

# MAJOR AMENDMENT TO THE PD PLANNED DEVELOPMENT OF LOT 404 OF SPRING CREEK PLAT 4

LOCATED IN SECTION 28, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY OF COLUMBIA CASE NO. 194-2022

OWNER:  
GREG KREUTZER  
4000 FALL RIDGE DRIVE  
COLUMBIA, MO 65203



LOCATION MAP  
NOT TO SCALE

### BASIS OF BEARING:

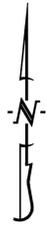
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

### LEGAL DESCRIPTION:

LOT 404 OF SPRING CREEK PLAT 4, 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.



SCALE: 1" = 20'  
0 10 20 40

### 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
	GAS		PROPOSED SANITARY SEWER LATERAL
	EXISTING UNDERGROUND TELEPHONE		EXISTING AIR CONDITIONER
	EXISTING UNDERGROUND CABLE TELEVISION		EXISTING TELEPHONE PEDESTAL
	EXISTING OVERHEAD ELECTRIC		EXISTING LIGHT POLE
	EXISTING UNDERGROUND ELECTRIC		EXISTING GUY WIRE
	EXISTING OVERHEAD ELEC. & TV		EXISTING MINOR CONTOUR
	EXISTING OVERHEAD ELEC., TV & TELE.		EXISTING MAJOR CONTOUR
	EXISTING SANITARY SEWER		PROPOSED PAVEMENT
	PROPOSED SANITARY SEWER		EXISTING TREE
	PROPOSED FIRE HYDRANT		EXISTING TREE LINE
	EXISTING STORM SEWER		EXISTING SIGNS
	PROPOSED STORM SEWER		
	PROPOSED LOT NUMBER		
	EXISTING LOT NUMBER		

### NOTES:

- THIS SITE IS LOCATED NORTHEAST OF THE INTERSECTION OF W. VAWTER SCHOOL ROAD AND SCOTT BLVD. AND CONTAINS 0.92 ACRES.
- EXISTING ZONING IS PD.
- A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO SECTION 29-2.3(D)(4)(I) OF THE CODE OF ORDINANCES AND AS SHOWN ON THE FEMA F.I.R.M. PANEL #29019C0267E, 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 USCS 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 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
- WATER SERVICE TO BE PROVIDED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
- ELECTRIC SERVICE TO BE PROVIDED BY BOONE ELECTRIC.
- 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.

### STORMWATER NOTES:

THE REQUIRED STORMWATER MANAGEMENT SCOPE FOR THIS LOT WILL BE GOVERNED BY THE PREVIOUSLY APPROVED C-P PLAN AND THE INCREASE IN IMPERVIOUS SURFACE THIS NEW PD PLAN CREATES AS COMPARED TO THE PREVIOUSLY APPROVED C-P PLAN.

THE PREVIOUSLY APPROVED C-P PLAN FOR THIS LOT (APPROVED IN 2005) SHOWS 20,601 SQ.FT. OF IMPERVIOUS SURFACE WITH NO STORMWATER QUALITY OR DETENTION REQUIRED. THIS NEW PD PLAN WILL INCREASE THE IMPERVIOUS AREA ON THE LOT BY APPROXIMATELY 3,357 SQ.FT. OVER THE PREVIOUS PLAN, FOR A TOTAL OF 23,958 SQ.FT. OF IMPERVIOUS SURFACE. STORMWATER MANAGEMENT WILL BE PROVIDED FOR THE ADDITIONAL 3,357 SQ.FT. OF IMPERVIOUS SURFACE ADDED ON THIS LOT OVER THE PREVIOUSLY APPROVED C-P PLAN.

STORMWATER QUALITY AND DETENTION 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.

### SOLID WASTE NOTES:

SOLID WASTE FOR THIS LOT WILL BE PROVIDED BY AN EXISTING DUMPSTER ON THE ADJACENT PROPERTY TO THE NORTH. THESE PROPERTIES ARE UNDER COMMON MANAGEMENT.

### CALCULATIONS:

#### PARKING SUMMARY:

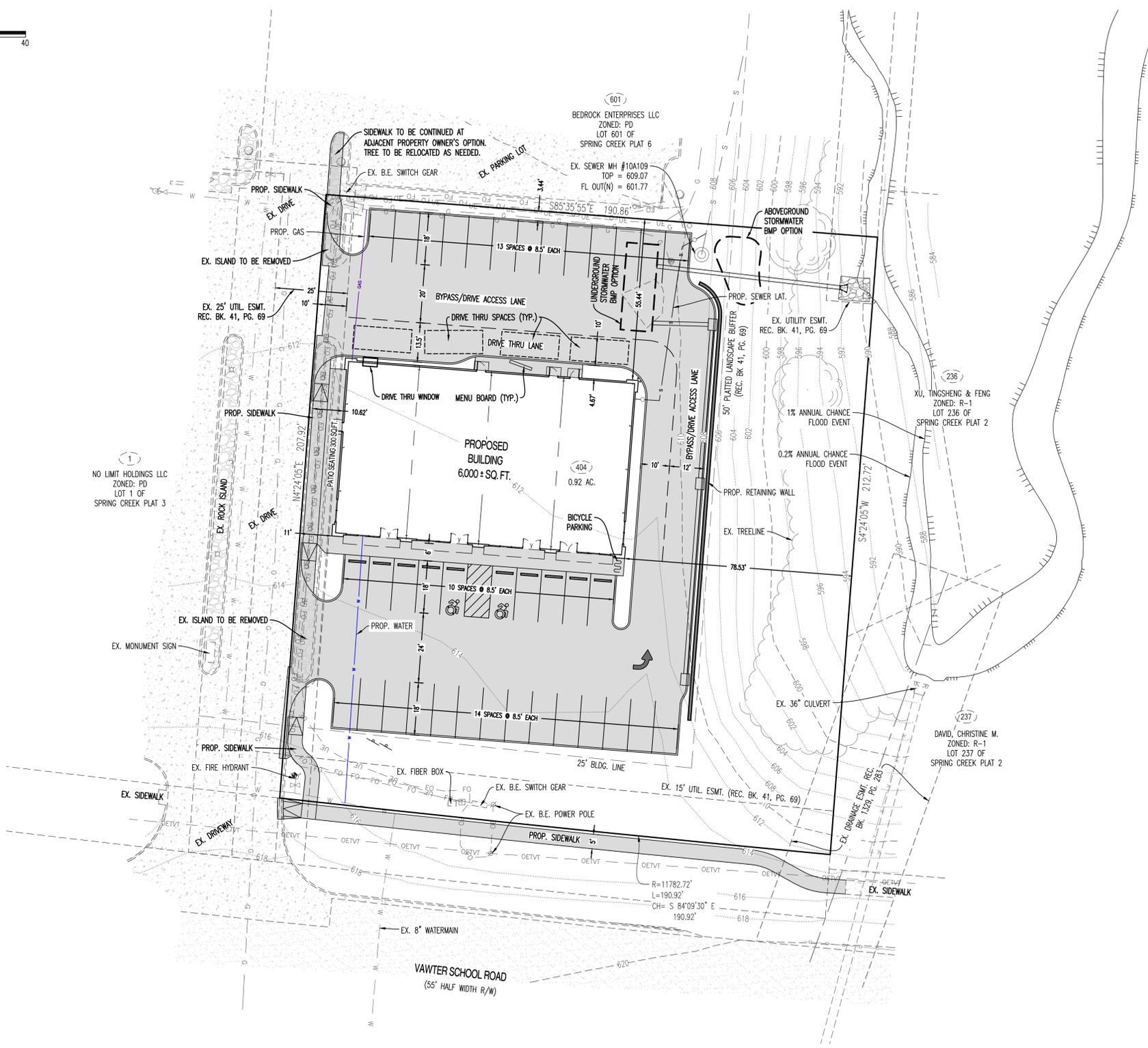
##### SPACES REQUIRED:

RESTAURANT (WITH DRIVE-THRU) - 1,500 SQ FT (1 SPACE PER 200 SQ FT):	8 SPACES
PATIO SEATING - RESTAURANT (WITH DRIVE-THRU) - 300 SQ FT (1 SPACE PER 200 SQ FT):	2 SPACES
RETAIL, GENERAL, SMALL - 1,500 SQ FT (1 SPACE PER 300 SQ FT):	5 SPACES
OFFICE, GENERAL - 1,500 SQ FT (1 SPACE PER 300 SQ FT):	5 SPACES
PERSONAL SERVICES, GENERAL - 1,500 SQ FT (1 SPACE PER 400 SQ FT):	4 SPACES

##### TOTAL SPACES REQUIRED:

TOTAL SPACES REQUIRED:	24 SPACES
TOTAL SPACES PROVIDED:	37 SPACES
ADA ACCESSIBLE SPACES PROVIDED:	2 SPACES

BICYCLE SPACES REQUIRED:	4
BICYCLE SPACES PROVIDED:	4



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

06/28/2022  
DATE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS

BARBARA BUFFALO, MAYOR

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

ATTEST:

SHEELA AMIN, CITY CLERK

www.crockettengineering.com

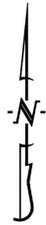
# CONCEPTUAL LANDSCAPING PLAN FOR THE MAJOR AMENDMENT TO THE PD PLANNED DEVELOPMENT OF LOT 404 OF SPRING CREEK PLAT 4

LOCATED IN SECTION 28, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY OF COLUMBIA CASE NO. 194-2022

OWNER:  
GREG KREUTZER  
4000 FALL RIDGE DRIVE  
COLUMBIA, MO 65203



LOCATION MAP  
NOT TO SCALE



SCALE: 1" = 20'  
0 10 20 40

**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: 0.14 AC.  
 MINIMUM PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED: 0.21 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: 0 L.F.  
 (REFER TO TYPICAL SCREENING BED PLANTING DETAIL) 0 L.F. x 6' WIDE = 0 S.F.  
 1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA 0 TREES  
 (2) 1 TREE PER 60' OF STREET FRONTAGE WITH RIGHT OF WAY GREATER THAN 50 FEET: 4 TREES  
 (191' APPLICABLE STREET FRONTAGE)

**29-4.4(e) - PROPERTY EDGE BUFFERING:**  
 (1) SEE PLAN FOR TABLE 4.4-4 DETERMINED LEVEL OF SCREENING AND BUFFERING.

FOR THE NORTHERN PORTION OF THE EAST SIDE OF THE PROPERTY WHERE THE NATIVE VEGETATION EXISTS: LEVEL 3 IS REQUIRED, THIS WOULD REQUIRE A 10' LANDSCAPE BUFFER AND 8' TALL SCREENING DEVICE. THIS PROJECT WILL HONOR THE PLATTED 50' LANDSCAPE BUFFER ALONG THIS EAST LOT LINE, WHICH IS HEAVILY VEGETATED. THIS 50' EXISTING VEGETATIVE BUFFER EXCEEDS THE LEVEL OF SCREENING THAT WOULD BE PROVIDED BY A 10' LANDSCAPE BUFFER AND 8' TALL SCREENING DEVICE. THEREFORE, NO ADDITIONAL SCREENING IS PROPOSED ALONG THE NORTHERN PORTION OF THE EAST PROPERTY LINE WHERE THERE IS EXISTING NATIVE VEGETATIVE SCREENING.

FOR THE SOUTHERN PORTION OF THE EAST SIDE OF THE PROPERTY WHERE NO NATIVE VEGETATION EXISTS: SEE TYPICAL LANDSCAPING BED PLANTING DETAIL BELOW  
 1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA 1 TREE

**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 - 37 SPACES  
 (4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 15,800 S.F. 4 TREES  
 0 EXISTING PARKING LOT TREES -0 TREES 4 TREES  
 NET PARKING LOT TREES TO BE PLANTED  
 (5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES 2 TREES  
 MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES 2 TREES

**29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING:**  
 TOTAL EXISTING SIGNIFICANT TREES: 2 TREES  
 (3)(i) MINIMUM OF 25% OF TOTAL SIGNIFICANT TREES TO BE PRESERVED (1 TREES REQUIRED TO BE PRESERVED, 2 TREES PRESERVED)

**PREVIOUSLY APPROVED PLAN LANDSCAPING COMPLIANCE:**  
 (C) PLANTINGS TO BE INSTALLED THAT WERE NOT INSTALLED PER THE PREVIOUSLY APPROVED PLAN.

**CALCULATIONS:**

LAND AREA:		
TOTAL LAND AREA:		0.92 AC.
LOT COVERAGES:		
TOTAL IMPERVIOUS SURFACE AREA:	0.55 AC.	59.8%
TOTAL OPEN SPACE:	0.37 AC.	40.2%

**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.

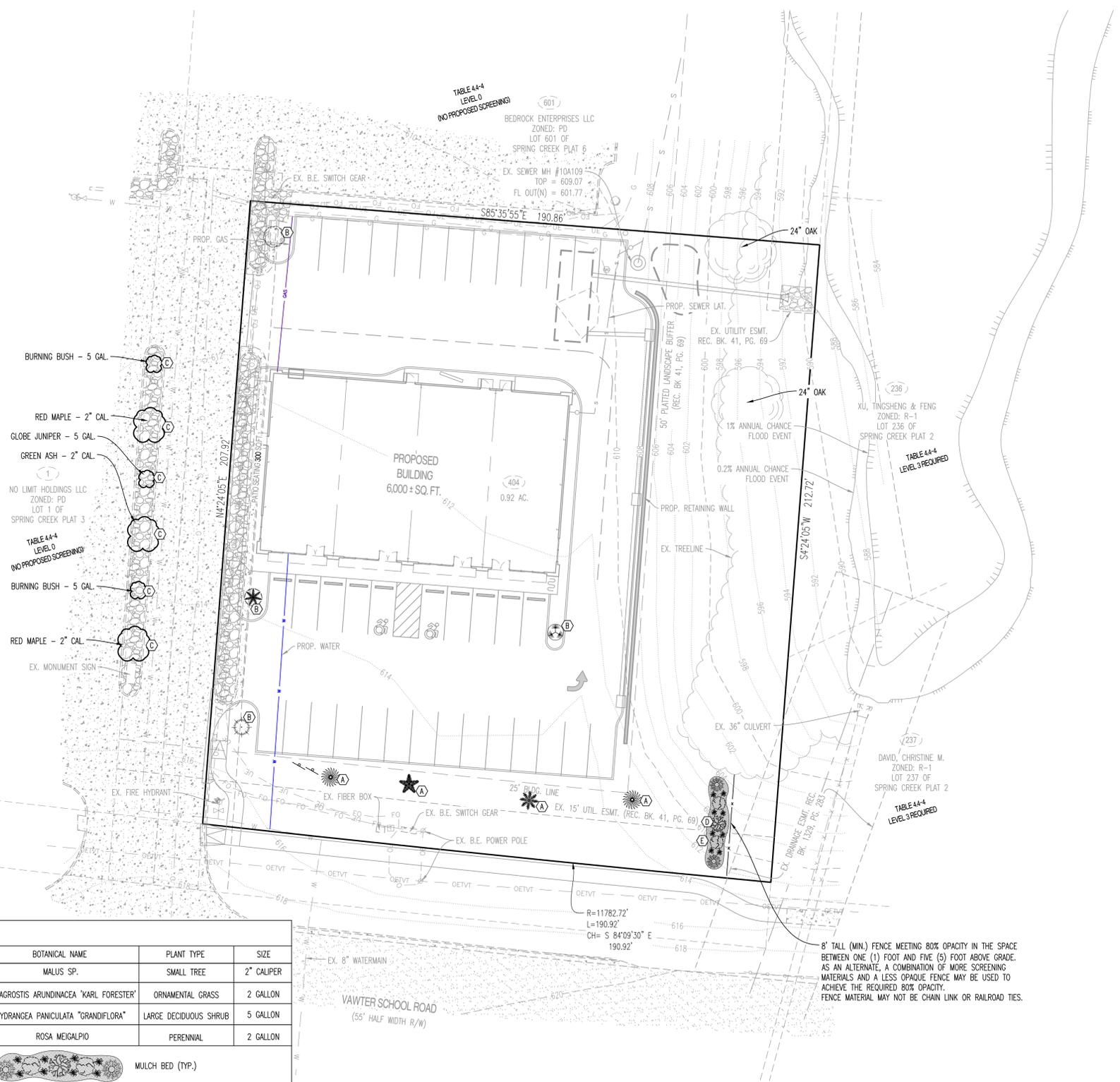
LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.

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.



THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

ANDREW T. GREENE, 2020000043  
06/28/2022  
DATE

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS

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

www.crockettengineering.com

**STREET FRONTAGE (STREET TREES) PLANTING TABLE:**

	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
(A)	2	SWAMP WHITE OAK	QUERCUS BICOLOR	LARGE TREE	2.5" CALIPER
(A)	1	HARDY RUBBER TREE	EUCOMMIA ULMOIDES	LARGE TREE	2.5" CALIPER
(A)	1	BLACK TUPELO	NYSSA SYLVATICA	MEDIUM TREE	2.5" CALIPER

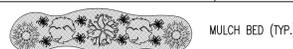
**PARKING AREA LANDSCAPING PLANTING/ MAXIMUM PARKING TABLE:**

	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
(B)	1	HEDGE MAPLE	ACER CAMPESTRE	MEDIUM TREE	2.5" CALIPER
(B)	1	GOLDENRAINTREE	KOELREUTERIA PANICULATA	MEDIUM TREE	2.5" CALIPER
(B)	1	RED OAK	QUERCUS RUBRA	LARGE TREE	2.5" CALIPER
(B)	1	AUTUMN FANTASY MAPLE	ACER FREEMANNI	LARGE TREE	2.5" CALIPER

**PROPERTY EDGE BUFFERING TABLE:**

	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
(D)	1	CRABAPPLE	MALUS SP.	SMALL TREE	2" CALIPER
(D)	8	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'	ORNAMENTAL GRASS	2 GALLON
(D)	2	PEE GEE HYDRANGEA	HYDRANGEA PANICULATA 'GRANDIFLORA'	LARGE DECIDUOUS SHRUB	5 GALLON
(D)	2	DRIFT ROSE	ROSA MEIGALPIO	PERENNIAL	2 GALLON

**TYPICAL SCREENING BED PLANTING DETAIL:**



8' TALL (MIN.) FENCE MEETING 80% OPACITY IN THE SPACE BETWEEN ONE (1) FOOT AND FIVE (5) FOOT ABOVE GRADE. AS AN ALTERNATE, A COMBINATION OF MORE SCREENING MATERIALS AND A LESS OPAQUE FENCE MAY BE USED TO ACHIEVE THE REQUIRED 80% OPACITY. FENCE MATERIAL MAY NOT BE CHAIN LINK OR RAILROAD TIES.