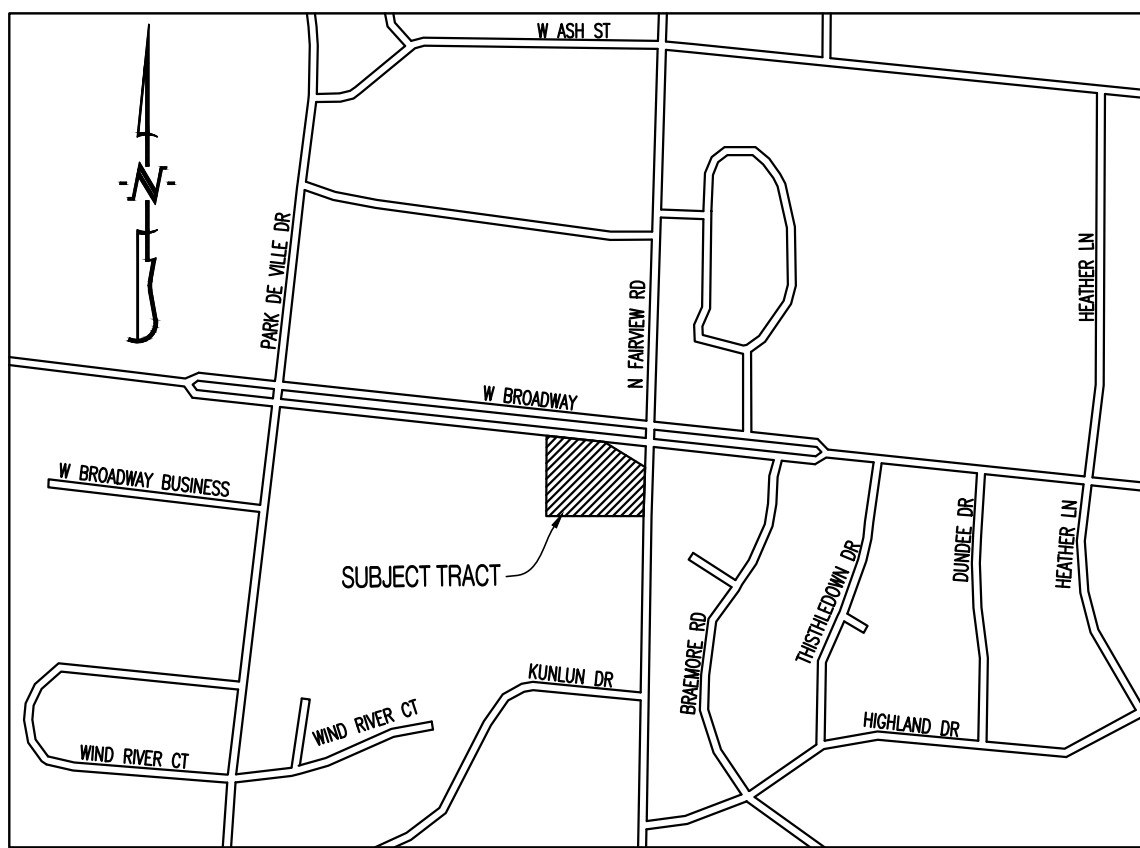


# MAJOR AMENDMENT TO THE PD PLAN FOR RIVER REGION CREDIT UNION - WEST BROADWAY

LOCATED IN SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY OF COLUMBIA CASE NO. 37-2019



LOCATION MAP  
NOT TO SCALE

**BASIS OF BEARING:**

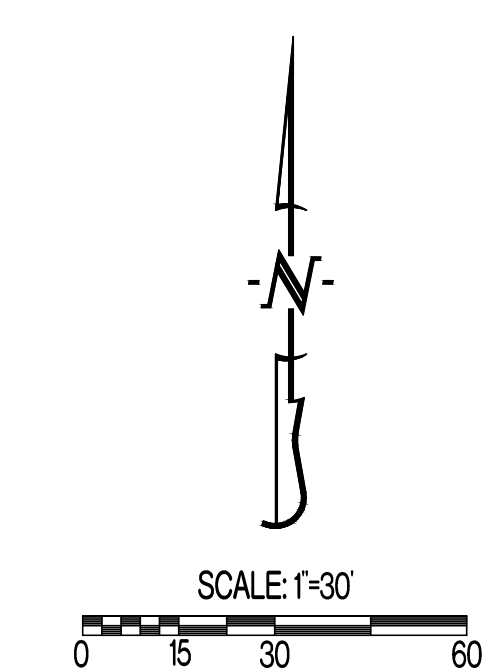
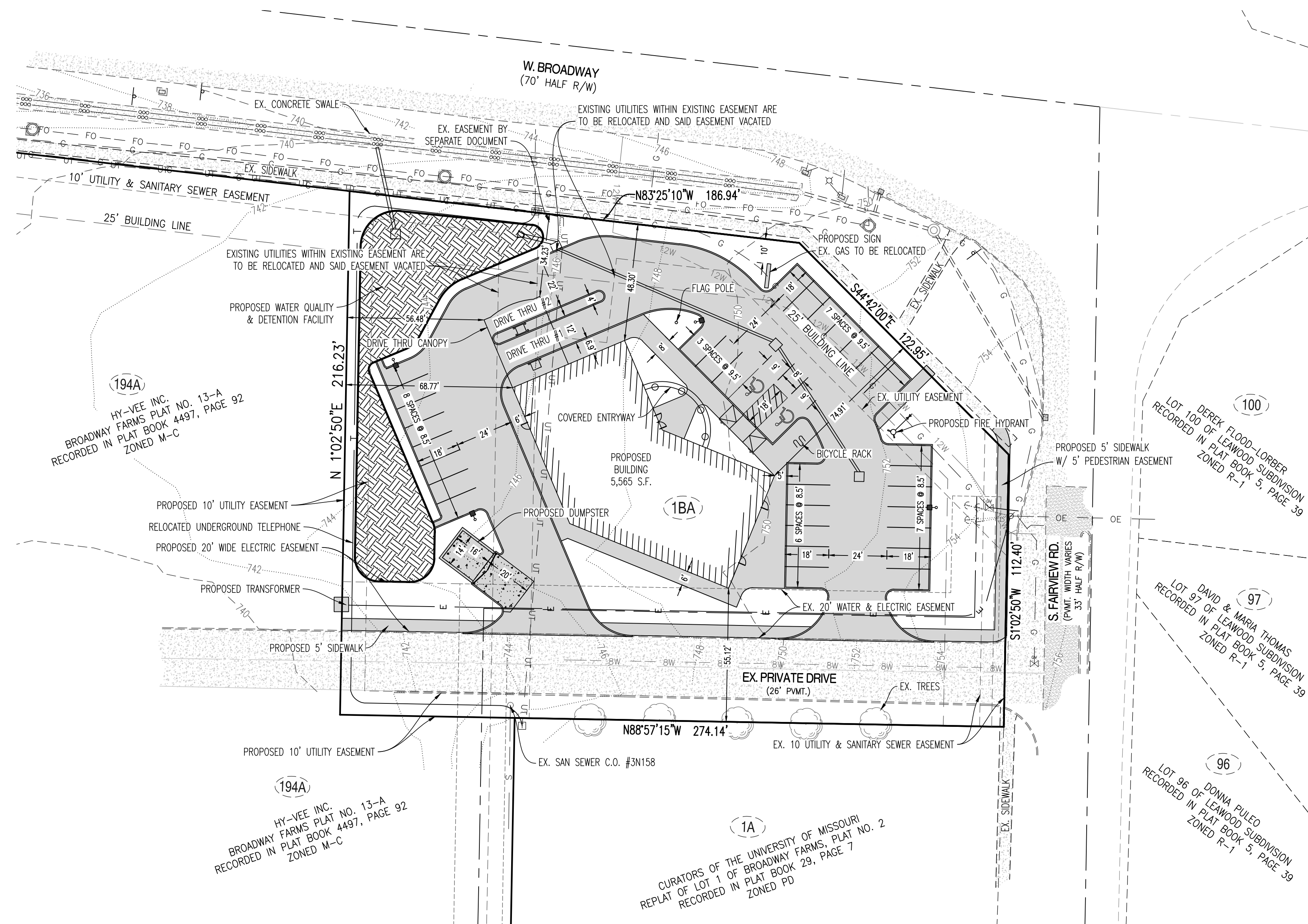
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

**LEGAL DESCRIPTION:**

LOT 1B1 OF BROADWAY FARMS, PLAT NO. 13-A RECORDED IN BOOK 4497, PAGE 92.

**LEGEND:**

- 805--- EXISTING 2FT CONTOUR
- 820--- EXISTING 10FT CONTOUR
- ===== CURB
- S- EXISTING SANITARY SEWER
- S- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- W- PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- ===== BUILDING LINE
- EASEMENT
- XX LOT NUMBER
- XX 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
- W- EXISTING 12" WATERLINE



**PARKING CALCULATIONS:**

<b>SPACES REQUIRED</b>		
OFFICE, 5,565 SQ FEET BUILDING W/ DRIVE THRU FACILITY (1 SPACE/300 SQ FEET)		
TOTAL SPACES REQUIRED:		19 SPACES
<b>SPACES PROVIDED</b>		
STANDARD SPACES PROPOSED:		31 SPACES
HANDICAP SPACES PROPOSED:		2 SPACES
TOTAL SPACES PROPOSED:		33 SPACES
<b>BICYCLE SPACES REQUIRED:</b>		4 SPACES
<b>BICYCLE SPACES PROVIDED:</b>		5 SPACES
<b>LOT COVERAGES:</b>		
NET LAND AREA:	52,233 SQ.FT.	100%
TOTAL IMPERVIOUS SURFACE AREA:	34,558 SQ.FT.	66%
TOTAL OPEN SPACE:	17,675 SQ.FT.	34%

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 75%.

**SIGNAGE:**

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

**NOTES:**

1. SITE ADDRESS IS 11 S. FAIRVIEW ROAD. SITE CONTAINS 1.20 ACRES.
2. EXISTING ZONING IS PD.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C02600, DATED MARCH 17, 2011.
4. 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 SCONCES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED AS ARE EXTERIOR SOFFIT LIGHTING.
5. 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.
6. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
7. 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.
8. ALL DRIVE, ROADWAY, AND ACCESS AISLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
9. STORM WATER DETENTION WILL BE REQUIRED FOR THIS DEVELOPMENT. 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.
10. A 5' SIDEWALK SHALL BE INSTALLED ALONG FAIRVIEW ROAD AS SHOWN.
11. WATER & ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.

**OWNER/DEVELOPER:**  
RIVER REGION CREDIT UNION  
3124 W. EDGEWOOD DRIVE  
JEFFERSON CITY, MO 65109

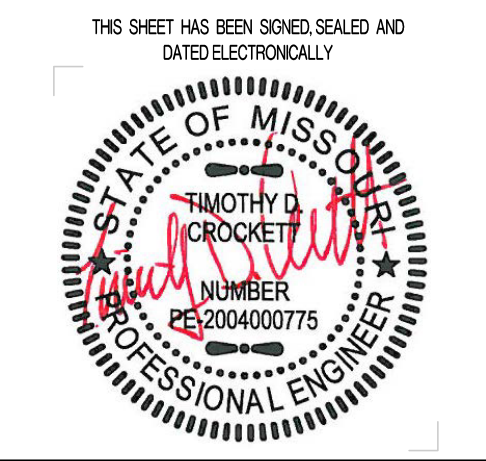
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
SARAH LOE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
BRIAN TREECE, MAYOR

\_\_\_\_\_  
SHEELA AMIN, CITY CLERK



TIMOTHY D. CROCKETT, 2004000775

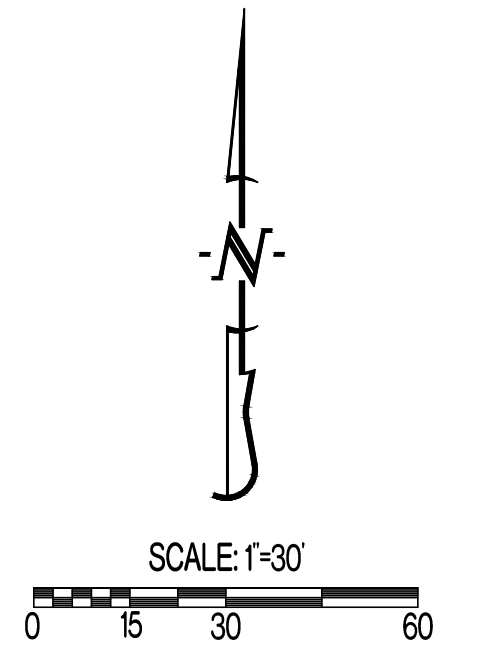
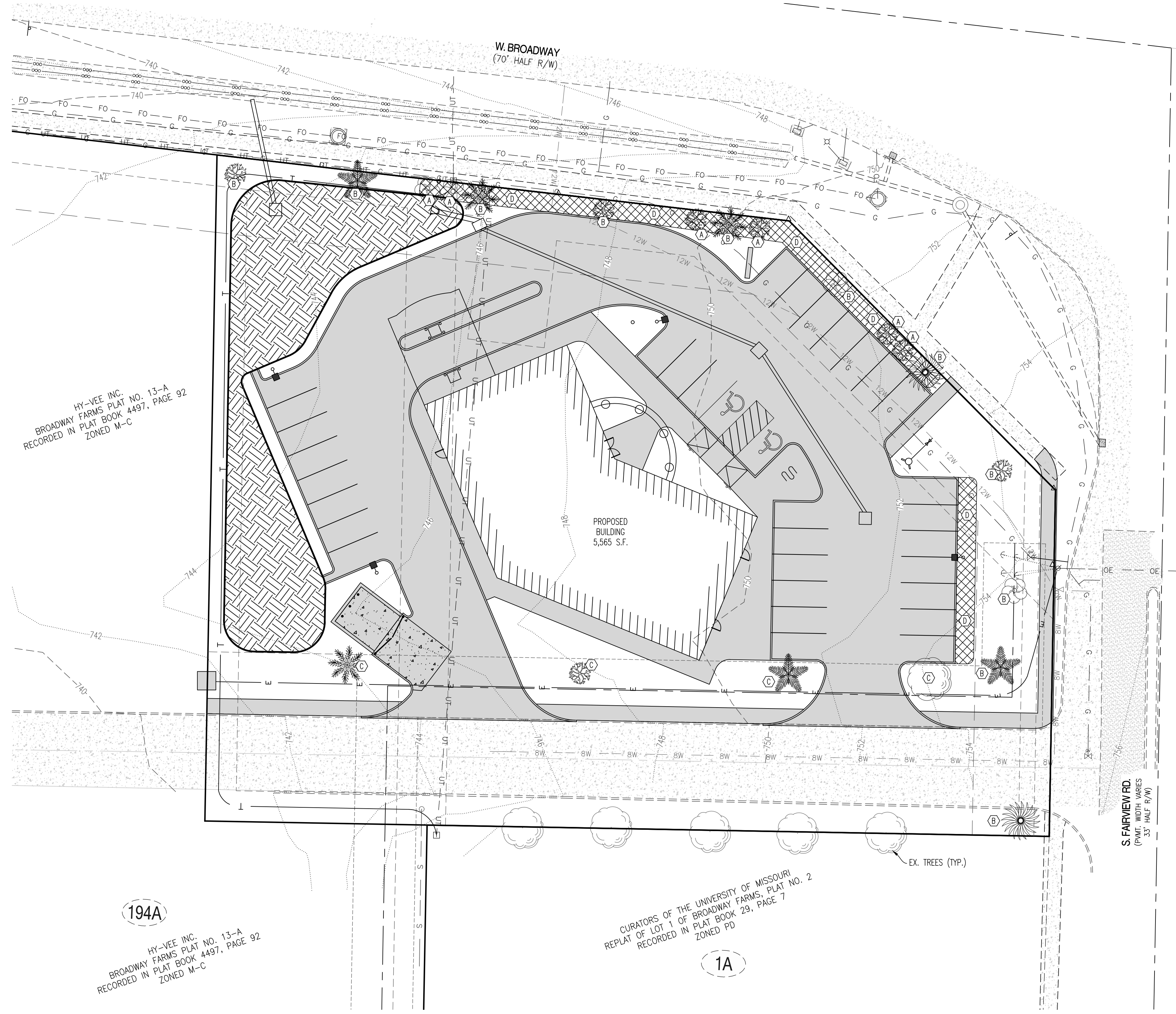
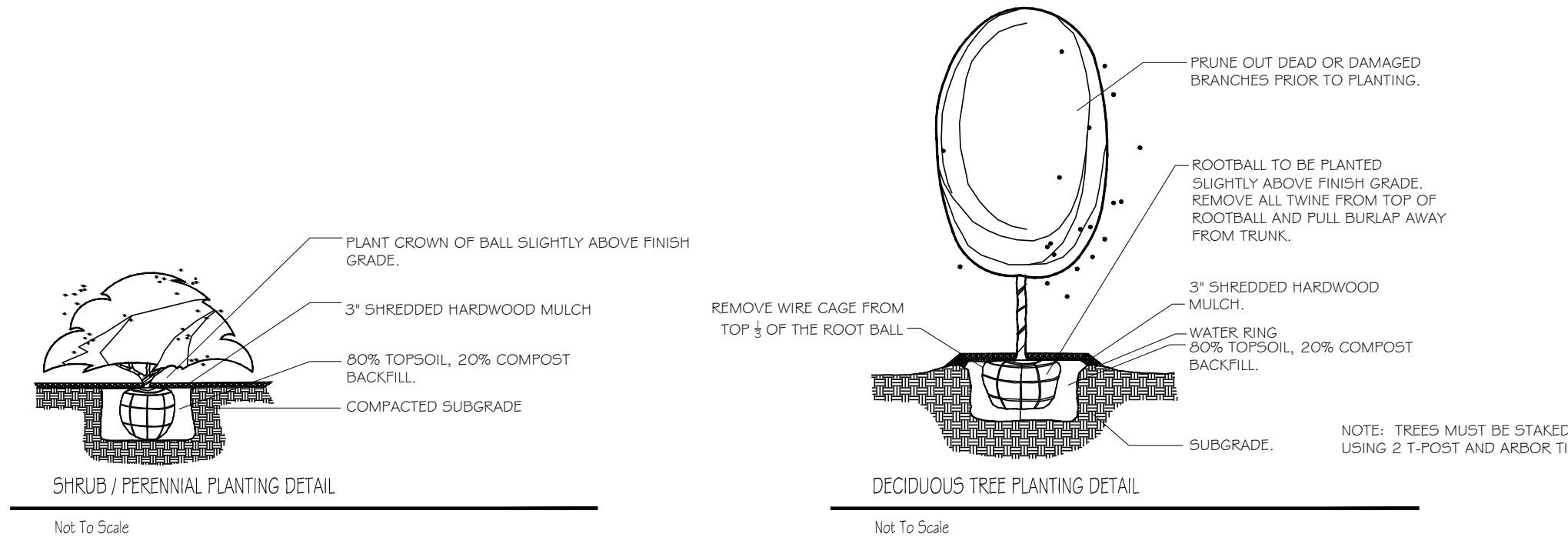
01/16/2019  
DATE

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

# LANDSCAPING PLAN FOR RIVER REGION CREDIT UNION - WEST BROADWAY

LOCATED IN SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY OF COLUMBIA CASE NO. 37-2019

LANDSCAPE COMPLIANCE:	
<b>29-4.4(c) - GENERAL PROVISIONS:</b>	
EXISTING CLIMAX FOREST:	0 AC.
CLIMAX FOREST TO REMAIN:	0 AC.
REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED:	0.18 AC.
PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	0.18 AC.
TOTAL SITE ACREAGE:	1.20 AC.
<b>29-4.4(d) - STREET FRONTAGE LANDSCAPING:</b>	
(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER:	176 L.F.
(REFER TO TYPICAL SCREENING BED PLANTING DETAIL)	176 L.F. x 6' WIDE = 1,056 S.F.
(A) 1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA (WITHIN SCREENING BED)	6 TREES
(B) (2)(i) 1 TREE PER 40' STREET FRONTAGE: (422' STREET FRONTAGE)	11 TREES
(ii) 30% LARGE TREES	3 TREES
(ii) 30% MEDIUM TREES	3 TREES
<b>29-4.4(e) - PROPERTY EDGE BUFFERING:</b>	
(1) PER TABLE 4.4-4 NO PROPERTY EDGE BUFFERING IS REQUIRED.	
EXISTING ZONING IS PD	
ADJACENT ZONING IS PD & M-C	
<b>29-4.4(f) - PARKING AREA LANDSCAPING:</b>	
(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 - 29 SPACES
(C) (4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 16,830 S.F. NET PARKING LOT TREES TO BE PLANTED	4 TREES
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES	1 TREE
MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES	1 TREE
<b>29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING:</b>	
TOTAL SIGNIFICANT TREES: 0 TREES	
(3)(i) MINIMUM OF 25% OF SIGNIFICANT TREES TO BE PRESERVED (1 TREE)	
(ii) SIGNIFICANT TREES REMOVED - 0 (REPLACE WITH 3 LARGE TO MEDIUM TREES PER TREE REMOVED):	0 TREES
(2) CREDIT FOR PRESERVING SIGNIFICANT TREES (3 CREDITS x 4 TREES @ 15" DBH):	0 TREES
TOTAL TREES TO BE PLANTED FOR SIGNIFICANT TREE CONFORMANCE	0 TREES



OWNER/DEVELOPER:  
RIVER REGION CREDIT UNION  
3124 W. EDGEWOOD DRIVE  
JEFFERSON CITY, MO 65109

STREET FRONTAGE PLANTING TABLE:					
	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
	2	HEDGE MAPLE	ACER CAMPESTRE	LARGE TO MEDIUM TREE	2.5" CALIPER
	2	RIVER BIRCH	BETULA NIGRA "HERITAGE"	LARGE TO MEDIUM TREE	2.5" CALIPER
	2	SUNBURST HONEYLOCUST	GLEDTISIA TRIACANTHOS "SUNCOLE"	LARGE TO MEDIUM TREE	2.5" CALIPER
	7	CRABAPPLE	MALUS SP.	SMALL TREE	2" CALIPER
	4	JAPANESE MAPLE	ACER PALMATUM	SMALL TREE	2" CALIPER
	1,554 S.F. OF LANDSCAPED BUFFER PLANTINGS SHRUB PLANTINGS - MIX OF ORNAMENTAL GRASSES, JUNIPER, SPIREA, ROSE BURNING BUSHES, ETC. WITHIN 6' WIDE MULCHED BED TO ACHIEVE 80 PERCENT OPACITY, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN 1' AND 5' ABOVE GRADE AT THE SCREEN LINE, AT THE TIME OF INSTALLATION AND CONFORMING TO THE CITY OF COLUMBIA UDC SEC. 29-4.4.				

PARKING AREA LANDSCAPING PLANTING TABLE:					
	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
	1	RIVER BIRCH	BETULA NIGRA "HERITAGE"	LARGE TO MEDIUM TREE	2.5" CALIPER
	1	SUNBURST HONEYLOCUST	GLEDTISIA TRIACANTHOS "SUNCOLE"	LARGE TO MEDIUM TREE	2.5" CALIPER
	1	RED OAK	QUERCUS RUBRA	LARGE TO MEDIUM TREE	2.5" CALIPER
	1	CRABAPPLE	MALUS SP.	SMALL TREE	2" CALIPER

**PLANTING NOTES:**

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 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.

LANDSCAPE BEDS SHALL CONFORM TO SCREENING REQUIREMENTS FOR THE CITY OF COLUMBIA. 1' TALL MULCH BERM WITH LANDSCAPED BED SHALL CONTAIN SMALL ORNAMENTAL TREES, DECORATIVE GRASSES, DECIDUOUS SHRUBS, AND EVERGREEN SHRUBS AS LISTED IN THE PLANTING NOTES ABOVE. SCREENING SHALL REACH 50% OPACITY IN THE SPACE BETWEEN 1' AND 5' ABOVE GRADE AT THE SCREEN LINE.

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. A FINAL LANDSCAPING PLAN SHALL BE SUBMITTED TO THE CITY ARBORIST FOR APPROVAL PRIOR TO INSTALLATION OF LANDSCAPING MATERIALS.

HY-VEE INC.  
BROADWAY FARMS PLAT NO. 13-A  
RECORDED IN PLAT BOOK 4497, PAGE 92  
ZONED M-C

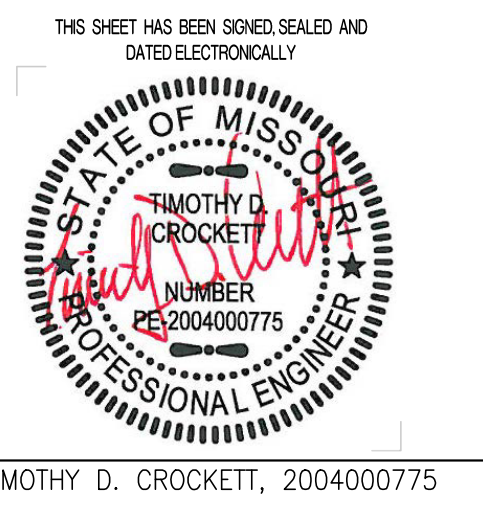
194A  
HY-VEE INC.  
BROADWAY FARMS PLAT NO. 13-A  
RECORDED IN PLAT BOOK 4497, PAGE 92  
ZONED M-C

CURATORS OF THE UNIVERSITY OF MISSOURI  
REPLAT OF LOT 1 OF BROADWAY FARMS, PLAT NO. 2  
RECORDED IN PLAT BOOK 29, PAGE 7  
ZONED PD

DEREK FLOOD-LORBER  
LOT 100 OF LEAWOOD SUBDIVISION  
RECORDED IN PLAT BOOK 5, PAGE 39  
ZONED R-1

DAVID & MARIA THOMAS  
LOT 97 OF LEAWOOD SUBDIVISION  
RECORDED IN PLAT BOOK 5, PAGE 39  
ZONED R-1

DONNA RILEO  
LOT 96 OF LEAWOOD SUBDIVISION  
RECORDED IN PLAT BOOK 5, PAGE 39  
ZONED R-1



PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
2408 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292  
www.crockettengineering.com