AMENDMENT TO THE FRESH KARMA PD PLAN

LOT 108A OF CROSSCREEK CENTER PLAT 1-A
RECORDED IN BOOK 4116, PAGE 144
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI
DECEMBER 16, 2024
REVISED: JANUARY 16, 2025

LOCATION MAP
NOT TO SCALE

SITE DATA

ACREAGE: 2.00 ACRES
SECTION-TOWNSHIP-RANGE: 33-48-13
EXISTING ZONING = PD
DEED: BK 5858, PG 86

OWNER:

TLI REAL ESTATE HOLDINGS, LLC
JORDAN STARKE, MEMBER
4300 NW BELGIUM BLVD, #200
RIVERSIDE, MO 64150

LEGAL DESCRIPTION

LOT 108A OF CROSSCREEK CENTER PLAT 1-A AS SHOWN BY THE ADMINISTRATIVE PLAT THEREOF RECORDED IN BOOK 4116 AT PAGE 144 OF THE RECORDS OF BOONE COUNTY, MISSOURI.

GENERAL NOTES

1. THIS SITE IS A MAJOR AMENDMENT OF THE FRESH KARMA PD PLAN THAT WAS PREVIOUSLY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA ON APRIL 16TH, 2024, ORDINANCE 025627.
2. THE PRIMARY REASON FOR THIS AMENDMENT IS TO SHOW THE PROPOSED LOT LINE FOR SUBDIVISION OF LOT 108A. A SECONDARY REASON IS TO MEMORIALIZE THE USE OF SHARED ELEMENTS BETWEEN THE TWO LOTS.
3. BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
4. ALL PROPOSED PRIVATE AND PUBLIC UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY AND SHALL BE REFINED ON FINAL CONSTRUCTION DOCUMENTS.
5. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
6. NO DIRECT DRIVEWAY ACCESS TO STADIUM BLVD OR US HIGHWAY 63.
7. GENERATOR(S) MAY BE INCLUDED WITH THIS PROJECT.
8. THE BUILDING ON LOT 201 IS FOR PRELIMINARY DESIGN ONLY AND ALL ITEMS SHALL BE CONSIDERED APPROXIMATE. THE FINAL DESIGN WILL BE PROVIDED VIA CONSTRUCTION PLANS THAT MUST BE REVIEWED AND PERMITTED BY THE CITY.
9. THE BUILDING ON LOT 202, PARKING LOT, SIDEWALK AND UTILITIES HAVE BEEN CONSTRUCTED PER APPROVED LDST-404-2024.
10. THERE ARE SEVERAL ITEMS ON THIS SITE THAT WILL NEED TO BE SHARED BY THE OWNERS OF THE TWO LOTS. REFER TO THE STATEMENT OF INTENT FOR ADDITIONAL DETAILS.

STREAM BUFFER STATEMENT

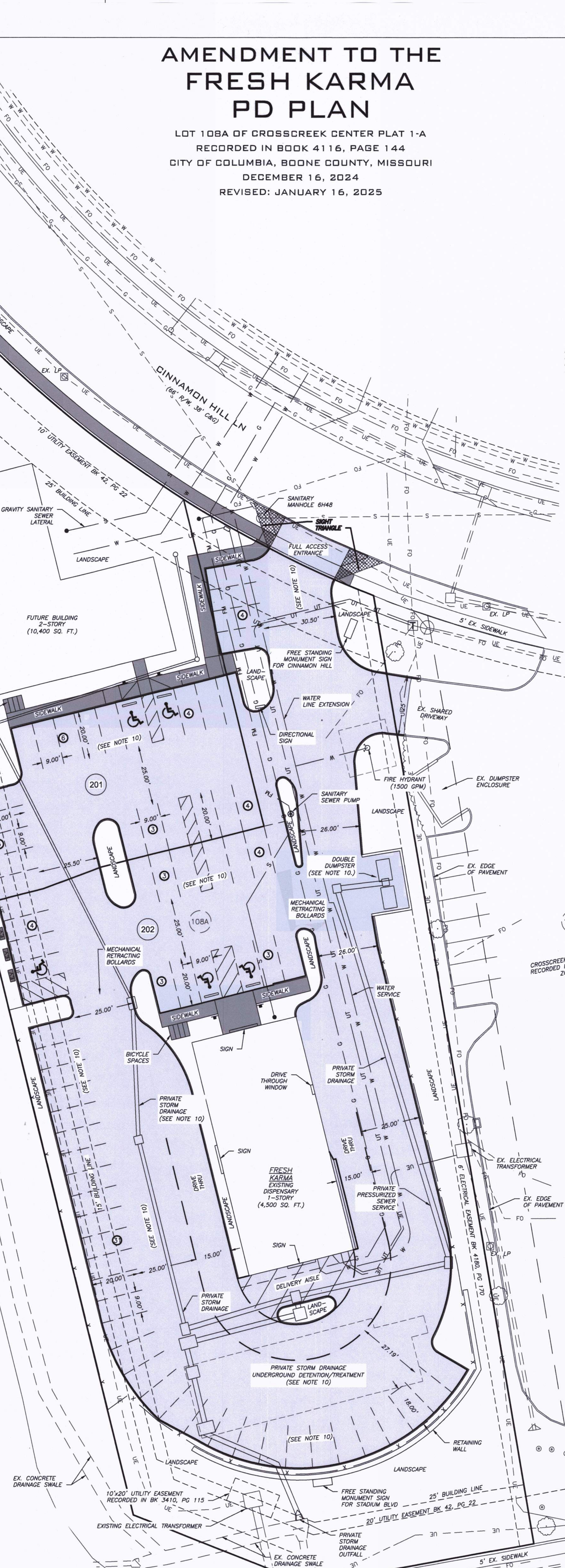
THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0291E, DATED APRIL 19, 2017.

STORMWATER MANAGEMENT

1. THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12-A-87(e). FINAL STORMWATER QUALITY AND DETENTION CALCULATIONS TO BE PROVIDED DURING REVIEW OF CONSTRUCTION DOCUMENTS.



SCALE: 1" = 20'
0 10 20 40

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MODOT VRS NETWORK

LEGEND

MH	EXISTING SANITARY MANHOLE
FH	EXISTING FIRE HYDRANT
FH	PROPOSED FIRE HYDRANT
FH	EXISTING GUY WIRE
LP	EXISTING LIGHT POLE
LP	PROPOSED LIGHT POLE
T	EXISTING TELEPHONE SERVICE
E	EXISTING ELECTRIC METER
G	EXISTING GAS METER
W	EXISTING WATER METER
C	EXISTING CABLE BOX
E	EXISTING ELECTRIC TRANSFORMER
E	PROPOSED ELECTRIC TRANSFORMER
T	EXISTING TELEPHONE BOX
PP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
	EXISTING STREET SIGN
0,000	SQUARE FEET
00.00 AC	ACRES
PB	PLAT BOOK
BK	BOOK
PG	PAGE
EX	EXISTING
	PAVEMENT STRIPING
X	EXISTING FENCE
UE	EXISTING UNDERGROUND ELECTRIC
UE	PROPOSED UNDERGROUND ELECTRIC
OE	EXISTING OVER-HEAD ELECTRIC
UT	EXISTING UNDERGROUND TELEPHONE
OT	EXISTING OVER-HEAD TELEPHONE
FO	EXISTING FIBER OPTIC CABLE
G	EXISTING GAS
S	EXISTING SANITARY
	PROPOSED SANITARY LATERAL
W	EXISTING WATER WAIN
W	PROPOSED WATER SERVICE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
RD	ROOFDRAIN
700	EXISTING CONTOUR
	PAVEMENT
	SIDEWALK

PARKING DATA

REQUIRED:
DISPENSARY - 1 SPACES/ 300 SQ. FT.
4,500 SQ. FT. = 15 SPACES

SPECULATIVE BUILDING FIRST FLOOR RESTAURANT -
1 SPACES/150 SQ. FT.
5,200 SQ. FT. = 35 SPACES

SPECULATIVE BUILDING SECOND FLOOR MED. OFFICE -
1 SPACES/200 SQ. FT.
5,200 SQ. FT. = 26 SPACES

TOTAL REQUIRED: 76 SPACES (4 OF WHICH ARE REQUIRED TO BE HANDICAP SPACES, WITH 1 TO BE VAN ACCESSIBLE); + 8 REQUIRED BICYCLE SPACES, (MAY BE COUNTED TOWARDS TOTAL REQUIRED SPACES)

PROVIDED:
69 STANDARD SPACES
5 HANDICAP SPACES (1 OF WHICH ARE VAN ACCESSIBLE)
8 BICYCLE SPACES
TOTAL PROVIDED = 82 SPACES

LIGHTING NOTE

ALL LIGHTING DESIGN WILL BE IN ACCORDANCE WITH SECTION 29-4.5 OF THE CITY OF COLUMBIA CODE OF ORDINANCES OR THE APPROVED STATEMENT OF INTENT, WHICHEVER IS MORE RESTRICTIVE.

SIGNAGE NOTE

SITE SIGNAGE:

THE NUMBER, TYPE, AND LOCATION OF SIGNS SHALL BE AS SHOWN GRAPHICALLY ON THIS PLAN, BEING NO LARGER THAN 64 SQUARE FEET AND A MAXIMUM HEIGHT OF 8 FEET. FREESTANDING MONUMENT SIGN FOR STADIUM BLVD MAY OR MAY NOT BE MOUNTED DEPENDENT ON THE CONSTRUCTION OF RETAINING WALL.

BOTH LOTS WILL BE ALLOWED TO USE SIGNAGE SHOWN ON THE SITE. NEW SIGNAGE WILL NOT BE PERMITTED ON LOT 201.

BUILDING SIGNAGE:

WALL SIGNAGE WILL BE IN ACCORDANCE WITH SECTION 29-4.8 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 23rd DAY OF January, 2025.

SHARON GEUEA JONES, CHAIRPERSON

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI PURSUANT TO ORDINANCE # 025906 ON THE 3rd DAY OF March, 2025.

BARBARA BUFFALOE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

JAY GEBHARDT E-25052
MO PROFESSIONNAL ENGINEER
PROJECT#: TLIR24-02

DATE: JANUARY 16, 2025

STATE OF MISSOURI
JAY ALAN GEBHARDT
NUMBER E-25052
REGISTERED PROFESSIONAL ENGINEER

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006116

PLANNED DEVELOPMENT PLAN

LOT 108A CROSSCREEK CENTER PLAT 1-A
CITY OF COLUMBIA, MISSOURI

SHEET 1 OF 2

X:\Project\TLIR - Jordan Starke\Fresh Karma - Crosscreek Center SD\TLIR24-02 PD Plan & Replat Lot 108A\Drawings\TLIR24-02 - PD Plan.dwg 1 OF 2

AMENDMENT TO THE FRESH KARMA PD PLAN

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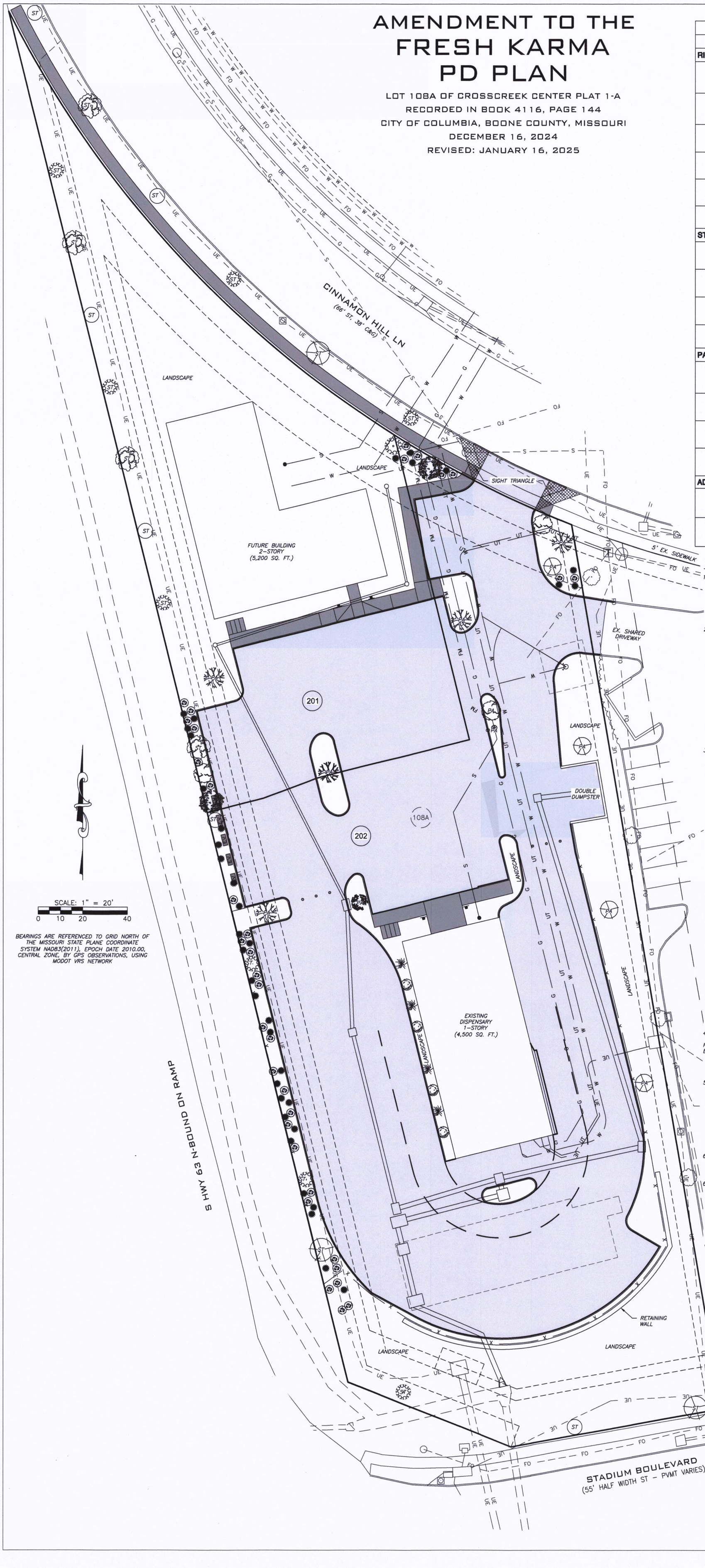

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PLANT SCHEDULE

SYMBOL	QUANTITY	CONTAINER/SIZE	SPACING	CATEGORY
RIGHT-OF-WAY BUFFER				
	4	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	3	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	4	2" CAL - B&B	AS SHOWN	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	1	2" CAL - B&B	AS SHOWN	ORNAMENTAL TREE - MATURE HEIGHT < 20'
	36	24"	AS SHOWN	DECIDUOUS FLOWERING SHRUB
	36	5 GAL	AS SHOWN	DECIDUOUS SHRUB
STREET TREES				
ST	4	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
ST	3	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
ST	6	2" CAL - B&B	AS SHOWN	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
ST	8	4' HEIGHT	AS SHOWN	ORNAMENTAL TREE - MATURE HEIGHT < 20'
PARKING AREA				
PA	5	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
PA	4	2" CAL - B&B	AS SHOWN	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
PA	1	2" CAL - B&B	AS SHOWN	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
PA	1	2" CAL - B&B	AS SHOWN	SMALL DECIDUOUS SHADE TREE - MATURE HEIGHT 20'-30'
ADDITIONAL				
	4	1 GAL	AS SHOWN	DECIDUOUS SHRUB
	4	1 GAL	AS SHOWN	DECIDUOUS SHRUB

LANDSCAPING CALCULATIONS

1. PROPOSED SITE AREAS
   TOTAL SITE AREA= 2.00 AC. = 87,279 SQ.FT.
   TOTAL BUILDING AREA= 9,700 SQ.FT. (11.1%)
   TOTAL INTERNAL PAVED PARKING AREA= 43,909 SQ.FT. (50.3%)
   TOTAL INTERNAL SIDEWALK AREA= 2,044 SQ.FT. (2.3%)
   TOTAL INTERNAL IMPERVIOUS AREA= 55,653 SQ.FT. (64.7%)
   TOTAL INTERNAL OPEN SPACE/LANDSCAPING AREA= 31,626 SQ.FT. (36.3%)

2. GENERAL PROVISIONS (29-4.4(c):
   A. A MINIMUM OF FIFTEEN (15) PERCENT OF THE TOTAL LAND AREA OF ANY TRACT, PARCEL OR LOT SHALL BE LANDSCAPED. (29-4.4(c)(2)(ii))
   B. NO ONE SPECIES FOR EACH PLANT TYPE MAY COMPRISE MORE THAN FIFTY (50) PERCENT OF THE TOTAL FOR THAT PLANT TYPE. (29-4.4(c)(3))
   C. FIFTY (50) PERCENT OF ALL TREES PLANTED ARE REQUIRED TO BE LARGE TO MEDIUM SPECIES AND ONLY THIRTY (30) PERCENT OF THE LARGE TO MEDIUM TREES CAN BE OF A SINGLE SPECIES. (29-4.4(c)(3))
   D. IN ALL AREAS WHERE LANDSCAPING IS REQUIRED, A MINIMUM OF FIFTY (50) PERCENT OF THE SURFACE AREA SHALL BE COVERED BY LIVING MATERIALS, RATHER THAN MULCH, WOOD CHIPS, BARK, GRAVEL, PEAT MOSS, OR OTHER NON-LIVING MATERIALS. (29-4.4(c)(4))
   E. PROVIDE A TREE PRESERVATION PLAN. (29-4.4(c)(1)(i))
   NO CLIMAX FOREST EXISTS ON SITE. THERE ARE NO SIGNIFICANT TREES ON THE SITE.

3. STREET FRONTAGE LANDSCAPING (29-4.4(d)):
   A: ALL PARKING PAVED AREAS MORE THAN 40 FEET IN LENGTH WITHIN 25 FEET OF STREET RIGHT-OF-WAY SHALL BE IMPROVED WITH A LANDSCAPING BUFFER STRIP SIX-FOOT WIDE. (29-4.4(D)(1)); EACH BUFFER STRIP SHALL PROVIDE AT LEAST 80% OPACITY, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN ONE FOOT AND FIVE FEET ABOVE GRADE AT THE SCREEN LINE, AT THE TIME OF INSTALLATION. (29-4.4(C)(2)(II)) AND; PROVIDE A MINIMUM FOUR CATEGORIES OF PLANTING MATERIAL AS CONTAINED IN SECTION 29-4.4(C)(6). ((29-4.4(E)(2)(III)(A)):

   LANDSCAPING BUFFER STRIP 1 (CINNAMON HILL LN - 69 L.F.):
   69 LENGTH * 6' WIDTH = 414 S.F. BUFFER AREA
   CATEGORY 1: 414 S.F./200 S.F. = 2.07, 3 TREES PROVIDED
   CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 7 SHRUBS
   CATEGORY 3: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 7 SHRUBS
   CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 207 SQ. FT.
   (NOTE: 80% OPACITY ACHIEVED WITH 1 SHRUB/ 5 LINEAR FEET.
   69 L.F./5 = 13.8, 14 SHRUBS TOTAL REQUIRED, SEE CATEGORY 2 & 3)

   LANDSCAPING BUFFER STRIP 2 (U.S. HWY 63 - 283 L.F.):
   283' LENGTH * 6' WIDTH = 1,698 S.F. BUFFER AREA
   CATEGORY 1: 1,698 S.F./200 S.F. = 8.49, 9 TREES PROVIDED
   CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 29 SHRUBS
   CATEGORY 3: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 28 SHRUBS
   CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 142 SQ. FT.
   (NOTE: 80% OPACITY ACHIEVED WITH 1 SHRUB/ 5 LINEAR FEET.
   283 L.F./5 = 56.6. 57 SHRUBS TOTAL REQUIRED, SEE CATEGORY 2 & 3)

   B: IN ACCORDANCE WITH SECTION 29-4.4(D)(2) STREET TREE LANDSCAPING SHALL BE INSTALLED AS FOLLOWS:

   CINNAMON HILL LN. FRONTAGE = 348 L.F.
   1 TREE/ 60 FT = 348/60 = 6 TOTAL TREES
   30% LARGE TREES = 2 TREES
   REMAINING TREE VARIETIES = 4 TREES

   U.S. HWY 63 FRONTAGE = 670 L.F.
   1 TREE/ 60 FT = 670/60 = 12 TOTAL TREES
   30% LARGE TREES = 4 TREES
   REMAINING TREE VARIETIES = 8 TREES

   STADIUM BLVD. FRONTAGE = 135 L.F.
   1 TREE/ 60 FT = 135/60 = 3 TOTAL TREES
   30% LARGE TREES = 1 TREE
   REMAINING TREE VARIETIES = 2 TREES

4. PROPERTY EDGE BUFFERING (29-4.4(e)(1)):
   A. THE ADJACENT PROPERTY TO THE EAST IS ZONED PD WITH THE USE BEING A QUICK-SERVE RESTAURANT. IN ACCORDANCE WITH TABLE 4.4-4 OF THE UDC, NO SCREEN OR LANDSCAPE BUFFER IS REQUIRED.
   B. ALL OTHER SIDES OF THE SUBJECT LOT ADJOIN RIGHT-OF-WAY. NO PROPERTY EDGE BUFFERING REQUIRED.

5. PARKING AREA LANDSCAPING (29-4.4(f)(4)):
   A. IN ACCORDANCE WITH SECTION 4.4(F)(4), 1 TREE REQUIRED PER EVERY 4,000 SQ. FT. OF PARKING PAVED AREA. PARKING PAVED AREA = 43,909 SQ. FT. / 4,000= 10.8 OR 11 TREES REQUIRED.
   B. IN ACCORDANCE WITH SECTION 4.4(F)(5), OF THE 11 TREES REQUIRED ABOVE, A MINIMUM OF 30%, 4 TREES, SHALL BE MEDIUM SHADE TREES, AND A MINIMUM OF 40%, 5 TREES, SHALL BE LARGE SHADE TREES.
   C. 4 MEDIUM SHADE TREES, 5 LARGE SHADE TREES AND 2 ORNAMENTAL TREES, FOR A TOTAL OF 11 TREES SHOWN PROVIDED ON THE SITE. DESIGNATED AS "PL" ON PLAN.

6. PRESERVATION OF EXISTING LANDSCAPING:
   9,096 S.F. OF EXISTING VEGETATION IS TO BE PRESERVED.

6. LANDSCAPING PLAN MODIFICATIONS:
   A. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS, GIVEN THE MINIMUM REQUIREMENTS DESCRIBED ABOVE ARE MET. LANDSCAPING CONTRACTOR MAY SUBMIT TO CITY ARBORIST ALTERNATE PLANTING LAYOUTS, TREE, SHRUB AND FLOWER MATERIALS OR SPECIES FOR APPROVAL PRIOR TO INSTALLATION, PROVIDED ANY REVISIONS COMPLY WITH THE CURRENT LANDSCAPING REQUIREMENTS.
   B. LANDSCAPING CONTRACTOR MAY SUBMIT TO CITY ARBORIST ALTERNATE PLANTING LAYOUTS, TREE, SHRUB AND FLOWER MATERIALS OR SPECIES FOR APPROVAL PRIOR TO INSTALLATION, PROVIDED ANY REVISIONS COMPLY WITH THE CURRENT LANDSCAPING REQUIREMENTS.

PAVEMENT
SIDEWALK

JAY GEBHARDT E-25052
MO PROFESSIONNAL ENGINEER
PROJECT#: TLIR24-02

DATE: JANUARY 16, 2025

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817-5750
MO CERT OF AUTHORITY: 2001006116

STATE OF MISSOURI
JAY ALAN GEBHARDT
NUMBER E-25052
REGISTERED PROFESSIONAL ENGINEER

PLANNED DEVELOPMENT PLAN

LOT 108A CROSSCREEK CENTER PLAT 1-A
CITY OF COLUMBIA, MISSOURI

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