

# FRESH KARMA PD PLAN

LOT 108A OF CROSSCREEK CENTER PLAT 1-A  
RECORDED IN BOOK 4116, PAGE 144  
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI  
FEBRUARY 19, 2024

## GENERAL NOTES

- THIS SITE IS PART OF CROSSCREEK CENTER C-P PLAN THAT WAS PREVIOUSLY ACCEPTED BY THE CITY COUNCIL AUGUST 18TH, 2008, ORDINANCE 020013.
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
- RETAINING WALL EXTENTS SHOWN ARE APPROXIMATE AND SHALL BE REFINED ON FINAL CONSTRUCTION DOCUMENTS.
- ALL PROPOSED PRIVATE AND PUBLIC UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY AND SHALL BE REFINED ON FINAL CONSTRUCTION DOCUMENTS.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- NO DIRECT DRIVEWAY ACCESS TO STADIUM BLVD OR US HIGHWAY 63.
- GENERATOR MAY BE INCLUDED WITH THIS PROJECT.
- THIS PLAN IS FOR PRELIMINARY DESIGN ONLY AND ALL ITEMS SHALL BE CONSIDERED APPROXIMATE. FINAL DESIGN WILL BE PROVIDED VIA CONSTRUCTION PLANS THAT MUST BE REVIEWED AND PERMITTED BY THE CITY.



LOCATION MAP  
NOT TO SCALE

## SITE DATA

ACREAGE: 2.00 ACRES  
SECTION-TOWNSHIP-RANGE: 33-48-13  
EXISTING ZONING = PD  
DEED: BK 5486, PG 123

## OWNER:

CINNAMON HILL, LLC  
NAHKLE ASMAR, MEMBER  
4702 WINDING WOOD CT  
COLUMBIA, MO 65203

## LEGAL DESCRIPTION

LOT 108A OF CROSSCREEK CENTER PLAT 1-A AS SHOWN BY THE ADMINISTRATIVE PLAT THEREOF RECORDED IN BOOK 4116 AT PAGE 144 OF THE RECORDS OF BOONE COUNTY, MISSOURI.

## STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

## FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0291E, DATED APRIL 19, 2017.

## STORMWATER MANAGEMENT

- THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-4-67(c). FINAL STORMWATER QUALITY AND DETENTION CALCULATIONS TO BE PROVIDED DURING REVIEW OF CONSTRUCTION DOCUMENTS.

## LEGEND

MH	EXISTING SANITARY MANHOLE
FH	EXISTING FIRE HYDRANT
FH	PROPOSED FIRE HYDRANT
FW	EXISTING GUY WIRE
LP	EXISTING LIGHT POLE
LP	PROPOSED LIGHT POLE
TE	EXISTING TELEPHONE SERVICE
EM	EXISTING ELECTRIC METER
EM	EXISTING GAS METER
EM	EXISTING WATER METER
EC	EXISTING CABLE BOX
ET	EXISTING ELECTRIC TRANSFORMER
ET	PROPOSED ELECTRIC TRANSFORMER
ET	EXISTING TELEPHONE BOX
PP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
SS	EXISTING STREET SIGN
0.000	SQUARE FEET
00.00 AC	ACRES
PB	PLAT BOOK
BK	BOOK
PG	PAGE
EX	EXISTING
---	PAVEMENT STRIPING
X	EXISTING FENCE
UE	EXISTING UNDERGROUND ELECTRIC
UE	PROPOSED UNDERGROUND ELECTRIC
OE	EXISTING OVER-HEAD ELECTRIC
UT	EXISTING UNDERGROUND TELEPHONE
OT	EXISTING OVER-HEAD TELEPHONE
FO	EXISTING FIBER OPTIC CABLE
G	EXISTING GAS
S	EXISTING SANITARY
---	PROPOSED SANITARY LATERAL
W	EXISTING WATER MAIN
---	PROPOSED WATER SERVICE
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
RD	ROOF DRAIN
---	EXISTING CONTOUR
---	PAVEMENT
---	SIDEWALK

## PARKING DATA

- REQUIRED:
- DISPENSARY - 1 SPACES/ 300 SQ. FT.  
4,500 SQ. FT. = 15 SPACES
- SPECULATIVE BUILDING FIRST FLOOR RESTAURANT -  
1 SPACES/150 SQ. FT.  
5,200 SQ. FT. = 35 SPACES
- SPECULATIVE BUILDING SECOND FLOOR MED. OFFICE -  
1 SPACES/200 SQ. FT.  
5,200 SQ. FT. = 26 SPACES
- TOTAL REQUIRED: 76 SPACES (4 OF WHICH ARE REQUIRED TO BE HANDICAP SPACES, WITH 1 TO BE VAN ACCESSIBLE); + 8 REQUIRED BICYCLE SPACES, (MAY BE COUNTED TOWARDS TOTAL REQUIRED SPACES)
- PROVIDED:
- 71 REGULAR SPACES  
4 HANDICAP SPACES (1 OF WHICH ARE VAN ACCESSIBLE)  
8 BICYCLE SPACES  
TOTAL PROVIDED = 83 SPACES

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011). EPOCH DATE: 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MODOT VRS NETWORK

SCALE: 1" = 20'

## LIGHTING NOTE

ALL LIGHTING DESIGN WILL BE IN ACCORDANCE WITH SECTION 29-4.5 OF THE CITY OF COLUMBIA CODE OF ORDINANCES OR THE APPROVED STATEMENT OF INTENT, WHICHEVER IS MORE RESTRICTIVE.

## SIGNAGE NOTE

### SITE SIGNAGE:

THE NUMBER, TYPE, AND LOCATION OF SIGNS SHALL BE AS SHOWN GRAPHICALLY ON THIS PLAN, BEING NO LARGER THAN 64 SQUARE FEET AND A MAXIMUM HEIGHT OF 8 FEET. PRESTANDING MONUMENT SIGN FOR STADIUM BLVD MAY OR MAY NOT BE MOUNTED DEPENDANT ON THE CONSTRUCTION OF RETAINING WALL.

### BUILDING SIGNAGE:

WALL SIGNAGE WILL BE IN ACCORDANCE WITH SECTION 29-4.8 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 7<sup>th</sup> DAY OF March, 2024.

SHARON GEVEA JONES, CHAIRPERSON

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

ORDINANCE # 025621 ON THE 14<sup>th</sup> DAY OF April, 2024.

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

JAY GERHARDT E-25052  
MO PROFESSIONAL ENGINEER

DATE: 03/04/2024

A CIVIL GROUP, LLC  
MISSOURI LIMITED LIABILITY COMPANY  
3401 BROADWAY BUSINESS PARK CT  
SUITE 105  
COLUMBIA, MISSOURI 65203  
PH: (573) 817-5750  
MO CERT OF AUTHORITY: 2001006116

STATE OF MISSOURI  
JAY ALAN GERHARDT  
NUMBER E-25052  
REGISTERED PROFESSIONAL ENGINEER

PLANNED DEVELOPMENT PLAN  
LOT 108A  
CROSSCREEK CENTER PLAT 1-A  
COLUMBIA, MISSOURI



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LANDSCAPING TABLE				
SYMBOL	QUANTITY	CONTAINER/SIZE	SPACING	CATEGORY
STREET FRONTAGE				
	4	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	3	2" CAL - B&B	AS SHOWN	
	6	2" CAL - B&B	AS SHOWN	MEDIUM SHADE TREE - MATURE HEIGHT 30'-45'
	8	2" CAL - B&B	AS SHOWN	ORNAMENTAL TREE - MATURE HEIGHT < 20'
RIGHT-OF-WAY BUFFERING				
	4	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	3	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	0	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	4	2" CAL - B&B	AS SHOWN	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	1	2" CAL - B&B	AS SHOWN	ORNAMENTAL TREE - MATURE HEIGHT < 20'
	36	5 GAL	AS SHOWN	DECIDUOUS FLOWERING SHRUB VARIETY 1
	36	5 GAL	AS SHOWN	DECIDUOUS/EVERGREEN SHRUB VARIETY 2
PARKING LOT				
	5	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	4	2" CAL - B&B	AS SHOWN	MEDIUM SHADE TREE - MATURE HEIGHT 30'-45'
	1	2" CAL - B&B	AS SHOWN	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	1	4' HEIGHT	AS SHOWN	ORNAMENTAL TREE - MATURE HEIGHT < 20'

## LANDSCAPING NOTES

- PROPOSED AREAS**  
TOTAL AREA OF OPEN SPACE/LANDSCAPING WILL BE 15% OR GREATER.
- TREE PRESERVATION:**  
NO CLIMAX FOREST EXISTS ON SITE.
- STREET FRONTAGE LANDSCAPING:**
  - IN ACCORDANCE WITH SECTION 29-4.4(D)(1) ALL PARKING PAVED AREAS MORE THAN 40 FEET IN LENGTH WITHIN 25 FEET OF STREET RIGHT-OF-WAY SHALL BE IMPROVED WITH A LANDSCAPING BUFFER STRIP SIX-FOOT WIDE IN ACCORDANCE WITH PROVISIONS OF SECTION 4.4(C)(2). TWO STRIPS OF LAND ON THIS SITE MEET THIS CRITERIA. SEE NOTE 5 BELOW FOR COMPLIANCE WITH THIS REQUIREMENT.
  - IN ACCORDANCE WITH SECTION 29-4.4(D)(2) STREET TREE LANDSCAPING SHALL BE INSTALLED AS FOLLOWS:  
**CINNAMON HILL LN. FRONTAGE = 348 L.F.**  
1 TREE / 60 FT = 348/60 = 6 TOTAL TREES  
30% LARGE TREES = 2 TREES  
REMAINING TREE VARIETIES = 4 TREES  
**U.S. HWY 63 FRONTAGE = 670 L.F.**  
1 TREE / 60 FT = 670/60 = 12 TOTAL TREES  
30% LARGE TREES = 4 TREES  
REMAINING TREE VARIETIES = 8 TREES  
**STADIUM BLVD. FRONTAGE = 135 L.F.**  
1 TREE / 60 FT = 135/60 = 3 TOTAL TREES  
30% LARGE TREES = 1 TREE  
REMAINING TREE VARIETIES = 2 TREES
- PROPERTY EDGE BUFFERING:**  
THE ADJACENT PROPERTY TO THE EAST IS ZONED PD WITH THE USE BEING A QUICK-SERVE RESTAURANT. IN ACCORDANCE WITH TABLE 4.4-4 OF THE UDC, A LEVEL 0 LANDSCAPE BUFFER IS REQUIRED, DOES NOT REQUIRE A SCREEN OR LANDSCAPE BUFFER.
- RIGHT-OF-WAY BUFFERING:**  
IN ACCORDANCE WITH SECTIONS 29-4.4(D)(1) AND 29-4.4(E)(2) ONE SIX-FOOT WIDE LANDSCAPE BUFFER STRIPS HAS BEEN PROVIDED ON THIS SITE. THE BUFFER STRIP SHALL PROVIDE AT LEAST 80% OPACITY, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN ONE FOOT AND FIVE FEET ABOVE GRADE AT THE SCREEN LINE, AT THE TIME OF INSTALLATION, AND SHALL CONTAIN A MINIMUM FOUR CATEGORIES OF PLANTING MATERIAL AS CONTAINED IN SECTION 29-4.4(C)(6). BUFFER STRIP SPECIFICATIONS DETAILED BELOW:  
**BUFFER ZONE 1 (CINNAMON HILL LN - 69 L.F.):**  
69' LENGTH \* 6' WIDTH = 414 S.F. BUFFER AREA  
CATEGORY 1: 414 S.F./200 S.F. = 2.07, 3 TREES PROVIDED  
CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 7 SHRUBS  
CATEGORY 3: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 7 SHRUBS  
CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 207 SQ. FT.  
(NOTE: 80% OPACITY ACHIEVED WITH 1 SHRUB/ 5 LINEAR FEET.  
69 L.F./5 = 13.8, 14 SHRUBS TOTAL REQUIRED, SEE CATEGORY 2 & 3)  
**BUFFER ZONE 2 (U.S. HWY 63 - 283 L.F.):**  
283' LENGTH \* 6' WIDTH = 1,698 S.F. BUFFER AREA  
CATEGORY 1: 1,698 S.F./200 S.F. = 8.49, 9 TREES PROVIDED  
CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 29 SHRUBS  
CATEGORY 3: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 29 SHRUBS  
CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 142 SQ. FT.  
(NOTE: 80% OPACITY ACHIEVED WITH 1 SHRUB/ 5 LINEAR FEET.  
283 L.F./5 = 56.6, 57 SHRUBS TOTAL REQUIRED, SEE CATEGORY 2 & 3)
- PARKING AREA LANDSCAPING:**
  - IN ACCORDANCE WITH SECTION 4.4(F)(4), 1 TREE REQUIRED PER EVERY 4,000 SQ. FT. OF PARKING PAVED AREA. PARKING PAVED AREA = 43,283 SQ. FT. / 4,000 = 10.8 OR 11 TREES REQUIRED.
  - IN ACCORDANCE WITH SECTION 4.4(F)(5), OF THE 11 TREES REQUIRED ABOVE, A MINIMUM OF 30%, 4 TREES, SHALL BE MEDIUM SHADE TREES, AND A MINIMUM OF 40%, 5 TREES, SHALL BE LARGE SHADE TREES.
  - 4 MEDIUM SHADE TREES, 5 LARGE SHADE TREES AND 2 ORNAMENTAL TREES, FOR A TOTAL OF 11 TREES SHOWN PROVIDED ON THE SITE, DESIGNATED AS "PL" ON PLAN.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS, GIVEN THE MINIMUM REQUIREMENTS DESCRIBED ABOVE ARE MET. LANDSCAPING CONTRACTOR MAY SUBMIT TO CITY ARBORIST ALTERNATE PLANTING LAYOUTS, TREE, SHRUB AND FLOWER MATERIALS OR SPECIES FOR APPROVAL PRIOR TO INSTALLATION, PROVIDED ANY REVISIONS COMPLY WITH THE CURRENT LANDSCAPING REQUIREMENTS.

PAVEMENT  
SIDEWALK

JAY GEBHARDT E-25052  
MO PROFESSIONAL ENGINEER

DATE: 03/04/2024

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