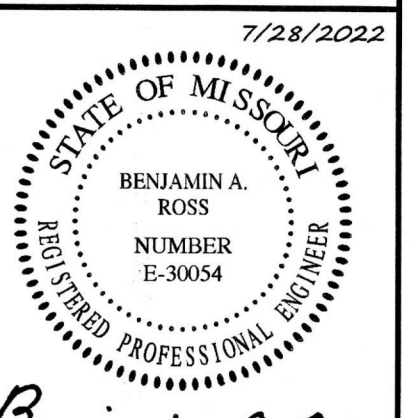


**PLANNED DEVELOPMENT PLAN FOR
 LOT 2 - SPARTAN POINTE**
 STREET ADDRESS
 COLUMBIA, BOONE COUNTY, MISSOURI



Benjamin A. Ross
 BENJAMIN A. ROSS REGISTERED
 PROFESSIONAL ENGINEER E-30054

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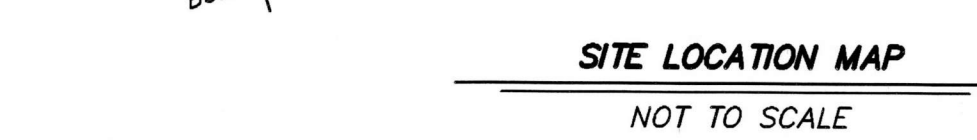
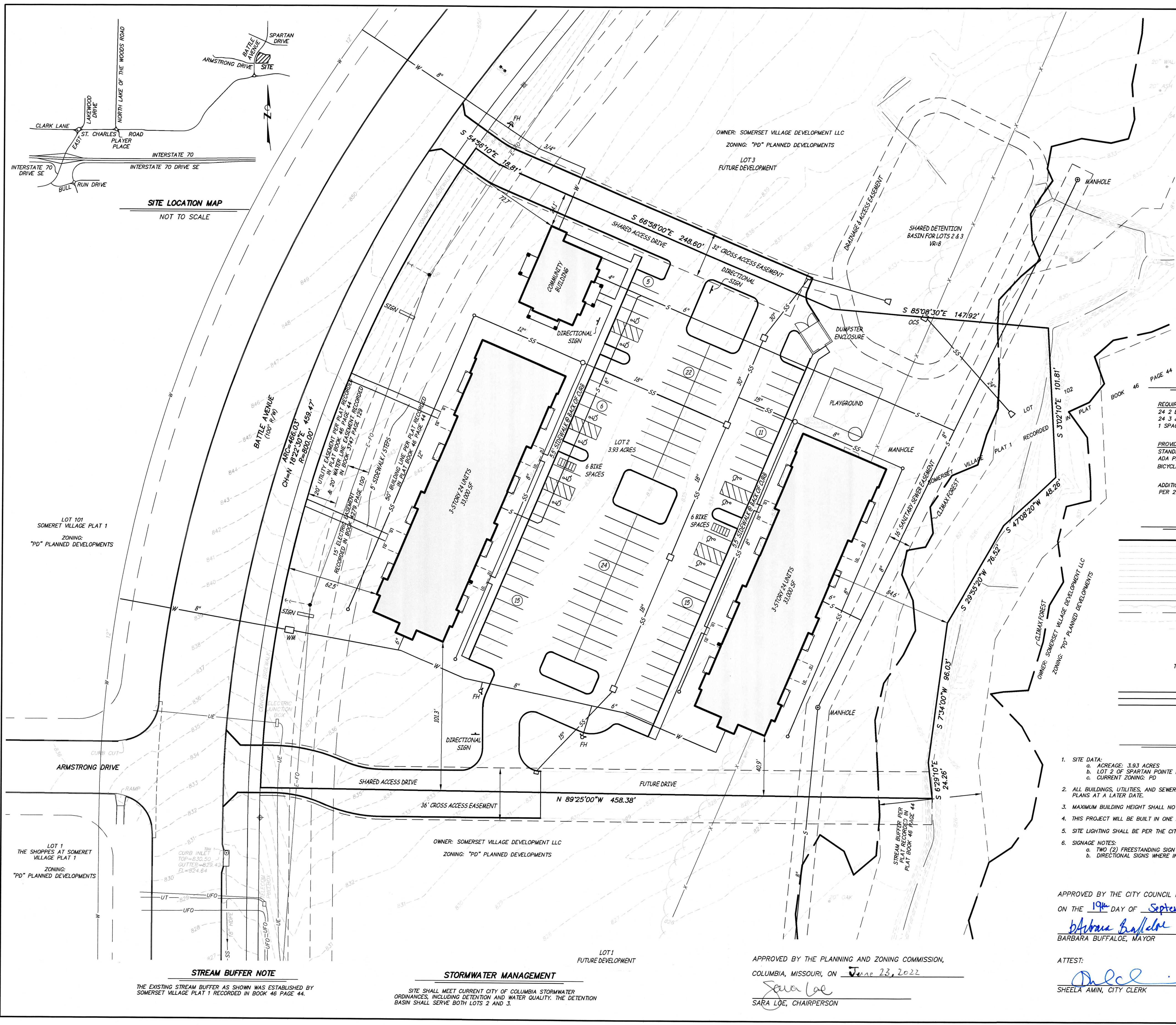
Date	JUNE 10, 2022
Revised	
JUNE 23, 2022	
JULY 28, 2022	

Design: BAR Drawn: CGH

PLANNED
 DEVELOPMENT PLAN

Sheet

C1.01



PROPERTY OWNER
 SOMERSET VILLAGE DEVELOPMENT LLC
 P.O. BOX 7169
 COLUMBIA, MISSOURI, 65205

FLOODPLAIN NOTE
 THIS PROPERTY IS LOCATED IN ZONE "X" AREAS
 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
 FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP
 NUMBER 29019C0305E, DATED APRIL 19, 2017.

PARKING NOTE

REQUIRED PARKING:	
24 2 BEDROOM UNITS X 2 SPACES/UNIT	= 48 SPACES
24 3 & 4 BEDROOM UNITS X 2.5 SPACES/UNIT	= 60 SPACES
1 SPACE/5 DWELLING UNITS	= 10 SPACES
TOTAL REQUIRED	= 118 SPACES
PROVIDED PARKING:	
STANDARD PARKING STALLS	= 88 SPACES
ADA PARKING STALLS	= 10 SPACES
BICYCLE PARKING STALLS	= 12 SPACES
TOTAL PROVIDED	= 110 SPACES

ADDITIONAL LANDSCAPING AND TREES INSTALLED IN PARKING LOT
 PER 29-4.4 TO REDUCE REQUIRE PARKING 8 SPACES.

LEGEND

	PROPERTY LINE
	ELECTRIC LINE
	FIBER OPTIC LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELECOMMUNICATIONS LINE
	UNDERGROUND FIBER OPTIC LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	FENCE
	TREE & BRUSH LINE
	DRAINAGE SWALE
	EXISTING CONTOUR
	ANCHOR
	IRON
	FLOW LINE
	HIGH DENSITY POLYETHYLENE PIPE
	LIGHT STANDARD
	TELECOMMUNICATIONS
	TOP OF WALL
	UTILITY POLE
	WATER VALVE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM SEWER
	PROPOSED FIRE HYDRANT

- GENERAL NOTES**
- SITE DATA:
 - ACREAGE: 3.93 ACRES
 - LOT 2 OF SPARTAN POINTE PLAT
 - CURRENT ZONING: PD
 - ALL BUILDINGS, UTILITIES, AND SEWERS SHOWN ARE APPROXIMATE AND SHALL BE FINALIZED WITH PERMITTING PLANS AT A LATER DATE.
 - MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 39 FEET.
 - THIS PROJECT WILL BE BUILT IN ONE PHASE.
 - SITE LIGHTING SHALL BE PER THE CITY OF COLUMBIA UNIFIED DEVELOPMENT CODE (UDC).
 - SIGNAGE NOTES:
 - TWO (2) FREESTANDING SIGN ON BATTLE AVENUE STREET FRONTAGE.
 - DIRECTIONAL SIGNS WHERE INDICATED.

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # 02S136
 ON THE 19th DAY OF September, 2022.

Barbara Buffalo
 BARBARA BUFFALO, MAYOR

ATTEST:
Sheela Amin
 SHEELA AMIN, CITY CLERK

APPROVED BY THE PLANNING AND ZONING COMMISSION,
 COLUMBIA, MISSOURI, ON June 23, 2022
Sara Loe
 SARA LOE, CHAIRPERSON

STREAM BUFFER NOTE
 THE EXISTING STREAM BUFFER AS SHOWN WAS ESTABLISHED BY
 SOMERSET VILLAGE PLAT 1 RECORDED IN BOOK 46 PAGE 44.

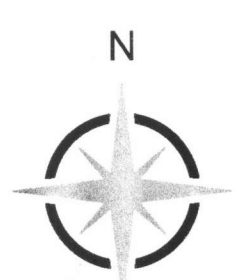
STORMWATER MANAGEMENT
 SITE SHALL MEET CURRENT CITY OF COLUMBIA STORMWATER
 ORDINANCES, INCLUDING DETENTION AND WATER QUALITY. THE DETENTION
 BASIN SHALL SERVE BOTH LOTS 2 AND 3.



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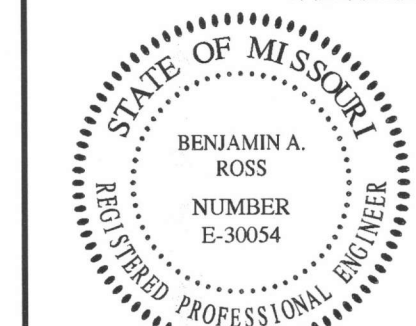
1113 Fay Street, Columbia, MO 65201
673-449-2646
802 El Dorado Drive, Jefferson City, MO 65101
873-456-5303
1778 West Main Street, Sedalia, MO 65301
660-826-9618
www.ess-inc.com
MO Engineering Corp. # 2004005918



SCALE: 1" = 30'

PLANNED DEVELOPMENT PLAN FOR
LOT 2 - SPARTAN POINTE
STREET ADDRESS
COLUMBIA, BOONE COUNTY, MISSOURI

7/28/2021



Benjamin A. Ross

BENJAMIN A. ROSS REGISTERED PROFESSIONAL ENGINEER E-30054

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Date
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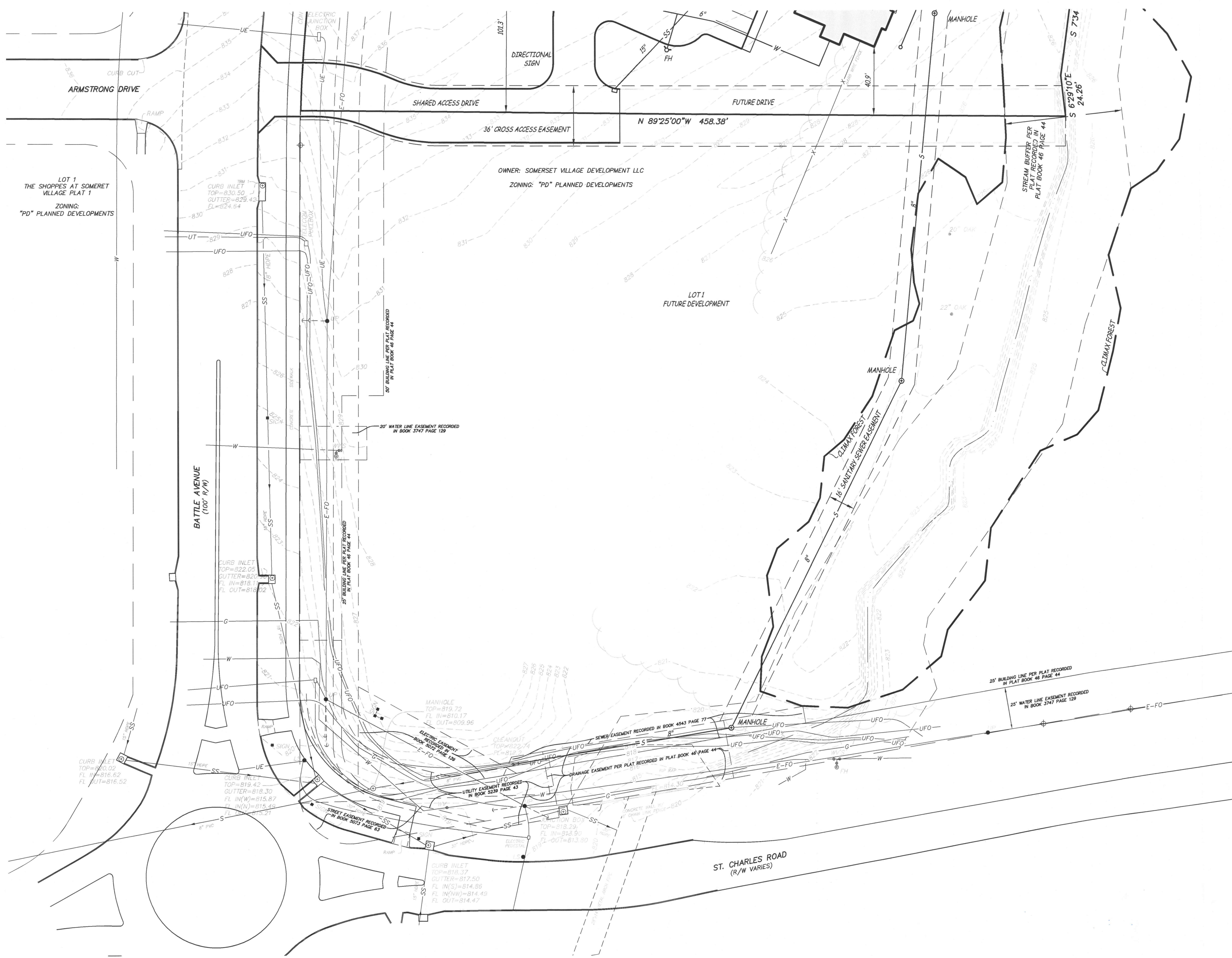
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JULY 28, 2022

Design: BAR Drawn: CGH

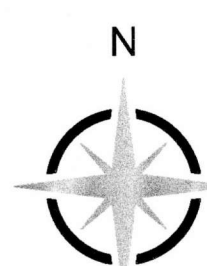
OFF SITE SANITARY SEWER PLAN

Sheet
C1.02

ES&S PROJECT NO. 15507



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SCALE: 1" = 30'

**PLANNED DEVELOPMENT PLAN FOR
LOT 2 - SPARTAN POINTE**
STREET ADDRESS
COLUMBIA, BOONE COUNTY, MISSOURI

7/28/2022



Benjamin A. Ross

BENJAMIN A. ROSS REGISTERED PROFESSIONAL ENGINEER E-30054

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Date

JUNE 10, 2022

Revised

JUNE 21, 2022

JULY 28, 2022

Design: BAR Drawn: CGH

CONCEPTUAL LANDSCAPE PLAN

Sheet

C2.01

ES&S PROJECT NO. 15507

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	NO. PROVIDED
	LARGE DECIDUOUS TREE (2" CALIPER)	15
	MEDIUM DECIDUOUS TREE (2" CALIPER)	11
	SMALL DECIDUOUS TREE (2" CALIPER)	8
	ORNAMENTAL DECIDUOUS TREE (2" CALIPER)	6
	EVERGREEN TREE (6' TALL)	2
	DECIDUOUS SHRUBS	90
	PERENNIAL FLOWER	94
		TOTAL = 223

LANDSCAPING NOTES

CLIMAX FOREST PRESERVATION NOTE (PER 29 - 4.4(C)(1))
EXISTING CLIMAX FOREST = 13,212 SF

LANDSCAPED AREA NOTE (PER 29-4.4(C)(2))
LANDSCAPED AREA REQUIRED = 25,679 (15% OF TOTAL AREA)
LANDSCAPED AREA PROVIDED = 76,644 (44.8% OF TOTAL AREA)

LANDSCAPING NOTES

- ALL PLANT MATERIAL SHALL BE (PER 29-4.4(C)(3 & 4)):
 - HARDY TO CENTRAL MISSOURI (USDA HARDINESS ZONE 5B)
 - FREE OF DISEASE AND INSECTS
 - CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSEYMEN.
- ALL NON-PAVED AREAS SHALL RECEIVE THE FOLLOWING:
 - PERIMETER LANDSCAPED AREAS: MIN 8" OF TOPSOIL
 - INTERIOR LANDSCAPED ISLANDS: MIN. 15" OF TOPSOIL
 - THE SITE CONTRACTORS SHALL BE RESPONSIBLE TO PROVIDE FINISHED GRADE TO THIS SUBGRADE. (PER 29-4.4(C)(4))
- NO LESS THAN 50% OF LANDSCAPED AREA MUST BE COVERED WITH LIVE PLANTS, NOT MULCH, BARK, GRAVEL, ETC (PER 29-4.4(C)(4)).
- PLANTING MATERIALS SHALL BE OF THE FOLLOWING MINIMUM SIZE (PER 29-4.4(C)(4)):
 - LARGE DECIDUOUS SHADE TREES (MATURE HEIGHT >45') = 2" CALIPER
 - MEDIUM DECIDUOUS SHADE TREES (MATURE HEIGHT 30'-45') = 2" CALIPER
 - SMALL DECIDUOUS SHADE TREES (MATURE HEIGHT 20'-30') = 4' IN HEIGHT
 - ORNAMENTAL TREE (MATURE HEIGHT <20') = 4' IN HEIGHT
 - CONIFER = 6' IN HEIGHT
 - SHRUBS = 5-GAL CONTAINER
 - GROUND COVER = APPROPRIATE FOR 50% COVERAGE WITHIN 2 GROWING SEASONS
 - GRASS, SEED, SOD = >80% PURE LIVE SEED, 98% WEED FREE
- PLANTINGS SHALL NOT BE PLACED CLOSER THAN 4' FROM THE FENCE OR PROPERTY LINE, UNLESS NOTED OTHERWISE ON THE PLANS (PER 29-4.4(C)(7)).
- SNOW STORAGE SHALL NOT OCCUR IN BUFFER AREAS (PER 29-4.4(C)(9))
- OUTDOOR SCREENING PER 29-4.4(C)(9): NOT APPLICABLE
- ROOFTOP MECHANICAL UNIT SCREENING (PER 29-4.4(C)(10)): NOT APPLICABLE
- SIGHT TRIANGLE (PER 29-4.4(C)(11)): NO PLANTINGS WITH MATURE HEIGHTS TALLER THAN 18 INCHES SHALL BE PLACED WITHIN THE DEFINED SIGHT TRIANGLE AS SHOWN ON THE PLAN.
- ALL TREES PLANTED IN THE RIGHT OF WAY SHALL COMPLY WITH CHAPTER 24 ARTICLE V OF THE CITY OF COLUMBIA CODE OF ORDINANCES (PER 29-4.4(C)(12)).
- PLANTING SHALL BE COMPLETED WITHIN ONE PLANTING SEASON (SPRING TO FALL) OF THE COMPLETION OF EXTERIOR IMPROVEMENTS, OR WITHIN ONE YEAR OF THE ISSUANCE OF THE LAND DISTURBANCE PERMIT, WHICHEVER OCCURS LATER (PER 29-4.4(C)(13)). THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A PERFORMANCE BOND, ESCROW, LETTER OF CREDIT, OR OTHER INSTRUMENT ACCEPTABLE TO THE CITY OF COLUMBIA, TO THE CITY OF COLUMBIA AND OWNER, FOR ANY WORK NOT COMPLETED OR ACCEPTED WITHIN THIS TIME FRAME.
- TREE PROTECTION SHALL BE REQUIRED PRIOR TO AND DURING CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES.
- NO ACTIVITY WITH THE POTENTIAL OF CAUSING DAMAGE TO THE ROOT SYSTEM OF TREES SHALL BE ALLOWED WITHIN 20 FEET OF THE OUTSIDE OF PRESERVED, PROTECTED, OR PLANTED TREE DRIP LINE (PER 29-4.4(G)(4)).
 - ORANGE CONSTRUCTION FENCE, WITH A SIGN STATING "TREE PROTECTION - KEEP OUT" EVERY 100 FEET, SHALL BE INSTALLED ALONG THE PERIMETER OF THE TREE PROTECTION AREA BEFORE AND THROUGHOUT CONSTRUCTION.
 - IF SITE GRADING OCCURS WITHIN 20' OF THE TREE PRESERVATION, THE PERIMETER OF THE AREA MUST BE TRENCHED TO A MINIMUM WIDTH AND DEPTH OF 2', AND ROOT PRUNED.
 - NO CONSTRUCTION, GRADING, EQUIPMENT, MATERIAL STORAGE, OR OTHER ASSOCIATED ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA.
 - ALL TREE AND VEGETATION PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY CITY STAFF PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITIES.
- ANY FAILURE OF THE CONTRACTOR TO FOLLOWING THESE REQUIREMENTS SHALL BE REMEDIATED, AT THE CONTRACTOR'S SOLE EXPENSE, BY ONE OF THE FOLLOWING, AS FOUND ACCEPTABLE TO THE CITY OF COLUMBIA AND OWNER:
 - PAYMENT OF \$750 TO THE CITY OF COLUMBIA RIGHT OF WAY LANDSCAPING BUDGET PER NEW TREE REQUIRED TO REPLACE IMPACTED TREE
 - REPLACEMENT OF DAMAGED TREES PER 29-4.4(G)(3)(i).

LANDSCAPING STRIP NOTE (PER 29-4.4(d))

	REQUIRED	PROVIDED
STREET TREES:	1/40 LF ² LF = 12	15
MEDIUM:	30% OF TOTAL = 4	5
LARGE:	30% OF TOTAL = 4	5
SPECIES:	2	3
TOTAL TREES	12	15

PROPERTY EDGE BUFFERING NOTE (PER 29-4.4(E)):

SUBJECT PROPERTY:	ZONING	USE	SCREENING LEVEL	BUFFER AREA	TREES
ADJACENT PROPERTIES:	PD	MULTI-FAMILY	-	-	-
NORTH	PD	SHARED DRIVEWAY	0	0	0
SOUTH	PD	SHARED DRIVEWAY	0	0	0
EAST	PD	STREAM BUFFER	0	0	0
WEST	R/W	N/A	-	-	-
TOTAL					0

PLANTING CATEGORIES:	REQUIRED	PROVIDED
COVERAGE OF STRIP:	>50%	N/A
OPACITY (1' TO 5' ABOVE GRADE)	>80%	N/A

PARKING LOT LANDSCAPING NOTE (PER 29-4.4(F)):

PARKING LOT AREA	= 41,936 SQ. FT.	
10% LANDSCAPE	= N/A	
PROVIDED	= N/A	
INTERIOR LANDSCAPED ISLANDS:	>100 STALLS	3
INTERIOR ISLAND WIDTH:	8'	3
SEPARATION ISLANDS:	>150 STALLS	3
INTERIOR TREES (1/4,000 SF PAVEMENT)	N/A	14
MEDIUM (30% OF TOTAL)	N/A	8
LARGE (40% OF TOTAL)	N/A	6
SEPARATION ISLAND TREES (40' SPACE)	N/A	6
TOTAL TREES	13	14

SIGNIFICANT TREES NOTE (PER 29-4.4(G)):

- CREDIT FOR PRESERVING EXISTING MATURE SIGNIFICANT TREES: N/A
- THERE ARE NO EXISTING TREES AT THE SITE OUTSIDE THE STREAM BUFFER.
- SIGNIFICANT TREES: N/A, THERE ARE NO SIGNIFICANT TREES AT THE SITE OUTSIDE THE STREAM BUFFER.

TOTAL REQUIRED LANDSCAPING

SECTION	REQUIRED TREES
29-4.4(d)(1)(B)	N/A
29-4.4(d)(2)	12
29-4.4(e)	N/A
29-4.4(f)(1-3)	N/A
29-4.4(f)(4-5)	13
TOTAL	25

TOTAL REQUIRED TREES: 25 TREES

PROVIDED TREES: 34 TREES

SEEDING / SODDING SPECIFICATIONS

- FINISH GRADE SHOWN ON PLAN INCLUDES 6" OF TOPSOIL RESPREAD FROM STOCKPILES.
- ALL DISTURBED AREAS SHALL BE SEED OR SODDED PER SPECIFICATIONS.
- ALL LAWN AREAS TO BE SOD AROUND & WITHIN 15 FEET OF BUILDINGS AND WALKS.

IRRIGATION SYSTEM NOTES

- ALL AREAS SHALL BE IRRIGATED.
- IRRIGATION SHALL BE ZONED. ALL PLANTING BENDS AND TURF SHALL BE SEPARATELY ZONED.
- CONTRACTOR SHALL SUBMIT IRRIGATION PLANS TO THE OWNER A MINIMUM OF 30 DAYS PRIOR TO PROPOSED INSTALLATION FOR APPROVAL.

NOTES

- IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPED AREAS SHALL BE SEEDED AND MULCHED.
- ALL NURSERY STOCK SHALL CONFORM TO THE CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1.
- ALL PERIMETER LANDSCAPED AREAS SHALL BE GRASS COVERED.

