



LOCATION MAP
NOT TO SCALE

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.

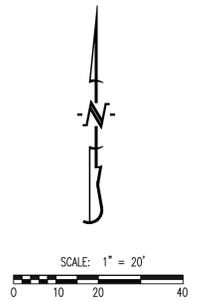
SIGNAGE:

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		

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.

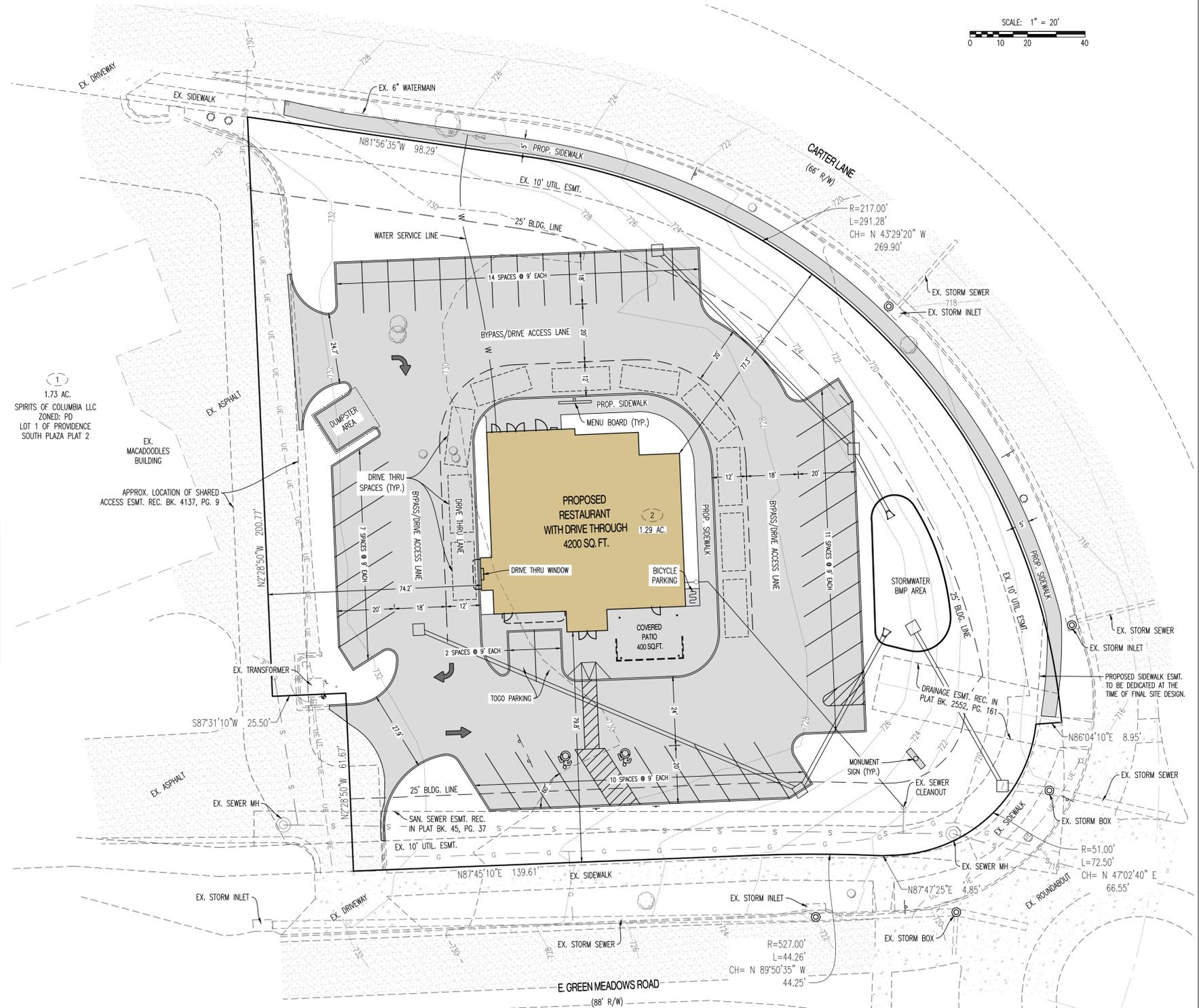
CALCULATIONS:

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:	
ADA ACCESSIBLE SPACES PROVIDED:	44 SPACES
BICYCLE SPACES REQUIRED:	4
BICYCLE SPACES PROVIDED:	4

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(1)(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.



THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS _____ DAY OF _____, 20____

SARAH LOE, CHAIRPERSON

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

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

THIS _____ DAY OF _____, 20____

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

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

www.crockettengineering.com

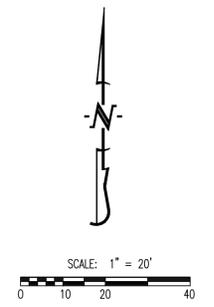
BRIAN TREECE, MAYOR

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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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	CALAMAGROSTIS 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: (REFER TO TYPICAL SCREENING BED PLANTING DETAIL)	116 L.F.
1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA	4 TREES
(2) 1 TREE PER 60' OF STREET FRONTAGE WITH RIGHT OF WAY GREATER THAN 50 FEET: (624' APPLICABLE STREET FRONTAGE)	11 TREES

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 - 23,955 S.F.	6 TREES
0 EXISTING PARKING LOT TREES	-0 TREES
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)(i) 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.

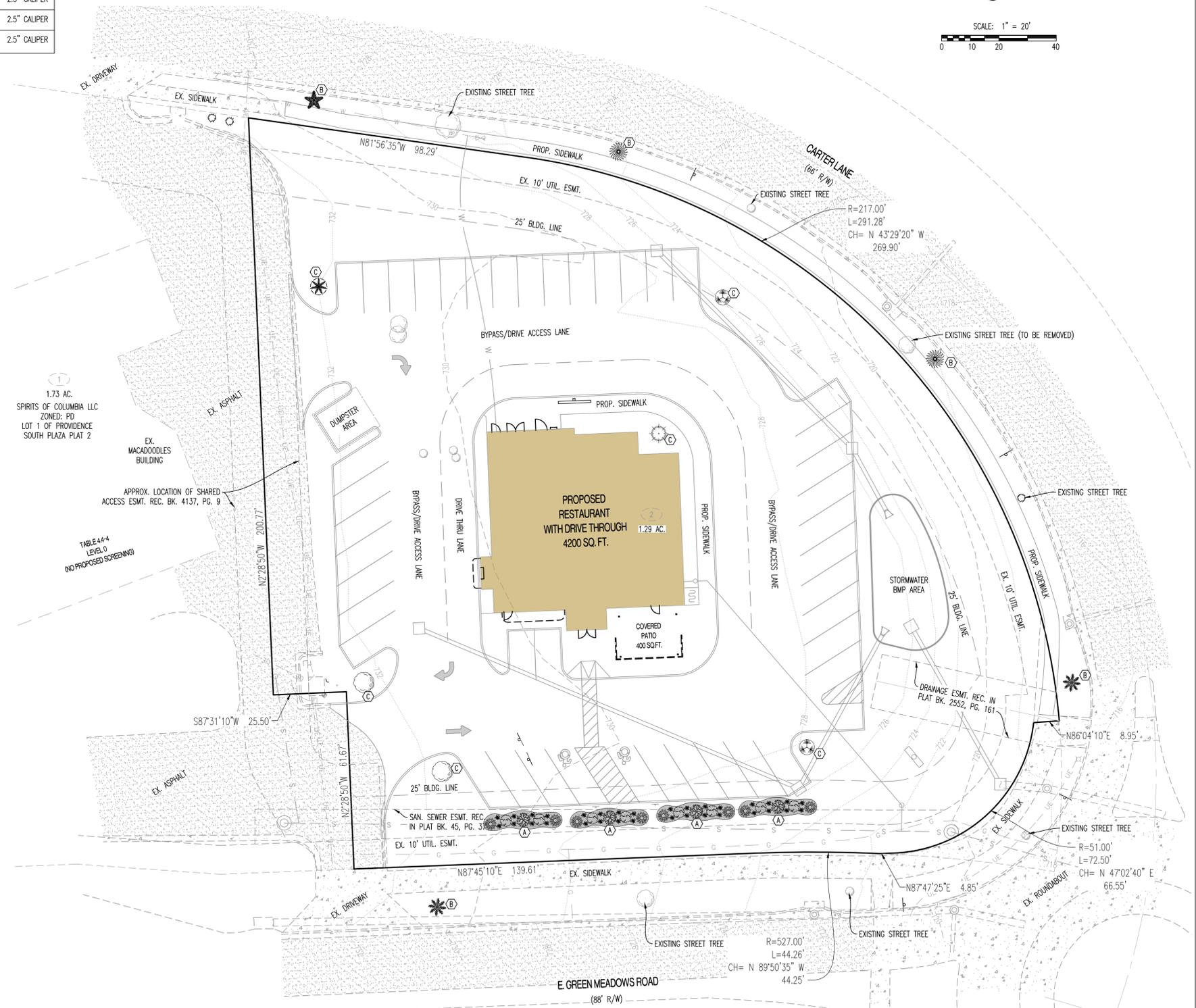
LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.

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%

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

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

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