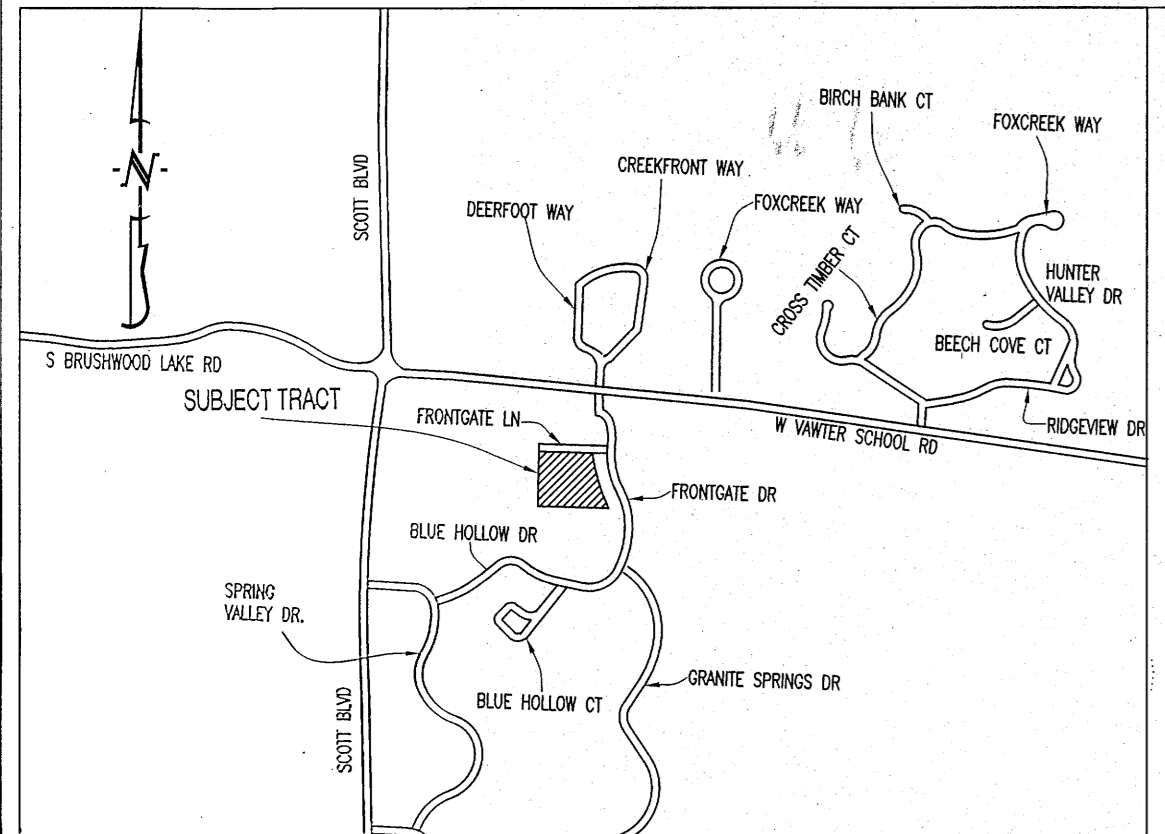


# MAJOR AMENDMENT TO THE PD PLAN FOR COPPERSTONE LOT 102A

LOCATED IN SECTION 33, TOWNSHIP 48, RANGE 13  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY OF COLUMBIA CASE NO. PLDV-000122-2019



**BASIS OF BEARING:**  
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

**LEGAL DESCRIPTION:**  
COPPERSTONE COMMERCIAL PLAT 2 LOT 102A, RECORDED IN BOOK 3132, PAGE 0133.

- ### DESIGN MODIFICATION REQUEST
- A A DESIGN MODIFICATION FROM THE UDC SECTION 29-4.6 REGARDING DESIGN STANDARDS & GUIDELINES. WE ARE REQUESTING THE MODIFICATION TO THE REQUIRED ENTRY LOCATION OF PRINCIPAL BUILDINGS.
  - B A DESIGN MODIFICATION FROM THE UDC SECTION 29-4.4 REGARDING LANDSCAPE BUFFERS. WE ARE REQUESTING THE MODIFICATION TO THE REQUIRED EIGHT-FOOT TALL SCREENING DEVICE FOR A LEVEL 3 BUFFER.
  - C A DESIGN MODIFICATION FROM THE UDC SECTION 29-4.4 REGARDING LANDSCAPE BUFFERS. WE ARE REQUESTING THE MODIFICATION TO THE REQUIRED EIGHTY PERCENT OPACITY, IN THE SPACE BETWEEN ONE AND FIVE FEET ABOVE GRADE AT THE TIME OF INSTALLATION. THIS MODIFICATION WOULD BE FOR A REDUCTION IN THE OPACITY REQUIREMENT AND TYPE OF PLANTINGS.
  - D A DESIGN MODIFICATION FROM THE UDC SECTION 29-2.2 REGARDING THE MINIMUM FRONT YARD SETBACK FOR M-N DISTRICT. WE ARE REQUESTING THE MODIFICATION TO THE REQUIRED 25' BUILDING LINE.
  - E A DESIGN MODIFICATION FROM THE UDC SECTION 29-4.1 REGARDING THE MINIMUM LOT SIZE FOR ONE FAMILY ATTACHED DWELLING. WE ARE REQUESTING THE MODIFICATION TO THE REQUIRED 3,500 SF LOT SIZE.

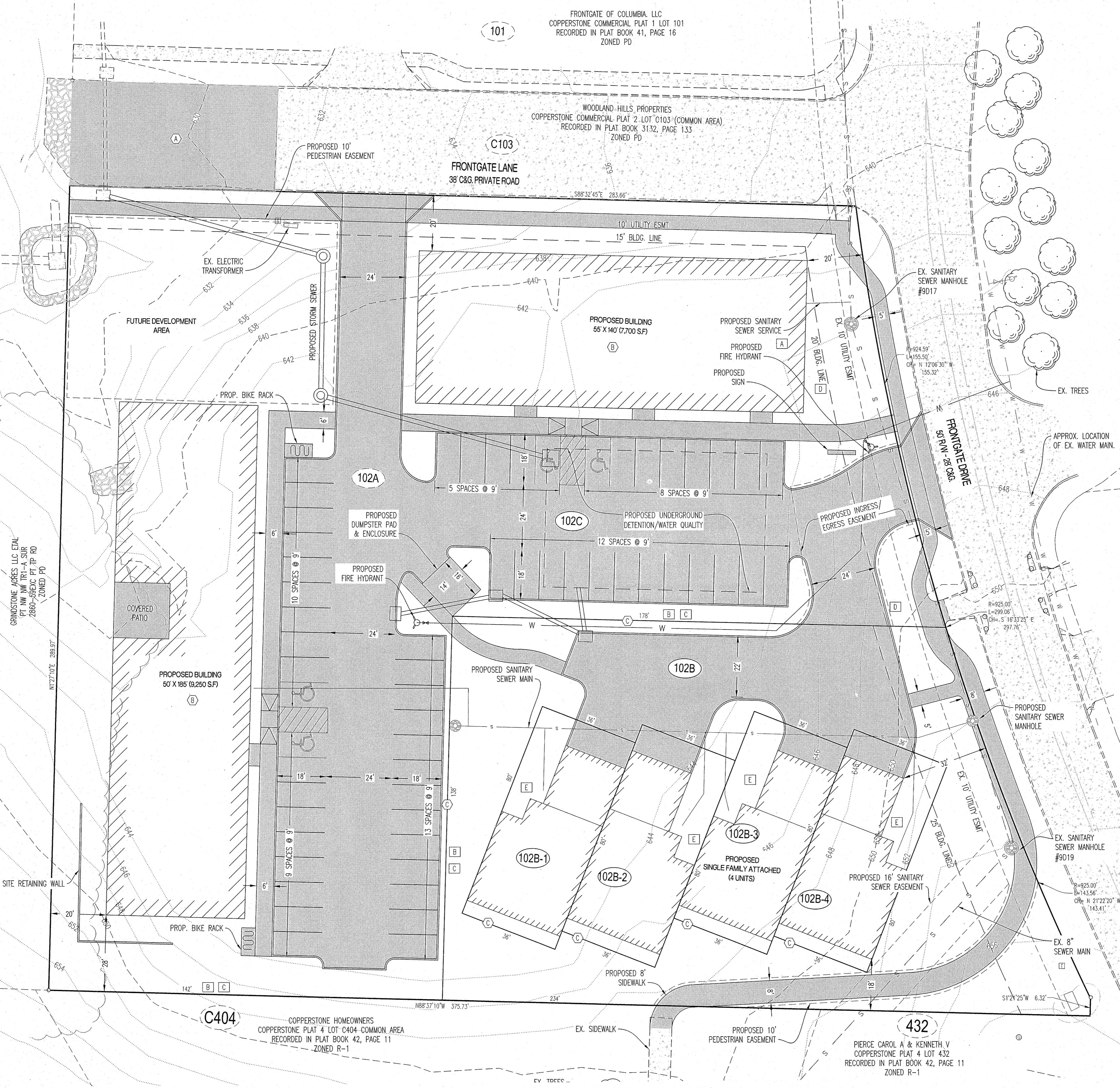
- ### LEGEND:
- 805--- EXISTING 1FT CONTOUR
  - 820--- EXISTING 10FT CONTOUR
  - S--- CURB
  - S--- EXISTING SANITARY SEWER
  - S--- PROPOSED SANITARY SEWER
  - S--- MANHOLE/CLEANOUT
  - S--- PROPOSED WATERLINE
  - S--- PROPOSED LIGHT POLE
  - S--- PROPOSED FIRE HYDRANT
  - S--- EXISTING STORM SEWER
  - S--- PROPOSED STORM SEWER
  - S--- BUILDING LINE
  - S--- EASEMENT
  - XX PROPOSED LOT NUMBER
  - XX EXISTING LOT NUMBER
  - S--- PROPOSED PAVEMENT
  - S--- PROPOSED UNDERGROUND DETENTION/WATER QUALITY
  - S--- EXISTING TREE
  - T TELECOMMUNICATION PEDESTAL

### PARKING CALCULATIONS:

SPACES REQUIRED	
OFFICE, 16,950 SQ FEET BUILDING (1 SPACE/300 SQ FEET)	57 SPACES
TOTAL SPACES REQUIRED:	57 SPACES
SPACES PROVIDED	
STANDARD SPACES PROPOSED:	53 SPACES
HANDICAP SPACES PROPOSED:	4 SPACES
TOTAL SPACES PROVIDED:	57 SPACES
RESIDENTIAL	
2 SPACES PER UNIT - SPACES REQUIRED:	8 SPACES
SPACES PROVIDED:	16 SPACES
(2 PER DRIVEWAY & 2 PER GARAGE)	
BICYCLE SPACES REQUIRED:	8 SPACES
BICYCLE SPACES PROVIDED:	8 SPACES
LOT COVERAGES:	
NET LAND AREA:	93,425 SQ.FT. 100%
TOTAL IMPERVIOUS SURFACE AREA:	57,348 SQ.FT. 61%
TOTAL OPEN SPACE:	36,306 SQ.FT. 39%

NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 75%.

**SIGNAGE:**  
ALL ONSITE SIGNAGE (BOTH FREESTANDING AND ON BUILDING) SHALL BE IN CONFORMANCE WITH SECTION 29-4.8 OF THE CITY OF COLUMBIA SIGN REGULATIONS FOR M-N STANDARDS.



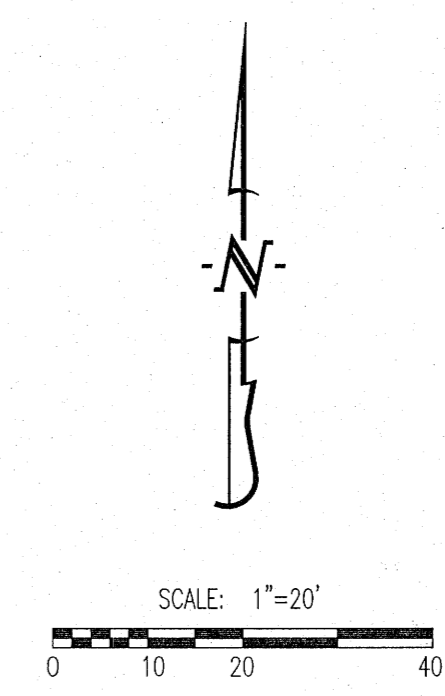
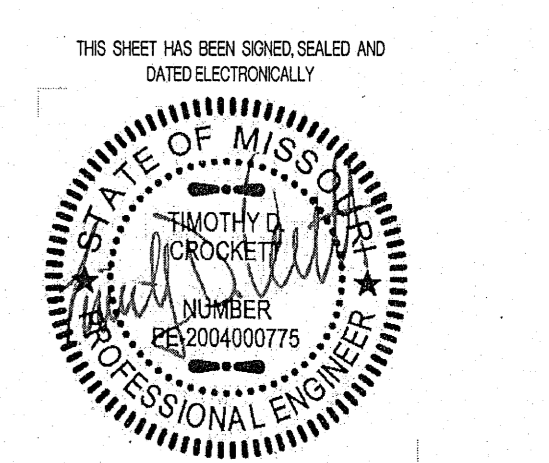
- ### NOTES:
- SITE CONTAINS 2.2 ACRES.
  - EXISTING ZONING IS PD.
  - THIS TRACT IS LOCATED IN ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C0267E, DATED APRIL 19, 2017.
  - ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE SEC. 29-4.5. POLES SHOWN SHALL NOT EXCEED 20' IN HEIGHT. EXACT LOCATION SUBJECT TO CHANGE.
  - NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
  - THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
  - 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.
  - ALL DRIVE, ROADWAY, AND ACCESS AISLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
  - STORM WATER DETENTION WILL BE REQUIRED FOR THIS DEVELOPMENT. 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.
  - WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER AND LIGHT DEPARTMENT.
  - NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
  - ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE BOONE COUNTY ELECTRIC COOPERATIVE.
  - THE PAVING OF FRONTGATE LANE TO THE WESTERN PROPERTY LINE SHALL BE COMPLETED IN CONCURRENCE WITH THIS PROPOSED PROJECT. ALL ROAD WORK SHALL BE COMPLETED PRIOR TO OBTAINING BUILDING COs OR BY DECEMBER 31, 2020, EXCEPT AS DESCRIBED BELOW.
  - ALL PROPOSED BUILDINGS MAY BE BUILT IN THEIR ENTIRETY OR IN SEGMENTS AS NEEDED.
  - PROPOSED LOT LINE

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS  
6<sup>th</sup> DAY OF JUNE 2019.  
*Sarah Loe*  
SARAH LOE, CHAIR PERSON

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # 023925 ON THE  
15<sup>th</sup> DAY OF JULY 2019.

*Brian Treece*  
BRIAN TREECE, MAYOR

*Sheela Amin*  
SHEELA AMIN, CITY CLERK



**OWNER/DEVELOPER:**  
HURJ INVESTMENTS, LLC  
4307 GRANITE SPRINGS DR  
COLUMBIA, MO 65203

TIMOTHY D. CROCKETT, 2004000775  
05/28/2019  
DATE

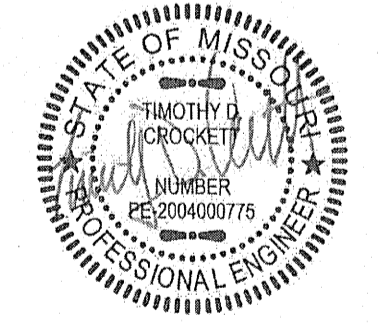
PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS

04/15/2019 ORIGINAL  
05/07/2019 REVISION 1  
05/28/2019 REVISION 2

1000 West Nifong Blvd, Bldg 1  
Columbia, Missouri 65203  
(573) 447-0292  
www.crockettengineering.com



LANDSCAPE DEVELOPMENT FOR  
**COPPERSTONE LOT 102A**  
COLUMBIA, MO 65203

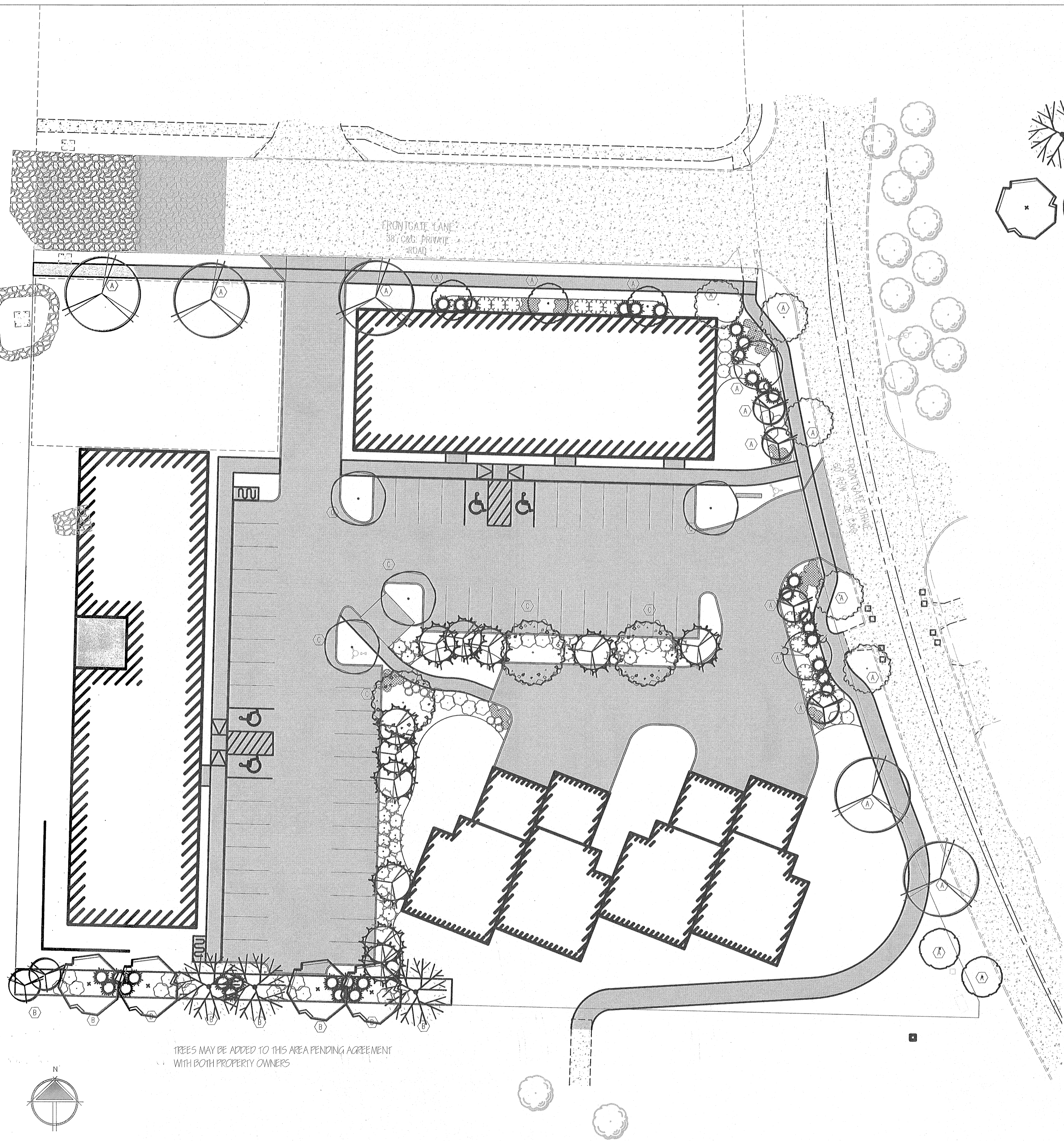


DATE: 5.6.19  
DESIGNER: JP  
SCALE: 1"=20'-0"  
REVISIONS:  
5.28.19  
SHEET NUMBER:  
LS1  
PROJECT NUMBER:  
JPCAD2018  
REPRODUCTION OF THESE PLANS IN WHOLE OR PART OR THE REPRODUCTION OF DERIVATIVE WORKS THEREOF WITHOUT THE WRITTEN PERMISSION OF ROST INC IS PROHIBITED.  
USE OF THESE PLANS IS LIMITED TO THE CONSTRUCTION OF THIS PROJECT ONLY. USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN USE ON THIS PROJECT IS STRICTLY PROHIBITED.

**PLANT SCHEDULE**

Symbol - Quantity - Type of Plant - Examples - Planting Size

- 11 - Large Shade Tree - Elm, Oak, Maple, Etc - 2.5" Cal
- 15 - Medium Shade Tree - Zelkova, Black Gum, Birch, Etc - 2" Cal
- 11 - Small Deciduous / Ornamental Tree - Redbud, Crabapple, Magnolia, Etc - 2" Cal or 6' H
- 11 - Evergreen Tree - Arborvitae, Norway Spruce, Etc - 6-8' H
- 27 - Columnar Evergreen Tree - Upright Juniper, Columnar Arborvitae, Etc - 6-8' H
- 50 - Flowering Shrub - Hydrangea, Viburnum, Ninebark, Witchhazel, etc - 5 Gal
- 40 - Evergreen Shrub - Boxwood, Juniper, Dwarf Arborvitae, Etc - 5 Gal
- 110 - Herbaceous Perennial Color / Groundcover - Daylily, Catmint, Liriope, Russian Sage, Sedum, Etc - 1 Gal



TREES MAY BE ADDED TO THIS AREA PENDING AGREEMENT WITH BOTH PROPERTY OWNERS

**LANDSCAPE COMPLIANCE:**

<b>29-4.4(c) - GENERAL PROVISIONS</b>	
EXISTING CLIMAX FOREST:	0 AC.
CLIMAX FOREST TO REMAIN:	0 AC.
REQUIRED 25% OF TOTAL SITE TO BE LANDSCAPED:	.55 AC.
PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	.83 AC.
<b>A 29-4.4(d) - STREET FRONTAGE LANDSCAPING</b>	
(1) PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER	678 SF
1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA (WITHIN SCREENING BED)	4 TREES REQUIRED 6 TREES PROPOSED
(2) STREET TREES - LF OF STREET FRONTAGE	580 LF
(i) 1 TREE PER 40' OF STREET FRONTAGE REQUIRED	15 TREES REQUIRED 15 TREES PROPOSED
(ii) 30% LARGE TREES REQUIRED	5 TREES REQUIRED 5 TREES PROPOSED
(iii) 30% MEDIUM TREES REQUIRED	5 TREES REQUIRED 5 TREES PROPOSED
<b>B 29-4.4(e) - PROPERTY EDGE BUFFERING</b>	
(1) LEVEL OF LANDSCAPE BUFFER REQUIRED - REFER TO TABLE 4.4-4	LEVEL 3
(2) AREA OF PROPERTY EDGE BUFFERING PROPOSED	1,700 S.F.
(ii)(a) 1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA (WITHIN SCREENING BED)	9 TREES REQUIRED 9 TREES PROPOSED
(ii)(c) MINIMUM AREA REQUIRED TO BE COVERED BY SHRUBS AND FLOWERING PLANTS (50% MINIMUM)	850 S.F. REQUIRED 921 S.F. PROPOSED
MINIMUM AREA REQUIRED TO BE COVERED BY FLOWERING SHRUBS (25% MINIMUM)	425 S.F. REQUIRED 545 S.F. PROPOSED
<b>C 29-4.4(f) - PARKING AREA LANDSCAPE</b>	
(4) 1 TREE PER 4,000 S.F. OF ADDITIONAL PAVED AREA (27,278 S.F.)	7 TREES REQUIRED 7 TREES PROPOSED
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES	3 TREES REQUIRED 4 TREES PROPOSED
MIN. 40% TOTAL TREES TO BE MEDIUM SHADE TREES	3 TREES REQUIRED 3 TREES PROPOSED

THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE PLAN SHALL GOVERN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION.

- LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED TO +/-0.10 FOOT OF FINISHED GRADE.
- PLANTING BACK FILL MIX IS TO CONSIST OF 80% NATIVE TOPSOIL, AND 20% ORGANIC MATTER.
- SHRUB BEDS, BERMS, AND TREE WELLS ARE TO BE MULCHED WITH 3-4" DYED HARDWOOD MULCH.
- ALL SEEDBED AREAS WITH A SLOPE OF 2:1 OR GREATER SHALL BE CONTROLLED WITH EROSION CONTROL NETTING.
- ALL BED AND LAWN AREAS SHALL BE IRRIGATED WITH POP-UP SPRAY HEADS.
- ALL LAWN AREAS TO BE SODDED WITH TALL FESCUE SOD.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWELVE MONTHS.
- ALL PLANTING BEDS AND TREE RINGS TO BE SEPERATED FROM TURF AREAS BY V TRENCHING.
- ALL PLANT MATERIAL MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PROPERTY TO THE SOUTH IS ZONED R-1. PROPERTY TO NORTH ZONE PD
- PROPERTY EDGE BUFFER BERM TO BE RAISED TO A PEAK OF 18". AREAS AROUND SHRUBS TO BE MULCHED.
- SITE CONTRACTOR TO BRING BERMS UP TO CORRECT GRADE.
- OWNER MAY UPGRADE LANDSCAPE DESIGN AS BUDGET ALLOWS.

