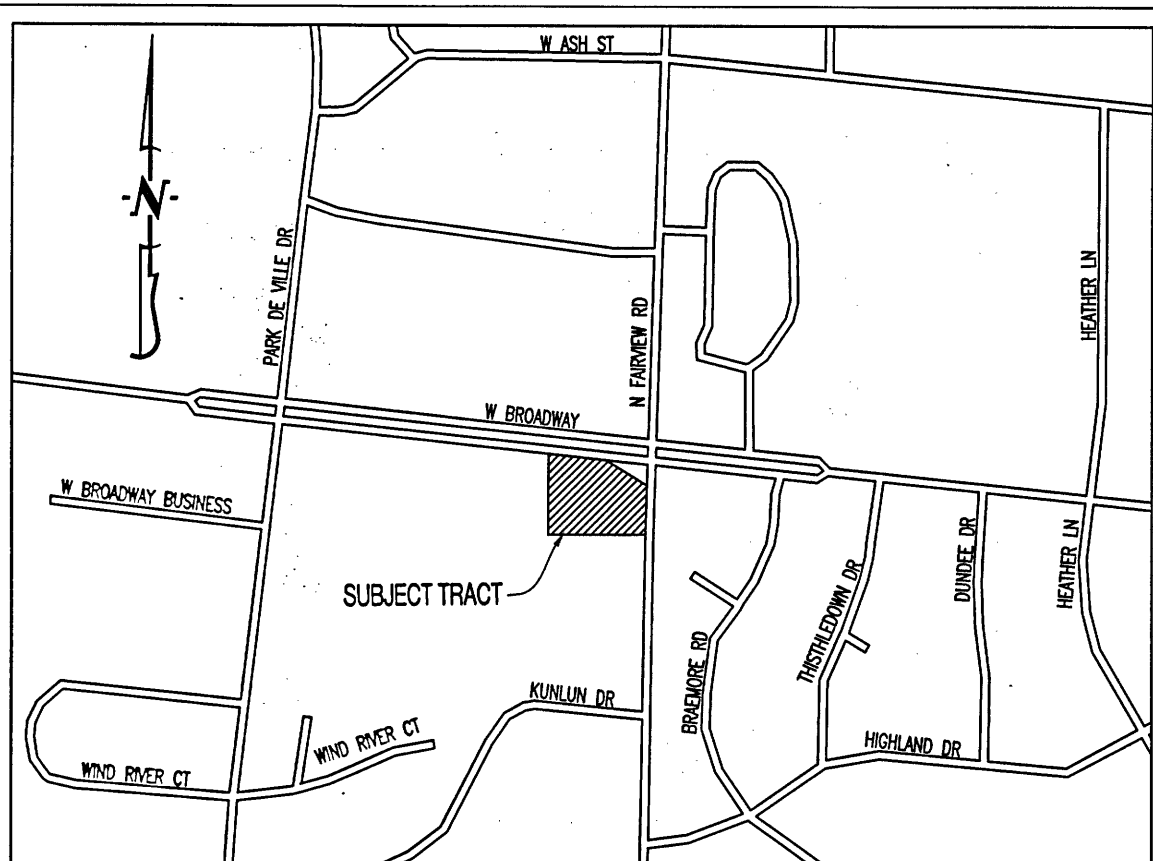


# MAJOR AMENDMENT TO THE PD PLAN FOR RIVER REGION CREDIT UNION - WEST BROADWAY

LOCATED IN SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY OF COLUMBIA CASE NO. 37-2019



LOCATION MAP  
NOT TO SCALE

### BASIS OF BEARING:

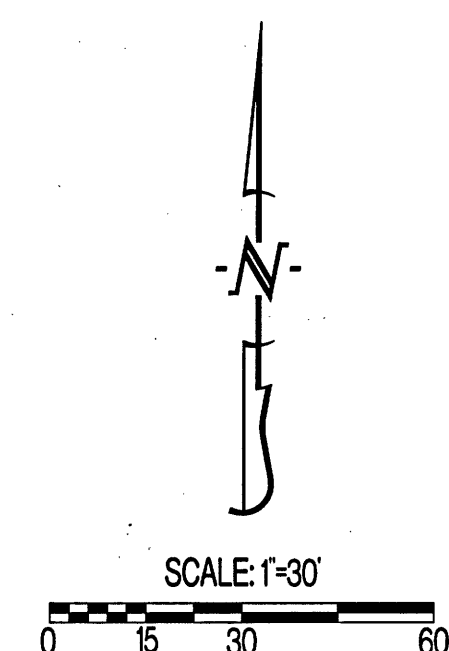
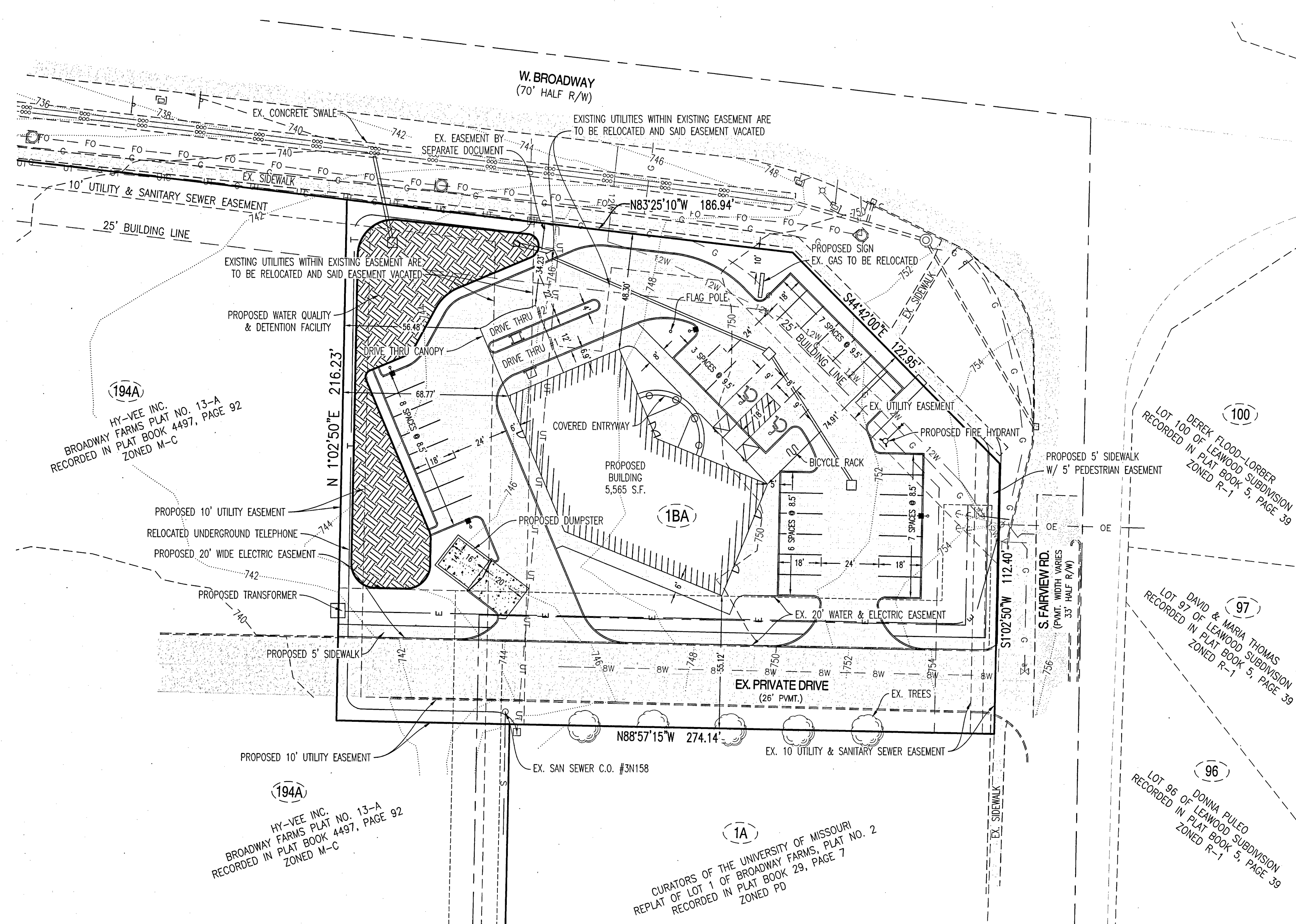
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

### LEGAL DESCRIPTION:

LOT 181 OF BROADWAY FARMS, PLAT NO. 13-A RECORDED IN BOOK 4497, PAGE 92.

### LEGEND:

- 805--- EXISTING 2FT CONTOUR
- 820--- EXISTING 10FT CONTOUR
- CURB
- S — EXISTING SANITARY SEWER
- S — PROPOSED SANITARY SEWER
- M — MANHOLE/CLEANOUT
- W — PROPOSED WATERLINE
- L — PROPOSED LIGHT POLE
- F — PROPOSED FIRE HYDRANT
- S — EXISTING STORM SEWER
- S — PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- XX LOT NUMBER
- XX EXISTING LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BIORETENTION
- EXISTING TREE
- FO — EXISTING FIBER OPTIC
- G — EXISTING GAS
- UT — EXISTING UNDERGROUND TELEPHONE
- 8" — EXISTING 8" WATERLINE
- 12" — EXISTING 12" WATERLINE



### PARKING CALCULATIONS:

<b>SPACES REQUIRED</b>		
OFFICE, 5,565 SQ FEET BUILDING W/ DRIVE THRU FACILITY (1 SPACE/300 SQ FEET)		19 SPACES
<b>TOTAL SPACES REQUIRED:</b>		<b>19 SPACES</b>
<b>SPACES PROVIDED</b>		
STANDARD SPACES PROPOSED:		31 SPACES
HANDICAP SPACES PROPOSED:		2 SPACES
<b>TOTAL SPACES PROPOSED:</b>		<b>33 SPACES</b>
<b>BICYCLE SPACES REQUIRED:</b>		4 SPACES
<b>BICYCLE SPACES PROVIDED:</b>		5 SPACES
<b>LOT COVERAGES:</b>		
NET LAND AREA:	52,233 SQ.FT.	100%
TOTAL IMPERVIOUS SURFACE AREA:	34,558 SQ.FT.	66%
TOTAL OPEN SPACE:	17,675 SQ.FT.	34%

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 75%.

### 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 M-OF STANDARDS.

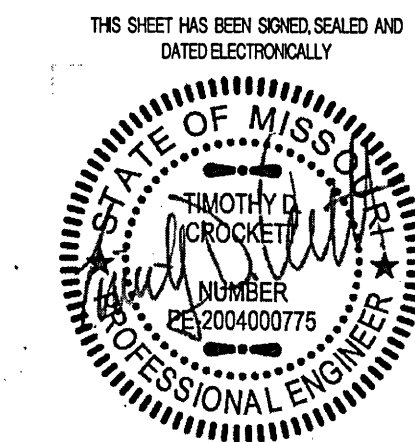
### NOTES:

1. SITE ADDRESS IS 11 S. FAIRVIEW ROAD. SITE CONTAINS 1.20 ACRES.
2. EXISTING ZONING IS PD.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C0260D, 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 ARE ALLOWED AS ARE EXTERIOR SOFFIT LIGHTING.
5. 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.
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. STORM WATER DETENTION WILL BE REQUIRED FOR THIS DEVELOPMENT. 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. A 5' SIDEWALK SHALL BE INSTALLED ALONG FAIRVIEW ROAD AS SHOWN.
11. WATER & ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.

OWNER/DEVELOPER:  
RIVER REGION CREDIT UNION  
3124 W. EDGEWOOD DRIVE  
JEFFERSON CITY, MO 65109

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 24th DAY OF January, 2019.

*Sarah Loe*  
SARAH LOE, CHAIRPERSON



TIMOTHY D. CROCKETT, 2004000775  
01/16/2019  
DATE

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 4th DAY OF March, 2019.

*Brian Treece*  
BRIAN TREECE, MAYOR

*Sheela Amin*  
SHEELA AMIN, CITY CLERK

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
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Columbia, Missouri 65203  
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www.crockettengineering.com

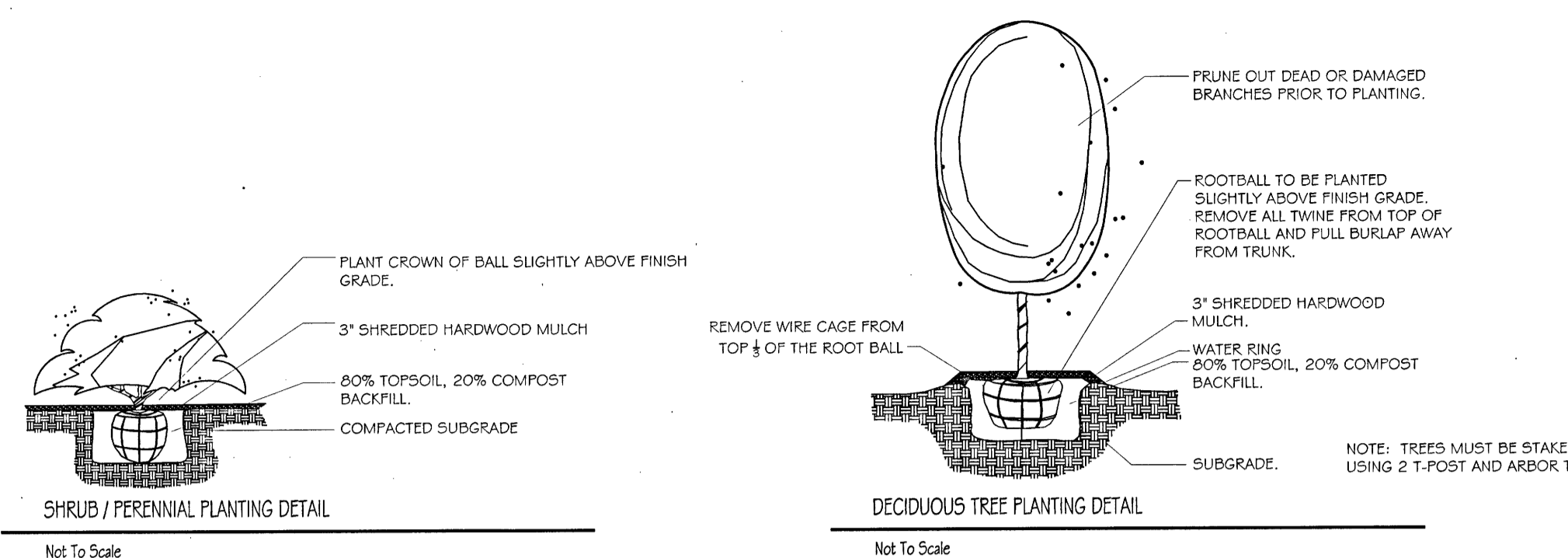
ord# 023794

01/16/2019 CITY COMMENTS  
12/17/2018 ORIGINAL

LANDSCAPING PLAN FOR  
RIVER REGION CREDIT UNION - WEST BROADWAY

LOCATED IN SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY OF COLUMBIA CASE NO. 37-2019

LANDSCAPE COMPLIANCE:	
<b>29-4.4(c) - GENERAL PROVISIONS:</b>	
EXISTING CLIMAX FOREST:	0 AC.
CLIMAX FOREST TO REMAIN:	0 AC.
REQUIRED 20% OF TOTAL SITE TO BE LANDSCAPED:	0.24 AC.
PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	0.40 AC.
TOTAL SITE ACREAGE:	1.20 AC.
<b>29-4.4(d) - STREET FRONTAGE LANDSCAPING:</b>	
(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER:	176 L.F.
(REFER TO TYPICAL SCREENING BED PLANTING DETAIL)	176 L.F. x 6' WIDE = 1,056 S.F.
(A) 1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA (WITHIN SCREENING BED)	6 TREES
(B) (2)(i) 1 TREE PER 40' STREET FRONTAGE: (422' STREET FRONTAGE)	11 TREES
(i) 30% LARGE TREES	3 TREES
(ii) 30% MEDIUM TREES	3 TREES
<b>29-4.4(e) - PROPERTY EDGE BUFFERING:</b>	
(1) PER TABLE 4.4-4 NO PROPERTY EDGE BUFFERING IS REQUIRED.	
EXISTING ZONING IS PD	
ADJACENT ZONING IS PD & M-C	
<b>29-4.4(f) - PARKING AREA LANDSCAPING:</b>	
(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 - 29 SPACES
(C) (4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 16,830 S.F. NET PARKING LOT TREES TO BE PLANTED	4 TREES
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES	1 TREE
MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES	1 TREE
<b>29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING:</b>	
TOTAL SIGNIFICANT TREES: 0 TREES	
(3)(i) MINIMUM OF 25% OF SIGNIFICANT TREES TO BE PRESERVED (1 TREE)	
(ii) SIGNIFICANT TREES REMOVED - 0 (REPLACE WITH 3 LARGE TO MEDIUM TREES PER TREE REMOVED):	0 TREES
(2) CREDIT FOR PRESERVING SIGNIFICANT TREES (3 CREDITS x 4 TREES @ 15" DBH):	0 TREES
TOTAL TREES TO BE PLANTED FOR SIGNIFICANT TREE CONFORMANCE:	0 TREES



STREET FRONTAGE PLANTING TABLE:					
	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
	2	HEDGE MAPLE	ACER CAMPESTRE	LARGE TO MEDIUM TREE	2.5" CALIPER
	2	RIVER BIRCH	BETULA NIGRA "HERITAGE"	LARGE TO MEDIUM TREE	2.5" CALIPER
	2	SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHOS "SUNCOLE"	LARGE TO MEDIUM TREE	2.5" CALIPER
	7	CRABAPPLE	MALUS SP.	SMALL TREE	2" CALIPER
	4	JAPANESE MAPLE	ACER PALMATUM	SMALL TREE	2" CALIPER
	1,554 S.F. OF LANDSCAPED BUFFER PLANTINGS SHRUB PLANTINGS - MIX OF ORNAMENTAL GRASSES, JUNPER, SPIREA, ROSE BURNING BUSHES, ETC. WITHIN 6' WIDE MULCHED BED TO ACHIEVE 80 PERCENT OPACITY, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN 1' AND 5' ABOVE GRADE AT THE SCREEN LINE, AT THE TIME OF INSTALLATION AND CONFORMING TO THE CITY OF COLUMBIA UDC SEC. 29-4.4.				

PARKING AREA LANDSCAPING PLANTING TABLE:					
	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
	1	RIVER BIRCH	BETULA NIGRA "HERITAGE"	LARGE TO MEDIUM TREE	2.5" CALIPER
	1	SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHOS "SUNCOLE"	LARGE TO MEDIUM TREE	2.5" CALIPER
	1	RED OAK	QUERCUS RUBRA	LARGE TO MEDIUM TREE	2.5" CALIPER
	1	CRABAPPLE	MALUS SP.	SMALL TREE	2" CALIPER

**PLANTING NOTES:**

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 THE CITY OF COLUMBIA CODE OF ORDINANCES.

LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.

SHRUB BEDS & TREE RINGS SHALL BE MULCHED WITH 3" OF DYED BROWN HARDWOOD MULCH.

LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.

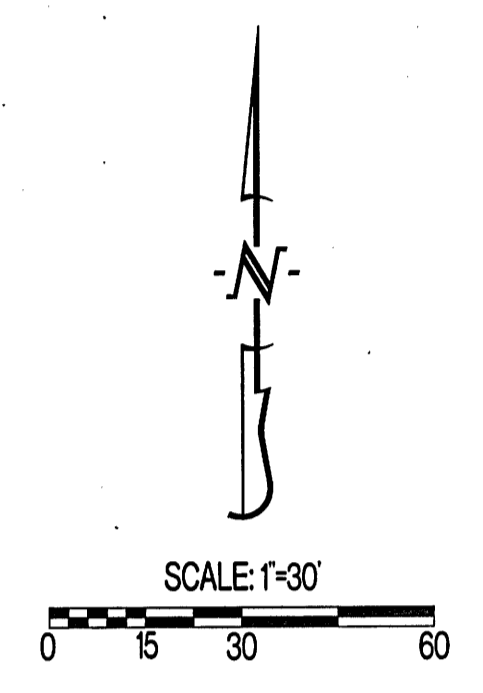
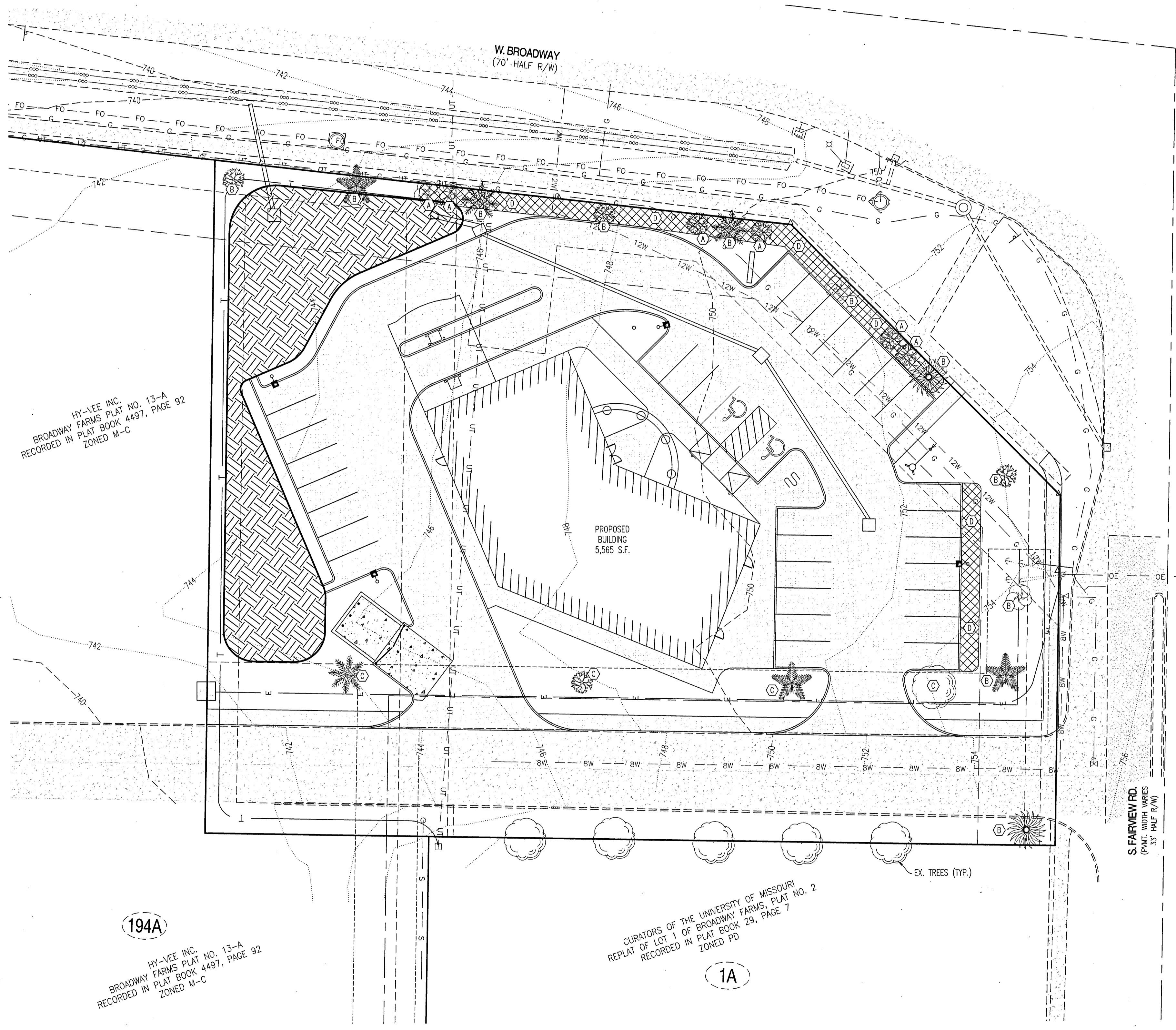
ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

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

TURF TO BE A HYDRO-SEEDED TURF TYPE FESCUE BLEND.

ALL DISTURBED AREAS SHALL BE SODDED AFTER CONSTRUCTION.

LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS. A FINAL LANDSCAPING PLAN SHALL BE SUBMITTED TO THE CITY ARBORIST FOR APPROVAL PRIOR TO INSTALLATION OF LANDSCAPING MATERIALS.



OWNER/DEVELOPER:  
RIVER REGION CREDIT UNION  
3124 W. EDGEWOOD DRIVE  
JEFFERSON CITY, MO 65109

DEREK FLOOD-LORBER  
RECORDED IN PLAT BOOK 5, PAGE 39  
ZONED R-1

DAVID & MARIA THOMAS  
RECORDED IN PLAT BOOK 5, PAGE 39  
ZONED R-1

THIS SHEET HAS BEEN SOLELY SEALED AND  
SIGNED ELECTRONICALLY

TIMOTHY D. CROCKETT, 200400775

DONNA PULEO  
LOT 96 OF LEANWOOD SUBDIVISION  
RECORDED IN PLAT BOOK 5, PAGE 39  
ZONED R-1

PREPARED BY:  
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194A  
HY-VEE INC.  
BROADWAY FARMS PLAT NO. 13-A  
RECORDED IN PLAT BOOK 4497, PAGE 92  
ZONED M-C

CURATORS OF THE UNIVERSITY OF MISSOURI  
REPLAT OF LOT 1 OF BROADWAY FARMS, PLAT NO. 2  
RECORDED IN PLAT BOOK 29, PAGE 7  
ZONED PD

1A