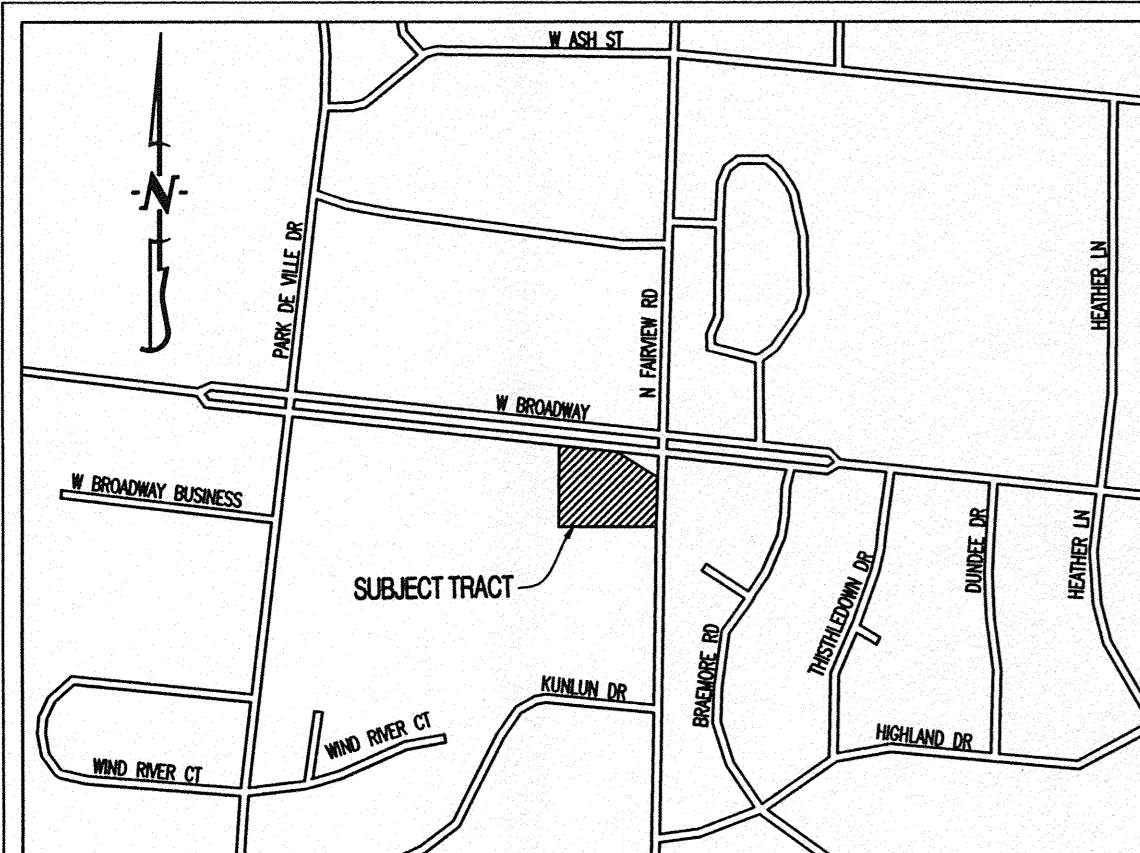


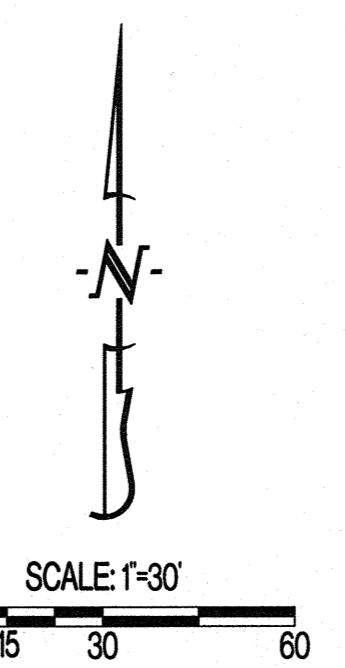
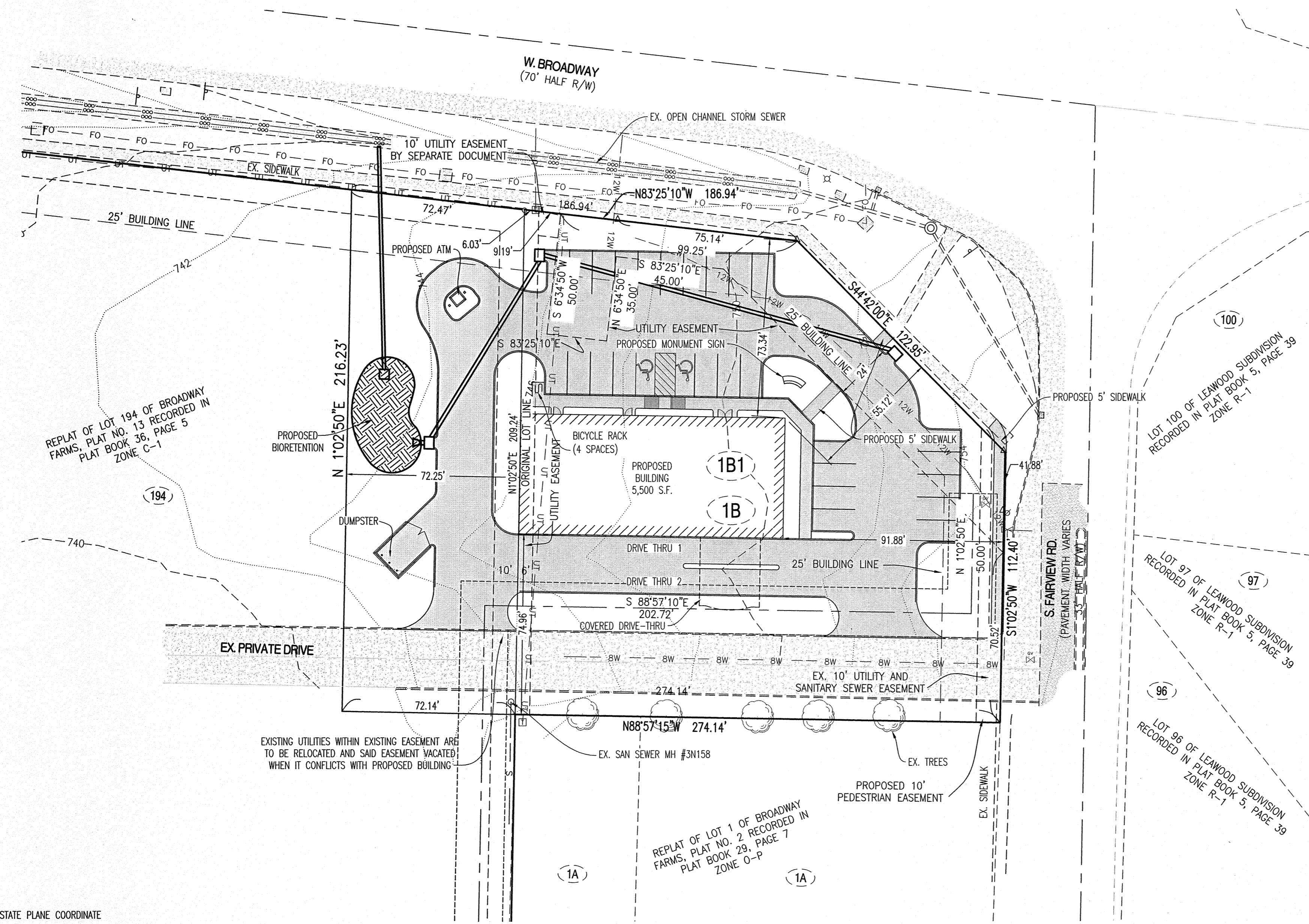
O-P PLAN RIVER REGION CREDIT UNION - WEST BROADWAY

LOCATED IN SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #15-193



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
 - ⓧ LOT NUMBER
 - ⓧ EXISTING LOT NUMBER
 - ▭ PROPOSED PAVEMENT
 - ▨ PROPOSED DETENTION/BIORETENTION
 - ⊙ EXISTING TREE
 - FO — EXISTING FIBER OPTIC
 - G — EXISTING GAS
 - UT — EXISTING UNDERGROUND TELEPHONE
 - W — EXISTING 8" WATERLINE
 - 12" — EXISTING 12" WATERLINE



PARKING CALCULATIONS:

SPACES REQUIRED: BANK, SAVINGS & LOAN ASSOCIATION, OTHER FINANCIAL INSTITUTIONS, & PROFESSIONAL OFFICE. (1 SPACE PER 300 SQ. FT.)	19 SPACES
SPACES PROVIDED: STANDARD SPACES PROPOSED:	26 SPACES
HANDICAP SPACES PROPOSED:	2 SPACES
TOTAL SPACES PROPOSED:	28 SPACES
BICYCLE SPACES REQUIRED:	4 SPACES
BICYCLE SPACES PROVIDED:	4 SPACES

SIGNAGE:
ALL ON-SITE SIGNAGE (BOTH FREE-STANDING AND ON BUILDING) SHALL BE IN CONFORMANCE WITH CITY OF COLUMBIA SIGN REGULATIONS FOR SIGNAGE ALLOWED IN THE O-1 DISTRICT.

PERVIOUS AREA:

TOTAL LOT AREA	52,233 S.F.
TOTAL IMPERVIOUS AREA	33,054 S.F. (63%)
TOTAL PERVIOUS AREA (OPEN SPACE)	19,179 S.F. (37%)

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 65%.

- NOTES:**
- SITE CONTAINS 1.20 ACRES.
 - EXISTING ZONING FOR LOT 1B OF THE REPLAT OF BROADWAY FARMS, PLAT NO. 2 IS O-P. EXISTING ZONING FOR THE PORTION OF LOT 194 OF THE REPLAT OF BROADWAY FARMS, PLAT NO. 13 IS C-1. (PENDING REZONING)
 - THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C0260D, DATED MARCH 17, 2011.
 - ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. POLES SHOWN SHALL NOT EXCEED 20' IN HEIGHT. EXACT LOCATION SUBJECT TO CHANGE. 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 SCONES 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 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
 - STORM WATER QUALITY STANDARDS SHALL BE MET BY USING BIORETENTION CELLS AND OTHER BMP'S AS APPROVED BY THE CITY OF COLUMBIA. PROPOSED BIORETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN. BIORETENTION CELL PLANTINGS SHALL BE IN CONFORMANCE WITH CITY OF COLUMBIA ORDINANCE.
 - ALL DRIVE, ROADWAY, AND ACCESS ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
 - 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
 - A 5' SIDEWALK SHALL BE INSTALLED ALONG FAIRVIEW ROAD AS SHOWN.

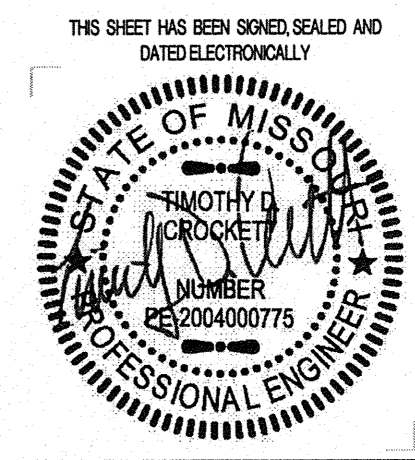
OWNER:
HY-VEE INC.
5820 WESTON PARKWAY
WEST DES MOINES, IOWA 50266

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

DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 1B OF THE ADMINISTRATIVE SUBDIVISION REPLAT OF LOT 1 OF BROADWAY FARMS PLAT NO. 2, RECORDED IN PLAT BOOK 29, PAGE 7 AND BEING PART OF LOT 194 OF BROADWAY FARMS PLAT NO. 13, RECORDED IN PLAT BOOK 36, PAGE 5 AND BEING PART OF THE LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1627, PAGE 656 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT SAID LOT 1B AND WITH THE SOUTH LINE THEREOF AND THE SOUTH LINE EXTENDED, N 88°57'15"W, 274.14 FEET; THENCE N 1°02'50"E, 216.23 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BROADWAY; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S 83°25'10"E, 186.94 FEET; THENCE S 44°42'00"E, 122.95 FEET TO THE WEST RIGHT-OF-WAY LINE OF FAIRVIEW ROAD; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND WITH SAID WEST RIGHT-OF-WAY LINE, S 1°02'50"W, 112.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.20 ACRES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 24th DAY OF SEPTEMBER, 2015.

Rusty Strodtman
STEPHEN REICHLIN, VICE CHAIRPERSON
RUSTY STRODTMAN



TIMOTHY D. CROCKETT, 2004000775

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 19th DAY OF October, 2015.

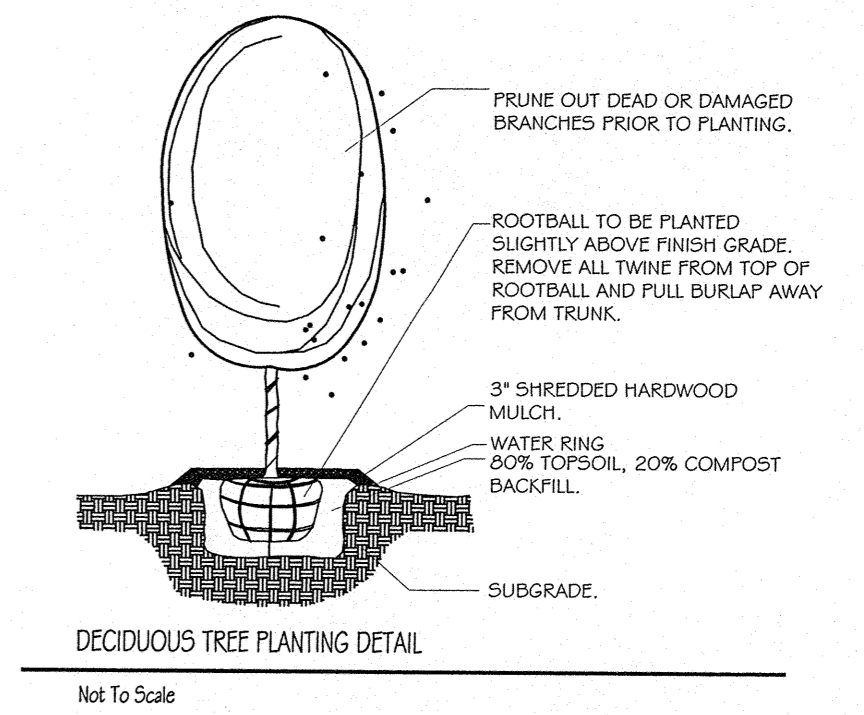
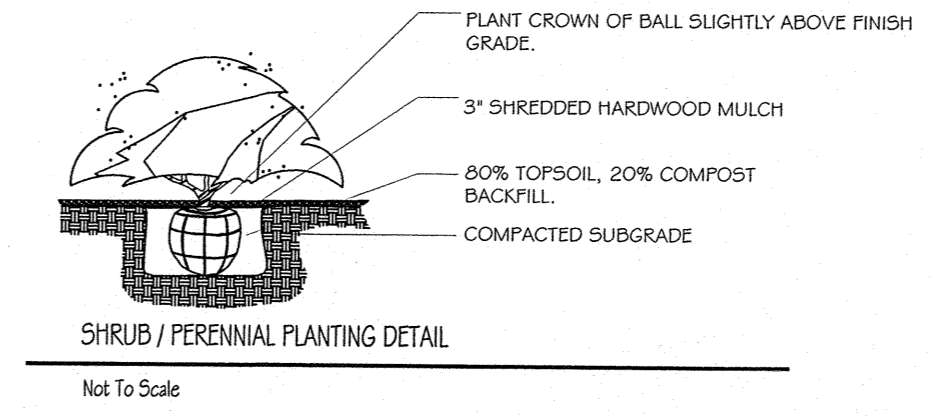
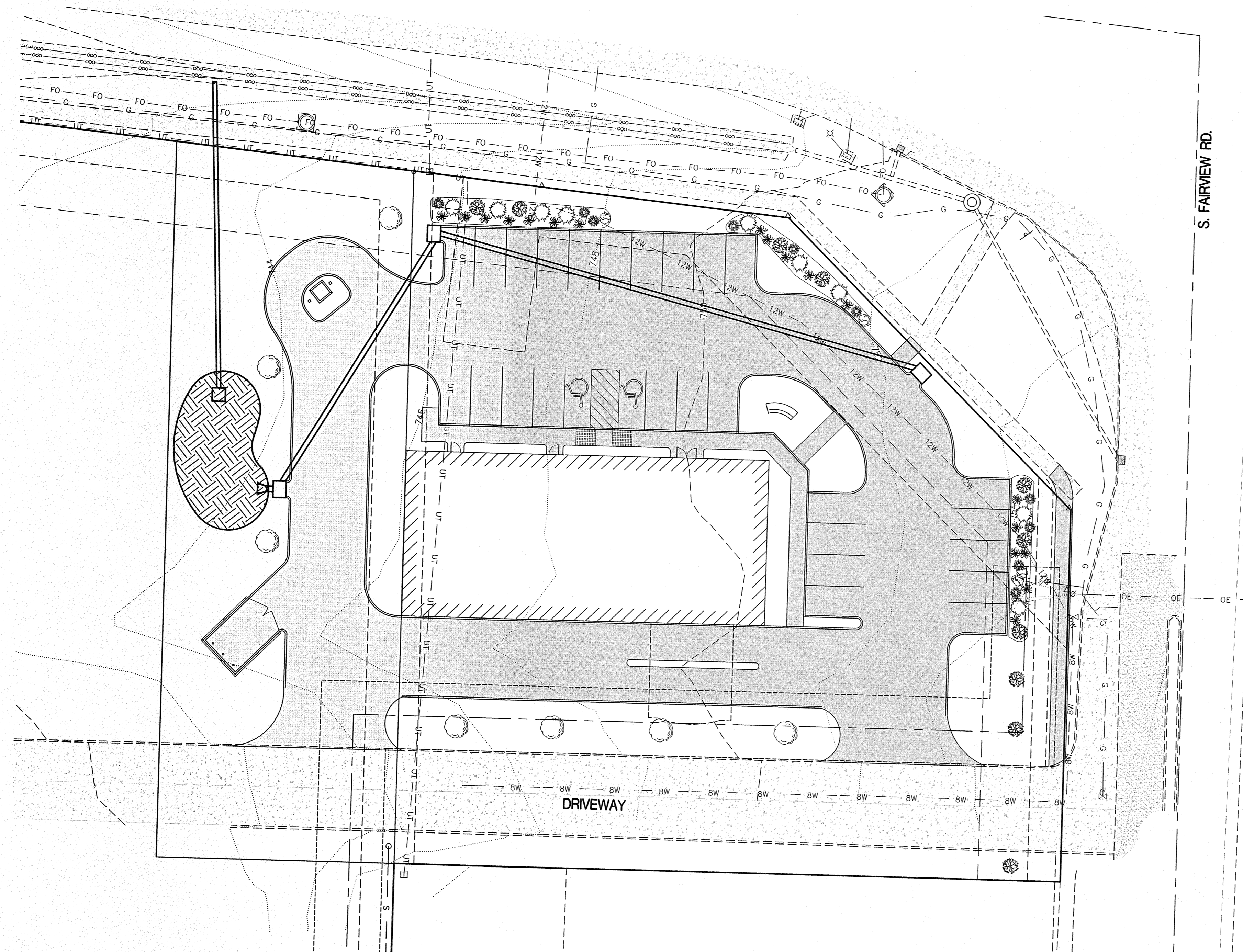
Robert McDavid
ROBERT MCDAVID, MAYOR

Sheela Amin
SHEELA AMIN, CITY CLERK

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292
www.crockettengineering.com

8/17/2015 ORIGINAL
9/10/2015 CITY COMMENTS
9/24/2015 CITY COMMENTS

LANDSCAPE DEVELOPMENT FOR RIVER REGION CREDIT UNION - WEST BROADWAY



LANDSCAPE COMPLIANCE:	
TOTAL PAVED AREA:	21,353 SQ. FT.
TREES REQUIRED @ 1 TREE PER 4,500 S.F.:	5 TREES
LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W:	251 L.F.
TREES REQUIRED @ 1 PER 50 L.F.:	5 TREE
TOTAL TREES REQUIRED:	10 TREES
MEDIUM TO LARGE TREES REQUIRED (30%):	3 TREES
TOTAL TREES PROPOSED:	12 TREES
MEDIUM TO LARGE TREES PROPOSED:	5 TREES
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE:	0 L.F.
LENGTH OF PARKING WITHIN 20' OF R/W TO BE SCREENED (50%):	126 L.F.

PLANTING NOTES:		
QUANTITY	PLANT SPECIES	
7	PIN OAK - QUERCUS PALUSTRIS	
10	SARGENT CRAB APPLE - MALUS SARGENTII	
9	UPRIGHT JUNIPER	
18	FEATHER REED GRASS 'KARL FORESTER'	
10	HYDRANGEA 'LITTLE LIME'	
4	DRIFT ROSE	

NOTE:
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 SECTIONS 12A-49 (e) AND (f), 29-13.1 (d) (6), AND 29-25 (e) (3) AND (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.

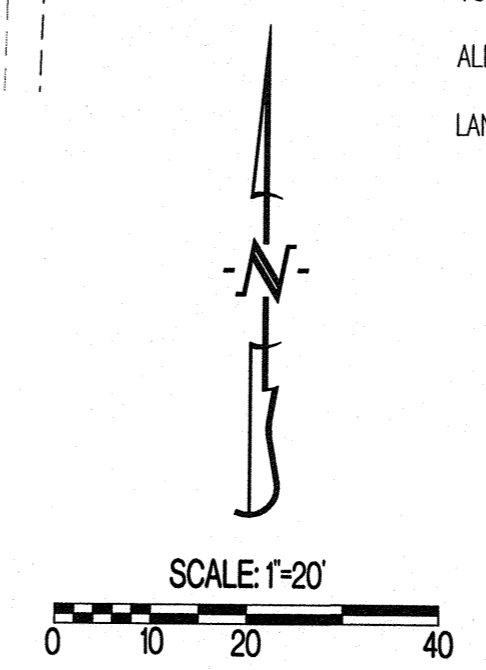
LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.

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

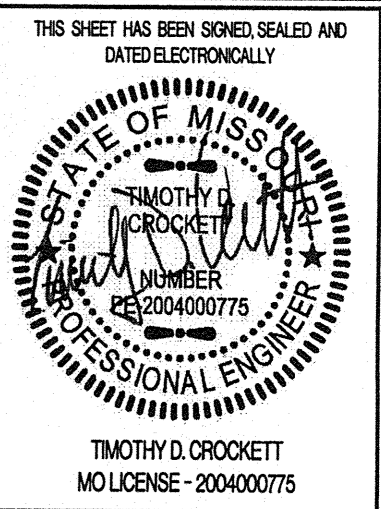
TURF TO BE A HYDRO-SEEDED TURF TYPE FESCUE BLEND.

ALL DISTURBED AREAS SHALL BE SODDED AFTER CONSTRUCTION.

LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.



REVISIONS:	
NO.	DATE
ORIGINAL	08/17/2015
CITY COMMENTS	09/10/2015
CITY COMMENTS	09/24/2015



CROCKETT
ENGINEERING CONSULTANTS
2000 WESTON PKWY
COLUMBIA, MISSOURI 65208
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#00031501

OWNER:
HY-REC INC
6800 WESTON PKWY
WEST LEBANON, IN 46086

**RIVER REGION CREDIT UNION
WEST BROADWAY**
SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

DRAWING INCLUDES:

LANDSCAPE PLAN

DESIGNED: TDC
DRAWN: ATG

PROJECT NO: 140272

SHEET:
2 OF 2



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Statement of Intent Worksheet

For office use:

Case #: 15-196	Submission Date: 9/18/15	Planner Assigned: SMITH
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Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

1. The uses proposed.

All allowed uses in District O-P.

2. The maximum gross square feet of building floor area proposed. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.

7,000 Square Feet

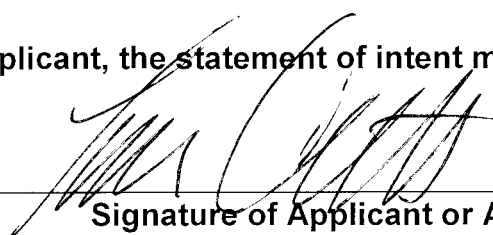
3. The maximum building height proposed.

35 feet

4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

Landscaping: 20%
Existing Vegetation: 0%

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.



 Signature of Applicant or Agent

9-18-15

 Date