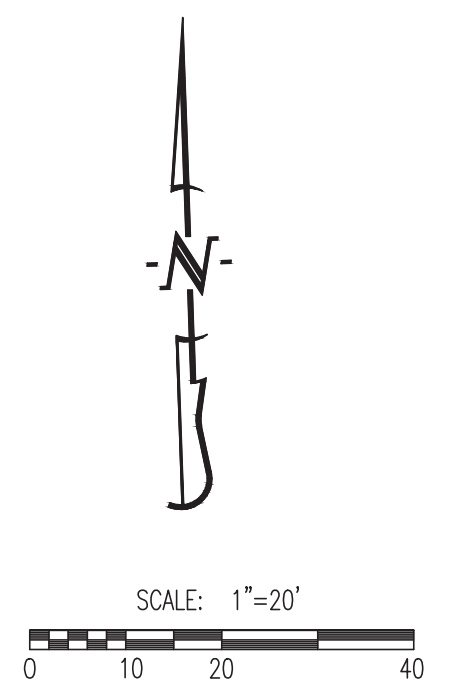
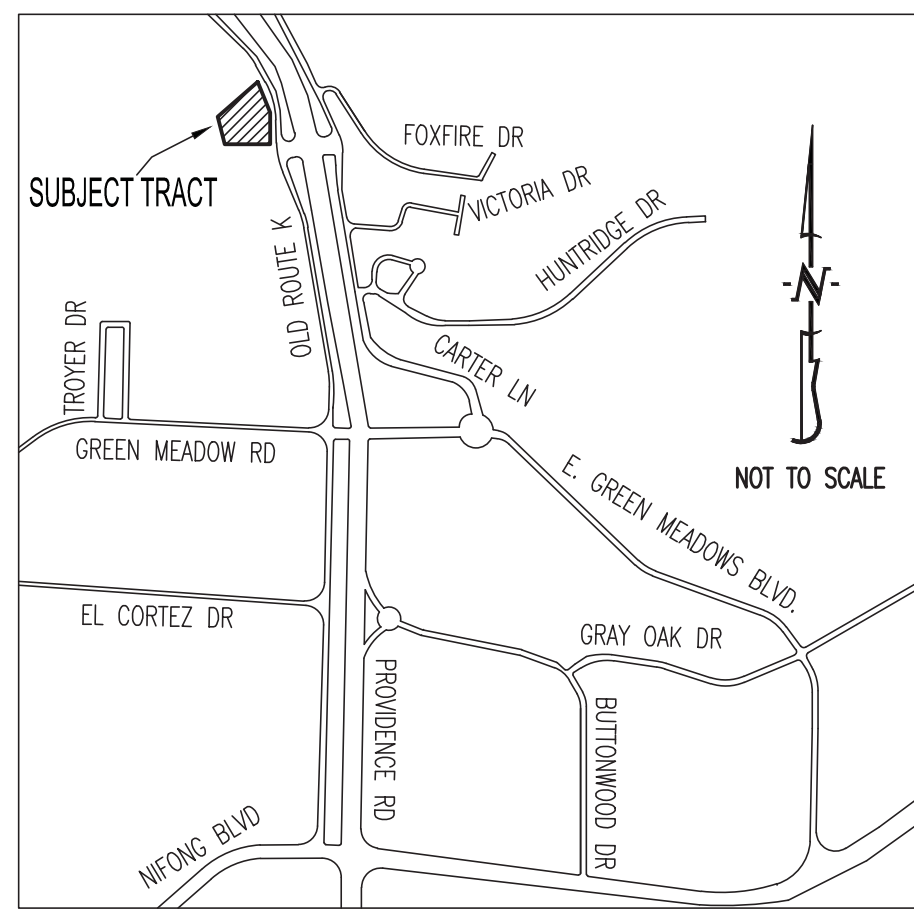


PD PLAN FOR SCHILB ANTIQUARIAN

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



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.

PARKING CALCULATIONS (LOT 2A1):

SPACES REQUIRED		
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	
TOTAL SPACES REQUIRED:	20 SPACES	
HANDICAP SPACES REQUIRED:	1 SPACES	
HANDICAP SPACES PROVIDED:	1 SPACES	
STANDARD SPACES PROVIDED:	22 SPACES	
TOTAL SPACES PROVIDED:	23 SPACES	
BICYCLE SPACES REQUIRED:	4 SPACES	
BICYCLE SPACES PROVIDED:	4 SPACES	

PARKING CALCULATIONS (LOT 2A2):

SPACES REQUIRED		
12,566 SF OFFICE SALES AT 1 SPACE PER 300 SF:	42 SPACES	
PARKING SPACES REQUIRED:	42 SPACES	
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	
TOTAL PARKING SPACES REQUIRED:	38 SPACES	
HANDICAP SPACES PROVIDED:	2 SPACES	
STANDARD SPACES PROVIDED:	37 SPACES	
TOTAL SPACES PROVIDED:	39 SPACES	

SIGNAGE:

- SIGNAGE SHALL BE WITHIN THE FOLLOWING LIMITS:
- Ⓐ 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.
 - Ⓑ 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

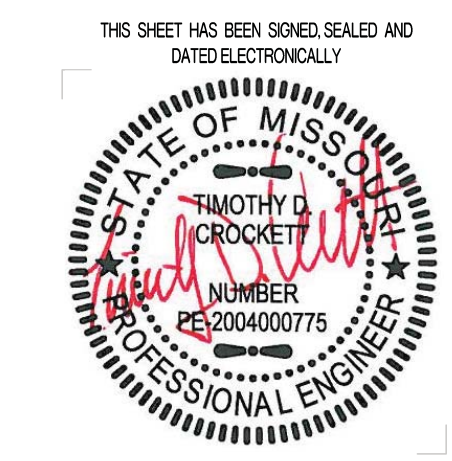
SHEELA AMIN, CITY CLERK

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

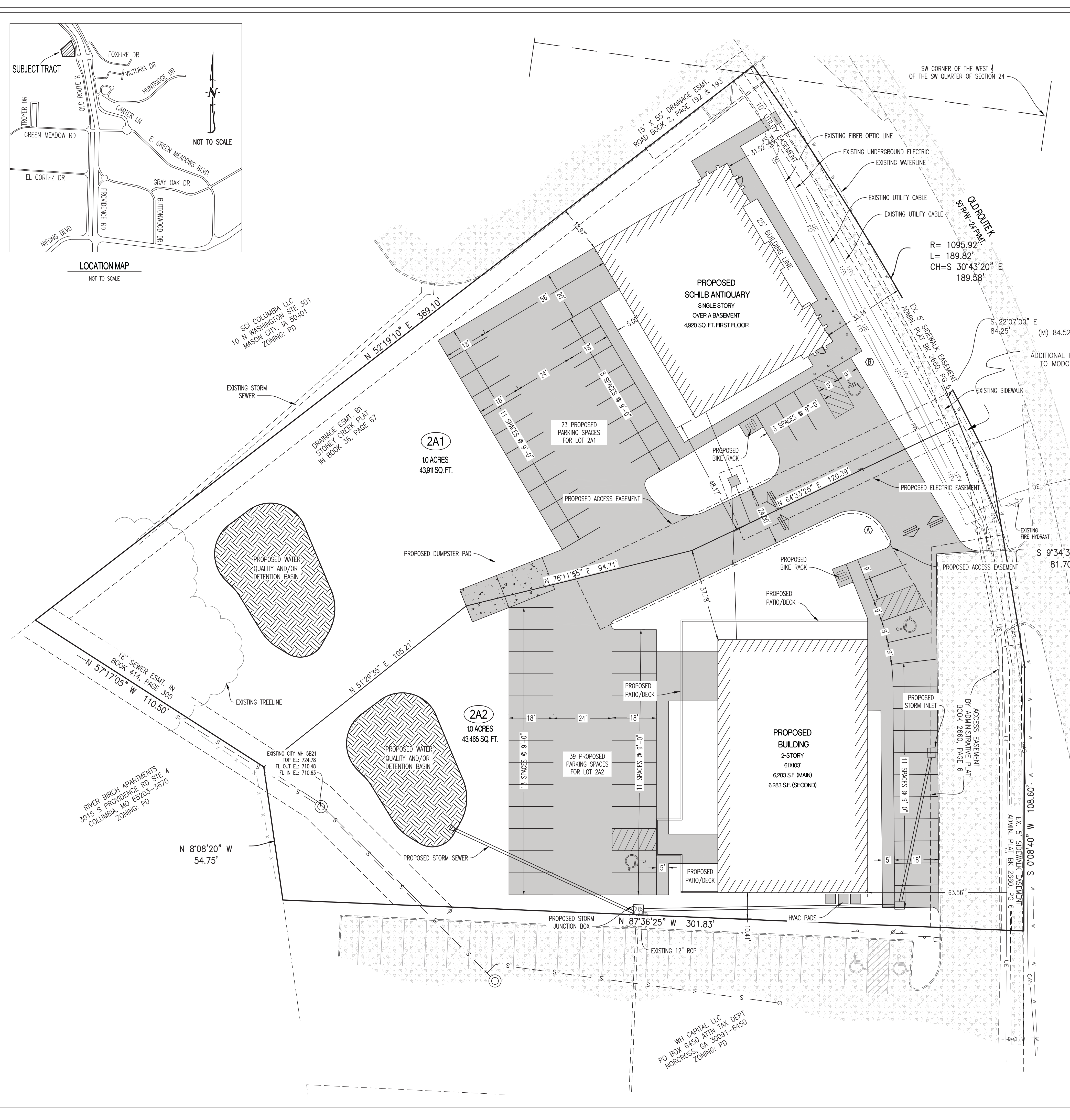


TIMOTHY D. CROCKETT, 2004000775
09/15/2017
DATE

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

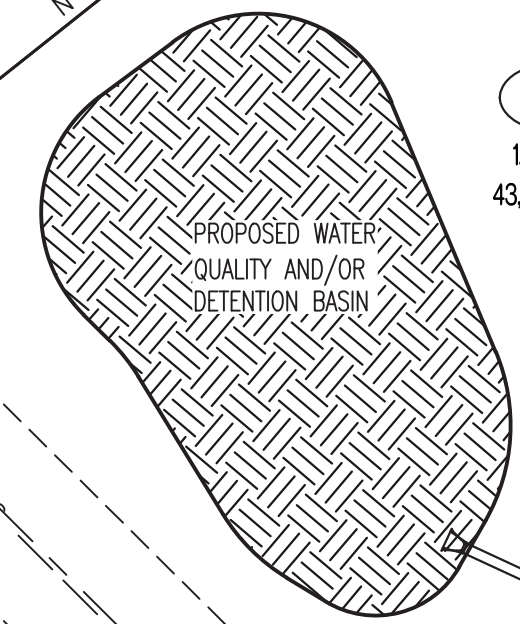
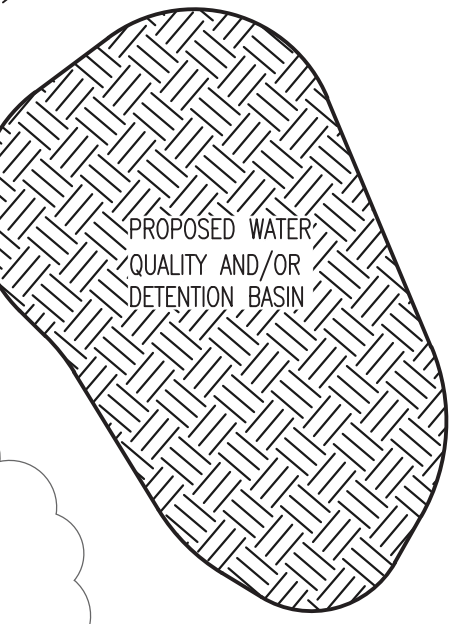
1000 West Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(313) 447-0292

www.crockettengineering.com



SCI COLUMBIA LLC
10 N WASHINGTON, STE. 301
MASON CITY, IA 50401
ZONING: PD

DRAINAGE ESMT. BY
STONEY CREEK PLAT
IN BOOK 36, PAGE 67

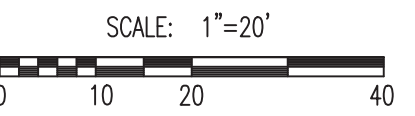
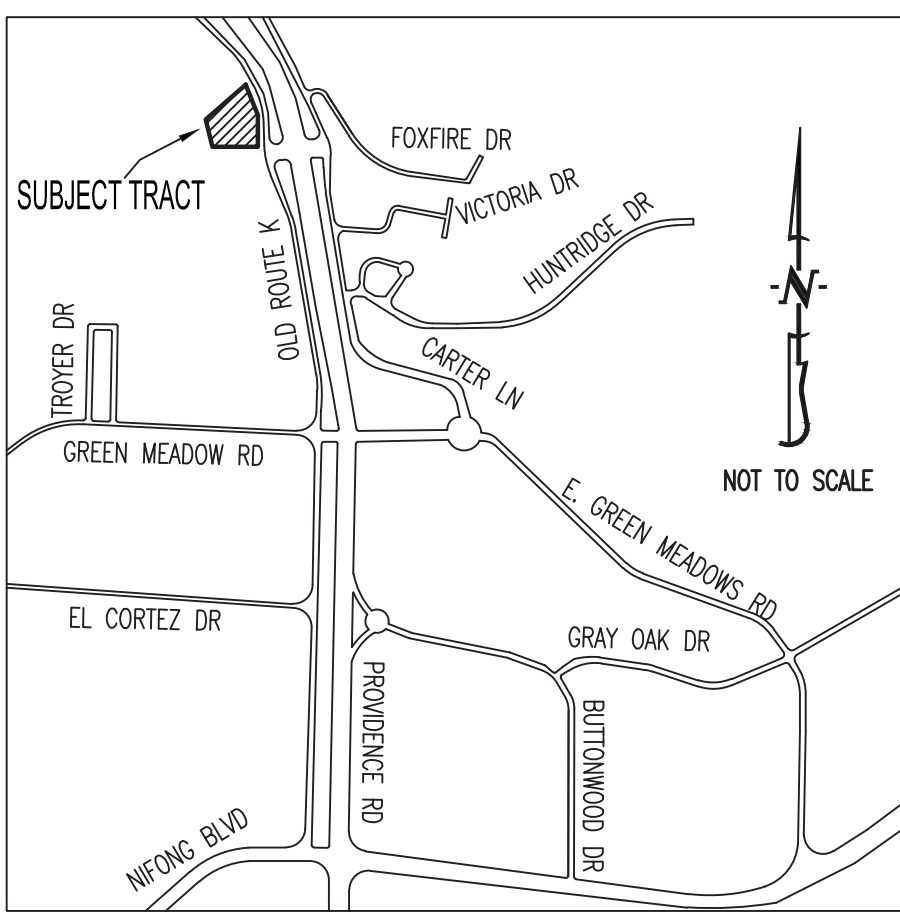


RIVER BIRCH APARTMENTS
3015 S PROVIDENCE RD, SITE 4
COLUMBIA, MO 65203-3670
ZONING: PD

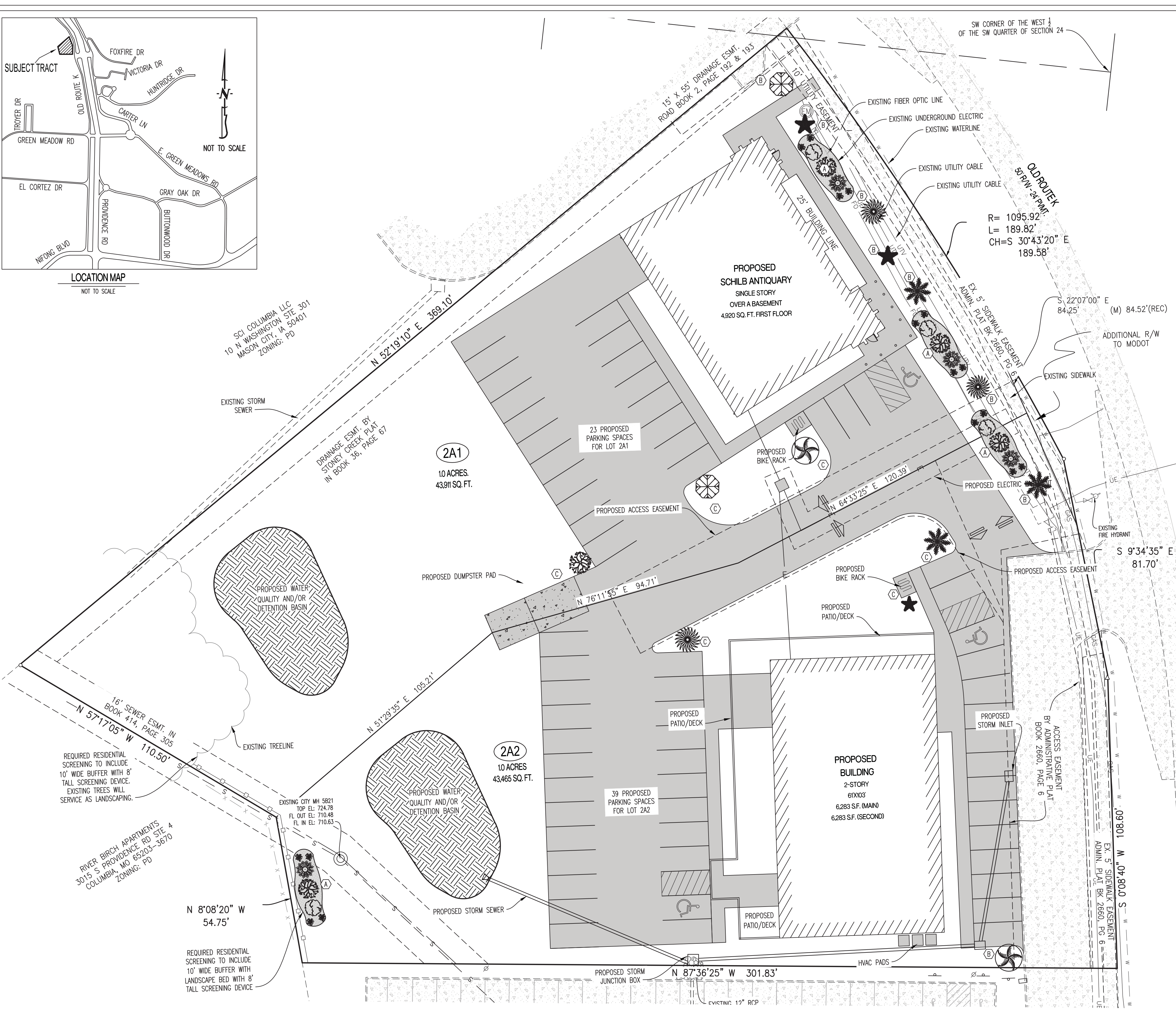
WV CAPITAL LLC
PO BOX 6450 ATTN: TAX DEPT
NORCROSS, GA 30091-6450
ZONING: PD

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



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



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
 NET PARKING LOT TREES TO BE PLANTED 6 TREES

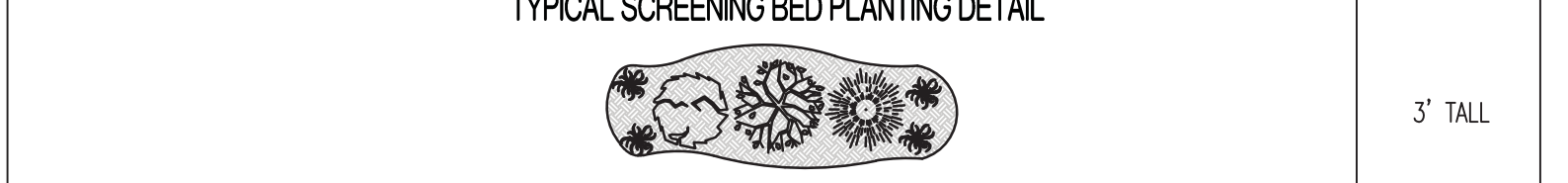
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES 2 TREES
 MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES 2 TREES

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%.

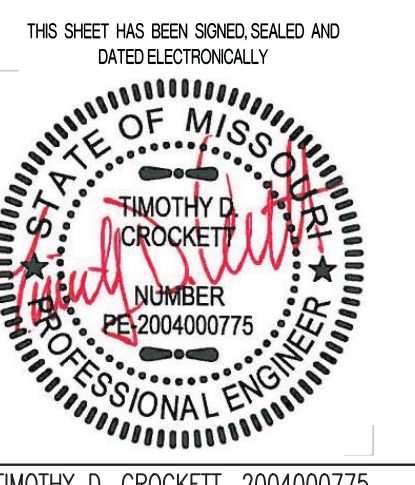
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2017.

RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS ____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



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

PREPARED BY:
CROCKETT
 ENGINEERING CONSULTANTS

1000 West Nifong Blvd., Bldg. 1
 Columbia, Missouri 65203
 (314) 447-0292

www.crockettengineering.com