

**BASIS OF BEARING:**

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

**LEGAL DESCRIPTION:**

A PORTION OF LOT 101 & LOT 102 OF LAKE BROADWAY, PLAT NO. 2-A.

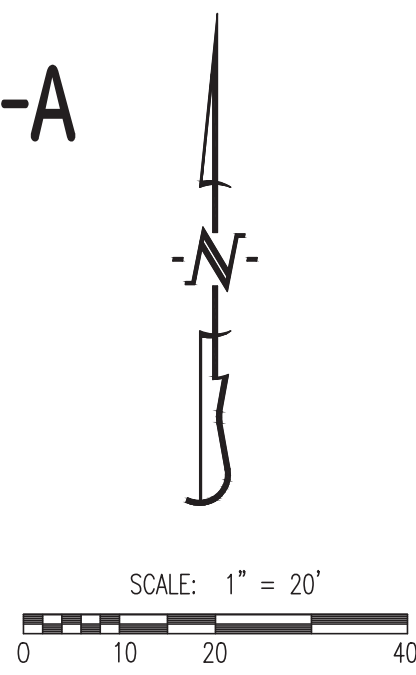
**SIGNAGE:**

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 THE BUILDING USE.

**OWNER:**  
1205 WEST BROADWAY LLC  
1205 W. BROADWAY  
COLUMBIA, MO 65203

MAJOR AMENDMENT TO THE  
PD PLAN FOR  
**A PORTION OF LOT 101 & LOT 102 OF LAKE BROADWAY, PLAT NO. 2-A**

LOCATED IN SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY OF COLUMBIA CASE NO. 131-2019



**LEGEND OF SYMBOLS:**

- EXISTING CURB
- PROPOSED CURB
- EXISTING STRUCTURE
- EDGE OF WATERWAY
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE TELEVISION
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELEC. & TV
- EXISTING OVERHEAD ELEC., TV & TELE.
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LOT NUMBER
- EXISTING LOT NUMBER
- EXISTING SIGNS
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- MANHOLE
- EXISTING SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER LATERAL
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE PEDESTAL
- EXISTING LIGHT POLE
- EXISTING GUY WIRE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED PAVEMENT
- EXISTING TREE

**NOTES:**

- THIS SITE IS LOCATED SOUTHEAST OF PERSHING ROAD AND GARY STREET AND CONTAINS 2.27 ACRES.
- EXISTING ZONING IS PD.
- PART OF THIS TRACT IS LOCATED WITHIN ZONE X AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY FEMA FIRM PANEL NO. 29019C0280E DATED APRIL 19, 2017.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. LIGHT POLES SHALL NOT EXCEED 20' IN HEIGHT. EXACT LOCATION SUBJECT TO FURTHER DESIGN. 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 SCONES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED AS ARE EXTERIOR SOFFIT LIGHTING.
- 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.
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
- ALL DRIVE, ROADWAY, AND ACCESS AISLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- WATER & ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.

**STORMWATER NOTE:**

THE EXISTING C-P PLAN, WHICH INCLUDED THE CONCEPTUAL STORMWATER MANAGEMENT PLAN, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 4, 2003. THE EXISTING C-P PLAN WAS APPROVED WITH NO STORMWATER MANAGEMENT REQUIRED. THIS PD PLAN AMENDMENT DOES NOT HAVE AN ADVERSE IMPACT TO THE STORMWATER DISCHARGE FROM THE SITE BECAUSE IT REDUCES THE IMPERVIOUS AREA FROM 1.48 AC. TO 1.32 AC. THEREFORE, THIS PLAN CONFORMS TO THE ORIGINAL APPROVED CONCEPTUAL STORMWATER MANAGEMENT PLAN AND DOES NOT REQUIRE ADDITIONAL STORMWATER MANAGEMENT FACILITIES.

**CALCULATIONS:**

**LOT 102 PARKING SUMMARY FOR PROPOSED BUILDING:**

SPACES REQUIRED:		
PROP. MEDICAL OFFICE - 7,500 SQ FT (1 SPACE PER 200 SQ FT):	38 SPACES	
TOTAL SPACES PROVIDED:	42 SPACES	
ADA ACCESSIBLE SPACES PROVIDED:	6 SPACES	
BICYCLE SPACES REQUIRED:	4 SPACES	
BICYCLE SPACES PROVIDED:	5 SPACES	

**LOT 101 PARKING SUMMARY FOR EXISTING BUILDING:**

SPACES REQUIRED:		
EX. OFFICE - 6,000 SQ FT (1 SPACE PER 300 SQ FT):	20 SPACES	
TOTAL SPACES EXISTING:	33 SPACES	
ADA ACCESSIBLE SPACES EXISTING:	2 SPACES	
BICYCLE SPACES REQUIRED:	4 SPACES	
BICYCLE SPACES EXISTING:	6 SPACES	

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SARAH LOE, CHAIRPERSON

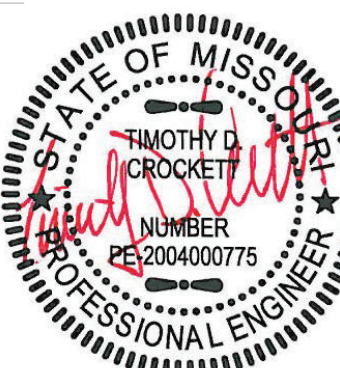
ACCEPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI  
PURSUANT TO ORDINANCE

# \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND  
DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2004000775

05/30/2019

DATE

PREPARED BY:

**CROCKETT**  
ENGINEERING CONSULTANTS

1000 West Nifong Blvd., 1  
Columbia, Missouri 65203  
(573) 447-0292

www.crockettengineering.com

05/30/2019 REVISED

05/21/2019 REVISED

04/26/2019 ORIGINAL

CROCKETT JOB #190075



MAJOR AMENDMENT TO THE  
CONCEPTUAL LANDSCAPING PLAN FOR  
A PORTION OF LOT 101 & LOT 102 OF LAKE BROADWAY, PLAT NO. 2-A

LOCATED IN SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY OF COLUMBIA CASE NO. 131-2019

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 SHOWN SHALL COMPLY WITH SECTION 29-4.4 OF 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.

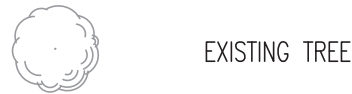
LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.

LANDSCAPE BEDS SHALL CONFORM TO REQUIREMENTS LISTED IN SECTION 29-4.4(e)(2) OF THE CODE OF ORDINANCES OF THE CITY OF COLUMBIA.

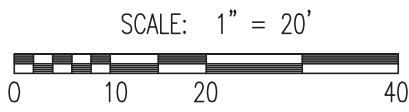
LOT COVERAGES:	AREA	PERCENT
NET LAND AREA:	2.27 AC.	100%
ORIGINAL C-P PLAN IMPERVIOUS AREA:	1.48 AC.	65%
ORIGINAL C-P PLAN OPEN AREA:	0.79 AC.	35%
PROPOSED PD PLAN IMPERVIOUS AREA:	1.32 AC.	58%
PROPOSED PD PLAN OPEN AREA:	0.95 AC.	42%

NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET.  
IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS.

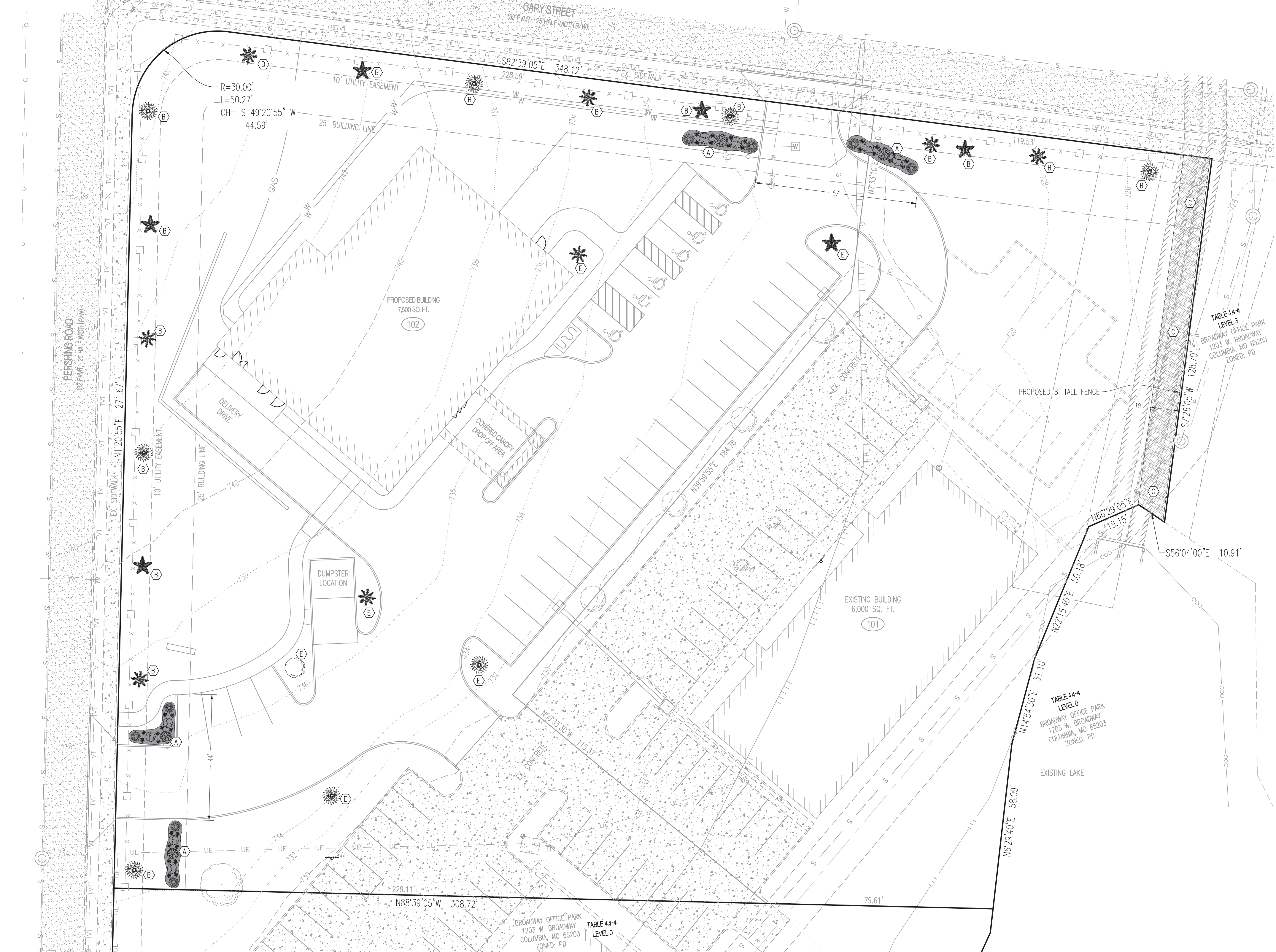
LEGEND OF SYMBOLS:



EXISTING TREE



LOCATION MAP  
NOT TO SCALE



LANDSCAPE COMPLIANCE:

<b>29-4.4(c) - GENERAL PROVISIONS:</b>	
EXISTING CLIMAX FOREST:	0 AC.
CLIMAX FOREST TO REMAIN:	0 AC.
REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED:	0.34 AC.
PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	0.34 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: (REFER TO TYPICAL SCREENING BED PLANTING DETAIL)	95 L.F.
1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA	101 L.F. x 6' WIDE = 606 S.F. 4 TREES
<b>29-4.4(e) - PROPERTY EDGE BUFFERING:</b>	
(2)(i) 1 TREE PER 40' STREET FRONTAGE: (670' STREET FRONTAGE)	17 TREES
(ii) 30% LARGE TREES MIN.	6 TREES
(ii) 30% MEDIUM TREES MIN.	6 TREES
<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
(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 40,663 S.F.	11 TREES
5 EXISTING PARKING LOT TREES	-5 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	3 TREES
<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 (0 TREES)	
(ii) SIGNIFICANT TREES REMOVED - 0 (REPLACE WITH 3 LARGE TO MEDIUM TREES PER TREE REMOVED): 0 TREES	
(2) CREDIT FOR PRESERVING SIGNIFICANT TREES (0 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
(B) ★	5	AMERICAN SMOKETREE	COTINUS OBOVATUS	SMALL TREE	2" CALIPER
(B) ✱	6	BLACK ALDER	ALNUS GLUTINOSA	MEDIUM TREE	2" CALIPER
(B) ☼	6	SILVER LINDEN	TILIA TOMENTOSA	LARGE TREE	2" CALIPER
☼	4	CRABAPPLE	MALUS SP.	SMALL TREE	2" CALIPER
✱	32	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA "KARL FORESTER"	ORNAMENTAL GRASS	5 GALLON
☼	8	PEE GEE HYDRANGEA	HYDRANGEA PANICULATA "GRANDIFLORA"	LARGE DECIDUOUS SHRUB	5 GALLON
☼	8	DRIFT ROSE	ROSA MEIGALPIO	PERENNIAL	5 GALLON

TYPICAL SCREENING BED PLANTING DETAIL



PARKING AREA LANDSCAPING PLANTING TABLE:

	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
(E) ★	1	AMERICAN SMOKETREE	COTINUS OBOVATUS	SMALL TREE	2" CALIPER
(E) ✱	2	BLACK ALDER	ALNUS GLUTINOSA	MEDIUM TREE	2" CALIPER
(E) ☼	2	SILVER LINDEN	TILIA TOMENTOSA	LARGE TREE	2" CALIPER
(E) ○	1	WHITE OAK	QUERCUS ALBA	LARGE TREE	2" CALIPER

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SARAH LOE, CHAIRPERSON

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI  
PURSUANT TO ORDINANCE

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THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

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TIMOTHY D. CROCKETT, 2004000775

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PREPARED BY:

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