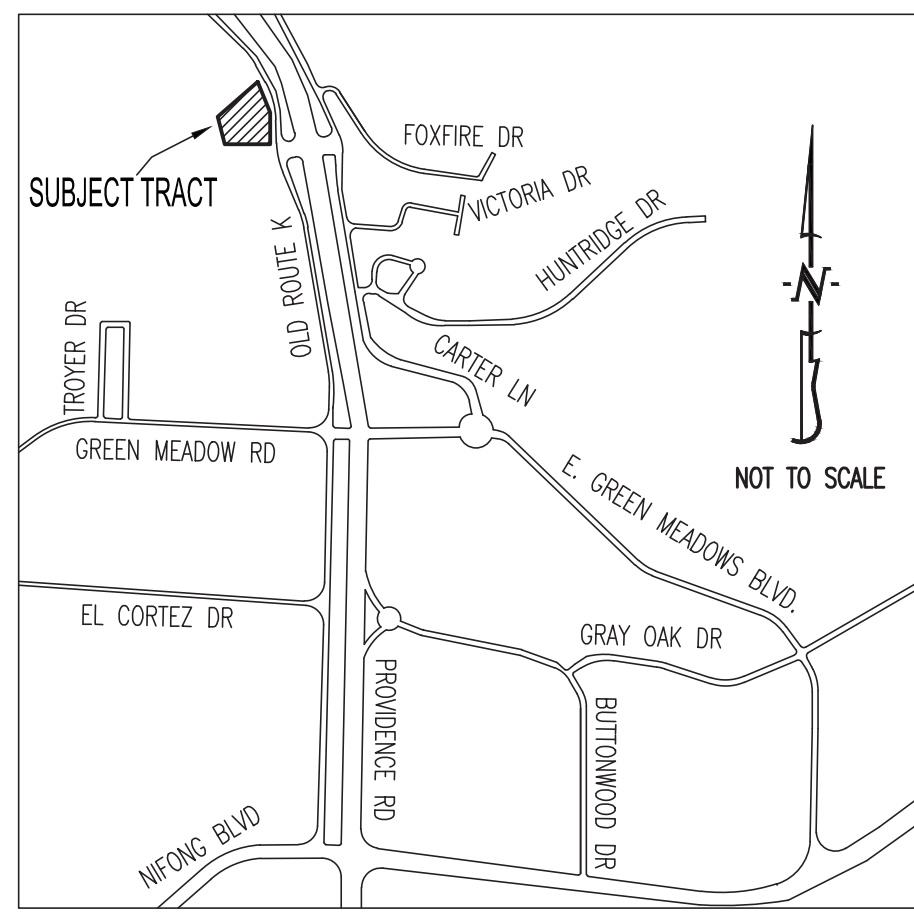
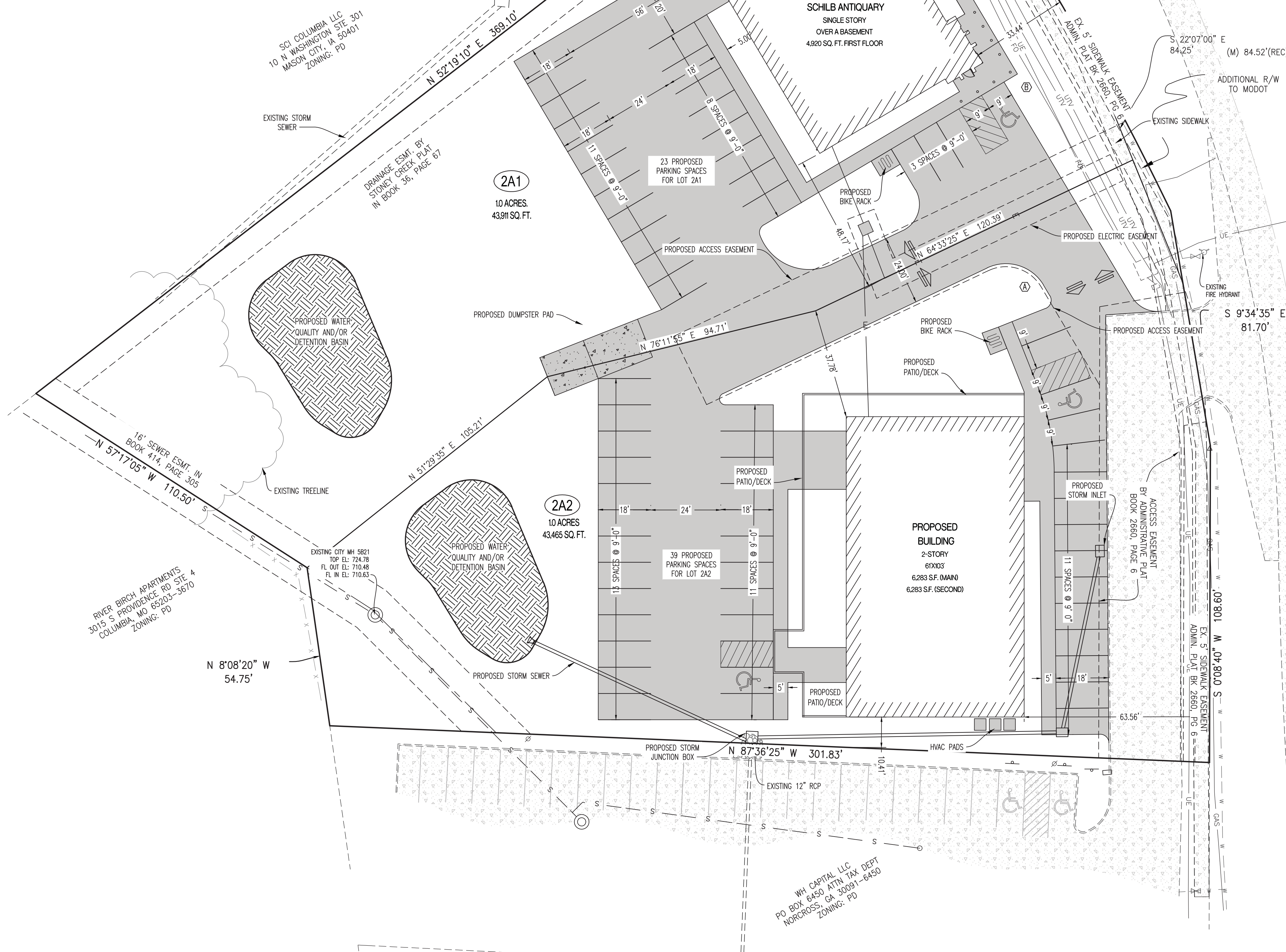
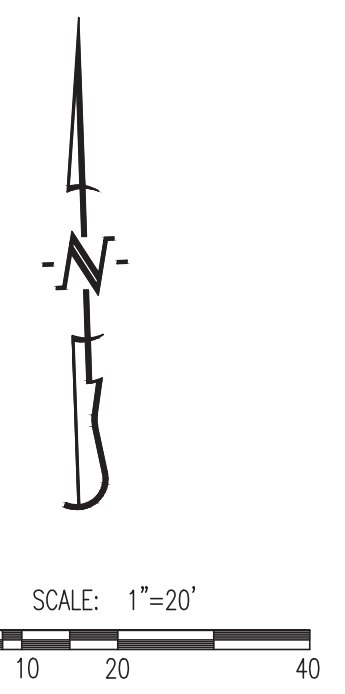


# PD PLAN FOR SCHILB ANTIQUARIAN

2615 & 2635 S PROVIDENCE RD  
SECTION 25, TOWNSHIP 48, RANGE 13  
COLUMBIA, BOONE COUNTY, MISSOURI  
SEPTEMBER 2017



LOCATION MAP  
NOT TO SCALE



**PARKING CALCULATIONS (LOT 2A1):**

SPACES REQUIRED	17 SPACES
4,920 SF RETAIL SALES AT 1 SPACE PER 300 SF:	17 SPACES
4,920 SF WAREHOUSE AT 1 SPACE PER 2000 SF:	3 SPACES
<b>TOTAL SPACES REQUIRED:</b>	<b>20 SPACES</b>
HANDICAP SPACES REQUIRED:	1 SPACES
HANDICAP SPACES PROVIDED:	1 SPACES
STANDARD SPACES PROVIDED:	22 SPACES
<b>TOTAL SPACES PROVIDED:</b>	<b>23 SPACES</b>
BICYCLE SPACES REQUIRED:	4 SPACES
BICYCLE SPACES PROVIDED:	4 SPACES

**PARKING CALCULATIONS (LOT 2A2):**

SPACES REQUIRED	42 SPACES
12,566 SF OFFICE SALES AT 1 SPACE PER 300 SF:	42 SPACES
<b>PARKING SPACES REQUIRED:</b>	<b>42 SPACES</b>
HANDICAP SPACES REQUIRED:	2 SPACES
BICYCLE SPACES REQUIRED:	4 SPACES
BICYCLE SPACES PROVIDED:	4 SPACES
REDUCTION OF REQUIRED PARKING SPACES FROM INSTALLED BICYCLE PARKING SPACES:	-4 SPACES
<b>TOTAL PARKING SPACES REQUIRED:</b>	<b>38 SPACES</b>
HANDICAP SPACES PROVIDED:	2 SPACES
STANDARD SPACES PROVIDED:	37 SPACES
<b>TOTAL SPACES PROVIDED:</b>	<b>39 SPACES</b>

**SIGNAGE:**  
SIGNAGE SHALL BE WITHIN THE FOLLOWING LIMITS:

(A) FREE STANDING SIGN INDICATING SERVICES PROVIDED. SIGN SHALL COMPLY WITH SECTION 29-4.8 OF THE SIGNAGE ORDINANCE IN THE UDC FOR HEIGHT, AREA & PLACEMENT STANDARDS. ALL OTHER SIGNAGE (BUILDING, CANOPY, AWNING, ETC.) SHALL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA SIGN REGULATIONS.

(B) FREE STANDING SIGN INDICATING SERVICES PROVIDED. SIGN SHALL COMPLY WITH SECTION 29-4.8 OF THE SIGNAGE ORDINANCE IN THE UDC FOR HEIGHT, AREA & PLACEMENT STANDARDS. ALL OTHER SIGNAGE (BUILDING, CANOPY, AWNING, ETC.) SHALL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA SIGN REGULATIONS.

- LEGEND:**
- 805--- EXISTING 2FT CONTOUR
  - 820--- EXISTING 10FT CONTOUR
  - S— CURB
  - S— EXISTING SANITARY SEWER
  - S— PROPOSED SANITARY SEWER
  - ⊙ MANHOLE/CLEANOUT
  - W— PROPOSED WATERLINE
  - ⊙ PROPOSED LIGHT POLE
  - ⊙ PROPOSED FIRE HYDRANT
  - S— EXISTING STORM SEWER
  - S— PROPOSED STORM SEWER
  - S— BUILDING LINE
  - EASEMENT---
  - XX LOT NUMBER
  - PROPOSED PAVEMENT
  - ▨ PROPOSED DETENTION/BIORETENTION

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

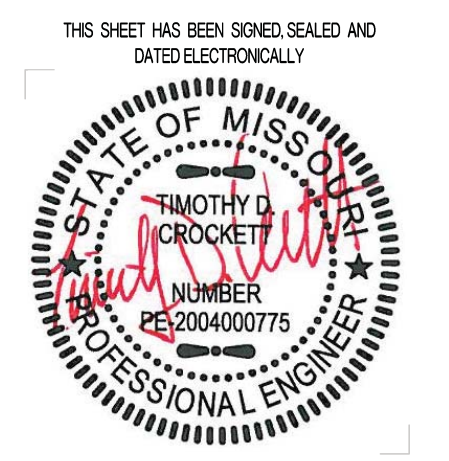
\_\_\_\_\_  
BRIAN TREECE, MAYOR

\_\_\_\_\_  
SHEELA AMIN, CITY CLERK

- NOTES:**
- TOTAL AREA OF THIS PLAN CONTAINS 2.0 ACRES.
  - EXISTING ZONING IS ZONED PD.
  - THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C 0287E, DATED APRIL 19, 2017.
  - NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER 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.
  - THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 40', MEASURED FROM THE GROUND FINISHED GRADE ON THE FRONT SIDE OF BUILDING.
  - STORM WATER QUALITY STANDARDS SHALL BE MET BY USING BIORETENTION CELLS. PROPOSED BIORETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
  - STORM WATER DETENTION WILL BE REQUIRED FOR BOTH LOT 2A1 AND 2A2 OF THIS SITE. THE MAXIMUM RELEASE RATE FOR 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 STORM EVENTS.
  - ALL SITE LIGHTING SHALL BE IN CONFORMANCE WITH THE LIGHTING REQUIREMENTS FOR THE CITY OF COLUMBIA.
  - THE DUMPSTER PAD CONSTRUCTION AND SOLID WASTE COLLECTION SHALL BE A JOINT SHARED USE BETWEEN THE TWO OCCUPANCIES. COST AND MAINTENANCE SHALL FALL UNDER THE TWO OCCUPANCIES.
  - THE SHARED DRIVEWAY SHALL BE A JOINT USE BETWEEN THE TWO OCCUPANCIES. COST AND MAINTENANCE SHALL FALL UNDER THE TWO OCCUPANCIES.

**LEGAL DESCRIPTION:**  
LOT 2A OF STONEY CREEK SUBDIVISION ADMINISTRATIVE PLAT, BOOK 2660, PAGE 6

**OWNER:**  
DALE T. SMARR TRUST  
CO-TRUSTEES:  
STACEY SMARR  
DORCUS JEAN SMARR  
1631 KATHY DRIVE  
COLUMBIA, MISSOURI 65202



TIMOTHY D. CROCKETT, 2004000775  
09/15/2017  
DATE

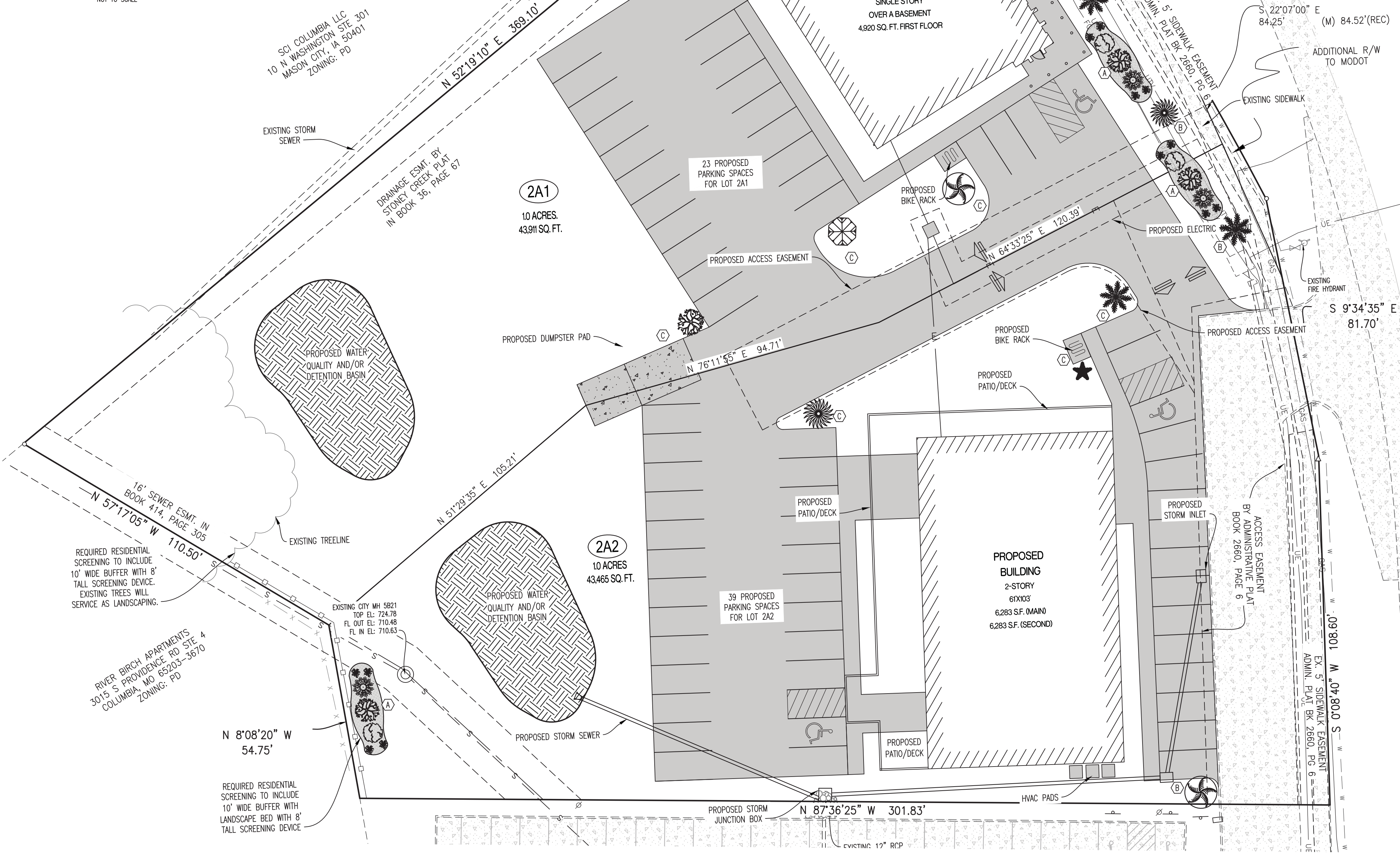
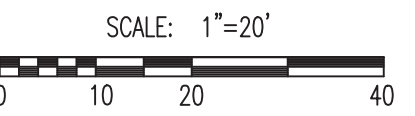
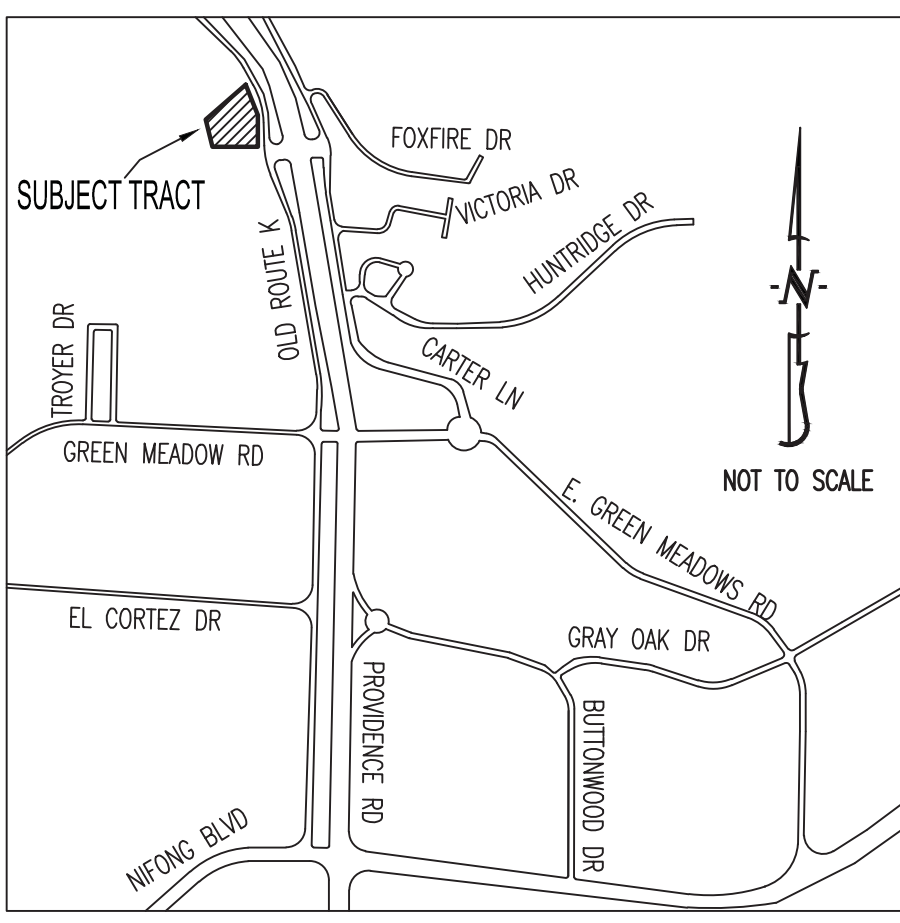
PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 West Nifong Blvd., Bldg. 1  
Columbia, Missouri 65203  
(313) 447-0292

www.crockettengineering.com



# PD PLAN FOR SCHILB ANTIQUARIAN

2615 & 2635 S PROVIDENCE RD  
 LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST  
 COLUMBIA, BOONE COUNTY, MISSOURI  
 SEPTEMBER 2017



**LANDSCAPE COMPLIANCE:**

**29-4.4(c) - GENERAL PROVISIONS:**

EXISTING CLIMAX FOREST:	0 AC.
CLIMAX FOREST TO REMAIN:	0 AC.
REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED:	0.30 AC.
PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	1.00 AC.
REQUIRED 50% OF SURFACE AREA TO BE COVERED BY LIVING MATERIALS:	1.00 AC.
PROPOSED SURFACE AREA TO BE COVERED BY LIVING MATERIALS:	1.00 AC.

**29-4.4(d) - STREET FRONTAGE LANDSCAPING:**

(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER: 86 L.F.  
 (REFER TO TYPICAL SCREENING BED PLANTING DETAIL) 86 L.F. x 6' WIDE = 516 S.F.  
 1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA (WITHIN SCREENING BED) 3 TREES

**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 - 62 SPACES

(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 22,815 S.F. 6 TREES  
 0 EXISTING PARKING LOT TREES 6 TREES  
 NET PARKING LOT TREES TO BE PLANTED 6 TREES

(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES 2 TREES  
 MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES 2 TREES

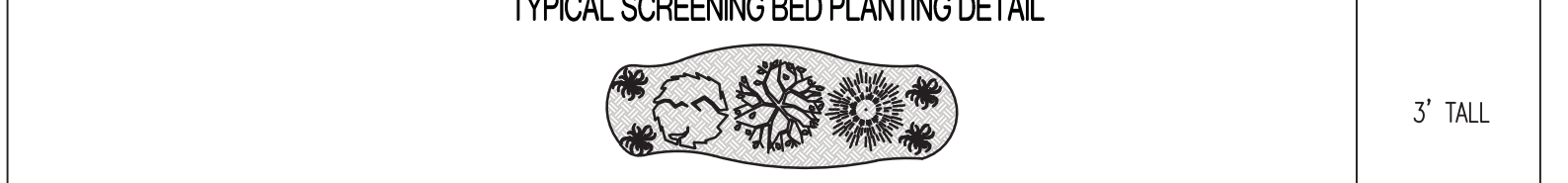
**OWNER:**  
 DALE T. SMARR TRUST  
 CO-TRUSTEES:  
 STACEY SMARR  
 DORCUS JEAN SMARR  
 1631 KATHY DRIVE  
 COLUMBIA, MISSOURI 65202

**PARKING AREA LANDSCAPING PLANTING TABLE:**

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
1	HEDGE MAPLE	ACER CAMPESTRE	LARGE TO MEDIUM TREE	2.5" CALIPER
1	YOSHINO CHERRY	PRUNUS YEDOENSIS	LARGE TO MEDIUM TREE	2.5" CALIPER
1	SCARLET OAK	QUERCUS COCCINEA	LARGE TO MEDIUM TREE	2.5" CALIPER
1	FRONTIER ELM	ULMUS X "FRONTIER"	LARGE TO MEDIUM TREE	2.5" CALIPER
1	DOGWOOD	CORNUS FLORIDA	SMALL TREE	2" CALIPER
1	PAWPAW	ASIMINA TRILOBA	SMALL TREE	2" CALIPER

**STREET FRONTAGE AND BUFFERING PLANTING TABLE:**

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
2	HEDGE MAPLE	ACER CAMPESTRE	LARGE TO MEDIUM TREE	2.5" CALIPER
2	YOSHINO CHERRY	PRUNUS YEDOENSIS	LARGE TO MEDIUM TREE	2.5" CALIPER
1	SCARLET OAK	QUERCUS COCCINEA	LARGE TO MEDIUM TREE	2.5" CALIPER
1	FRONTIER ELM	ULMUS X "FRONTIER"	LARGE TO MEDIUM TREE	2.5" CALIPER
2	DOGWOOD	CORNUS FLORIDA	SMALL TREE	2" CALIPER
4	PAWPAW	ASIMINA TRILOBA	SMALL TREE	2" CALIPER
16	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA "KARL FORESTER"	ORNAMENTAL GRASS	2 GALLON
4	PEE GEE HYDRANGEA	HYDRANGEA PANICULATA "GRANDIFLORA"	LARGE DECIDUOUS SHRUB	5 GALLON
4	DRIFT ROSE	ROSA MEIGALPID	PERENNIAL	2 GALLON



- LANDSCAPING / TREE PRESERVATION NOTES:**
- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
  - LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
  - ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
  - LANDSCAPING SHALL COMPLY WITH SECTIONS 29-4.4 OF THE CITY OF COLUMBIA UNIFIED DEVELOPMENT CODE.

**PERVIOUS AREA: (LOT 2A1 & 2A2)**

TOTAL LOT AREA	87,041 S.F.
TOTAL IMPERVIOUS AREA	31,732 S.F.
TOTAL PERVIOUS AREA (OPEN SPACE)	55,309 S.F. (64%)

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 85%.

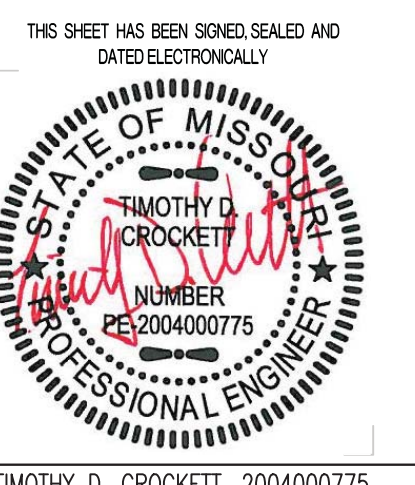
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BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



TIMOTHY D. CROCKETT, 2004000775  
 09/15/2017  
 DATE

PREPARED BY:  
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