

MAJOR AMENDMENT TO THE C-P PLAN FOR CROSSCREEK CENTER, LOT 105

SECTION 20, TOWNSHIP 48, RANGE 12
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY 2018
CITY OF COLUMBIA CASE NO. 18-43

OWNER:

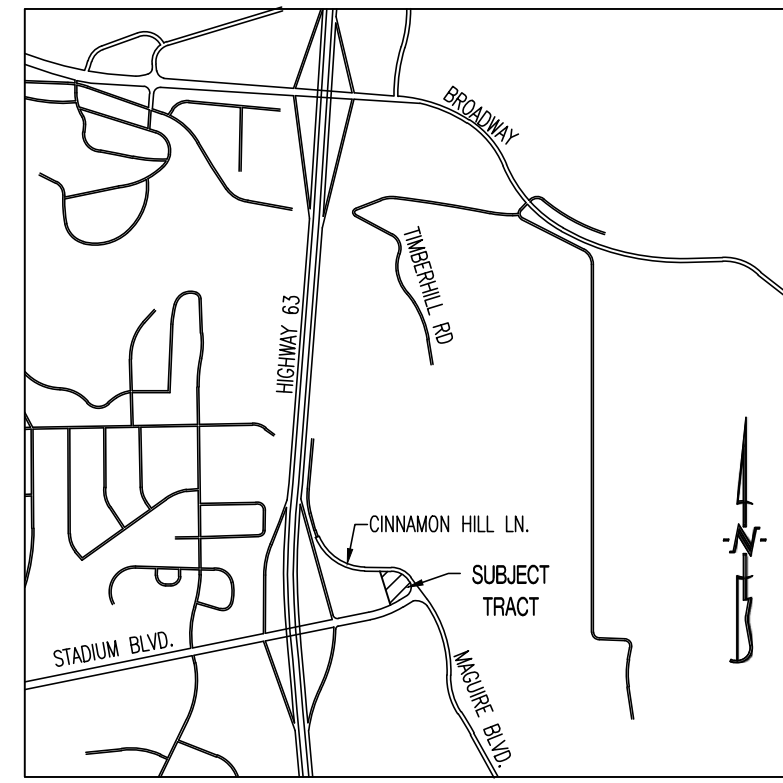
FIRST NATIONAL BANK & TRUST CO.
801 E BROADWAY P.O. BOX 867
COLUMBIA, MISSOURI 65205

LEGAL DESCRIPTION:

LOT 105 OF THE FINAL PLAT OF CROSSCREEK CENTER PLAT 1,
REC. IN PLAT BOOK 42, PAGE 22

DEVELOPER:

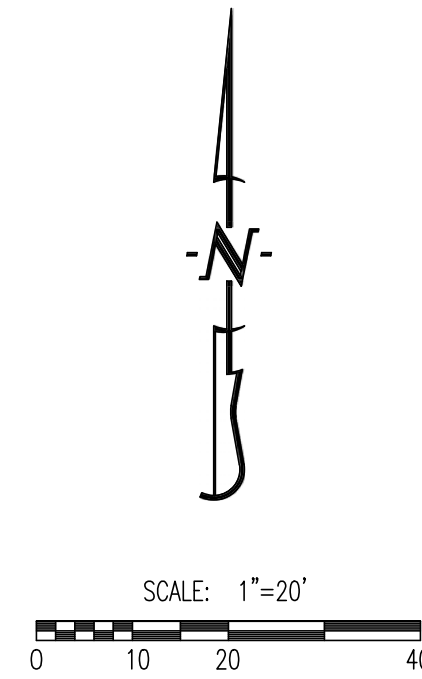
BUILD TACO, LLC
3316 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MISSOURI 65201



LOCATION MAP
NOT TO SCALE

LEGEND:

- 805--- EXISTING 2FT CONTOUR
- 820--- EXISTING 10FT CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- ⊙ MANHOLE/CLEANOUT
- PROPOSED WATERLINE
- ⊙ PROPOSED LIGHT POLE
- ⊙ PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- XXX LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED UNDERGROUND DETENTION/WATER QUALITY



PARKING CALCULATIONS:

SPACES REQUIRED:	
9,000 SF OFFICE AT 1 SPACE PER 300 SF:	30 SPACES
4,500 SF RETAIL AT 1 SPACE PER 300 SF:	15 SPACES
4,500 SF RESTAURANT AT 1 SPACE PER 150 SF:	30 SPACES
TOTAL SPACES REQUIRED:	75 SPACES
BICYCLE SPACES REQUIRED:	8 SPACES
BICYCLE SPACES PROVIDED:	8 SPACES
REDUCTION OF REQUIRED PARKING SPACES FROM INSTALLED BICYCLE SPACES:	-8 SPACES
REDUCED TOTAL SPACES REQUIRED:	67 SPACES
HANDICAP SPACES REQUIRED:	3 SPACES
STANDARD SPACES PROVIDED:	69 SPACES
HANDICAP SPACES PROVIDED:	3 SPACES
TOTAL SPACES PROVIDED:	72 SPACES

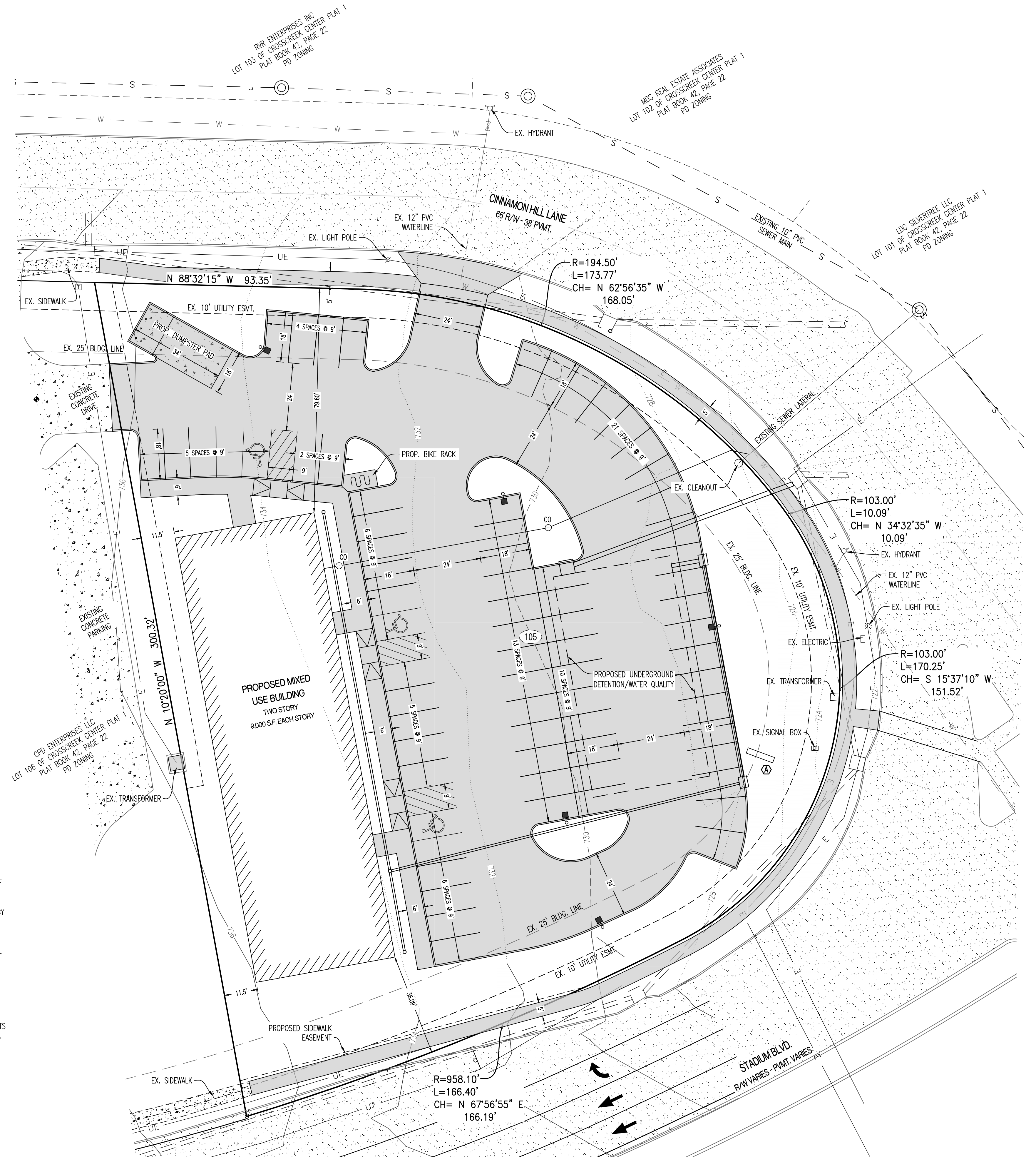
SIGNAGE:

SIGNAGE SHALL BE WITHIN THE FOLLOWING LIMITS:

- ▲ FREE STANDING SIGN INDICATING SERVICES PROVIDED. SIGN SHALL COMPLY WITH SECTION 29-4.8 OF THE SIGNAGE ORDINANCE IN THE UDC AND SHALL BE 8' IN MAXIMUM HEIGHT AND 64 SQUARE FEET IN SIGNAGE AREA. ALL OTHER SIGNAGE (BUILDING, CANOPY, AWNING, ETC.) SHALL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA SIGN REGULATIONS.

NOTES:

1. TOTAL AREA OF THIS LOT IS 1.25 ACRES.
2. EXISTING ZONING IS PD.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C0291E, DATED APRIL 19, 2017.
4. NO PART OF THIS TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
5. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 40', AS MEASURED BY THE UNIFORM DEVELOPMENT CODE.
6. STORM WATER QUALITY STANDARDS SHALL BE MET BY USING A CITY OF COLUMBIA APPROVED BMP (BEST MANAGEMENT PRACTICE). PROPOSED BMPs WILL BE SIZED AT THE TIME OF FINAL DESIGN.
7. STORM WATER DETENTION WILL BE REQUIRED FOR THIS PROJECT. THE MAXIMUM RELEASE RATE FOR 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 STORM EVENTS.
8. ALL SITE LIGHTING SHALL BE IN CONFORMANCE WITH THE LIGHTING REQUIREMENTS FOR THE CITY OF COLUMBIA. POLE LOCATIONS MAY VARY FROM WHAT IS SHOWN.
9. WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER AND LIGHT DEPARTMENT.
10. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
11. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.



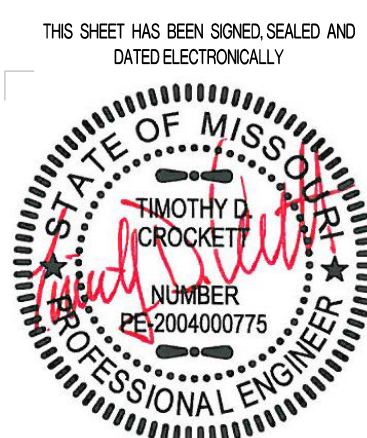
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS
____ DAY OF _____, 2018.

RUSTY STRODTMAN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS
____ DAY OF _____, 2018.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



TIMOTHY D. CROCKETT, 2004000775
02/09/2018
DATE

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
1000 West Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

PD PLAN FOR
CROSSCREEK SPEC RETAIL

1450 CINNAMON HILL LANE
SECTION 20, TOWNSHIP 48, RANGE 12
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY 2018



Follow Rost, Inc...
2450 TRAILS WEST AVENUE
COLUMBIA, MO 65202
(573) 445-4465
WWW.ROSTLANDSCAPING.COM

RR ENTERPRISES INC
LOT 103 OF CROSSCREEK CENTER PLAT 1
PLAT BOOK 42, PAGE 22
PD ZONING

MOS REAL ESTATE ASSOCIATES
LOT 102 OF CROSSCREEK CENTER PLAT 1
PLAT BOOK 42, PAGE 22
PD ZONING

LIC SILVERTREE, LLC
LOT 101 OF CROSSCREEK CENTER PLAT 1
PLAT BOOK 42, PAGE 22
PD ZONING

LANDSCAPE COMPLIANCE:

29-4.4(a) - STREET FRONTAGE LANDSCAPING

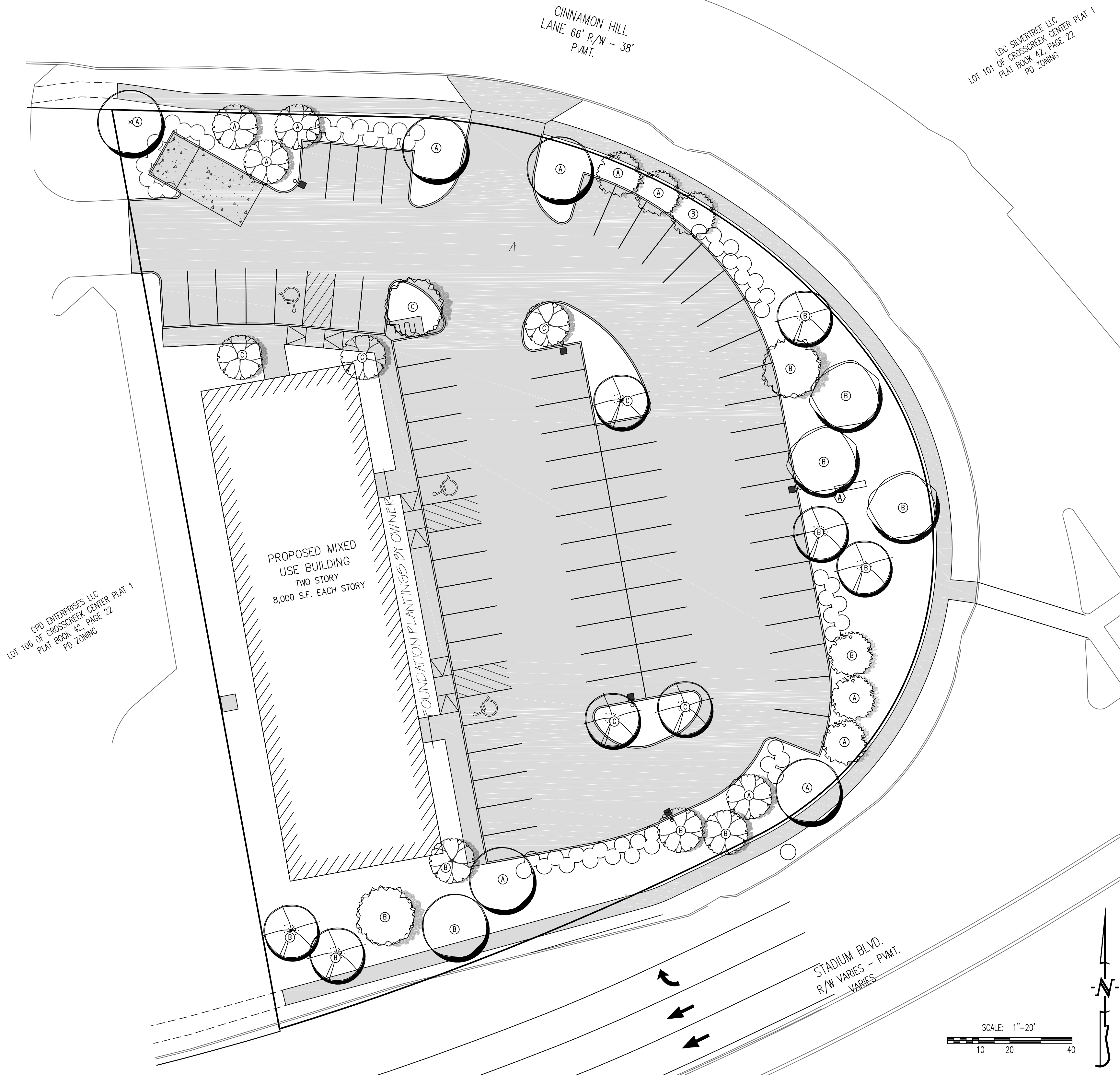
(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER 1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA (WITHIN SCREENING BED)	420 LF 13 TREES REQUIRED 13 TREES PROPOSED
(2) STREET TREES - LF OF STREET FRONTAGE	620 LF
(i) 1 TREE PER 40' OF STREET FRONTAGE REQUIRED	16 TREES REQUIRED 16 TREES PROPOSED
(ii) 30% LARGE TREES REQUIRED	5 TREES REQUIRED 11 TREES PROPOSED
(iii) 30% MEDIUM TREES REQUIRED	5 TREES REQUIRED 5 TREES PROPOSED

29-4.4(f) - PARKING AREA LANDSCAPE

(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 LF OF LANDSCAPED AREA	0 TREES REQUIRED 0 TREES PROPOSED
(3) IF PARKING AREA CONTAINS MORE THAN 150 SPACES, PARKING SPACE AREA TO BE SEPERATED BY 10' WIDE LANDSCAPING STRIP, WITH 1 TREE PER 40 LF OF LANDSCAPED AREA	0 TREES REQUIRED 0 TREES PROPOSED
(4) 1 TREE PER 4,000 S.F. OF ADDITIONAL PAVED AREA (28,000 S.F.)	7 TREES REQUIRED 7 TREES PROPOSED
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES	3 TREES REQUIRED 3 TREES PROPOSED
MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES	3 TREES REQUIRED 4 TREES PROPOSED

PLANT KEY:

	6 - SHADE TREE - RED MAPLE - 25'
	5 - SHADE TREE - BALD CYPRESS - 25'
	6 - ORNAMENTAL TREE - AMUR MAPLE - 6-8'
	10 - ORNAMENTAL TREE - CRABAPPLE - 6-8'
	5 - SHADE TREE - KENTUCKY COFFEE TREE - 25'
	8 - SHADE TREE - ACCOLADE, FORNTIER, OR ALLEE ELM - 25'
	99 - LANDSCAPE BUFFER PLANTINGS - SHRUB PLANTINGS - MIX OF ORNAMENTAL GRASS, JUNIPER, SPIKEA, ROSE, BURNING BUSH, ETC - 5 GAL' WITHIN 6" MULCH BED, TO ADHERE TO 29-4.4(D)



LANDSCAPE DEVELOPMENT FOR
CROSSCREEK LOT 105

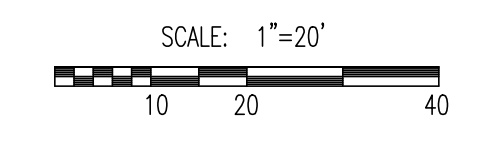
- LANDSCAPING / TREE PRESERVATION NOTES:**
- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION
 - LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
 - ALL PLANT MATERIALS AND FINAL LANDSCAPING PLAN SHALL BE IN ACCORDING WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
 - LANDSCAPING SHALL COMPLY WITH SECTIONS 29-4.4 OF THE CITY OF COLUMBIA UNIFIED DEVELOPMENT CODE.

PERVIOUS AREA:

TOTAL LOT AREA	1.25 AC
TOTAL IMPERVIOUS AREA	0.85 AC
TOTAL PERVIOUS AREA (OPEN SPACE)	0.40 AC (32%)

1. NOTE: TOTAL PERVIOUS AREA SHALL NOT EXCEED 85%.

DATE: 1.15.18
DESIGNER: JF
SCALE: 1"=20'-0"
REVISIONS:
2.2.18
SHEET NUMBER:
LS1
PROJECT NUMBER:



REPRODUCTION OF THESE PLANS IN WHOLE OR PART OR THE REPRODUCTION OF DERIVATIVE WORKS THEREOF WITHOUT THE WRITTEN PERMISSION OF ROST INC. IS PROHIBITED.
USE OF THESE PLANS IS LIMITED TO THE CONSTRUCTION OF THIS PROJECT ONLY. USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN USE ON THIS PROJECT IS STRICTLY PROHIBITED.