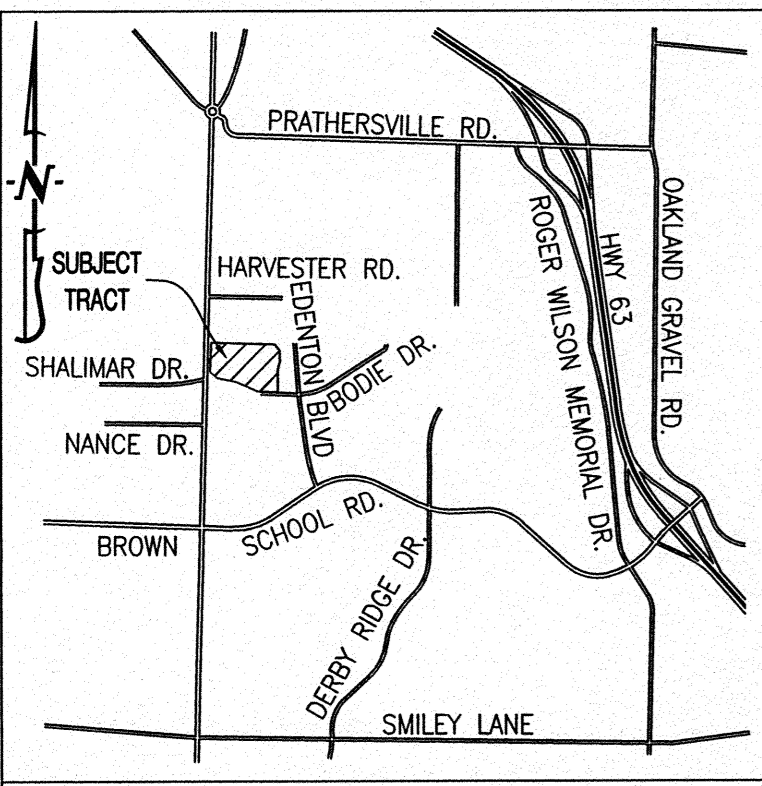


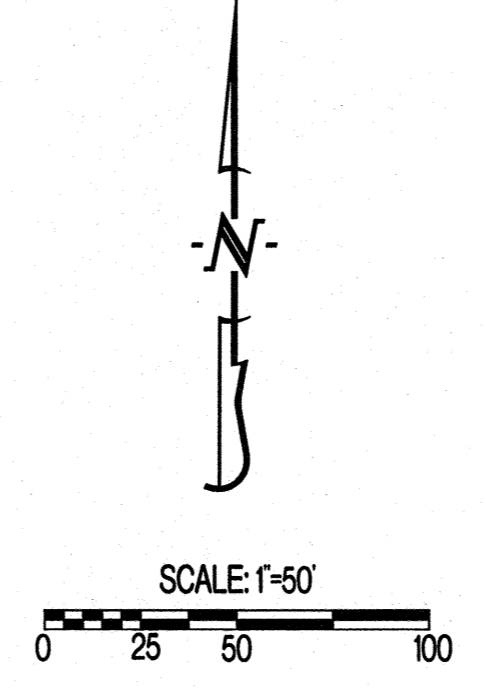
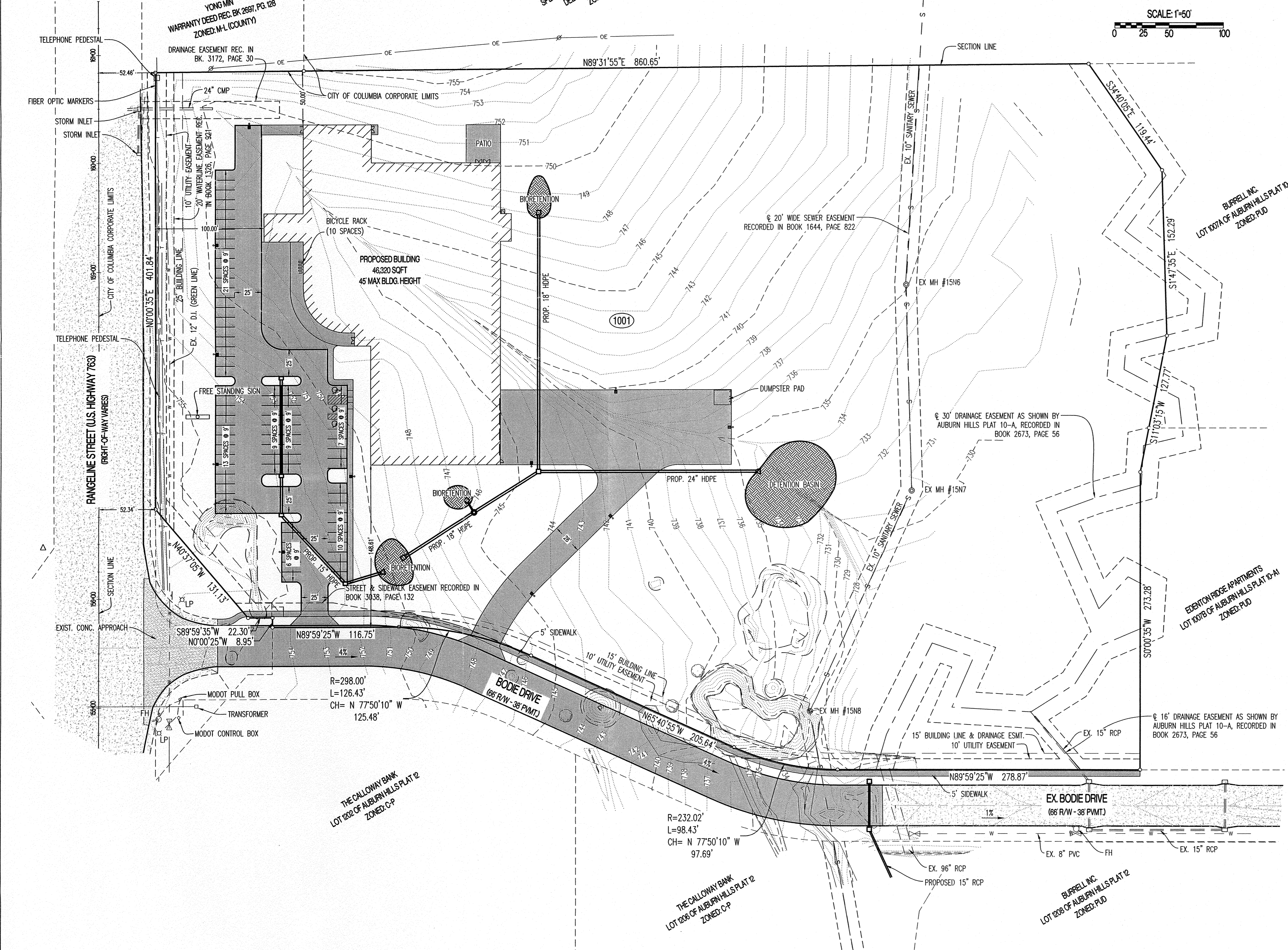
# C-P PLAN FOR COLUMBIA SAFETY AND INDUSTRIAL SUPPLY

LOCATED IN SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI

RECEIVED  
MAY 20 2014  
PLANNING DEPT.



LOCATION MAP  
NOT TO SCALE



**LEGEND:**

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

- NOTES:**
- TRACT CONTAINS 12.13 ACRES.
  - EXISTING ZONING IS CURRENTLY ZONED C-P.
  - THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C 01650, DATED MARCH 17, 2011.
  - AUBURN HILLS PLAT 10-A RECORDED DATE OF 02/24/2005 IS PRIOR TO THE ADOPTION OF STREAM BUFFER REQUIREMENTS UNDER ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. LOT 1001 OF AUBURN HILLS PLAT 10-A IS EXEMPT FROM THE STREAM BUFFER REQUIREMENTS.
  - THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45', MEASURED FROM THE GROUND FINISHED GRADE ON THE FRONT SIDE OF BUILDING.
  - PROPOSED BIORETENTION/DETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
  - 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.
  - ALL DRIVE, ROADWAY, AND ACCESS AISLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
  - ALL LIGHTING SHALL BE IN CONFORMANCE WITH THE CITY LIGHTING REGULATIONS. MAXIMUM POLE HEIGHT AT 25'. MAXIMUM NUMBER OF POLES SHALL BE 15. FIXTURES SHALL BE FULL CUT-OFF AND SEMI CUT-OFF FIXTURES TO DIRECT LIGHTING INWARD AND DOWNWARD.

**SIGNAGE:**  
LOT 1001 SHALL HAVE ONE FREE STANDING SIGN. MAXIMUM HEIGHT OF SAID SIGN SHALL BE 12' WITH A MAXIMUM AREA OF 64 SQUARE FEET EACH SIDE. BUILDING SIGNAGE SHALL CONFORM TO THE CITY OF COLUMBIA'S SIGN ORDINANCE, CHAPTER 23.

**LEGAL DESCRIPTION:**  
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST BEING ALL OF LOT 1001 OF AUBURN HILLS, PLAT 10-A, RECORDED IN BOOK 2673, PAGE 56, EXCEPTING THERE FROM THE RIGHT OF WAY DEEDED TO MODOOT OF HIGHWAY 763.

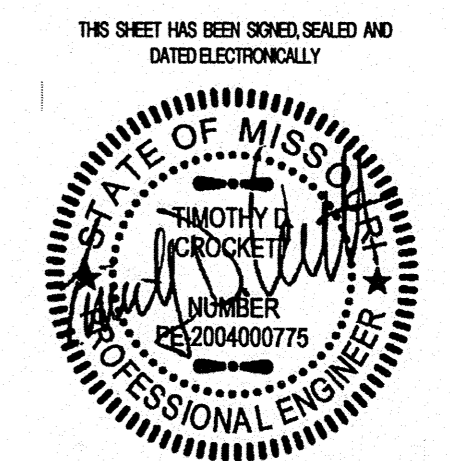
**PARKING CALCULATIONS:**

<b>SPACES REQUIRED:</b>	
RETAIL - 6,400 SQ.FT. @ ONE SPACE PER 200 SQ.FT.:	32 SPACES
OFFICES - 10,276 SQ.FT. @ ONE SPACE PER 300 SQ.FT.:	35 SPACES
WAREHOUSE - 23,060 SQ.FT. @ ONE SPACE PER 2,000 SQ.FT.:	12 SPACES
TRAINING - 6,584 SQ.FT. @ ONE SPACE PER 2,000 SQ.FT.:	4 SPACES
HANDICAP SPACES REQUIRED (INCLUDED IN THE ABOVE TOTAL):	3 SPACES
TOTAL SPACES REQUIRED (INCLUDES BICYCLE REDUCTION):	75 SPACES
<b>SPACES PROVIDED:</b>	
STANDARD SPACES PROPOSED:	72 SPACES
HANDICAP SPACES PROPOSED:	3 SPACES
TOTAL SPACE PROVIDED:	75 SPACES
<b>BICYCLE SPACES REQUIRED:</b>	8 SPACES
<b>BICYCLE SPACES PROVIDED:</b>	10 SPACES

**OWNER:**  
COMMERCE BANK, NA  
901 E. BROADWAY  
COLUMBIA, MISSOURI 65201

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 5<sup>TH</sup> DAY OF June, 2014.

*Stephen Reichlin*  
ER: RAMAN PURI, CHAIRPERSON  
Stephen Reichlin, Vice-Chairman



TIMOTHY D. CROCKETT, 2004000775  
05/20/2014  
DATE

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 14<sup>TH</sup> DAY OF July, 2014.

*Robert McDavid*  
ROBERT McDAVID, MAYOR

*Sheela Amin*  
SHEELA AMIN, CITY CLERK

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292  
www.crockettengineering.com

