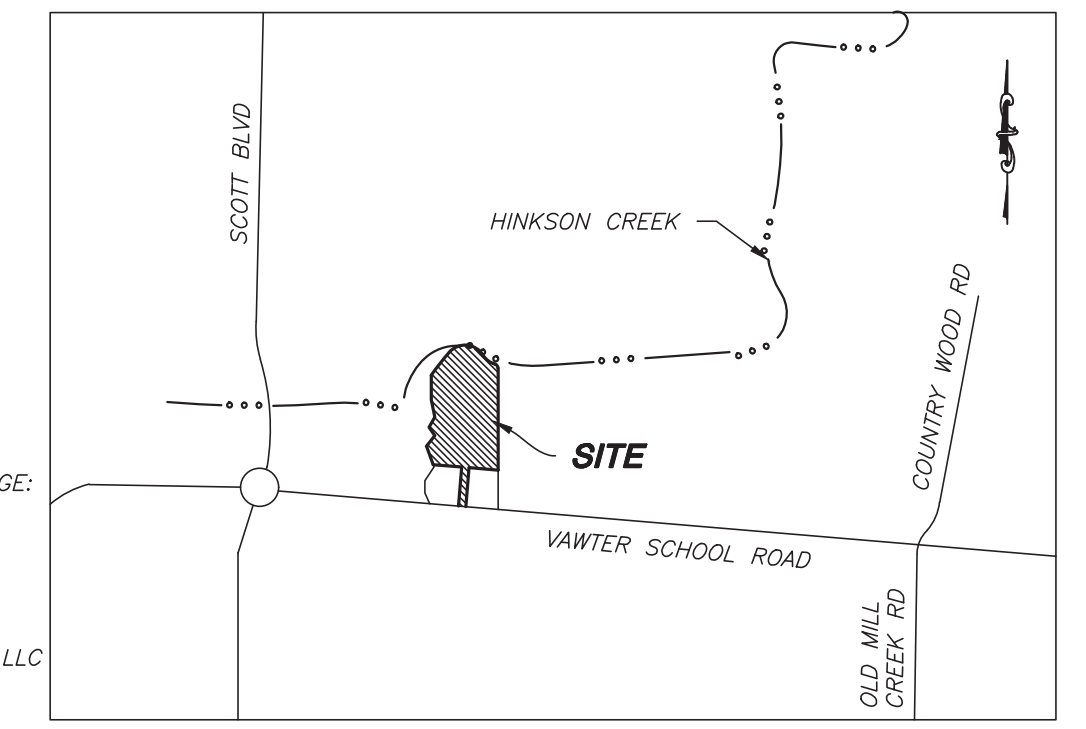


# MAJOR REVISION TO THE SPRING CREEK - PHASE 2 C-P DEVELOPMENT PLAN

LOT 601 OF SPRING CREEK PLAT 6,  
COLUMBIA, BOONE COUNTY, MISSOURI  
JULY 24, 2019

**SITE DATA**  
ACREAGE: 4.91 ACRES  
SECTION-TOWNSHIP-RANGE: 28-48-13  
ZONING: PD

**OWNER**  
BEDROCK ENTERPRISES, LLC  
2902 FORUM BLVD  
COLUMBIA, MO 65203

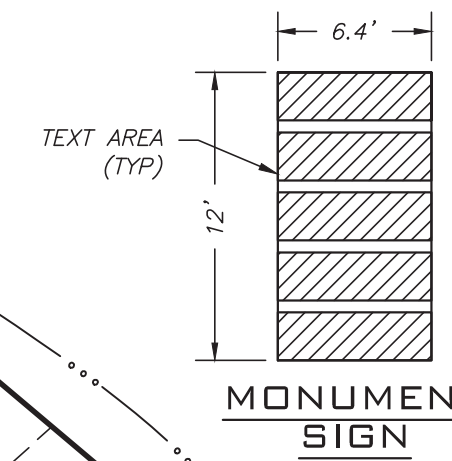


**FLOOD PLAIN STATEMENT**  
AS SHOWN ON THE PLAN, PART OF THIS TRACT IS LOCATED WITHIN ZONE AE (AREAS WITH A BASE FLOOD ELEVATION) AS SHOWN BY THE FLOOD INSURANCE RATE MAP #29019C0267E DATED APRIL 19, 2017

**LEGAL DESCRIPTION**  
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, MISSOURI, BEING ALL OF LOT 601 OF SPRING CREEK PLAT 6 AS RECORDED IN PLAT BOOK 51, PAGE 59, OF THE BOONE COUNTY RECORDS AND CONTAINING 4.91 ACRES.

**GENERAL NOTES**

- THIS ORIGINAL SPRING PARK - PHASE 2 - C-P DEVELOPMENT PLAN WAS ACCEPTED BY CITY COUNCIL AUGUST 20, 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.
- THE OWNER MAY REPLAT LOTS IN ACCORDANCE WITH CITY OF COLUMBIA SUBDIVISION REGULATIONS WITHOUT REQUIRING A REVISION TO THIS PLAN.
- THIS PROPERTY TO BE SERVED BY BOONE COUNTY ELECTRIC COOP.
- BUILDING SHALL BE SPRINKLED.
- NORTH FACE OF BUILDING SHALL BE CONSTRUCTED WITH CONCRETE WALL OR OTHER FIRE DEPARTMENT APPROVED MATERIAL FOR FIRE PROTECTION PURPOSES.
- A FREESTANDING MONUMENT SIGN AS SHOWN WAS PREVIOUSLY APPROVED ON THE SPRING CREEK C-P PLAN DATED JANUARY 3, 2006. A MAXIMUM HEIGHT OF 12' AND MAXIMUM AREA OF 64 SQ. FT. ARE ALLOWED. SEE MONUMENT SIGN DETAIL. ALL OTHER SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 29-4.8 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.
- THE PORTION OF THE DECK THAT RUNS ALONG THE NORTH SIDE OF THE BUILDING IS TO BE USED FOR STORAGE PURPOSES ONLY.



**PARKING DATA**

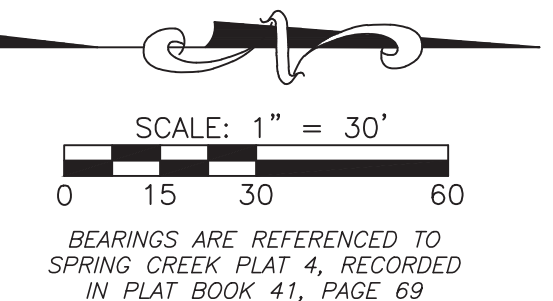
**REQUIRED PARKING:**

MAIN LEVEL:  
 VETERINARY CLINIC - 1 SPACE/2,000 SQFT  
 3,300 SQFT = 8.25 SPACES  
 RESTAURANT - 1 SPACE/150 SQFT  
 7,012 SQFT = 46.75 SPACES  
 ARTISAN INDUSTRY - 1 SPACE/1,000 SQFT  
 1,432 SQFT = 1.43 SPACES  
 RETAIL - 1 SPACE/300 SQFT  
 3,460 SQFT = 11.53 SPACES

BASEMENT:  
 ARTISAN INDUSTRY - 1 SPACE/1,000 SQFT  
 3,140 SQFT = 3.14 SPACES

TOTAL REQUIRED: 72 SPACES (3 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES WITH 1 TO BE VAN ACCESSIBLE, PLUS 8 REQUIRED BICYCLE SPACES, WHICH MAY BE COUNTED TOWARDS TOTAL REQUIRED.)

PROVIDED:  
 62 REGULAR SPACES  
 3 HANDICAP SPACES (2 OF WHICH ARE VAN ACCESSIBLE)  
 8 BICYCLE SPACES  
 TOTAL PROVIDED = 73 SPACES



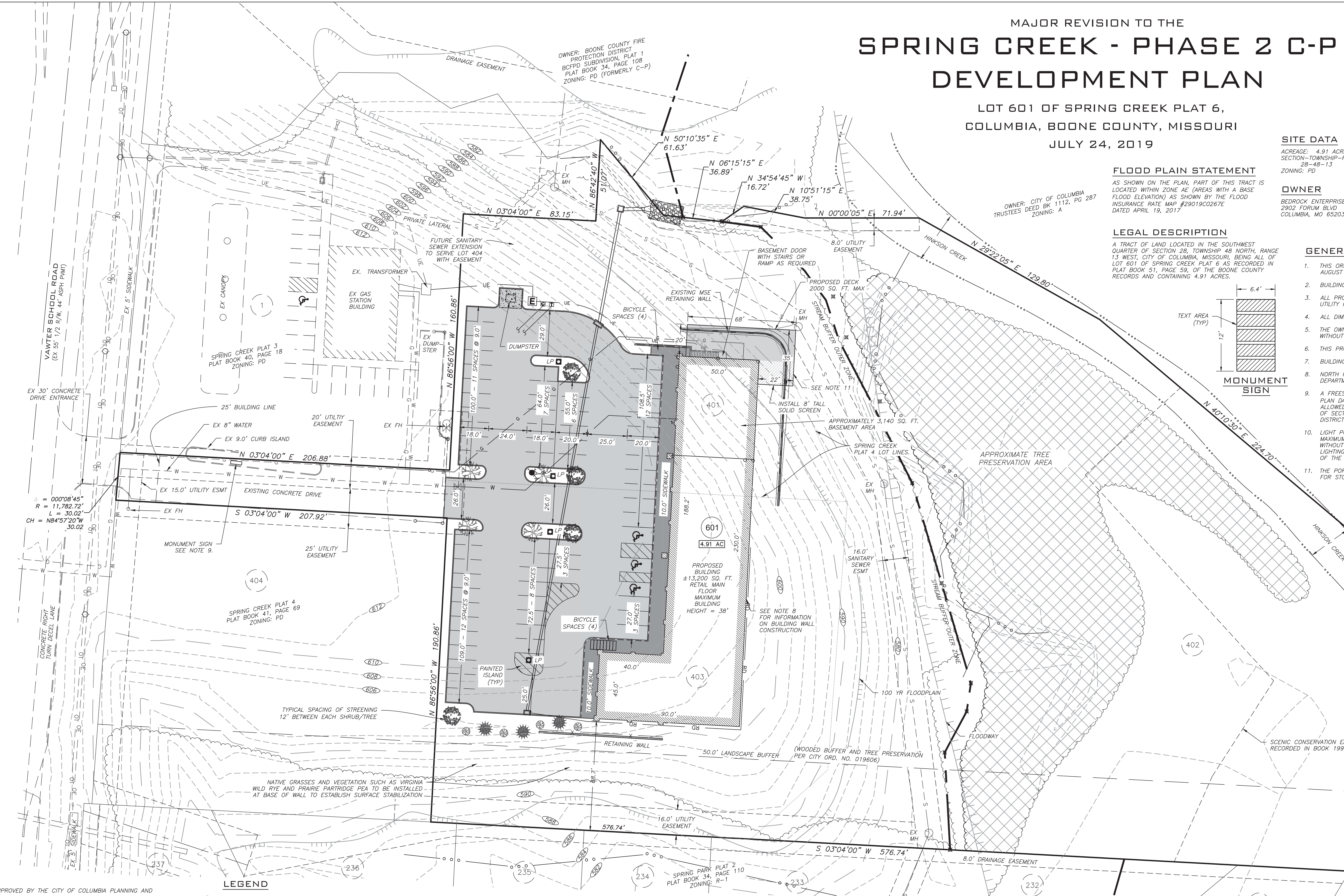
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



JAY ALAN GEBHARDT  
 MD PE-25052  
 JULY 24, 2019  
 SURVEY AND PLAT BY A CIVIL GROUP  
 CORPORATE NO. 2001066116

**A CIVIL GROUP**  
 CIVIL ENGINEERING - PLANNING - SURVEYING  
 3401 BROADWAY BUSINESS PARK COURT  
 SUITE 105  
 COLUMBIA, MO 65203  
 PH: (573) 817-5750, FAX: (573) 817-1677  
 MISSOURI CERTIFICATE OF AUTHORITY: 2001066115

X:\Project\Very Wilson\Spring Creek\Drawings\TW19-05 Spring Creek C-P Major Revision.dwg C-P Plan



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SARA LOE, CHAIRMAN

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

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

**LEGEND**

MH	EXISTING SANITARY MANHOLE	X	EXISTING FENCE
FH	EXISTING FIRE HYDRANT	UE	EXISTING UNDERGROUND ELECTRIC
EW	EXISTING GUY WIRE	UE	PROPOSED UNDERGROUND ELECTRIC
LP	EXISTING LIGHT POLE	OE	EXISTING OVER-HEAD ELECTRIC
LP	PROPOSED LIGHT POLE	UT	EXISTING UNDERGROUND TELEPHONE
LP	EXISTING TELEPHONE SERVICE	OT	EXISTING OVER-HEAD TELEPHONE
EM	EXISTING ELECTRIC METER	FO	EXISTING FIBER OPTIC CABLE
EM	EXISTING GAS METER	G	EXISTING GAS
EM	EXISTING WATER METER	S	EXISTING SANITARY
EM	EXISTING CABLE BOX	S	PROPOSED SANITARY
EM	EXISTING ELECTRIC TRANSFORMER	W	EXISTING WATER
EM	PROPOSED ELECTRIC TRANSFORMER	W	PROPOSED WATER
EM	EXISTING TELEPHONE BOX	W	EXISTING STORM SEWER
EM	EXISTING UTILITY POLE	W	PROPOSED STORM SEWER
PP	EXISTING WATER VALVE	W	EXISTING CABLE TELEVISION
PP	EXISTING STREET SIGN	W	EXISTING FLOWLINE OR WATER EDGE
PP	SQUARE FEET	W	EXISTING CONTOUR
PP	ACRES	W	EXISTING TREETRINE (AS APPROVED)
PP		W	PROPOSED PRESERVED TREETRINE

**CONCEPTUAL PLANT SCHEDULE**

QUANTITY	SIZE	CATEGORY	PLANT SPECIES
4	2"	SHADE TREE (MED. - LARGE)	TRIDENT MAPLE, SUN VALLEY MAPLE
4	2"	ORNAMENTAL TREE	OKLAHOMA REDBUD, VIBRUM
5	5' B&B	LARGE EVERGREEN TREE	KETELEERI JUNIPER, RED CEDAR
6	5 GAL	EVERGREEN SHRUB	PRAGUE VIBURNUM

LEGEND:  
 TREE PRESERVATION AREA (Hatched)  
 PAVEMENT (Solid Grey)

**LANDSCAPING NOTES**

- PROPOSED AREAS  
 TOTAL AREA OF SITE = 4.91 AC. = 213,823 SQ.FT.  
 TOTAL EXISTING PAVEMENT = 6,225 SQ.FT. (2.9%)  
 TOTAL BUILDING AREA = 13,200 SQ.FT. (6.2%)  
 TOTAL SIDEWALK AREA = 2,200 SQ.FT. (1.0%)  
 TOTAL IMPERVIOUS AREA = 49,992 SQ.FT. (23.4%)  
 TOTAL AREA OF OPEN SPACE/LANDSCAPING = 163,831 SQ.FT. (76.6%)
- 28,367 SQ. FT. / 4,500 = 6.3 OR 7 TREES REQUIRED;  
 8 NEW TREES SHOWN ON SITE (MINIMUM 4 OF WHICH TO BE MEDIUM TO LARGE SHADE TREE)
- DUE TO INCREASED BUFFER WIDTH AND PRESERVED EXISTING VEGETATION THIS SITE IS SUBJECT TO LESS STRINGENT SCREENING REQUIREMENTS FOR SCREENING ALONG EAST PROPERTY LINE PER CITY ORDINANCE 019606, APPROVED AUGUST 20, 2007
- ALL PLANTINGS WITHIN 50' LANDSCAPE BUFFER TO BE NATIVE SPECIES

**TREE PRESERVATION NOTE:**

- ALL LAND WITHIN THIS PD PLAN SHALL BE SUBJECT TO SECTION 124-49 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- THE PROPOSED TREE PRESERVATION LINE SHALL BE SHOWN ON AN APPROVED TREE PRESERVATION PLAN PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT.
- THE TREE PRESERVATION PLAN MAY BE REVISED BY THE OWNER AS LONG AS THE TREE PRESERVATION REMAINS IN COMPLIANCE WITH CITY REGULATIONS.
- FROM NOVEMBER 5, 2007 APPROVED PLAN EXISTING CLIMAX FOREST = 2.32 ACRES  
 CLIMAX FOREST PREVIOUSLY PRESERVED = 1.26 ACRES.  
 CLIMAX FOREST PROPOSED TO BE PRESERVED, LIMITS AS SHOWN, = 0.89 ACRES (38%)

**STORMWATER MANAGEMENT**

- THIS TRACT HAS AN APPROVED STORMWATER MANAGEMENT PLAN AS SHOWN ON THE SPRING PARK - PHASE 2 - C-P DEVELOPMENT PLAN, APPROVED AUGUST 20, 2007. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PLAN. ANY PROPOSED IMPERVIOUS AREA GREATER THAN WHAT WAS SHOWN ON THE APPROVED PLAN IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE.

**STREAM BUFFER STATEMENT**

- THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 124, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN ON THE HUNTSDALE USGS QUADRANGLE.
- STREAM BUFFER HAS BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH THE STREAM BUFFER PLAN DATED NOVEMBER 1, 2007. THIS STREAM BUFFER PLAN WAS APPROVED ON NOVEMBER 5, 2007 BY CITY PUBLIC WORKS DEPARTMENT.