

OWNER
TS STORAGE LLC.
111 S. NINTH ST. STE. 200
COLUMBIA, MISSOURI 65201

LEGAL DESCRIPTION
EASTPORT GARDENS PLAT 2, LOT 77

STREAM BUFFER STATEMENT
THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR THIS AREA, AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT
THIS TRACT IS LOCATED IN ZONE X, UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM PANEL #29019C0284E, DATED 4/19/17.

PARKING REQUIREMENTS
SELF STORAGE: 1 SPACE PER 20 UNITS
REQUIRED: 28 UNITS = 2 SPACES
PROVIDED: 4 SPACES, 11 COVER PARKING STALLS (BUILDING 1 & 2)

SIGNAGE AND LIGHTING
SIGNAGE: PROPOSED SIGNS WILL HAVE A MAXIMUM SQUARE FOOTAGE OF 48SF AND A MAXIMUM HEIGHT OF 10FT.

LIGHTING: LOT LIGHTING TO BE POLE MOUNTED OR ATTACHED TO STRUCTURE AT A MAX HEIGHT OF 25'. THE FIXTURE TYPE WILL BE LED FULL CUT OFF AND WILL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA'S LIGHTING ORDINANCE.

- GENERAL NOTES
- FOR LANDSCAPE PLAN SEE PD101
 - BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
BUILDING 1 SHALL NOT EXCEED 5,000SF. MAXIMUM HEIGHT OF 22FT
BUILDING 2 SHALL NOT EXCEED 5,000SF. MAXIMUM HEIGHT OF 22FT
BUILDING 3 SHALL NOT EXCEED 12,000SF. MAXIMUM HEIGHT OF 14FT
 - TRACT IS CURRENTLY ZONED PD.
 - SIZE OF LOT IS 1.79 ACRES.
 - ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
 - STORMWATER PLAN IS CONCEPTUAL. FINAL STORMWATER QUALITY/QUANTITY DESIGN WILL COMPLY WITH CHAPTER 12-A ARTICLE V, AND THE CITY OF COLUMBIA STORMWATER MANAGEMENT MANUAL. POST DEVELOPMENT FLOWS WILL BE LESS THAN OR EQUAL TO PREDEVELOPMENT FLOWS FOR 1, 2, 10, & 100 YEAR STORMS.
 - BUILDING 1 & 2 WILL BE UTILIZED FOR GENERAL AND RV STORAGE. BUILDING 3 WILL BE USED FOR GENERAL AND BOAT STORAGE.

- DESIGN EXCEPTIONS
- USE SPECIFIC STANDARDS SECTION 29-3.3 (w)(1) & (2): BUILDING HEIGHT FOR BUILDING 1&2 TO BE MAXIMUM OF 22FT ADDITIONAL HEIGHT REQUESTED TO FIT CLASS A RV IN STRUCTURE. SEE BUILDING RENDERINGS FOR PROPOSED EXTERIOR FINISHES.
 - TABLE 4.1-2 : DIMENSIONAL STANDARDS FOR MIXED USE DISTRICTS:
SETBACKS ABUTTING RESIDENTIALLY ZONED PROPERTY FOR SELF-SERVICE STORAGE FACILITY USES WILL BE REAR AND SIDE YARD SETBACK OF 10FT. THESE SETBACKS MATCH THE ORIGINAL SETBACKS GRANTED IN PD ZONING.

APPROVED BY THE PLANNING & ZONING COMMISSION,
COLUMBIA, MO THIS ____ DAY OF ____, 2021



SARA LOE, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO
ORDINANCE # ____ ON THE
____ DAY OF ____, 2022

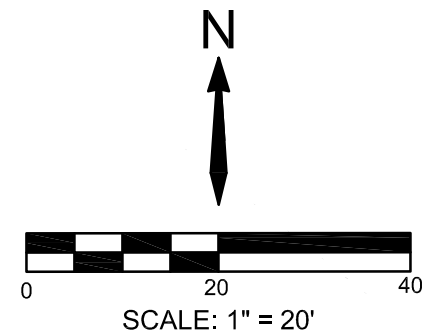
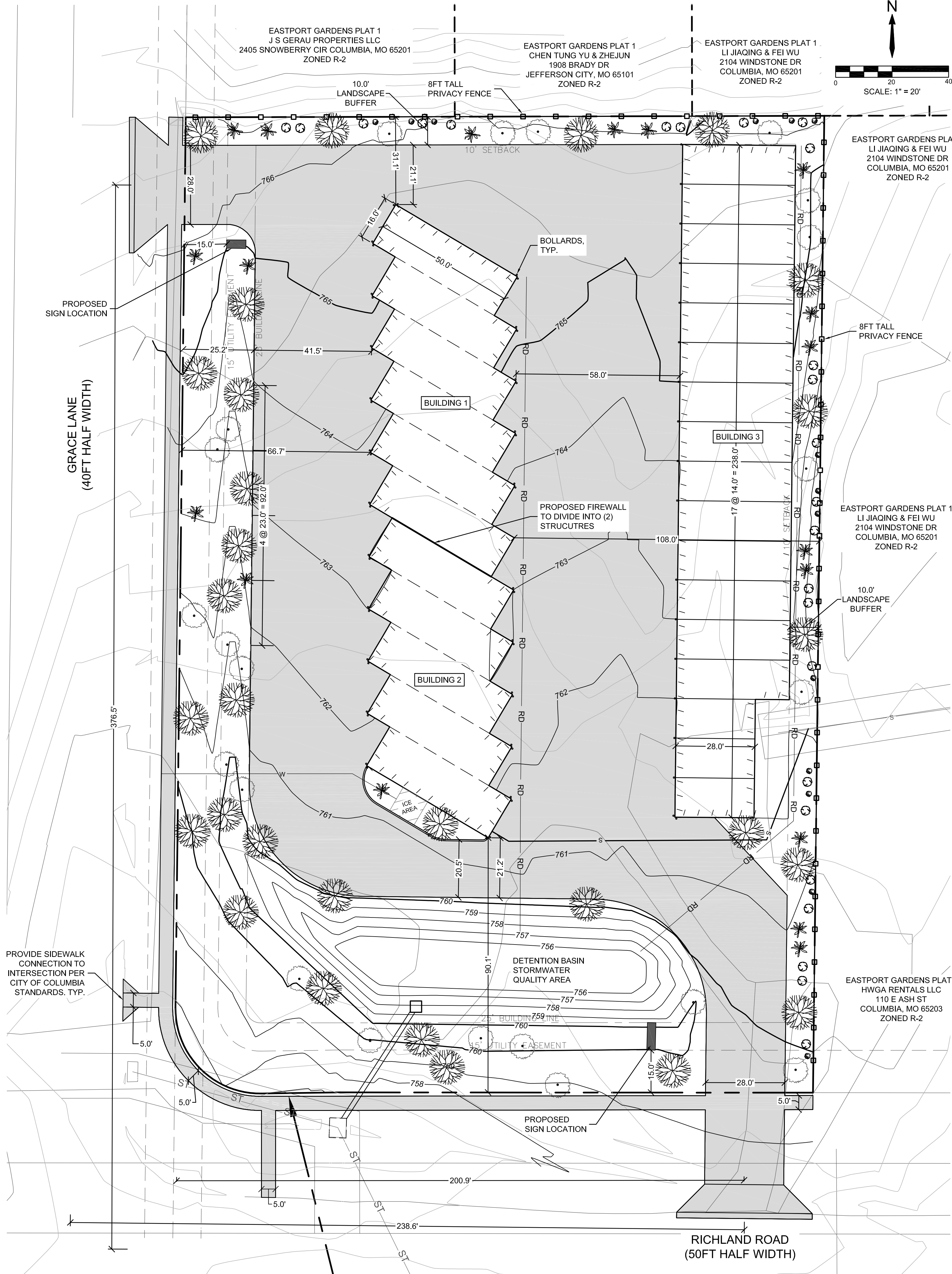
BRIAN TREECE, MAYOR

ATTEST:
SHEELA AMIN, CITY CLERK

STANDARD LEGEND	
EXISTING	PROPOSED

<u>BOUNDARY MARKERS</u>	
	STONE MARKER
	NON STANDARD PROPERTY MARKER

CENTERLINE
CABLE TV
EASEMENT
UNDERGROUND ELECTRIC
ELECTRIC LINE OVERHEAD
FENCE LINE
GAS LINE
PROPERTY LINE
SANITARY SEWER
STORM SEWER
STORM CULVERT
ROOF DRAIN
TELEPHONE
WATER LINE
BUILDING LINE
RAIL ROAD
GUARD RAIL
TOP OF BANK
TREE LINE
RETAINING WALL
BUSHES
TREES
POST / BOLLARD
SIGN
ACCESSIBLE PARKING
PARKING BUMPER
SANITARY MANHOLE
SANITARY CLEANOUT
STORM MANHOLE
STORM SEWER INLET
UTILITY POLE
STREET LIGHT
TRANSFORMER
ELECTRIC MANHOLE
A/C UNIT
WATER METER
WATER VALVE
FIRE HYDRANT
GAS METER
TELEPHONE PEDESTAL



EASTPORT GARDENS PLAT 1
LI JIAQING & FEI WU
2104 WINDSTONE DR
COLUMBIA, MO 65201
ZONED R-2

8FT TALL
PRIVACY FENCE

EASTPORT GARDENS PLAT 1
LI JIAQING & FEI WU
2104 WINDSTONE DR
COLUMBIA, MO 65201
ZONED R-2

10.0'
LANDSCAPE
BUFFER

EASTPORT GARDENS PLAT 1
HWGA RENTALS LLC
110 E ASH ST
COLUMBIA, MO 65203
ZONED R-2

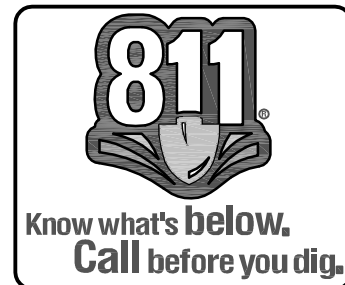


CREATING CLIENTS FOR LIFE
210 PARK AVENUE
COLUMBIA, MO 65203
P 573.499.1944

MISSOURI CERTIFICATE OF AUTHORITY NO.
E-2017015086
EXPIRES: DECEMBER 31, 2021

NOTICE:
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FROM FAILURE TO FOLLOW THESE PLANS,
SPECIFICATIONS, AND THE ENGINEERING
INTENT THEY CONVEY, OR FOR PROBLEMS
WHICH ARISE FROM FAILURE TO OBTAIN
AND/OR FOLLOW THE ENGINEERS GUIDANCE
WITH RESPECT TO ANY ERRORS, OMISSIONS,
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12/03/2021

Keenan K. Simon
MO-PE 2016017682
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

12/3/2021

REVISIONS	

TS STORAGE LLC.
GRACE LN. & RICHLAND RD.
COLUMBIA, MO 65201

ENGINEER
KKS
CHECKED BY
KKS
DRAWN BY
TRA
SSE PROJECT #
21121

PD PLAN
DRAWING NO.
PD100
SHEET NO.
01 OF 02

STANDARD LEGEND		
EXISTING	PROPOSED	
		CENTERLINE
		CABLE TV
		EASEMENT
		UNDERGROUND ELECTRIC
		ELECTRIC LINE OVERHEAD
		FENCE LINE
		GAS LINE
		PROPERTY LINE
		SANITARY SEWER
		STORM SEWER
		STORM CULVERT
		ROOF DRAIN
		TELEPHONE
		WATER LINE
		BUILDING LINE
		RAIL ROAD
		GUARD RAIL
		TOP OF BANK
		TREE LINE
		RETAINING WALL
		BUSHES
		TREES
		POST / BOLLARD
		SIGN
		ACCESSIBLE PARKING
		PARKING BUMPER
		SANITARY MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE
		STORM SEWER INLET
		UTILITY POLE
		STREET LIGHT
		TRANSFORMER
		ELECTRIC MANHOLE
		A/C UNIT
		WATER METER
		WATER VAVLE
		FIRE HYDRANT
		GAS METER
		TELEPHONE PEDESTAL

LANDSCAPE DATA
TOTAL AREA = 1.79 AC
MAX IMPERVIOUS AREA = 1.44 AC (80%)
MIN PERVIOUS AREA (LANDSCAPE)= 0.35 AC (20%)

STREET FRONTAGE TREES:
GRACE LN. = 396 FT
29-4.4(D.2) 396 FT/40 FT = 10 TREES
RICHLAND RD. = 266 FT
29-4.4(D.2) 266 FT/40 FT = 7 TREES

PARKING LOT TREES:
TOTAL PARKING LOT / DRIVE AREA = 39,200 SQFT
39,200 SQFT/4000 SQFT= 10 TREES REQUIRED

LANDSCAPE BUFFER NORTH PROPERTY LINE (LEVEL 3 BUFFER)
LANDSCAPE BUFFER CALCS
2,329 SQFT/200 SQFT = 12 TREES REQUIRED

LANDSCAPE BUFFER EAST PROPERTY LINE (LEVEL 3 BUFFER)
LANDSCAPE BUFFER CALCS
3,465 SQFT/200 SQFT = 17 TREES REQUIRED

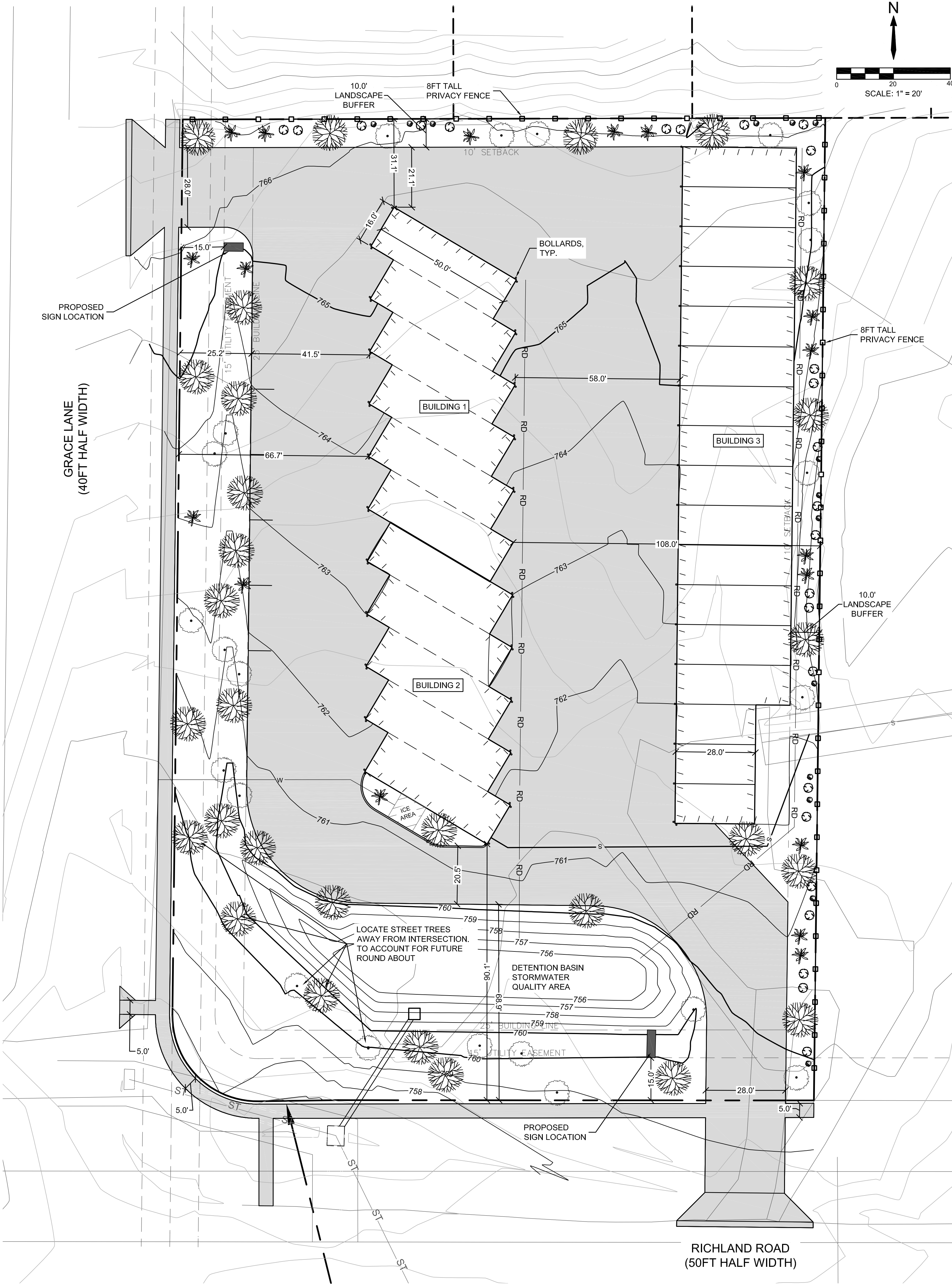
- A LANDSCAPE PLAN WILL BE PROVIDED AT CONSTRUCTION DOCUMENT SUBMITTAL THAT WILL BE COMPLIANT WITH 29-4.4 WITH ADJUSTMENTS AS FOLLOWS :

PER 29.4.4(e)(1) THIS PROPERTY IS TO HAVE A 10FT WIDE LANDSCAPE BUFFER AND A 8FT TALL SCREENING DEVICE. FROM MEETINGS WITH NEIGHBORS IT IS REQUESTED "VINYL FENCE" BE ADDED AS AN ACCEPTABLE MATERIAL FOR PRIVACY SCREENING DEVICE.

ADDITIONAL LANDSCAPE BUFFERING

TO PROVIDE ADDITIONAL BUFFERING AND IMPROVE SITE AESTHETICS, ADDITIONAL LANDSCAPING IS BEING PROVIDED TO THE SITE. THE PAVEMENT SETBACK WAS INCREASE FROM 6FT TO 25FT AT THE GRACE LANE FRONTAGE AND INCREASE FROM 6FT TO 68FT AT RICHLAND RD. ADDITIONAL TREES ARE TO BE PROVIDED IN THIS GREEN SPACE AS FOLLOWS:

ADDITIONAL LANDSCAPE TREES PROVIDED:
GRACE LN. FRONTAGE
5 ADDITIONAL TREES
RICHLAND RD. FRONTAGE
3 ADDITIONAL TREES



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12 / 03 / 2021

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REVISIONS
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ENGINEER
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21121

PD LANDSCAPE PLAN
DRAWING NO.
PD101
SHEET NO.
02 OF 02