



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

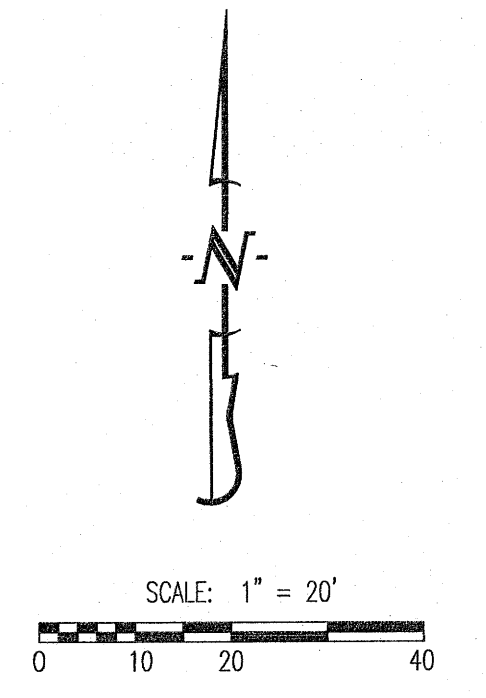
LEGAL DESCRIPTION:
LOT 2 OF PROVIDENCE SOUTH PLAZA PLAT 2, COLUMBIA, BOONE COUNTY, MISSOURI.

SIGNAGE:
ALL ON-SITE SIGNAGE (BOTH FREESTANDING AND ON BUILDING) SHALL BE IN CONFORMANCE WITH SECTION 29-4.8 OF THE CITY OF COLUMBIA SIGN REGULATIONS FOR THE BUILDING USE.

PD PLANNED DEVELOPMENT OF LOT 2 OF PROVIDENCE SOUTH PLAZA, PLAT 2

LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 03-2022

OWNER:
WENDLING DEVELOPMENT, LLC
3210 S. PROVIDENCE ROAD
COLUMBIA, MO 65203



LEGEND OF SYMBOLS:

- | | | | |
|-----|---------------------------------------|---|---------------------------------|
| --- | EXISTING CURB | ⊗ | EXISTING POWER POLE |
| --- | PROPOSED CURB | ⊗ | EXISTING GAS VALVE |
| □ | EXISTING STRUCTURE | ⊗ | EXISTING WATER VALVE |
| ○ | EDGE OF WATERWAY | ⊗ | EXISTING GAS METER |
| --- | EXISTING WATERLINE | ⊗ | EXISTING WATER METER |
| --- | PROPOSED WATERLINE | ⊗ | EXISTING FIRE HYDRANT |
| --- | EXISTING GAS LINE | ⊗ | MANHOLE |
| --- | PROPOSED GAS LINE | ⊗ | EXISTING SANITARY SEWER LATERAL |
| --- | EXISTING UNDERGROUND TELEPHONE | ⊗ | PROPOSED SANITARY SEWER LATERAL |
| --- | EXISTING UNDERGROUND CABLE TELEVISION | ⊗ | EXISTING AIR CONDITIONER |
| --- | EXISTING OVERHEAD ELECTRIC | ⊗ | EXISTING TELEPHONE PEDESTAL |
| --- | EXISTING UNDERGROUND ELECTRIC | ⊗ | EXISTING LIGHT POLE |
| --- | EXISTING OVERHEAD ELEC. & TV | ⊗ | EXISTING GUY WIRE |
| --- | EXISTING OVERHEAD ELEC., TV & TELE. | ⊗ | EXISTING MINOR CONTOUR |
| --- | EXISTING SANITARY SEWER | ⊗ | EXISTING MAJOR CONTOUR |
| --- | PROPOSED SANITARY SEWER | ⊗ | PROPOSED PAVEMENT |
| ⊗ | PROPOSED FIRE HYDRANT | ⊗ | EXISTING TREE |
| --- | EXISTING STORM SEWER | ⊗ | EXISTING TREELINE |
| --- | PROPOSED STORM SEWER | | |
| ⊗ | PROPOSED LOT NUMBER | | |
| ⊗ | EXISTING LOT NUMBER | | |
| ⊗ | EXISTING SIGNS | | |

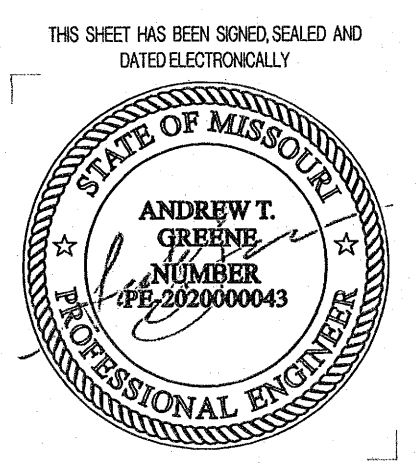
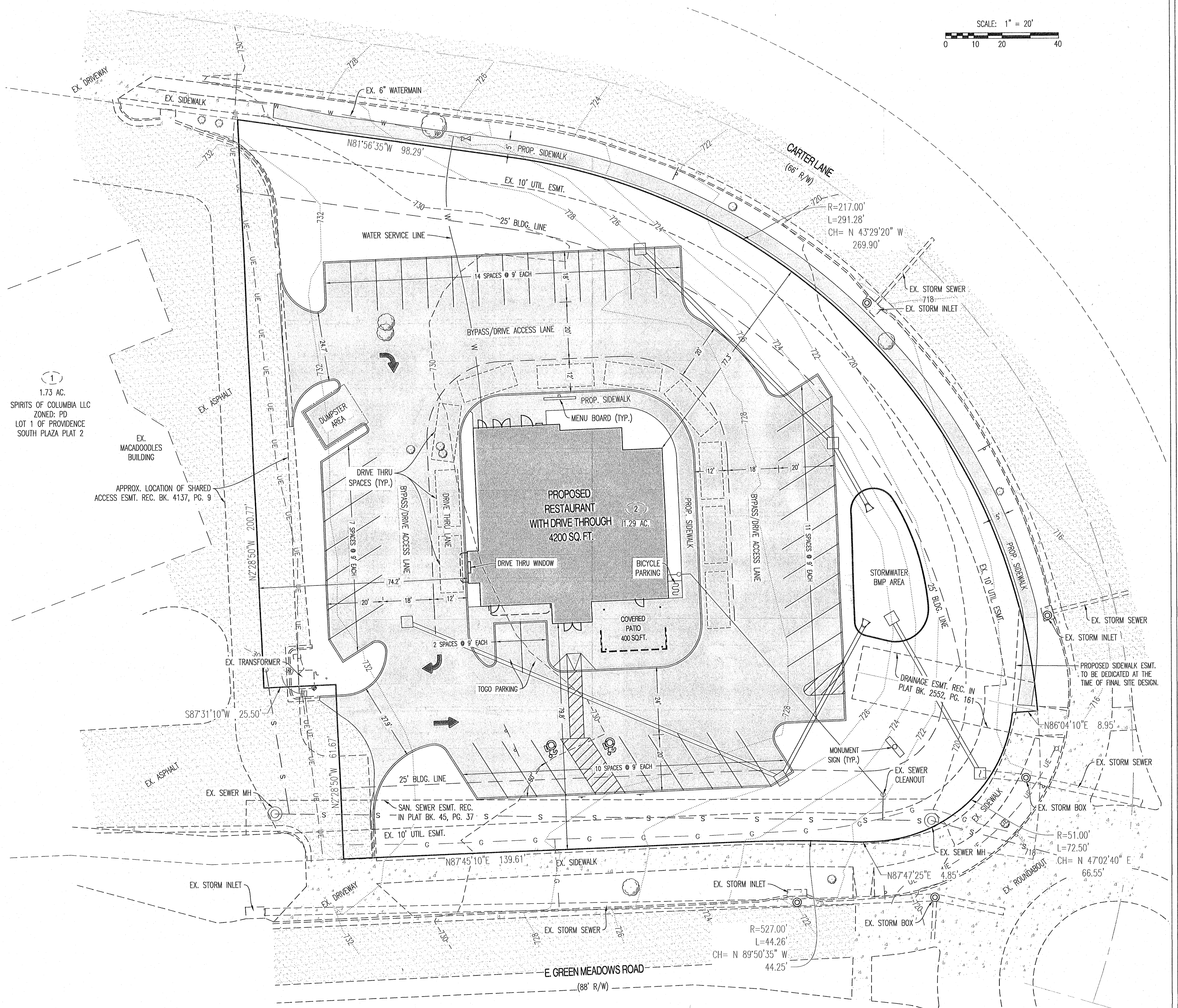
- NOTES:**
- THIS SITE IS LOCATED NORTHWEST OF THE INTERSECTION OF E. GREEN MEADOWS ROAD AND CARTER LANE AND CONTAINS 1.29 ACRES.
 - EXISTING ZONING IS PD.
 - THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO SECTION 29-2.3(0)(4)(i) OF THE CODE OF ORDINANCES AND AS SHOWN ON THE FEMA F.I.R.M. PANEL #29019C0287E, DATED APRIL 19, 2017.
 - ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE IN CITY CODE SECTION 29-4.5. LIGHT POLES SHALL NOT EXCEED 20' IN HEIGHT. EXACT LOCATION SUBJECT TO FURTHER DESIGN. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS. NO WALL PACKS ARE ALLOWED ON THE BUILDING, HOWEVER DECORATIVE WALL SCONCES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED AS ARE EXTERIOR SOFFIT LIGHTING.
 - 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 30', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
 - WATER & ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
 - THE AREA SHOWN AS "BYPASS/DRIVE ACCESS LANE" SHALL SERVE AS BOTH THE REQUIRED DRIVE THRU BYPASS LANE AS WELL AS THE DRIVE AND PARKING ACCESS LANE TO NAVIGATE AROUND THE SITE. THIS AREA/LANE IS SUBJECT TO THE REQUIREMENTS IN THE CITY CODE SECTION 29-4.3i & 29-3.3j.

STORMWATER NOTES:
STORMWATER QUALITY STANDARDS SHALL BE MET BY USING CITY OF COLUMBIA APPROVED BMP(S) (BEST MANAGEMENT PRACTICE). PROPOSED ON-SITE STORMWATER BMP(S) WILL BE SIZED AT THE TIME OF FINAL DESIGN.

STORMWATER DETENTION IS PROVIDED FOR THIS PROJECT IN THE EXISTING DETENTION FACILITY TO THE EAST OF THIS PROPERTY. THIS REGIONAL DETENTION FACILITY IS OWNED AND MAINTAINED BY THE CITY OF COLUMBIA AND PROVIDES STORMWATER DETENTION FOR THE ADJACENT DEVELOPMENT AREA.

CALCULATIONS:

PARKING SUMMARY:	
SPACES REQUIRED:	
RESTAURANT (WITH DRIVE-THRU) - 4,200 SQ FT (1 SPACE PER 200 SQ FT):	21 SPACES
COVERED PATIO SEATING - RESTAURANT (WITH DRIVE-THRU) - 400 SQ FT (1 SPACE PER 200 SQ FT):	2 SPACES
TOTAL SPACES PROVIDED:	44 SPACES
ADA ACCESSIBLE SPACES PROVIDED:	2 SPACES
BICYCLE SPACES REQUIRED:	4
BICYCLE SPACES PROVIDED:	4



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS 18th DAY OF November 2021

Sarah Loe
SARAH LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI
PURSUANT TO ORDINANCE

THIS _____ DAY OF _____ 20____

ANDREW T. GREENE, 202000043
10/29/2021
DATE

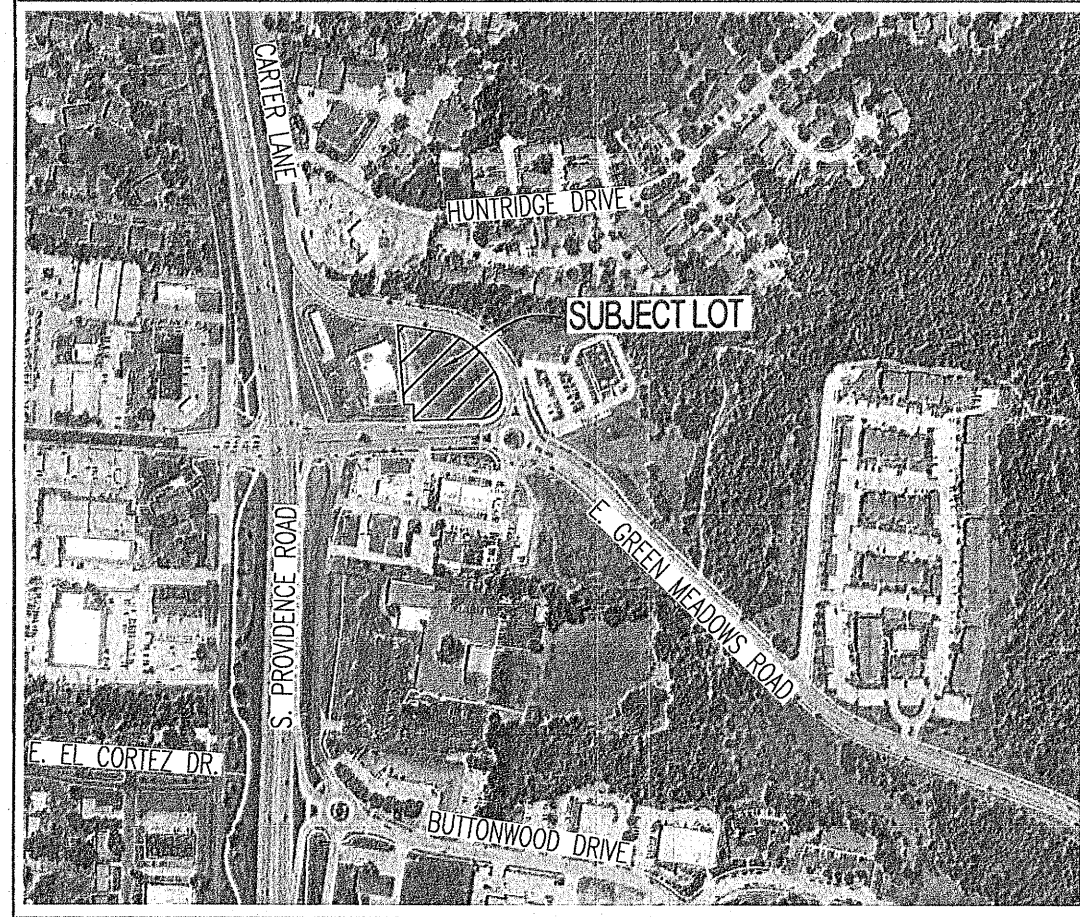
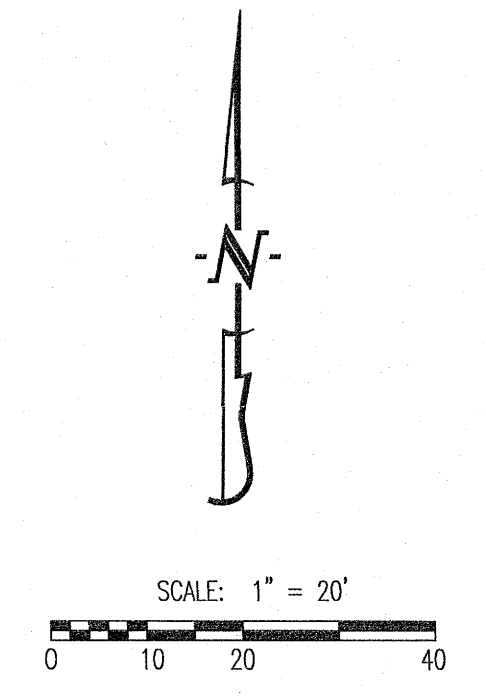
PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
1000 West Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

BRIAN TREECE, MAYOR
ATTEST:
SHEELA AMIN, CITY CLERK

CONCEPTUAL LANDSCAPING PLAN FOR THE PD PLANNED DEVELOPMENT OF LOT 2 of PROVIDENCE SOUTH PLAZA, PLAT 2

LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
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LOCATION MAP
NOT TO SCALE

TYPICAL STREET FRONTAGE SCREENING PLANTING TABLE:

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
4	CRABAPPLE	MALUS SP.	SMALL TREE	2" CALIPER
32	FEATHER REED GRASS	CALAMAGROSIS ARUNDINACEA "KARL FORESTER"	ORNAMENTAL GRASS	2 GALLON
8	PEE GEE HYDRANGEA	HYDRANGEA PANICULATA "GRANDIFLORA"	LARGE DECIDUOUS SHRUB	5 GALLON
8	DRIFT ROSE	ROSA MEIGALPIO	PERENNIAL	2 GALLON

TYPICAL SCREENING BED PLANTING DETAIL:

MULCH BED (TYP.)

STREET FRONTAGE (STREET TREES) PLANTING TABLE:

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
2	SWAMP WHITE OAK	QUERCUS BICOLOR	LARGE TREE	2.5" CALIPER
2	HARDY RUBBER TREE	EUCOMMIA ULMOIDES	LARGE TREE	2.5" CALIPER
1	BLACK TUPELO	NYSSA SYLVATICA	MEDIUM TREE	2.5" CALIPER

LANDSCAPE COMPLIANCE:

29-4.4(c) - GENERAL PROVISIONS:

EXISTING CLIMAX FOREST:	0.00 AC.
CLIMAX FOREST TO REMAIN (25%):	0.00 AC.
REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED:	0.19 AC.
MINIMUM PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED (30%):	0.39 AC.

29-4.4(d) - STREET FRONTAGE LANDSCAPING:

(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER:	116 L.F.
(REFER TO TYPICAL SCREENING BED PLANTING DETAIL.)	116 L.F. x 6' WIDE = 696 S.F.
(A) 1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA	4 TREES
(B) (2) 1 TREE PER 60' OF STREET FRONTAGE WITH RIGHT OF WAY GREATER THAN 50 FEET:	11 TREES
(624' APPLICABLE STREET FRONTAGE)	5 TREES (6 EXISTING)

29-4.4(e) - PROPERTY EDGE BUFFERING:

(1) SEE PLAN FOR TABLE 4.4-4 DETERMINED LEVEL OF SCREENING AND BUFFERING. SEE TYPICAL LANDSCAPING BED PLANTING DETAIL BELOW IF APPLICABLE.	N/A
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29-4.4(f) - PARKING AREA LANDSCAPING:

(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' L.F. OF LANDSCAPED AREA.	N/A - 44 SPACES
(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 23,956 S.F.	6 TREES
0 EXISTING PARKING LOT TREES	-0 TREES
(C) NET PARKING LOT TREES TO BE PLANTED	6 TREES
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES	2 TREES
MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES	3 TREES

29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING:

TOTAL SIGNIFICANT TREES: 0 TREES	
(3)(f) MINIMUM OF 25% OF TOTAL SIGNIFICANT TREES TO BE PRESERVED (0 TREES)	

GENERAL LANDSCAPING NOTES:

THIS PLAN IS FOR GENERAL CODE CONFORMANCE ONLY AND WILL BE FINALIZED FOR CONSTRUCTION AT THE TIME OF FINAL DESIGN.

ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.

LANDSCAPING SHALL COMPLY WITH SECTION 29-4.4 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.

SHRUB BEDS & TREE RINGS SHALL BE MULCHED WITH 3" OF DYED BROWN HARDWOOD MULCH.

LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.

ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

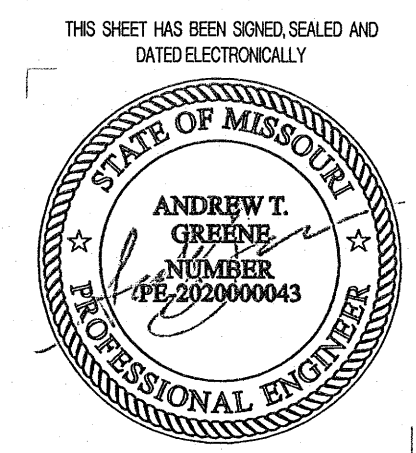
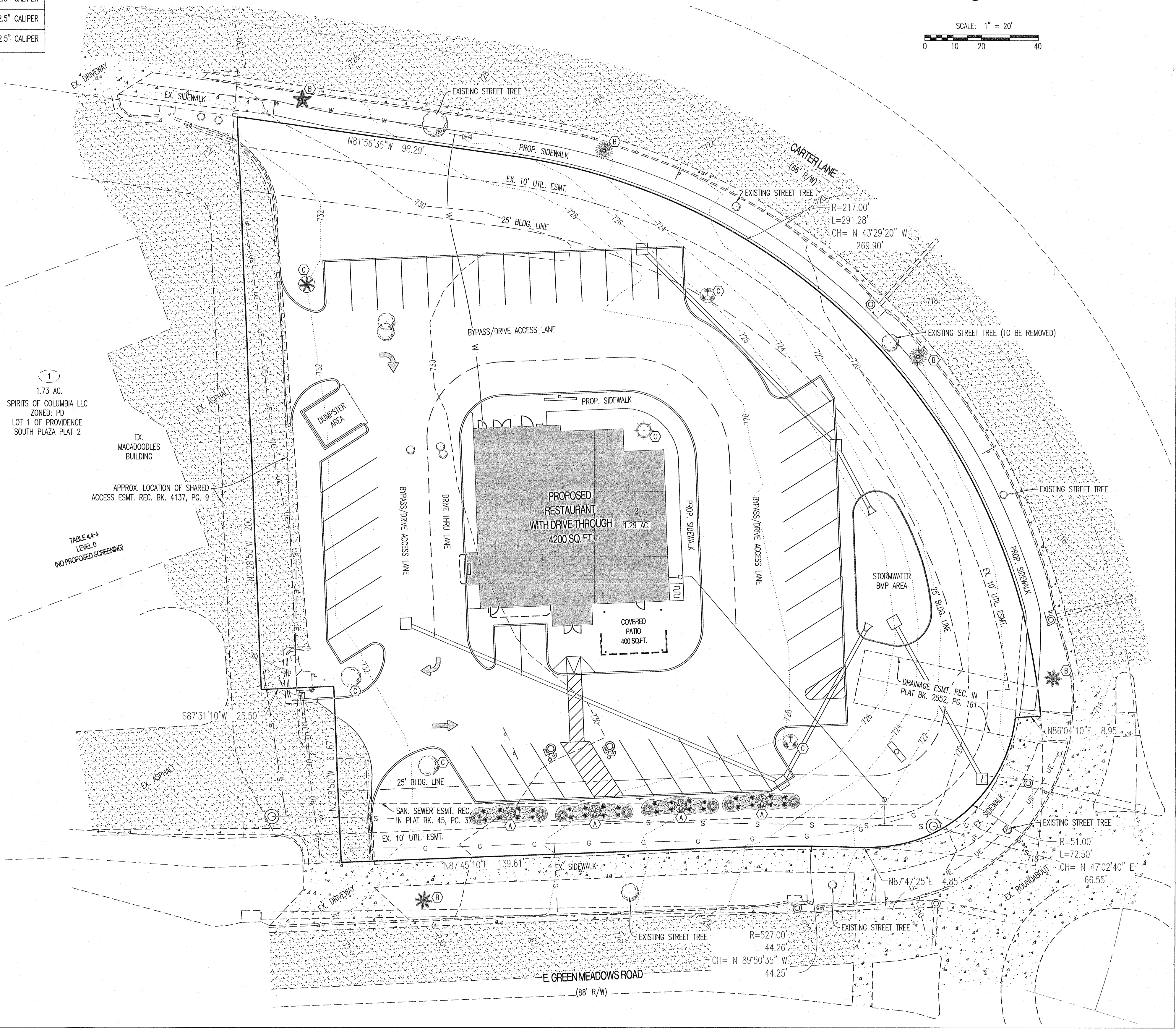
PLANTING SPECIES MAY BE SUBSTITUTED WITH CITY ARBORIST APPROVAL.

PARKING AREA LANDSCAPING PLANTING/ MAXIMUM PARKING TABLE:

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
1	HEDGE MAPLE	ACER CAMPESTRE	MEDIUM TREE	2.5" CALIPER
2	GOLDENRAINTREE	KOELREUTERIA PANICULATA	MEDIUM TREE	2.5" CALIPER
2	RED OAK	QUERCUS RUBRA	LARGE TREE	2.5" CALIPER
1	AUTUMN FANTASY MAPLE	ACER FREEMANII	LARGE TREE	2.5" CALIPER

CALCULATIONS:

LAND AREA:		
TOTAL LAND AREA:		1.29 AC
LOT COVERAGES:		
TOTAL IMPERVIOUS SURFACE AREA:	0.79 AC.	61.3%
TOTAL OPEN SPACE:	0.50 AC.	38.7%



ANDREW T. GREENE, 2020000043
10/29/2021
DATE

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