECTRIC TRANSFORMER
ET	PROPOSED ELECTRIC TRANSFORMER
TEB	EXISTING TELEPHONE BOX
UP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
SS	EXISTING STREET SIGN
PB	PLAT BOOK
BK	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
SS	EXISTING STORM SEWER
SS	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 BIOTRETENTION 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 #2901900267E, 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 # \_\_\_\_\_

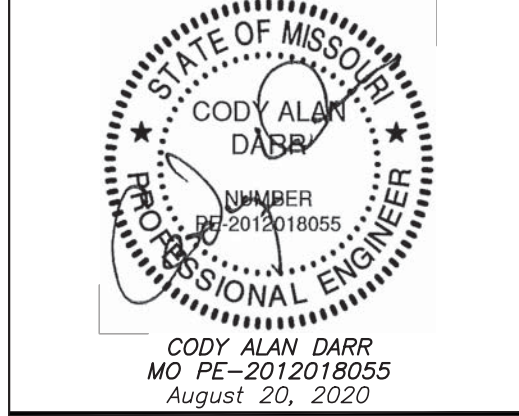
**THE GODFREY PD PLAN**  
**LOT 202 ROCK BRIDGE CHRISTIAN CHURCH PLAT 2 GREEN MEADOWS RD, COLUMBIA, MO**

**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.



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

**LANDSCAPING NOTES**

- PROPOSED AREAS**  
 TOTAL AREA OF SITE = 1.45 AC. = 63,162 SQ.FT.  
 TOTAL BUILDING AREA = 17,568 SQ.FT. (27%)  
 TOTAL PARKING PAVED AREA = 13,625 SQ.FT. (22%)  
 TOTAL IMPERVIOUS AREA = 32,860 SQ.FT. (52%)  
 TOTAL AREA OF OPEN SPACE/LANDSCAPING = 30,302 SQ.FT. (48%)
- TREE PRESERVATION:**  
 NO CLIMAX FOREST EXISTS ON SITE.
- STREET FRONTAGE LANDSCAPING:**  
 A. IN ACCORDANCE WITH SECTION 29-4.4(D)(1) ALL PARKING PAVED AREAS MORE THAN 40 FEET IN LENGTH WITHIN 25 FEET OF STREET RIGHT-OF-WAY SHALL BE IMPROVED WITH A LANDSCAPING BUFFER STRIP SIX-FOOT WIDE IN ACCORDANCE WITH PROVISIONS OF SECTION 4.4(E)(2). ONE STRIP OF LAND ON THIS SITE MEETS THIS CRITERIA. SEE NOTE 5 BELOW FOR COMPLIANCE WITH THIS REQUIREMENT.  
 B. IN ACCORDANCE WITH SECTION 29-4.4(D)(2) STREET TREE LANDSCAPING SHALL BE INSTALLED AS FOLLOWS:  
 GREEN MEADOWS RD. FRONTAGE = 420 L.F.  
 1 TREE / 60 FT = 420/60 = 7 TOTAL TREES  
  
 GREEN MEADOWS CIR. FRONTAGE = 340 L.F.  
 1 TREE / 60 FT = 340/60 = 5.7 OR 6 TOTAL TREES  
  
 NO MORE THAN 30% ONE SPECIES: 0.3 \* 13 = 3.9 OR 4 TREES (4 SPECIES SHOWN)
- PROPERTY EDGE BUFFERING:**  
 A. THE PROPERTY ADJACENT TO THE WEST OF THE SUBJECT PROPERTY IS ZONED R-1 WITH A NON-RESIDENTIAL USE (CHURCH). THIS PROPERTY EDGE REQUIRES A LEVEL 2 BUFFER IN ACCORDANCE WITH TABLE 29-4.4-4 OF THE UDC. LEVEL 2 REQUIRES A FOUR FOOT WIDE LANDSCAPE BUFFER AND A 6-FOOT SCREENING DEVICE.  
 LANDSCAPING BUFFER  
 A.o. LANDSCAPE BUFFER SHALL BE DESIGNED SO THAT AT LEAST 80% OPACITY IS ACHIEVED, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN ONE FOOT AND FIVE FEET ABOVE GRADE AT THE TIME OF INSTALLATION.  
 A.b. THE LANDSCAPE BUFFER SHALL INCLUDE THE FOLLOWING PLANT MIX:  
 A.b.o. 4 CATEGORIES CONTAINED IN SECTION 29-4.4(c)(6). 4 CATEGORIES ARE GRASS, SHRUBS, CONIFERS, AND MEDIUM SHADE TREES.  
 A.b.b. 1 TREE, 10' HEIGHT, 2" CALIPER AT TIME OF INSTALLATION REQUIRED FOR EVERY 200 SQ. FT. OF BUFFER AREA.  
 TOTAL BUFFER AREA = 344.6 \* 4 WIDTH = 1378 S.F. AREA  
 1378 / 200 = 6.89 = 7 TREES (CONIFERS)  
 A.b.c. SHRUBS AND FLOWERING PLANTS THAT COVER A MINIMUM OF 50% OF THE REMAINING AREA WITH A MINIMUM OF 25% OF THAT PLANT MATERIAL BEING IN FLOWERING SHRUBS:  
 50% AREA = 1378 \* 0.5 = 689 S.F. TOTAL AREA SHRUBS  
 AT 1 SHRUB/25 S.F. = 689/25 = 28 SHRUBS  
 MINIMUM (32 SHOWN)  
 25% AREA = 1378 \* 0.25 = 345 S.F. T.A. FLOWERING SHRUBS  
 AT 1 SHRUB/25 S.F. = 345/25 = 14 SHRUBS  
 MINIMUM (16 SHOWN)  
  
 SCREENING  
 A.c. SCREEN TO BE IN ACCORDANCE WITH SECTION 29-4.4(e)(3):  
 i. THE SCREEN SHALL BE LOCATED ALONG THE PROPERTY LINE OF THE SUBJECT LOT, AND SHALL NOT EXTEND INTO THE ESTABLISHED SETBACK OF THE ADJOINING LOT.  
 ii. THE SCREEN SHALL BE CONSTRUCTED OF WOOD, MASONRY, BRICK, STONE, WROUGHT IRON, COMPACT EVERGREEN HEDGING, AN EARTH OR SOME COMBINATION OF THOSE MATERIALS.  
 iii. THE COMBINED HEIGHT OF THE SCREENING METHODS SHALL NOT BE LESS THAN SIX (6) FEET.  
  
 RIGHT-OF-WAY BUFFERING:  
 IN ACCORDANCE WITH SECTIONS 29-4.4(D)(1) AND 29-4.4(E)(2) ONE SIX-FOOT WIDE LANDSCAPE BUFFER STRIP HAS BEEN PROVIDED ON THIS SITE. THE BUFFER STRIP SHALL PROVIDE AT LEAST 80% OPACITY, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN ONE FOOT AND FIVE FEET ABOVE GRADE AT THE TIME OF INSTALLATION, AND SHALL CONTAIN A MINIMUM FOUR CATEGORIES OF PLANTING MATERIAL AS CONTAINED IN SECTION 29-4.4(c)(6). BUFFER STRIP SPECIFICATIONS DETAILED BELOW:  
 BUFFER\_ZONE 1 (GREEN MEADOWS RD. - 50 L.F.):  
 50' LENGTH \* 6' WIDTH = 300 S.F. BUFFER AREA  
 CATEGORY 1: 300 S.F./200 S.F. = 1.5 TREES. 2 TREES PROVIDED  
 CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 3 S.F. SHRUBS  
 CATEGORY 3: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 3 S.F. SHRUBS  
 CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 150 SQ. FT.  
  
 SHRUBS AND FLOWERING PLANTS THAT COVER A MINIMUM OF 50% OF THE REMAINING AREA WITH A MINIMUM OF 25% OF THAT PLANT MATERIAL BEING IN FLOWERING SHRUBS  
 50% AREA = 300 \* 0.5 = 150 S.F. TOTAL AREA SHRUBS  
 AT 1 SHRUB/25 S.F. = 150/25 = 6 SHRUBS  
 25% AREA = 300 \* 0.25 = 75 S.F. T.A. FLOWERING SHRUBS  
 AT 1 SHRUB/25 S.F. = 75/25 = 3 SHRUBS  
  
 PERCENTAGE TREES IN BUFFER\_ZONE 1  
 TOTAL TREES IN BUFFER = 2  
 2 TREES X 0.3 MED TREES = 1 TREES (1 MEDIUM SHOWN)  
 2 TREES X 0.3 LARGE TREES = 1 TREES (1 LARGE SHOWN)  
 2 TREES X 0.3 ONE SPECIES = 1 TREE (MAX OF ANY ONE SPECIES SHOWN IS 1, OKAY)
- PARKING AREA LANDSCAPING:**  
 A. IN ACCORDANCE WITH SECTION 29-4.4(F)(4), 1 TREE REQUIRED PER EVERY 4,000 SQ. FT. OF PARKING PAVED AREA. PARKING PAVED AREA = 13,310 SQ. FT. / 4,000 = 3.3 OR 4 TREES REQUIRED.  
 B. IN ACCORDANCE WITH SECTION 29-4.4(F)(5), OF THE 4 TREES REQUIRED ABOVE, A MINIMUM OF 30% SHALL BE MEDIUM SHADE TREES, AND A MINIMUM OF 40% SHALL BE LARGE SHADE TREES.  
 B.o. 4 TREES X 0.3 MEDIUM TREES = 1.2 (2 SHOWN)  
 B.b. 4 TREES X 0.4 LARGE TREES = 1.6 (2 SHOWN)  
 B.c. 4 TREES X 0.4 ONE SPECIES = 1.6 (MAX OF ANY ONE SPECIES SHOWN IS 2, 1.6 OK)  
 C. 2 MEDIUM SHADE TREES AND 2 LARGE SHADE TREES, FOR A TOTAL OF 4 TREES SHOWN PROVIDED ON THE SITE. DESIGNATED AS "PL" ON PLAN.
- PRESERVATION OF EXISTING LANDSCAPING:**  
 NO PRESERVATION OF EXISTING LANDSCAPING IS PROPOSED. NO SIGNIFICANT TREES EXIST ON SITE. NO CLEARING OF TREES IS PROPOSED.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS, GIVEN THE MINIMUM REQUIREMENTS DESCRIBED ABOVE ARE MET.
- LANDSCAPING CONTRACTOR MAY SUBMIT TO CITY ARBORIST ALTERNATE PLANTING LAYOUTS, TREE, SHRUB AND FLOWER MATERIALS OR SPECIES FOR APPROVAL PRIOR TO INSTALLATION, PROVIDED ANY REVISIONS COMPLY WITH THE CURRENT LANDSCAPING REQUIREMENTS.

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

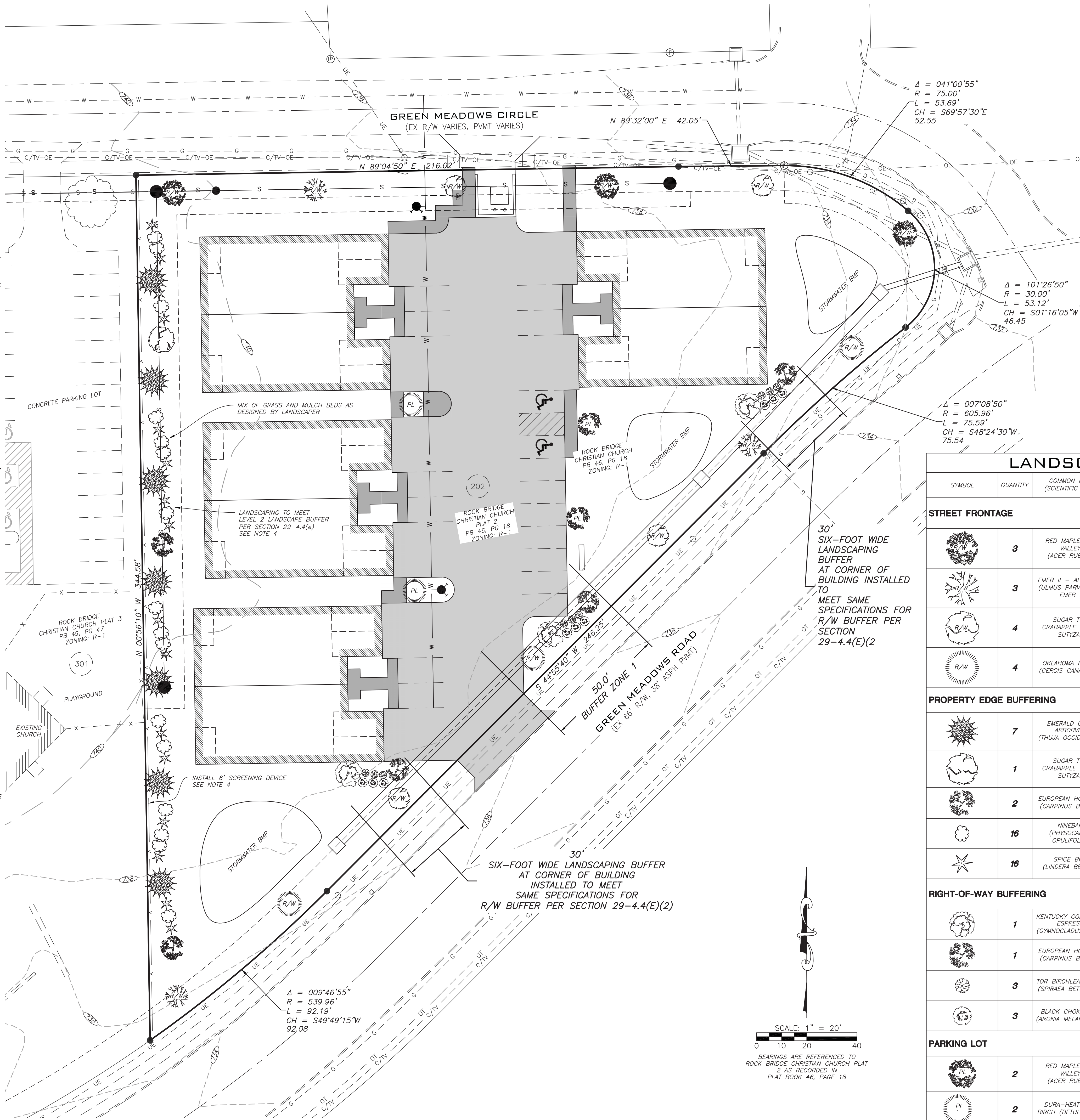
SARA LOE, CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



**LANDSCAPING TABLE**

SYMBOL	QUANTITY	COMMON NAME (SCIENTIFIC NAME)	CONTAINER/SIZE	SPACING	CATEGORY
<b>STREET FRONTAGE</b>					
	3	RED MAPLE "SUN VALLEY" (ACER RUBRUM)	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	3	EMER II - ALLEE ELM (ULMUS PARVIFOLIA - EMER II)	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	4	SUGAR TINE CRABAPPLE (MALUS SUTZAM)	4' HEIGHT	15' CENTERS	ORNAMENTAL TREE - MATURE HEIGHT < 20'
	4	OKLAHOMA REDBUD (CERCIS CANADENSIS)	4' HEIGHT	15' CENTERS	ORNAMENTAL TREE - MATURE HEIGHT < 20'
<b>PROPERTY EDGE BUFFERING</b>					
	7	EMERALD GREEN ARBORVITAE (THUJA OCCIDENTALIS)	2" CAL - B&B 10' HEIGHT	15' CENTERS	CONIFER OR UPRIGHT EVERGREEN TREE - MATURE HEIGHT >10'
	1	SUGAR TINE CRABAPPLE (MALUS SUTZAM)	4' HEIGHT	15' CENTERS	ORNAMENTAL TREE - MATURE HEIGHT < 20'
	2	EUROPEAN HORNBEAM (CARPINUS BETULUS)	2" CAL - B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	16	NINEBARK (PHYSOCARPUS OPULIFOLIUS)	24"	5' CENTERS	DECIDUOUS FLOWERING SHRUB VARIETY 1
	16	SPICE BUSH (LINDERA BENZOIN)	5 GAL	5' CENTERS	DECIDUOUS/EVERG REEN SHRUB VARIETY 2
<b>RIGHT-OF-WAY BUFFERING</b>					
	1	KENTUCKY COFFEETREE ESPRESSO (GYMNOCLADUS DIOICA)	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	1	EUROPEAN HORNBEAM (CARPINUS BETULUS)	2" CAL - B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	3	TOR BIRCHLEAF SPIREA (SPIRAEA BETULIFOLIA)	5 GAL	5' CENTERS	DECIDUOUS/EVERG TREE SHRUB VARIETY 2
	3	BLACK CHOKEBERRY (ARONIA MELANOCARPA)	24"	5' CENTERS	DECIDUOUS FLOWERING SHRUB VARIETY 1
<b>PARKING LOT</b>					
	2	RED MAPLE "SUN VALLEY" (ACER RUBRUM)	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	2	DURA-HEAT RIVER BIRCH (BETULA NIGRA)	2" CAL - B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'

CITY CASE # PLD-000127-2020

8/20/20	CITY COMMENTS	DAQ
6/22/20	CITY COMMENTS	DAQ
6/1/20	ORIGINAL	DAQ

**REVISIONS**

**THE GODFREY PD PLAN**

**LOT 202 ROCK BRIDGE CHRISTIAN CHURCH PLAT 2 GREEN MEADOWS RD, COLUMBIA, MD**

**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-201018055  
 August 20, 2020

PROJECT #	WRCK20.01
DRAWING #	WRCK20.01 PD PLAN
DRAWN BY:	BAB
<b>SHEET C201</b>	
SHEET 2 OF 2	