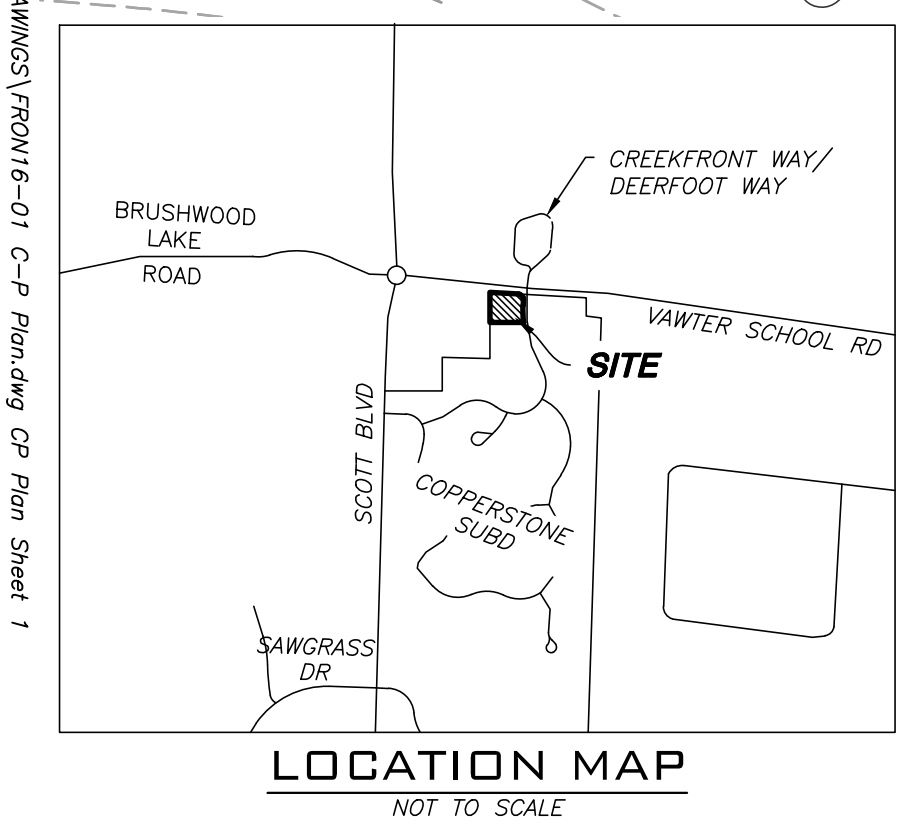


ADDISON'S SOUTH C-P PLAN

LOTS 101, OF COPPERSTONE COMMERCIAL PLAT 1
COLUMBIA, BOONE COUNTY, MISSOURI

X:\Project\FROM - Frontgate Lot 101 Copperstone Commercial\DWG\FROM-01-C-P-Plan-Sheet 1



SITE DATA
ACREAGE: 1.51 ACRES
SECTION-TOWNSHIP-RANGE:
NW 1/4 33-48-13
ZONING: C-P

OWNER
FRONTGATE OF COLUMBIA, LLC
3915 S. PROVIDENCE RD
COLUMBIA, MO 65203

LEGAL DESCRIPTION
LOT 101 OF COPPERSTONE COMMERCIAL PLAT 1 AS RECORDED IN PLAT BOOK 41, PAGE 16, RECORDS OF BOONE COUNTY, MISSOURI AND CONTAINING 1.51 ACRES.

FLOOD PLAIN STATEMENT
NO PORTION OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN (ZONE AE) AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0270D, DATED: MARCH 17, 2011

- GENERAL NOTES**
- COPPERSTONE COMMERCIAL C-P PLAN WAS ACCEPTED BY CITY COUNCIL JUNE 18, 2007.
 - BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
 - ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. SEE APPROPRIATE UTILITY CONSTRUCTION PLANS FOR FURTHER DETAIL.
 - ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
 - THIS PROPERTY TO BE SERVED BY BOONE ELECTRIC COOP.
 - A FREESTANDING MONUMENT SIGN WAS PREVIOUSLY APPROVED ON THE COPPERSTONE COMMERCIAL C-P PLAN, DATED JUNE 18, 2007. A MAXIMUM HEIGHT OF 6' AND MAXIMUM AREA OF 32 SQ. FT. ARE ALLOWED. ALL OTHER SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 23 OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS IT RELATES TO C-3 DISTRICTS.
 - LIGHT POLES SHALL BE FULL-CUTOFF SHOEBOX FIXTURES, INWARD AND DOWNWARD DIRECTED WITH A MAXIMUM HEIGHT OF 22 FEET. THE LIGHT POLES MAY BE RELOCATED BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 - CONSTRUCTION OF A RIGHT-IN RIGHT-OUT (RIRO) DRIVEWAY WITH ACCESS TO VAWTER SCHOOL ROAD, GENERALLY AS SHOWN, SHALL BE APPROVED AS A SEPARATE PHASE OF DEVELOPMENT. CONSTRUCTION OF THIS ENTRANCE WILL BE SUBJECT TO CITY APPROVAL AND ACCEPTANCE OF IMPROVEMENTS FOR VAWTER SCHOOL ROAD AND IMPROVEMENTS AND RELOCATION OF UTILITIES ALONG THE RIGHT-OF-WAY AS MAY BE NECESSARY AT THE TIME OF PERMIT APPLICATION.
 1. SHOWN ENTRANCE MAY BE REMOVED OR RELOCATED AT THE TIME OF FUTURE DEVELOPMENT TO THE WEST OF SUBJECT SITE TO ACCOMMODATE CROSS-ACCESS BETWEEN DEVELOPMENTS, AND PROVIDE PROPER ACCESS MANAGEMENT ALONG VAWTER SCHOOL ROAD.
 2. IF A RIRO ENTRANCE IS CONSTRUCTED AS SHOWN ON THIS PLAN, OR A RIRO ENTRANCE IS CONSTRUCTED AS A SHARED ENTRANCE WITH THE FUTURE DEVELOPMENT TO THE WEST, ONTO VAWTER SCHOOL ROAD, THEN THE FULL ACCESS DRIVEWAY AT FRONTGATE DRIVE SHALL BECOME A RIRO, AND THE MEDIAN RECONSTRUCTED AS IT WAS PRIOR TO DEVELOPMENT OF THIS LOT.
 - ATM SHOWN MAY BE ELIMINATED AND REPLACED WITH REGULAR PARKING SPACES.
 - SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF THE "COPPERSTONE COMMERCIAL DECLARATION OF COVENANTS, RESTRICTION, AND CROSS-ACCESS EASEMENTS" AS RECORDED IN BOOK 3138, PAGE 29.
 - DRIVEWAY SHOWN AT FRONTGATE DRIVE SHALL BE FULL ACCESS. EXISTING CENTER ISLAND SHALL BE CUT TO ACCOMMODATE ALL NECESSARY TRAFFIC MOVEMENTS, AS SHOWN GENERALLY ON THIS PLAN. FINAL DESIGN CONSTRUCTION PLANS TO BE APPROVED BY CITY STAFF. VEGETATION TO BE REMOVED AS NECESSARY TO FACILITATE SIGHT DISTANCES EACH WAY.
 - WITH PARTICIPATION OF ADJACENT PROPERTY OWNER, EXISTING DITCH TO BE FILLED IN, AND EXISTING 36" STORM SEWER TO BE EXTENDED AS SHOWN. EASEMENTS TO BE DEDICATED AS NECESSARY WITH CONSTRUCTION PLANS. IF THERE IS NO AGREEMENT BETWEEN PROPERTY OWNERS TO FACILITATE THIS GRADING THAN NO EXTENSION OF THE 36" PIPE WILL OCCUR, NO FILL ACTIVITIES ACROSS THE PROPERTY LINE AND THE RETAINING WALL WILL BE EXTENDED THE LENGTH OF THE WEST PROPERTY LINE.

STORMWATER MANAGEMENT
THIS LOT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE, CHAPTER 12A, WATER QUALITY AND DETENTION REQUIREMENTS.

STORMWATER DETENTION AND WATER QUALITY MEASURES ARE INTENDED TO BE ACHIEVED BY PROPRIETARY WATER QUALITY UNIT AND UNDERGROUND STORAGE CHAMBERS.

STREAM BUFFER STATEMENT
THERE ARE NO STREAM BUFFERS ON THIS TRACT AS DETERMINE FROM ARTICLE X-STREAM BUFFER REQUIREMENTS OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND THE USFS MAP FOR HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI.

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

RUSTY STRODTMAN, CHAIRMAN

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

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

PARKING DATA

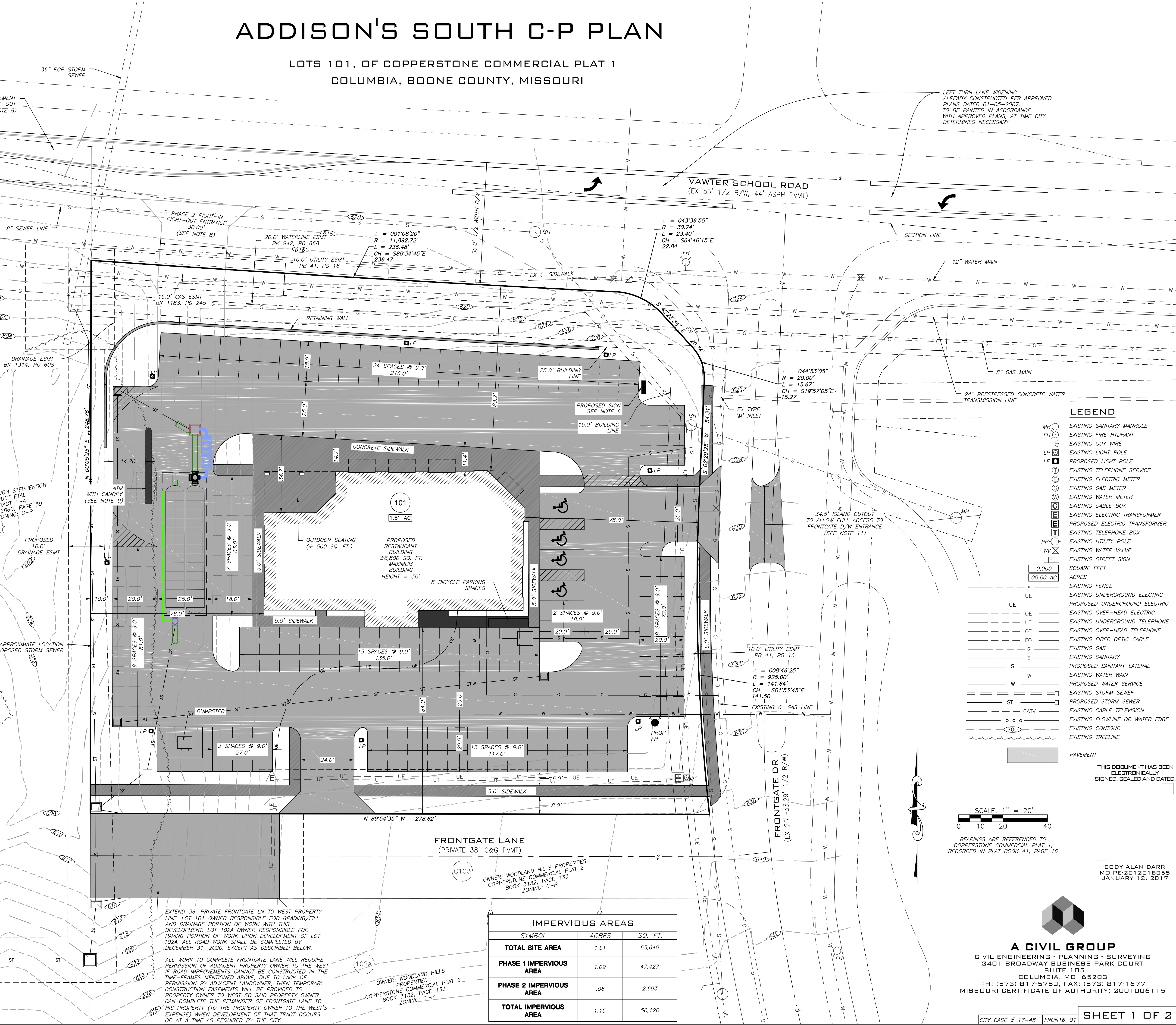
REQUIRED PARKING:
RESTAURANT-1 SPACE/100 SQ. FT.
7,300 SQ. FT. = 73 SPACES

TOTAL REQUIRED: 73 SPACES (3 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, WITH 1 TO BE VAN ACCESSIBLE, AND 8 REQUIRED TO BE BICYCLE SPACES.)

PROVIDED:
84 REGULAR SPACES
4 HANDICAP SPACES (2 OF WHICH ARE VAN ACCESSIBLE)
8 BICYCLE SPACES
TOTAL PROVIDED = 96 SPACES

*PHASE 2 REDUCES TOTAL PROVIDED SPACES TO 91 SPACES

**IF ATM IS ELIMINATED, AN ADDITIONAL 8 SPACES WILL BE PROVIDED



LEFT TURN LANE WIDENING ALREADY CONSTRUCTED PER APPROVED PLANS DATED 01-05-2007 TO BE PAINTED IN ACCORDANCE WITH APPROVED PLANS, AT TIME CITY DETERMINES NECESSARY

- LEGEND**
- MH (circle with cross) EXISTING SANITARY MANHOLE
 - FH (circle with cross) EXISTING FIRE HYDRANT
 - EX (circle with cross) EXISTING GUY WIRE
 - LP (circle with cross) EXISTING LIGHT POLE
 - LP (square with cross) PROPOSED LIGHT POLE
 - ET (circle with cross) EXISTING TELEPHONE SERVICE
 - EM (circle with cross) EXISTING ELECTRIC METER
 - GM (circle with cross) EXISTING GAS METER
 - EW (circle with cross) EXISTING WATER METER
 - CB (circle with cross) EXISTING CABLE BOX
 - ET (circle with cross) EXISTING ELECTRIC TRANSFORMER
 - PT (circle with cross) PROPOSED ELECTRIC TRANSFORMER
 - ET (circle with cross) EXISTING TELEPHONE BOX
 - PP (circle with cross) EXISTING UTILITY POLE
 - WV (circle with cross) EXISTING WATER VALVE
 - ES (circle with cross) EXISTING STREET SIGN
 - SF (square) SQUARE FEET
 - AC (square) ACRES
 - X (line) EXISTING FENCE
 - UE (line) EXISTING UNDERGROUND ELECTRIC
 - UE (line) PROPOSED UNDERGROUND ELECTRIC
 - OE (line) EXISTING OVER-HEAD ELECTRIC
 - UT (line) EXISTING UNDERGROUND TELEPHONE
 - OT (line) EXISTING OVER-HEAD TELEPHONE
 - FO (line) EXISTING FIBER OPTIC CABLE
 - G (line) EXISTING GAS
 - S (line) EXISTING SANITARY
 - S (line) PROPOSED SANITARY LATERAL
 - W (line) EXISTING WATER MAIN
 - W (line) PROPOSED WATER SERVICE
 - WS (line) EXISTING STORM SEWER
 - ST (line) PROPOSED STORM SEWER
 - CATV (line) EXISTING CABLE TELEVISION
 - FW (line) EXISTING FLOWLINE OR WATER EDGE
 - TD (line) EXISTING CONTOUR
 - TL (line) EXISTING TREELINE
 - P (shaded) PAVEMENT

SCALE: 1" = 20'

BEARINGS ARE REFERENCED TO COPPERSTONE COMMERCIAL PLAT 1, RECORDED IN PLAT BOOK 41, PAGE 16

CODY ALAN DARR
MO PE-2012018055
JANUARY 12, 2017

IMPERVIOUS AREAS

SYMBOL	ACRES	SQ. FT.
TOTAL SITE AREA	1.51	65,640
PHASE 1 IMPERVIOUS AREA	1.09	47,427
PHASE 2 IMPERVIOUS AREA	.06	2,693
TOTAL IMPERVIOUS AREA	1.15	50,120

EXTEND 38" PRIVATE FRONTGATE LN TO WEST PROPERTY LINE. LOT 101 OWNER RESPONSIBLE FOR GRADING/FILL AND DRAINAGE PORTION OF WORK WITH THIS DEVELOPMENT. LOT 102A OWNER RESPONSIBLE FOR PAVING PORTION OF WORK UPON DEVELOPMENT OF LOT 102A. ALL ROAD WORK SHALL BE COMPLETED BY DECEMBER 31, 2020, EXCEPT AS DESCRIBED BELOW.

ALL WORK TO COMPLETE FRONTGATE LANE WILL REQUIRE PERMISSION OF ADJACENT PROPERTY OWNER TO THE WEST. IF ROAD IMPROVEMENTS CANNOT BE CONSTRUCTED IN THE TIME-FRAMES MENTIONED ABOVE, DUE TO LACK OF PERMISSION BY ADJACENT LANDOWNER, THEN TEMPORARY CONSTRUCTION EASEMENTS WILL BE PROVIDED TO PROPERTY OWNER TO WEST SO SAID PROPERTY OWNER CAN COMPLETE THE REMAINDER OF FRONTGATE LANE TO HIS PROPERTY (TO THE PROPERTY OWNER TO THE WEST'S EXPENSE) WHEN DEVELOPMENT OF THAT TRACT OCCURS OR AT A TIME AS REQUIRED BY THE CITY.

ADDISON'S SOUTH C-P PLAN

LOTS 101, OF COPPERSTONE COMMERCIAL PLAT 1
COLUMBIA, BOONE COUNTY, MISSOURI

X:\Project\FROM - Frontgate\Lot 101 Copperstone Commercial\DWG\FROM-01-C-P-Plan-Sheet 2

PLANT SCHEDULE			
QUANTITY	SIZE	CATEGORY	PLANT SPECIES
5	2"	SHADE TREE (MED. - LARGE)	TRIDENT MAPLE, SUN VALLEY MAPLE
8	2"	ORNAMENTAL TREE	OKLAHOMA REDBUD, VIBRUM
15	5 GAL.	DECIDUOUS/EVERGREEN SHRUB VARIETY 1	RED SPIREA
22	5 GAL.	DECIDUOUS/EVERGREEN SHRUB VARIETY 2	BIRCH-LEAF SPIREA 'TOR'
N/A	N/A	TURF GRASS	-

PAVEMENT

LANDSCAPING NOTES

- PROPOSED AREAS
TOTAL AREA OF SITE = 1.51 AC. = 65,640 SQ.FT.
TOTAL BUILDING AREA = 7,300 SQ.FT. (11.1%)
TOTAL PARKING LOT AREA = 35,800 SQ.FT. (54.2%)
TOTAL SIDEWALK AREA = 4,527 SQ.FT. (6.9%)
TOTAL IMPERVIOUS AREA = 47,427 SQ.FT. (72.3%)
TOTAL AREA OF OPEN SPACE/LANDSCAPING = 18,213 SQ.FT. (27.7%)
- 35,600 SQ. FT. / 4,500 = 7.9 OR 8 TREES REQUIRED;
8 NEW TREES SHOWN ON SITE (MINIMUM 4 OF WHICH TO BE MEDIUM TO LARGE SHADE TREE)
- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- LANDSCAPING BUFFERS SHALL CONTAIN NO LESS THAN 4 TYPES OF THE CATEGORIES OF PLANTING MATERIAL LISTED IN PARAGRAPH (F) OF SECTION 29-25 IN THE CODE OF ORDINANCES ONE OF WHICH MAY BE SOD OR SEEDING.
BUFFER CALCS (125 LF):
REQUIRED: 3 TREES AND 25 BUSHES FOR 50% OPACITY.
PROVIDED: 3 TREES AND 25 BUSHES PROVIDED. (TURF GRASS WILL COMPLETE THE FOURTH PLANTING REQUIREMENT)
- LANDSCAPING CONTRACTOR MAY SUBMIT TO CITY ARBORIST ALTERNATE PLANTING LAYOUTS, TREE, SHRUB AND FLOWER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION, PROVIDED ANY REVISIONS COMPLY WITH THE CURRENT LANDSCAPING REQUIREMENTS.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA

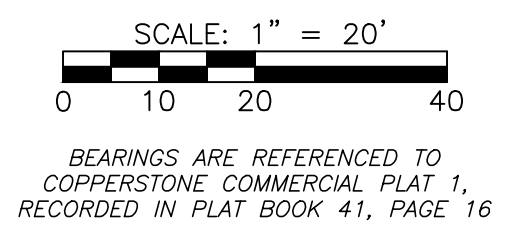
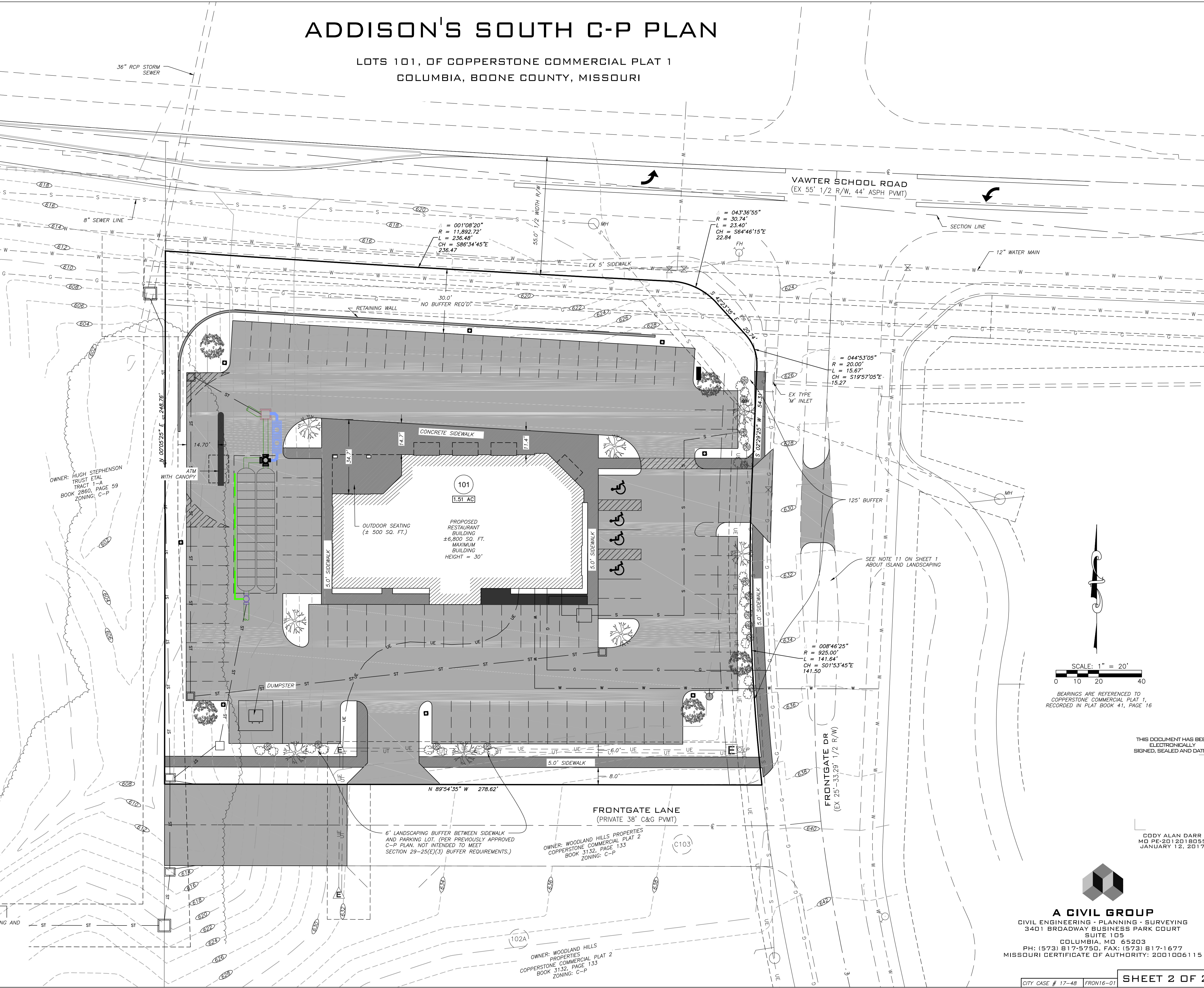
THIS ____ DAY OF _____, 2017.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

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

RUSTY STRODTMAN, CHAIRMAN



THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

CODY ALAN DARR
MO PE-2012018055
JANUARY 12, 2017

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MISSOURI CERTIFICATE OF AUTHORITY: 2001006115