

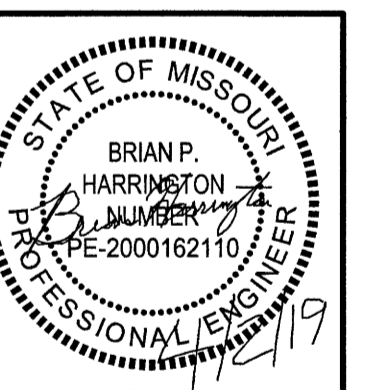
ALLSTATE CONSULTANTS

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MISSOURI STATE CERTIFICATE
OF AUTHORITY #2007034004

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ACADEMY VILLAGE
PD DEVELOPMENT PLAN MINOR REVISION #3
LOTS 5A AND 6A OF ACADEMY VILLAGE PLAT 3
COLUMBIA, MISSOURI



DATE
3-11-2019

REVISED:
4-02-2019

JOB NUMBER
19002.01

SCALE
AS SHOWN

SHEET
C1

OWNER:
WENDLING DEVELOPMENT LLC
3201 S. PROVIDENCE
COLUMBIA, MO 65203

PROPERTY DESCRIPTION
A TRACT OF LAND LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOT 5A AND 6A OF ACADEMY VILLAGE PLAT 3 ALSO BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 3557 PAGE 123 ALL OF THE RECORDS OF BOONE COUNTY, MISSOURI, CONTAINING 2.66 ACRES.

FLOOD PLAIN STATEMENT
THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAN AS SHOWN BY THE CITY OF COLUMBIA'S FLOOD PLAN MAP PANEL NUMBER 29019C0287E, DATED: APRIL 19, 2017.

- GENERAL NOTES
- CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF COLUMBIA STREET AND STORM SEWER SPECIFICATIONS AND STANDARDS.
 - CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
 - AFTER REVIEW OF USGS 7.5 MIN. QUAD SHEET COLUMBIA QUADRANGLE, NO TYPE I, II, OR III STREAMS AS DEFINED BY 12A-233 CITY OF COLUMBIA ORDINANCE ARE LOCATED ON THIS SITE.
 - DUMPSTER LOCATIONS SHOWN MAY BE SHARED BETWEEN ADJOINING LOTS FINAL LOCATION AND SIZE TO BE DETERMINED ON INDIVIDUAL SITE PLANS.
 - THE MAXIMUM BUILDING HEIGHT FOR ALL BUILDINGS IS 40 FEET.
 - THE SIDEWALK ALONG THE NORTHWEST CORNER OF LOT 5A WILL HAVE A PUBLIC ACCESS EASEMENT DEDICATED AT THE TIME OF LOT CONSTRUCTION.
 - ALL PARKING LOTS ADJACENT TO STREET RIGHT-OF-WAY WILL BE SET BACK A MINIMUM OF 6 FEET.
 - THE MINIMUM DISTANCE FROM BUILDING TO PERIMETER PROPERTY LINES IS 10'.

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- SANITARY SEWER
- WATERLINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- EXIST. STORM SEWER
- FENCE
- FLOWLINE
- CONCRETE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- GUY WIRE ANCHOR
- GAS VALVE
- GAS METER
- ELECTRIC TRANSFORMER
- SIGN
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- TELEPHONE PEDESTAL
- TELEPHONE MARKER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED TRANSFORMER
- PROPOSED WATERLINE
- PROPOSED STORM SEWER
- PROPOSED FIRE HYDRANT
- EXISTING CONTOURS
- 700 PROPOSED CONTOURS
- H.C. HANDICAP ACCESSIBLE

MINOR REVISION #3

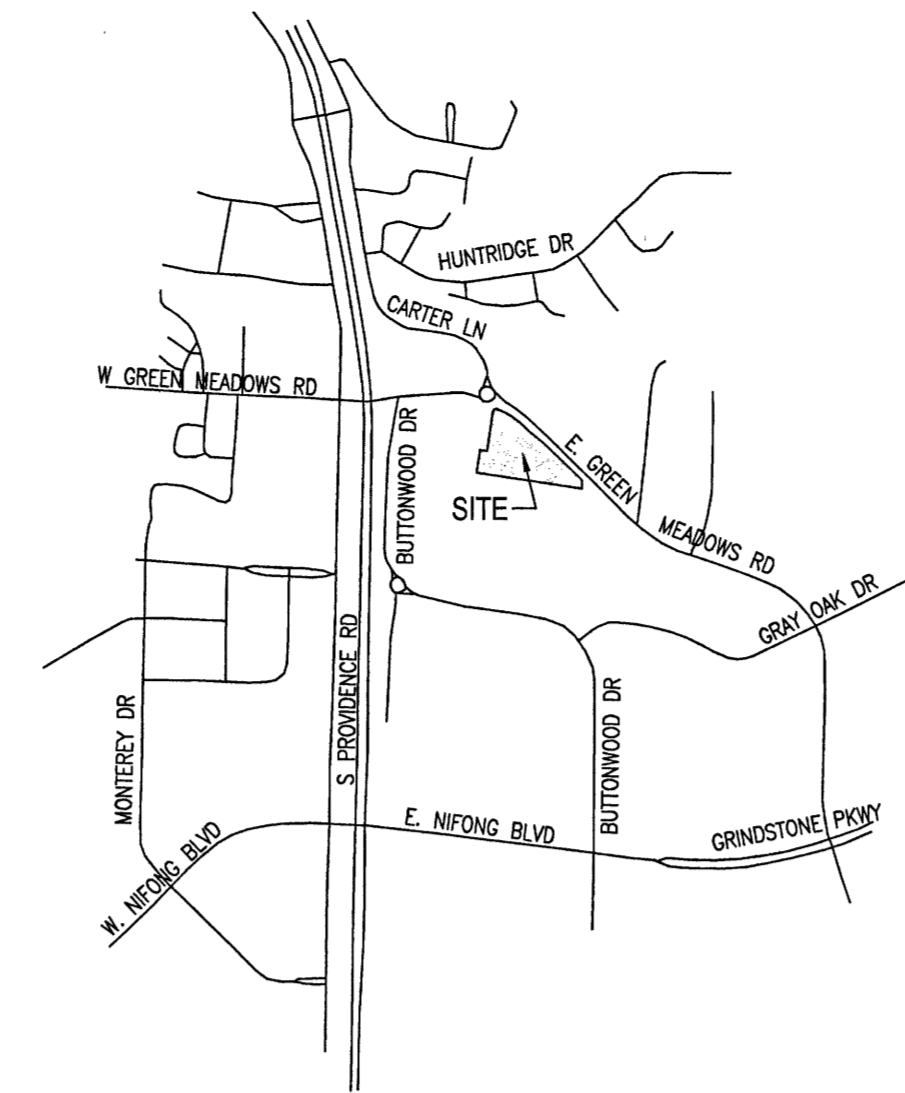
CONSISTS OF THE FOLLOWING:

LOT 5A REVISE THE BUILDING LOCATION AND PARKING.

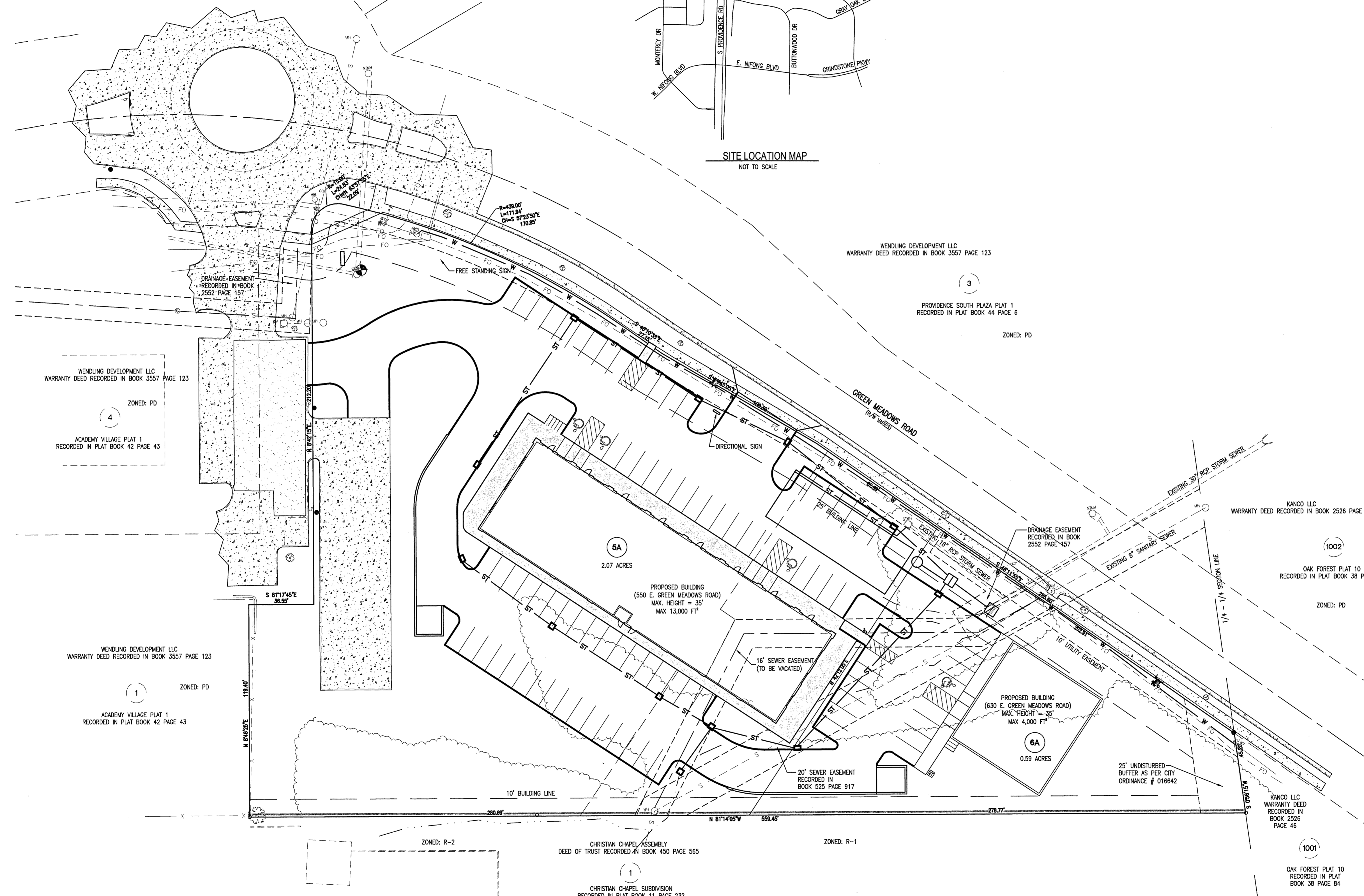
LOT 6A REVISE THE BUILDING LOCATION AND PARKING.

APPROVED AS A MINOR REVISION
THIS 3RD DAY OF MAY, 2019

TIMOTHY TEDDY, DIRECTOR OF COMMUNITY DEVELOPMENT



SITE LOCATION MAP
NOT TO SCALE



WENDLING DEVELOPMENT LLC
WARRANTY DEED RECORDED IN BOOK 3557 PAGE 123
ZONED: PD
ACADEMY VILLAGE PLAT 1
RECORDED IN PLAT BOOK 42 PAGE 43

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WENDLING DEVELOPMENT LLC
WARRANTY DEED RECORDED IN BOOK 3557 PAGE 123

PROVIDENCE SOUTH PLAZA PLAT 1
RECORDED IN PLAT BOOK 44 PAGE 6
ZONED: PD

KANCO LLC
WARRANTY DEED RECORDED IN BOOK 2526 PAGE 46

OAK FOREST PLAT 10
RECORDED IN PLAT BOOK 38 PAGE 84
ZONED: PD

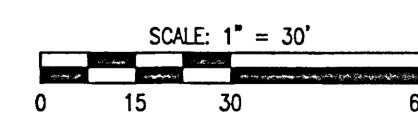
ZONED: PD

KANCO LLC
WARRANTY DEED RECORDED IN BOOK 2526 PAGE 46

OAK FOREST PLAT 10
RECORDED IN PLAT BOOK 38 PAGE 84
ZONED: M-OF

CHRISTIAN CHAPEL ASSEMBLY
DEED OF TRUST RECORDED IN BOOK 450 PAGE 565

CHRISTIAN CHAPEL SUBDIVISION
RECORDED IN PLAT BOOK 11 PAGE 232



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PLANT LEGEND

SYMBOL	QTY	DESCRIPTION	SIZE	SYMBOL	QTY	DESCRIPTION	SIZE
	5	SUGAR MAPLE OR APPROVED LARGE DECIDUOUS TREE	2" DIA		6	BURNING BUSH OR APPROVED EQUAL	2 GAL.
	8	CRABAPPLE SPP. OR APPROVED SMALL DECIDUOUS TREE	4" TALL		5	HARDY BOXWOOD OR APPROVED EQUAL	2 GAL.

PARKING INFORMATION

LOT 5A:
12,000 SQ. FT. RETAIL 1SPACE/200 SQ. FT. = 60 SPACES
TOTAL REQUIRED = 60 SPACES

PARKING PROVIDED:
3 HANDICAPPED SPACES ON LOT 5A
69 STANDARD PARKING SPACES ON LOT 5A
5 BICYCLE SPACES ON LOT 5A
= 1 STANDARD SPACE TO LOT 5A
76 SPACES PROVIDED FOR LOT 5A

LOT 6A:
3,900 SQ. FT. RETAIL 1SPACE/200 SQ. FT. = 20 SPACES
TOTAL REQUIRED = 20 SPACES

PARKING PROVIDED:
1 HANDICAPPED SPACE ON LOT 5A
15 STANDARD PARKING SPACES ON LOT 5A
3 BICYCLE SPACES ON LOT 5A
= 1 STANDARD PARKING SPACES FROM LOT 5A
20 SPACES PROVIDED FOR LOT 6A

LANDSCAPE NOTES

- ALL MEDIUM AND LARGE SHADE TREES SHALL BE A MINIMUM OF 2" CALIPER.
- LANDSCAPER IS REQUIRED TO CONTACT THE CITY OF COLUMBIA ARBORIST UPON COMPLETION OF PLANTING FOR COMPLIANCE INSPECTION.
- OF THE COMBINED TOTAL NUMBER OF TREES REQUIRED TO BE PLANTED IN THE 6 FOOT WIDE STREET YARD LANDSCAPING STRIP AND IN THE INTERIOR PARKING LOT, NO LESS THAN 30% SHALL BE A SPECIES OF MEDIUM TO LARGE SHADE TREES. IN ADDITION, TREES SHALL BE PLANTED WITHIN LANDSCAPING STRIP AREA AT THE RATE OF 1 TREE FOR EACH 50 LINEAL FEET.
- OWNER/DEVELOPER MAY SUBSTITUTE PLANTING MATERIAL TYPES FROM APPROVED LIST OF THE CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT.
- THE TREES, SHRUBS AND OTHER LANDSCAPING MATERIALS DEPICTED ON APPROVED PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER ELEMENTS. THE DEVELOPER, HIS SUCCESSOR AND SUBSEQUENT OWNERS AND THEIR AGENTS WHO ARE AUTHORIZED TO MAINTAIN THE PROPERTY, SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE. PLANT MATERIAL WHICH EXHIBITS EVIDENCE OF INSECT PEST, DISEASE OR DAMAGE SHALL BE APPROPRIATELY TREATED AND DEAD PLANTS PROPERLY REMOVED AND REPLACED WITHIN THE NEXT PLANTING SEASON.
- ALL LANDSCAPING IS TO BE INSTALLED AFTER ALL BUILDING UTILITIES HAVE BEEN EXTENDED.

LANDSCAPING CALCULATIONS

TOTAL AREA: LOT 5A = 2.07 ACRES
LOT 6A = 0.59 ACRES
TOTAL = 2.66 ACRES

OPEN SPACE / LANDSCAPING = 1.10 ACRES (41%)

PARKING AREA = 48,000 FT²
REQUIRED TREES = 48,000 / 4,500 = 11 TREES

162 L.F. PARKING WITHIN 20' OF R/W
REQUIRES 81 L.F. STREET SCREENING

SCREENING NOTES

SCREENING TO BE IN ACCORDANCE WITH SECTION 29-17(D)(6) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

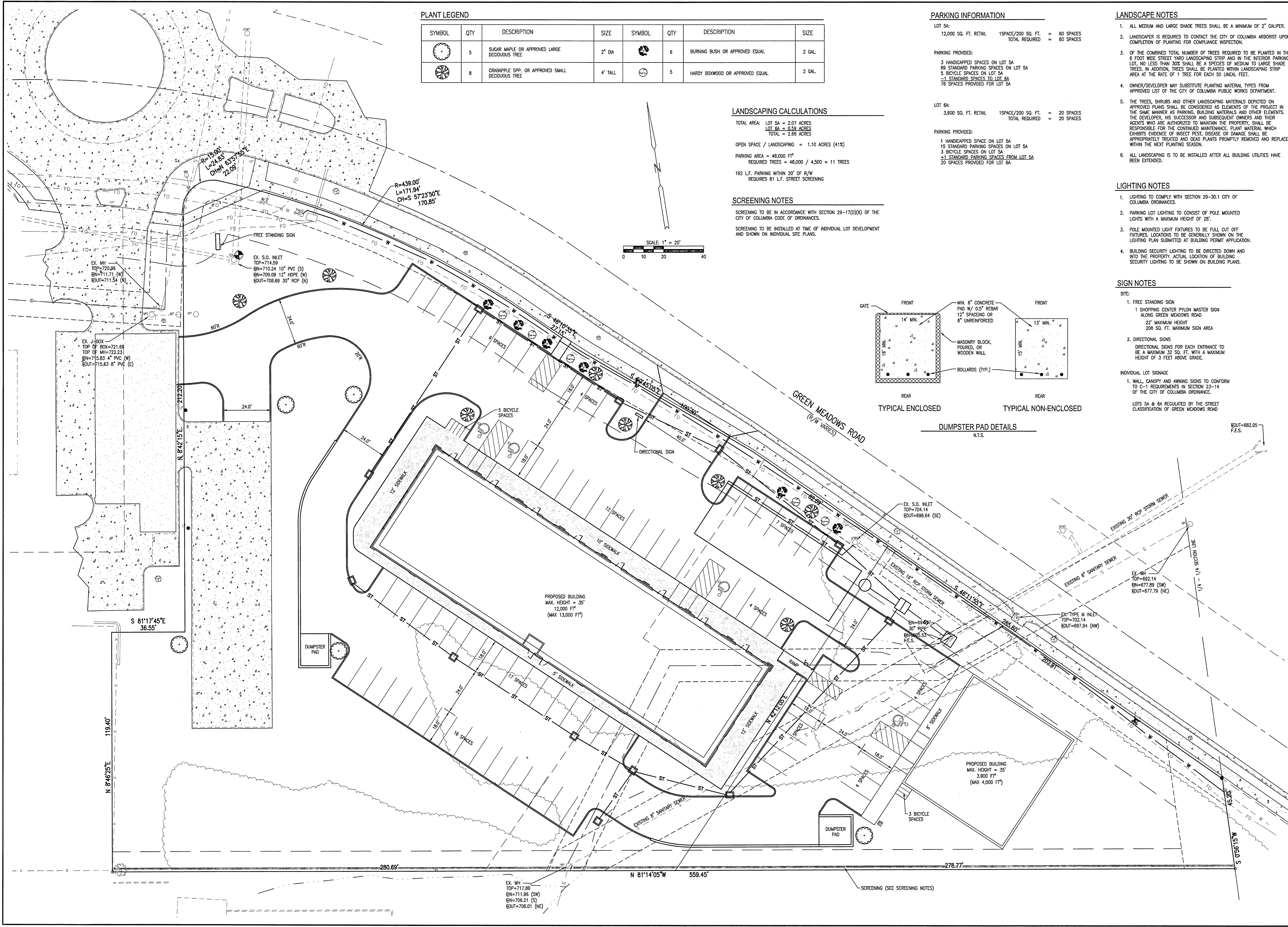
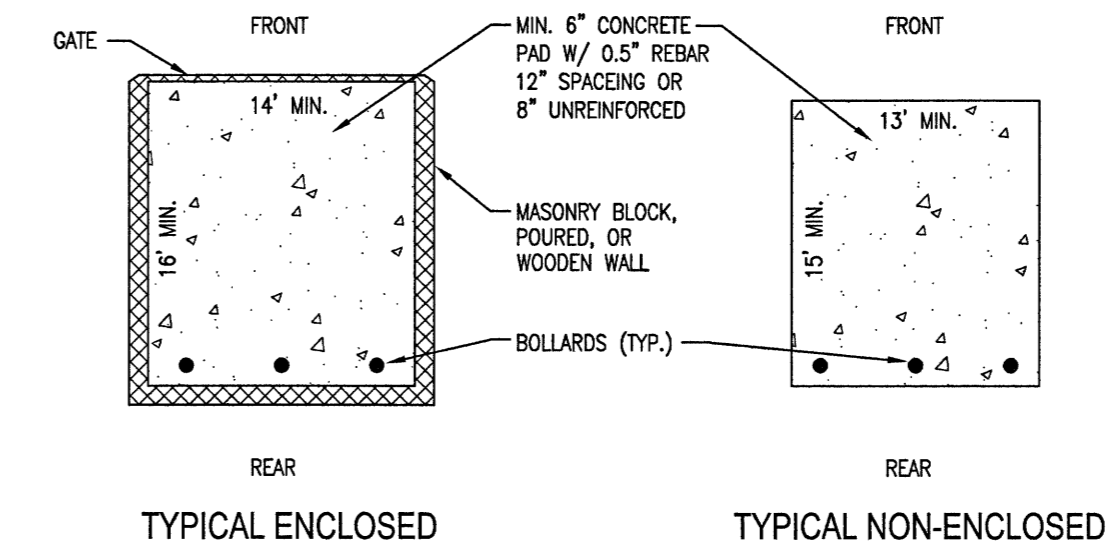
SCREENING TO BE INSTALLED AT TIME OF INDIVIDUAL LOT DEVELOPMENT AND SHOWN ON INDIVIDUAL SITE PLANS.

LIGHTING NOTES

- LIGHTING TO COMPLY WITH SECTION 29-30.1 CITY OF COLUMBIA ORDINANCES.
- PARKING LOT LIGHTING TO CONSIST OF POLE MOUNTED LIGHTS WITH A MAXIMUM HEIGHT OF 28'.
- POLE MOUNTED LIGHT FIXTURES TO BE FULL CUT OFF FIXTURES. LOCATIONS TO BE GENERALLY SHOWN ON THE LIGHTING PLAN SUBMITTED AT BUILDING PERMIT APPLICATION.
- BUILDING SECURITY LIGHTING TO BE DIRECTED DOWN AND INTO THE PROPERTY. ACTUAL LOCATION OF BUILDING SECURITY LIGHTING TO BE SHOWN ON BUILDING PLANS.

SIGN NOTES

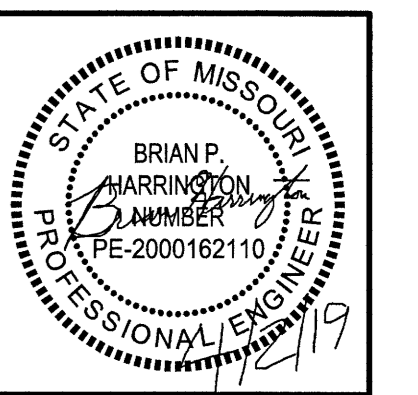
- SITE:
- FREE STANDING SIGN
1 SHOPPING CENTER PYLON MASTER SIGN ALONG GREEN MEADOWS ROAD
22' MAXIMUM HEIGHT
208 SQ. FT. MAXIMUM SIGN AREA
 - DIRECTIONAL SIGNS
DIRECTIONAL SIGNS FOR EACH ENTRANCE TO BE A MAXIMUM 32 SQ. FT. WITH A MAXIMUM HEIGHT OF 3 FEET ABOVE GRADE.
- INDIVIDUAL LOT SIGNAGE
- WALL, CANOPY AND AWNING SIGNS TO CONFORM TO C-1 REQUIREMENTS IN SECTION 23-14 OF THE CITY OF COLUMBIA ORDINANCE.
- LOTS 5A & 6A REGULATED BY THE STREET CLASSIFICATION OF GREEN MEADOWS ROAD



MISSOURI STATE CERTIFICATE OF AUTHORITY #2007004004

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COLUMBIA, MISSOURI



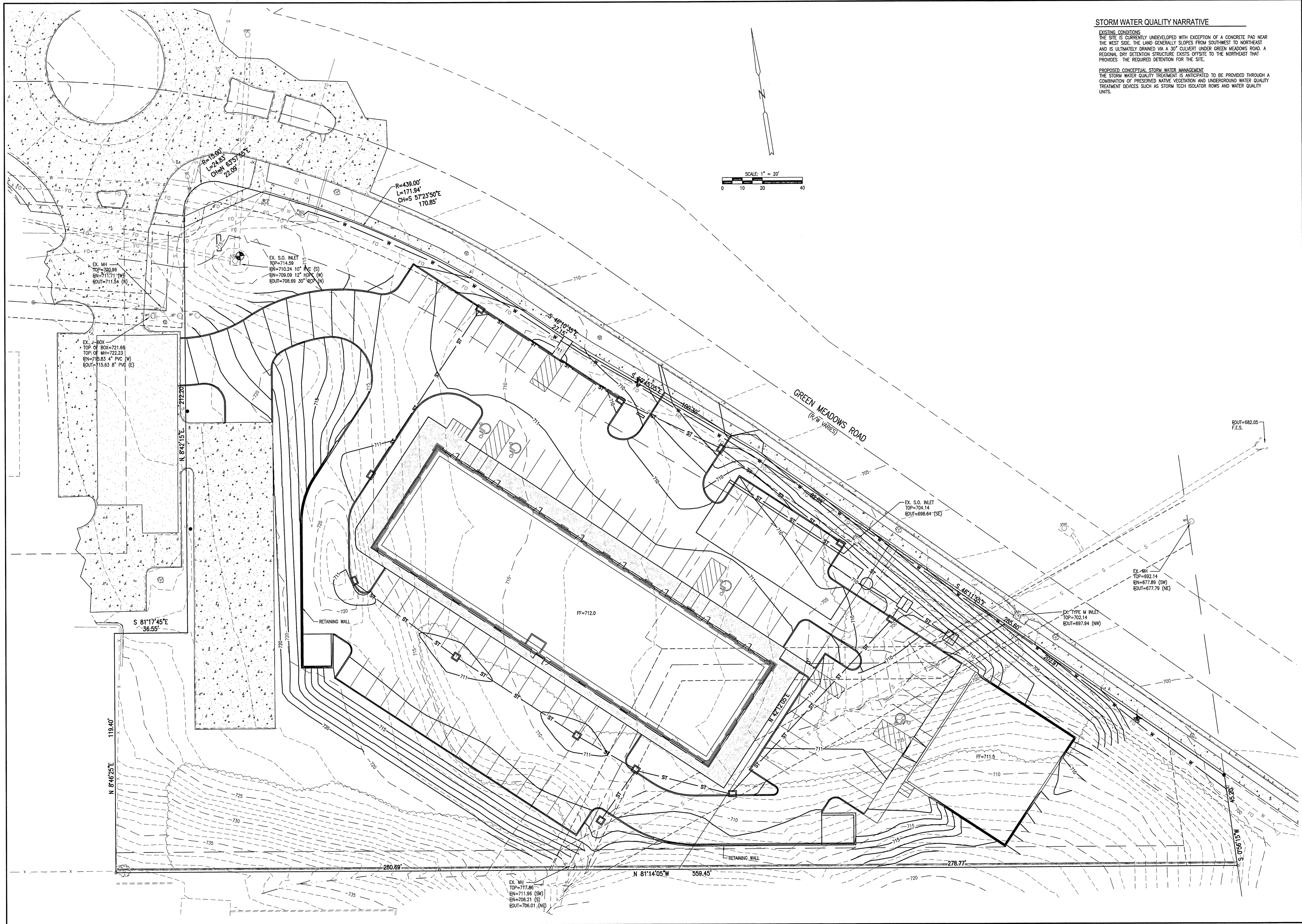
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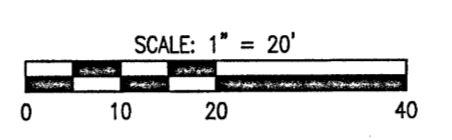
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STORM WATER QUALITY NARRATIVE

EXISTING CONDITIONS
 THE SITE IS CURRENTLY UNDEVELOPED WITH EXCEPTION OF A CONCRETE PAD NEAR THE WEST SIDE. THE LAND GENERALLY SLOPES FROM SOUTHWEST TO NORTHEAST AND IS ULTIMATELY DRAINED VIA A 30" CULVERT UNDER GREEN MEADOWS ROAD. A REGIONAL DRY DETENTION STRUCTURE EXISTS OFFSITE TO THE NORTHEAST THAT PROVIDES THE REQUIRED DETENTION FOR THE SITE.

PROPOSED CONCEPTUAL STORM WATER MANAGEMENT
 THE STORM WATER QUALITY TREATMENT IS ANTICIPATED TO BE PROVIDED THROUGH A COMBINATION OF PRESERVED NATIVE VEGETATION AND UNDERGROUND WATER QUALITY TREATMENT DEVICES SUCH AS STORM TECH ISOLATOR ROWS AND WATER QUALITY UNITS.



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ACADEMY VILLAGE
 PD DEVELOPMENT PLAN MINOR REVISION # 3
 LOTS 5A AND 6A OF ACADEMY VILLAGE PLAT 3
 COLUMBIA, MISSOURI

BRIAN P. HARRINGTON
 MISSOURI
 PROFESSIONAL ENGINEER
 E-200016211

DATE
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SCALE
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SHEET
C3

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