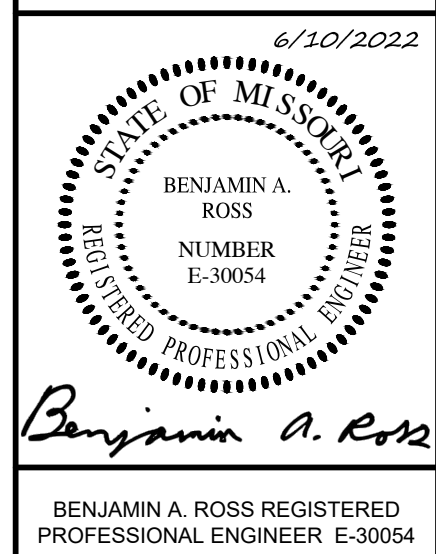


PLANNED DEVELOPMENT PLAN FOR
LOT 2 - SPARTAN POINTE
STREET ADDRESS
COLUMBIA, BOONE COUNTY, MISSOURI



BENJAMIN A. ROSS REGISTERED PROFESSIONAL ENGINEER E-30054

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Date
JUNE 10, 2022

Revised

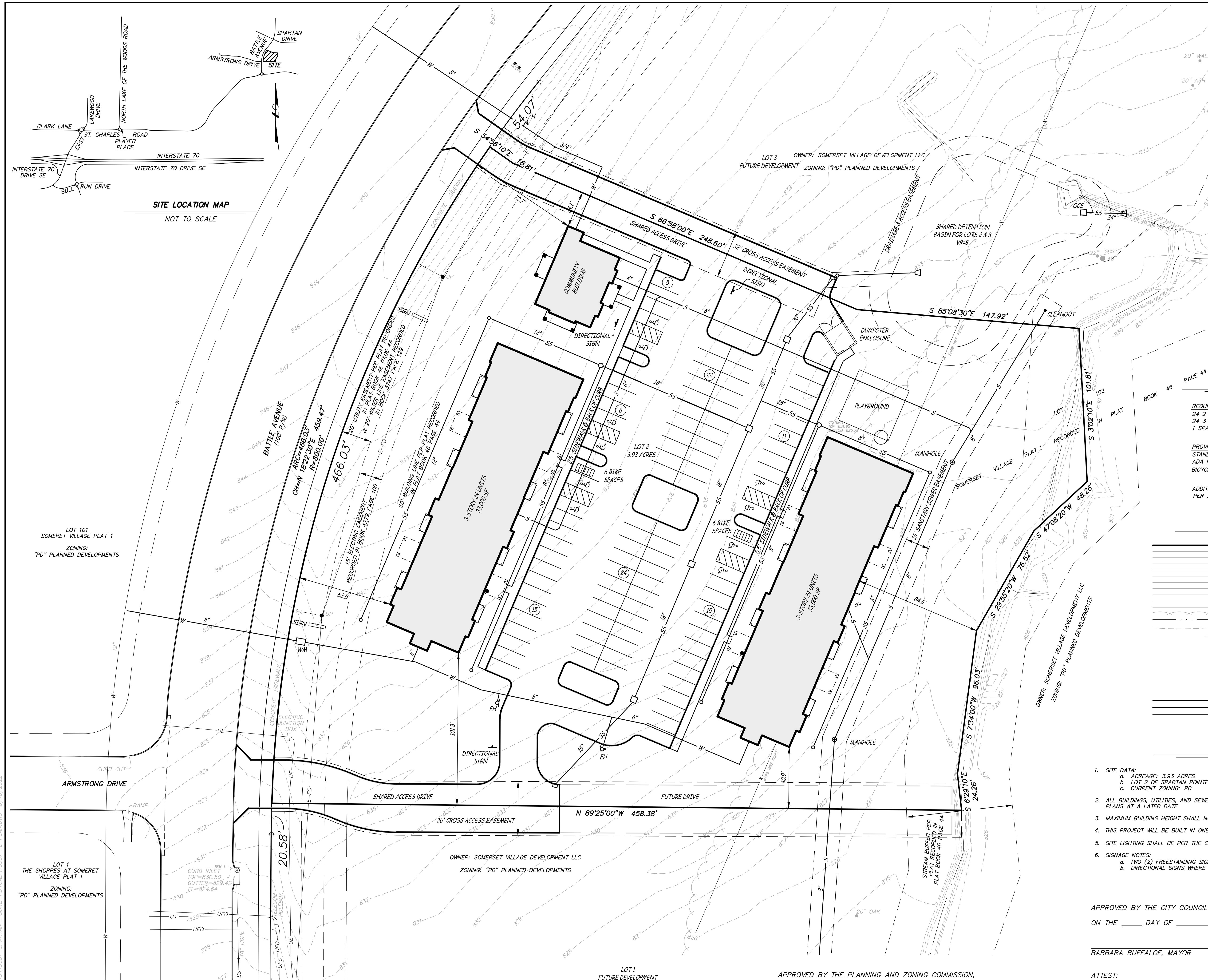
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PLANNED DEVELOPMENT PLAN

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C1.01

ES&S PROJECT NO. 15507



SITE LOCATION MAP
NOT TO SCALE

PROPERTY OWNER

SOMERSET VILLAGE DEVELOPMENT LLC
P.O. BOX 7169
COLUMBIA, MISSOURI, 65205

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 25019C0305E, DATED APRIL 19, 2017.

PARKING NOTE

REQUIRED PARKING:
24 2 BEDROOM UNITS X 2 SPACES/UNIT = 48 SPACES
24 3 & 4 BEDROOM UNITS X 2.5 SPACES/UNIT = 60 SPACES
1 SPACE/5 DWELLING UNITS = 10 SPACES
TOTAL REQUIRED = 118 SPACES

PROVIDED PARKING:
STANDARD PARKING STALLS = 88 SPACES
ADA PARKING STALLS = 10 SPACES
BICYCLE PARKING STALLS = 12 SPACES
TOTAL PROVIDED = 110 SPACES

ADDITIONAL LANDSCAPING AND TREES INSTALLED IN PARKING LOT PER 29-4.4 TO REDUCE REQUIRED PARKING 8 SPACES.

LEGEND

---	PROPERTY LINE
---	ELECTRIC LINE
---	FIBER OPTIC LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELECOMMUNICATIONS LINE
---	UNDERGROUND FIBER OPTIC LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS LINE
---	WATER LINE
---	FENCE
---	TREE & BRUSH LINE
---	DRAINAGE SWALE
---	EXISTING CONTOUR
---	ANCHOR
---	IRON
---	FLOW LINE
---	HDPPE
---	LS
---	TELECOM
---	TW
---	UTILITY POLE
---	WATER VALVE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM SEWER
---	PROPOSED FIRE HYDRANT

GENERAL NOTES

- SITE DATA:
 - ACREAGE: 3.93 ACRES
 - LOT 2 OF SPARTAN POINTE PLAT
 - CURRENT ZONING: PD
- ALL BUILDINGS, UTILITIES, AND SEWERS SHOWN ARE APPROXIMATE AND SHALL BE FINALIZED WITH PERMITTING PLANS AT A LATER DATE.
- MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 39 FEET.
- THIS PROJECT WILL BE BUILT IN ONE PHASE.
- SITE LIGHTING SHALL BE PER THE CITY OF COLUMBIA UNIFIED DEVELOPMENT CODE (UDC).
- SIGNAGE NOTES:
 - TWO (2) FREESTANDING SIGN ON BATTLE AVENUE STREET FRONTAGE.
 - DIRECTIONAL SIGNS WHERE INDICATED.

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

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON _____

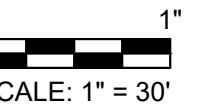
SARA LOE, CHAIRPERSON

STREAM BUFFER NOTE


THE TYPE III STREAM BUFFER REQUIRED BY CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES IS LOCATED AS SHOWN ON THE PLAT.

STORMWATER MANAGEMENT

SITE SHALL MEET CURRENT CITY OF COLUMBIA STORMWATER ORDINANCES, INCLUDING DETENTION AND WATER QUALITY. THE DETENTION BASIN SHALL SERVE BOTH LOTS 2 AND 3.



**PLANNED DEVELOPMENT PLAN FOR
LOT 2 - SPARTAN POINTE**
STREET ADDRESS
COLUMBIA, BOONE COUNTY, MISSOURI



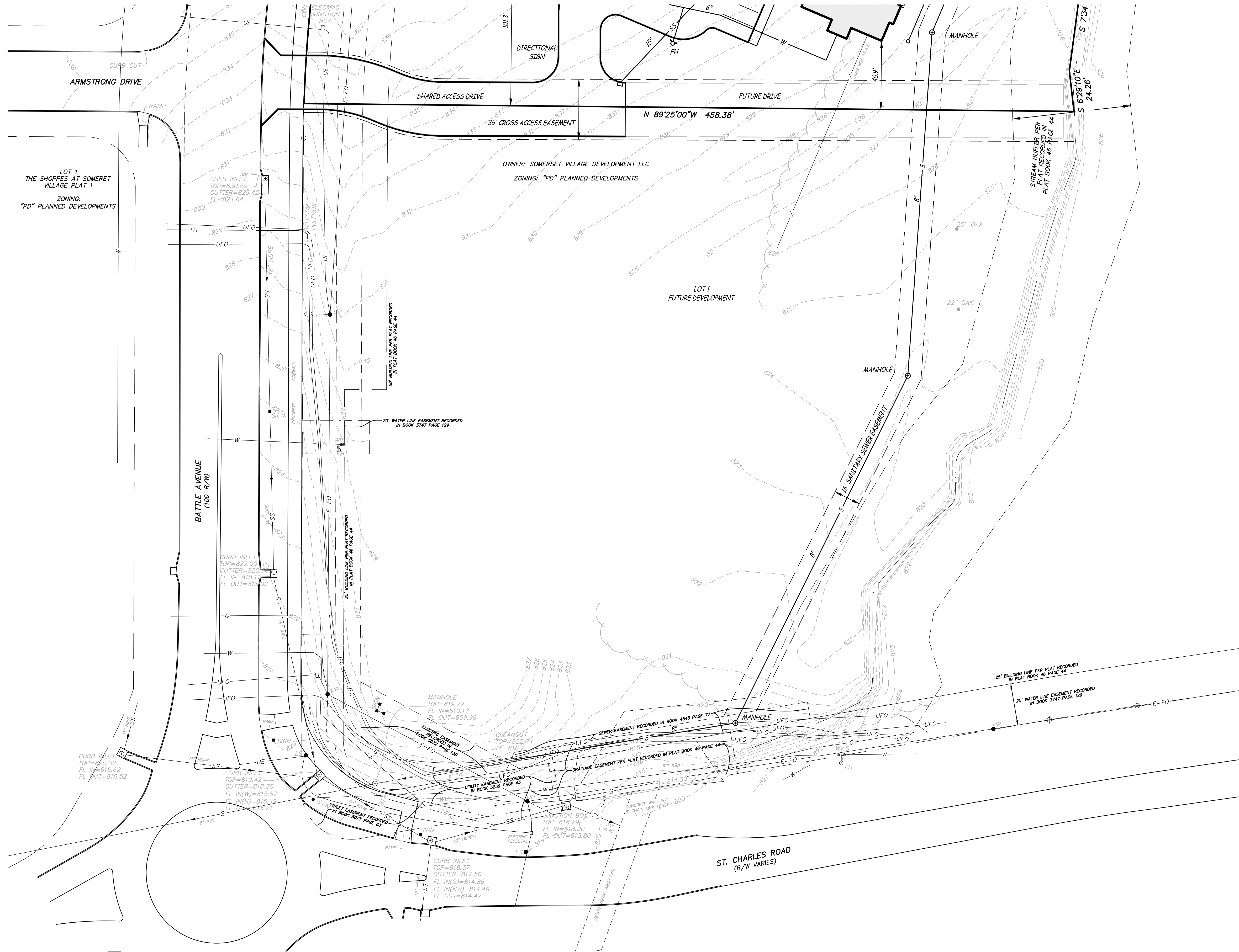
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UNE 10, 2022

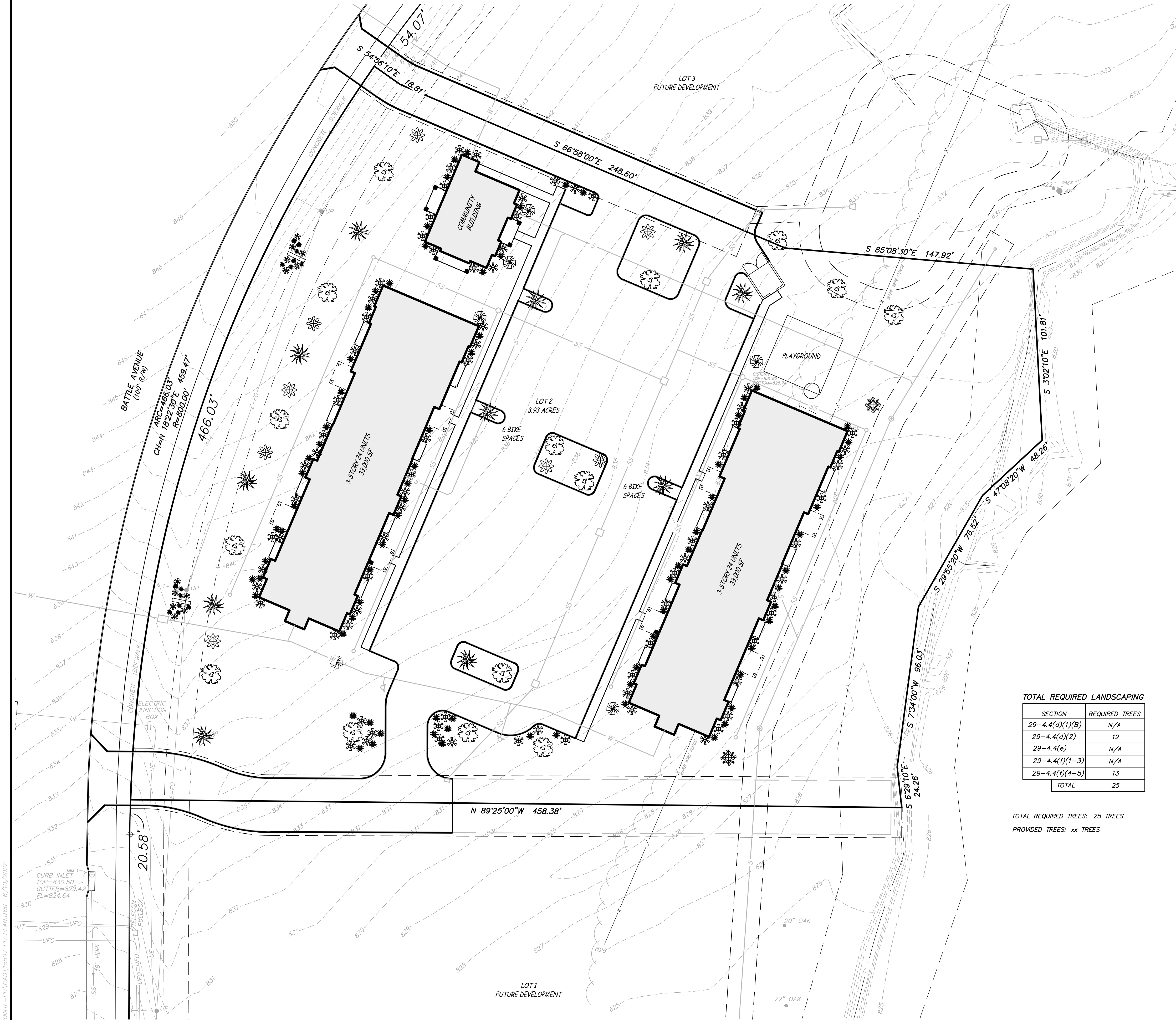
OFF SITE SANITARY SEWER PLAN

C1.02

S&S PROJECT NO. 15507



P:\GENERAL PROJECTS\15507-SPARTAN-POINTE-PD\CAD\15507 PD PLANNING 6/10/2022



LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	NO. PROVIDED
	LARGE DECIDUOUS TREE (2" CALIPER)	12
	MEDIUM DECIDUOUS TREE (2" CALIPER)	12
	SMALL DECIDUOUS TREE (2" CALIPER)	7
	ORNAMENTAL DECIDUOUS TREE (2" CALIPER)	6
	EVERGREEN TREE (6' TALL)	2
	DECIDUOUS SHRUBS	90
	PERENNIAL FLOWER	94
		TOTAL = 223

LANDSCAPING NOTES

CLIMAX FOREST PRESERVATION NOTE (PER 29 - 4.4(c)(1))
EXISTING CLIMAX FOREST = 0 SF

LANDSCAPED AREA NOTE (PER 29-4.4(c)(2))
LANDSCAPED AREA REQUIRED = 25,679 (15% OF TOTAL AREA)
LANDSCAPED AREA PROVIDED = 76,644 (44.8% OF TOTAL AREA)

LANDSCAPING NOTES

- ALL PLANT MATERIAL SHALL BE (PER 29-4.4(c)(3 & 4)):
 - HARDY TO CENTRAL MISSOURI (USDA HARDINESS ZONE 5B)
 - FREE OF DISEASE AND INSECTS
 - CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSEYMEN.
- ALL NON-PAVED AREAS SHALL RECEIVE THE FOLLOWING:
 - PERIMETER LANDSCAPED AREAS: MIN 8" OF TOPSOIL
 - INTERIOR LANDSCAPED ISLANDS: MIN 15" OF TOPSOIL
- THE SITE CONTRACTORS SHALL BE RESPONSIBLE TO PROVIDE FINISHED GRADE TO THIS SUBGRADE.
- NO LESS THAN 50% OF LANDSCAPED AREA MUST BE COVERED WITH LIVE PLANTS, NOT MULCH, BARK, GRAVEL, ETC (PER 29-4.4(c)(4)).
- PLANTING MATERIALS SHALL BE OF THE FOLLOWING MINIMUM SIZE (PER 29-4.4(c)(4)):
 - LARGE DECIDUOUS SHADE TREES (MATURE HEIGHT >45') = 2" CALIPER
 - MEDIUM DECIDUOUS SHADE TREES (MATURE HEIGHT 30'-45') = 2" CALIPER
 - SMALL DECIDUOUS SHADE TREES (MATURE HEIGHT 20'-30') = 4' IN HEIGHT
 - ORNAMENTAL TREE (MATURE HEIGHT <20') = 4' IN HEIGHT
 - CONIFER = 6' IN HEIGHT
 - SHRUBS = 5-GAL CONTAINER
 - GROUND COVER = APPROPRIATE FOR 50% COVERAGE WITHIN 2 GROWING SEASONS
 - GRASS, SEED, SOD = >80% PURE LIVE SEED, 99% WEED FREE
- PLANTINGS SHALL NOT BE PLACED CLOSER THAN 4' FROM THE FENCE OR PROPERTY LINE, UNLESS NOTED OTHERWISE ON THE PLANS (PER 29-4.4(c)(7)).
- SNOW STORAGE SHALL NOT OCCUR IN BUFFER AREAS (PER 29-4.4(c)(8)).
- OUTDOOR SCREENING PER 29-4.4(c)(9); NOT APPLICABLE
- ROOFTOP MECHANICAL UNIT SCREENING (PER 29-4.4(c)(10)); NOT APPLICABLE
- SIGHT TRIANGLE (PER 29-4.4(c)(11)): NO PLANTINGS WITH MATURE HEIGHTS TALLER THAN 18 INCHES SHALL BE PLACED WITHIN THE DEFINED SIGHT TRIANGLE AS SHOWN ON THE PLAN.
- ALL TREES PLANTED IN THE RIGHT OF WAY SHALL COMPLY WITH CHAPTER 24 ARTICLE V OF THE CITY OF COLUMBIA CODE OF ORDINANCES (PER 29-4.4(c)(12)).
- PLANTING SHALL BE COMPLETED WITHIN ONE PLANTING SEASON (SPRING TO FALL) OF THE COMPLETION OF EXTERIOR IMPROVEMENTS, OR WITHIN ONE YEAR OF THE ISSUANCE OF THE LAND DISTURBANCE PERMIT, WHICHEVER OCCURS LATER (PER 29-4.4(c)(13)). THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A PERFORMANCE BOND, ESCROW, LETTER OF CREDIT, OR OTHER INSTRUMENT ACCEPTABLE TO THE CITY OF COLUMBIA, TO THE CITY OF COLUMBIA AND OWNER, FOR ANY WORK NOT COMPLETED OR ACCEPTED WITHIN THIS TIME FRAME.
- TREE PROTECTION SHALL BE REQUIRED PRIOR TO AND DURING CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES. NO ACTIVITY WITH THE POTENTIAL OF CAUSING DAMAGE TO THE ROOT SYSTEM OF TREES SHALL BE ALLOWED WITHIN 20 FEET OF THE OUTSIDE OF PRESERVED, PROTECTED, OR PLANTED TREE DRIP LINE (PER 29-4.4(g)(4)).
 - ORANGE CONSTRUCTION "TREE PROTECTION - KEEP OUT" EVERY 100 FEET, SHALL BE INSTALLED ALONG THE PERIMETER OF THE TREE PROTECTION AREA BEFORE AND THROUGHOUT CONSTRUCTION.
 - IF SITE GRADING OCCURS WITHIN 20' OF THE TREE PRESERVATION, THE PERIMETER OF THE AREA MUST BE TRENCHED TO A MINIMUM WIDTH AND DEPTH OF 2" AND ROOT PRUNED.
 - NO CONSTRUCTION, GRADING, EQUIPMENT, MATERIAL STORAGE, OR OTHER ASSOCIATED ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA.
 - ALL TREE AND VEGETATION PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY CITY STAFF PRIOR TO THE START OF ANY LAND DISTURBANCE ACTIVITIES
- ANY FAILURE OF THE CONTRACTOR TO FOLLOWING THESE REQUIREMENTS SHALL BE REMEDIED, AT THE CONTRACTOR'S SOLE EXPENSE, BY ONE OF THE FOLLOWING, AS FOUND ACCEPTABLE TO THE CITY OF COLUMBIA AND OWNER:
 - PAYMENT OF \$750 TO THE CITY OF COLUMBIA RIGHT OF WAY LANDSCAPING BUDGET PER NEW TREE REQUIRED TO REPLACE IMPACTED TREE.
 - REPLACEMENT OF DAMAGED TREES PER 29-4.4(g)(3)(i).

LANDSCAPING STRIP NOTE (PER 29-4.4(f))		REQUIRED	PROVIDED
STREET TREES:	1/40 LF*466 LF = 12	15	
	30% OF TOTAL = 4	5	
	LARGE: 30% OF TOTAL = 4	5	
	SPECIES: 2	3	
TOTAL TREES		12	15

PROPERTY EDGE BUFFERING NOTE (PER 29-4.4(e))

SUBJECT PROPERTY:	ZONING	USE	SCREENING LEVEL	BUFFER AREA	TREES
ADJACENT PROPERTIES:	PD	MULTI-FAMILY	-	-	-
NORTH	PD	SHARED DRIVEWAY	0	0	0
SOUTH	PD	SHARED DRIVEWAY	0	0	0
EAST	PD	STREAM BUFFER	0	0	0
WEST	R/W	N/A	-	-	-
TOTAL					0

PLANTING CATEGORIES:		REQUIRED	PROVIDED
COVERAGE OF STRIP:	4	N/A	
OPACITY (1' TO 5' ABOVE GRADE)	>50%	N/A	
	>80%	N/A	

PARKING LOT LANDSCAPING NOTE (PER 29-4.4(f))

PARKING LOT AREA	= 41,936 SQ. FT.		
10% LANDSCAPE	= N/A		
PROVIDED	= N/A		
INTERIOR LANDSCAPED ISLANDS:	REQUIRED	PROVIDED	
INTERIOR ISLAND WIDTH:	>100 STALLS	1	
SEPARATION ISLANDS:	8'	8'	
INTERIOR TREES (1/4,000 SF PAVEMENT)	>150 STALLS	3	
MEDIUM (30% OF TOTAL)	N/A	14	
LARGE (40% OF TOTAL)	N/A	8	
SEPARATION ISLAND TREES (40' SPACE)	N/A	6	
TOTAL TREES:	13	14	

SIGNIFICANT TREES NOTE (PER 29-4.4(g))

- CREDIT FOR PRESERVING EXISTING MATURE/SIGNIFICANT TREES: N/A
- THERE ARE NO EXISTING TREES AT THE SITE OUTSIDE THE STREAM BUFFER.
- SIGNIFICANT TREES: N/A, THERE ARE NO SIGNIFICANT TREES AT THE SITE OUTSIDE THE STREAM BUFFER.

TOTAL REQUIRED LANDSCAPING

SECTION	REQUIRED TREES
29-4.4(d)(1)(B)	N/A
29-4.4(d)(2)	12
29-4.4(e)	N/A
29-4.4(f)(1-3)	N/A
29-4.4(f)(4-5)	13
TOTAL	25

TOTAL REQUIRED TREES: 25 TREES

PROVIDED TREES: xx TREES

IRRIGATION SYSTEM NOTES

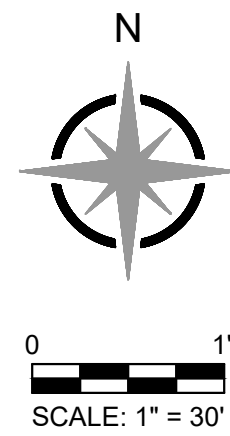
- ALL AREAS SHALL BE IRRIGATED.
- IRRIGATION SHALL BE ZONED. ALL PLANTING BEDS AND TURF SHALL BE SEPARATELY ZONED.
- CONTRACTOR SHALL SUBMIT IRRIGATION PLANS TO THE OWNER A MINIMUM OF 30 DAYS PRIOR TO PROPOSED INSTALLATION FOR APPROVAL.

SEEDING / SODDING SPECIFICATIONS

- FINISH GRADE SHOWN ON PLAN INCLUDES 6" OF TOPSOIL RESPREAD FROM STOCKPILES.
- ALL DISTURBED AREAS SHALL BE SEED OR SODDED PER SPECIFICATIONS.
- ALL LAWN AREAS TO BE SOD AROUND & WITHIN 15 FEET OF BUILDINGS AND WALKS.

NOTES

- IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPED AREAS SHALL BE SEED AND MULCHED.
- ALL NURSERY STOCK SHALL CONFORM TO THE CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1.
- ALL PERIMETER LANDSCAPED AREAS SHALL BE GRASS COVERED.



PLANNED DEVELOPMENT PLAN FOR LOT 2 - SPARTAN POINTE STREET ADDRESS COLUMBIA, BOONE COUNTY, MISSOURI

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Date

JUNE 10, 2022

Revised

Design: BAR Drawn: CGH
CONCEPTUAL
LANDSCAPE PLAN

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