

- LEGEND**
- MH ○ EXISTING SANITARY MANHOLE
FH ○ EXISTING FIRE HYDRANT
G ○ EXISTING GUY WIRE
LP ○ EXISTING LIGHT POLE
LP □ PROPOSED LIGHT POLE
T ○ EXISTING TELEPHONE SERVICE
T ○ EXISTING ELECTRIC METER
T ○ EXISTING GAS METER
T ○ EXISTING WATER METER
T ○ EXISTING CABLE BOX
T ○ EXISTING ELECTRIC TRANSFORMER
T ○ PROPOSED ELECTRIC TRANSFORMER
T ○ EXISTING TELEPHONE BOX
PP ○ EXISTING UTILITY POLE
WV ○ EXISTING WATER VALVE
PB □ EXISTING STREET SIGN
BK □ PLAT BOOK
PP □ PAGE
0.000 SQUARE FEET
00.00 AC ACRES
- 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
S — PROPOSED SANITARY LATERAL
W — EXISTING WATER MAIN
W — PROPOSED WATER SERVICE
W — EXISTING STORM SEWER
W — PROPOSED STORM SEWER
CATV — EXISTING CABLE TELEVISION
750 — EXISTING FLOWLINE OR WATER EDGE
750 — EXISTING CONTOUR
- PAVEMENT
SIDEWALK

STORMWATER MANAGEMENT

THIS LOT IS SUBJECT TO THE CITY OF COLUMBIA STORMWATER ORDINANCE, CHAPTER 12A, WATER QUALITY AND DETENTION REQUIREMENTS.

WATER QUALITY MEASURES ARE INTENDED TO BE ACHIEVED BY BIOTRETENTION BASINS. EXACT SYSTEM, LOCATION, AND SIZE TO BE DETERMINED ON FINAL CONSTRUCTION PLANS. ALL OR SOME OF LOCATIONS INDICATED ON THE PLAN MAY BE UTILIZED TO MEET REQUIREMENTS.

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. NO STREAM BUFFER EXISTS ON THIS SITE.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3 (d)(4), PER THE BOONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL #2901900287E, DATED APRIL 19, 2017.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2020.

SARA LOE, CHAIRMAN

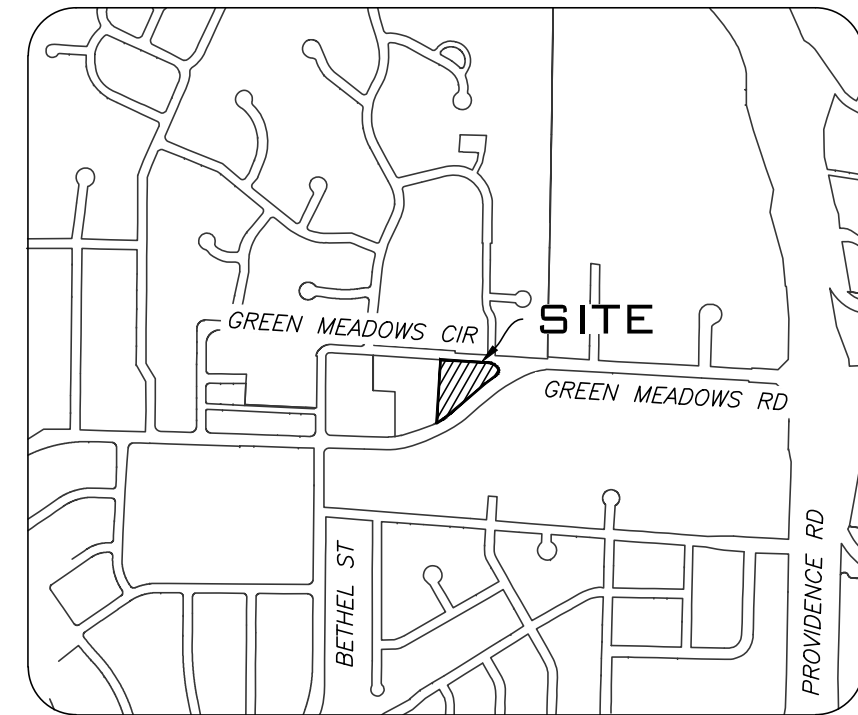
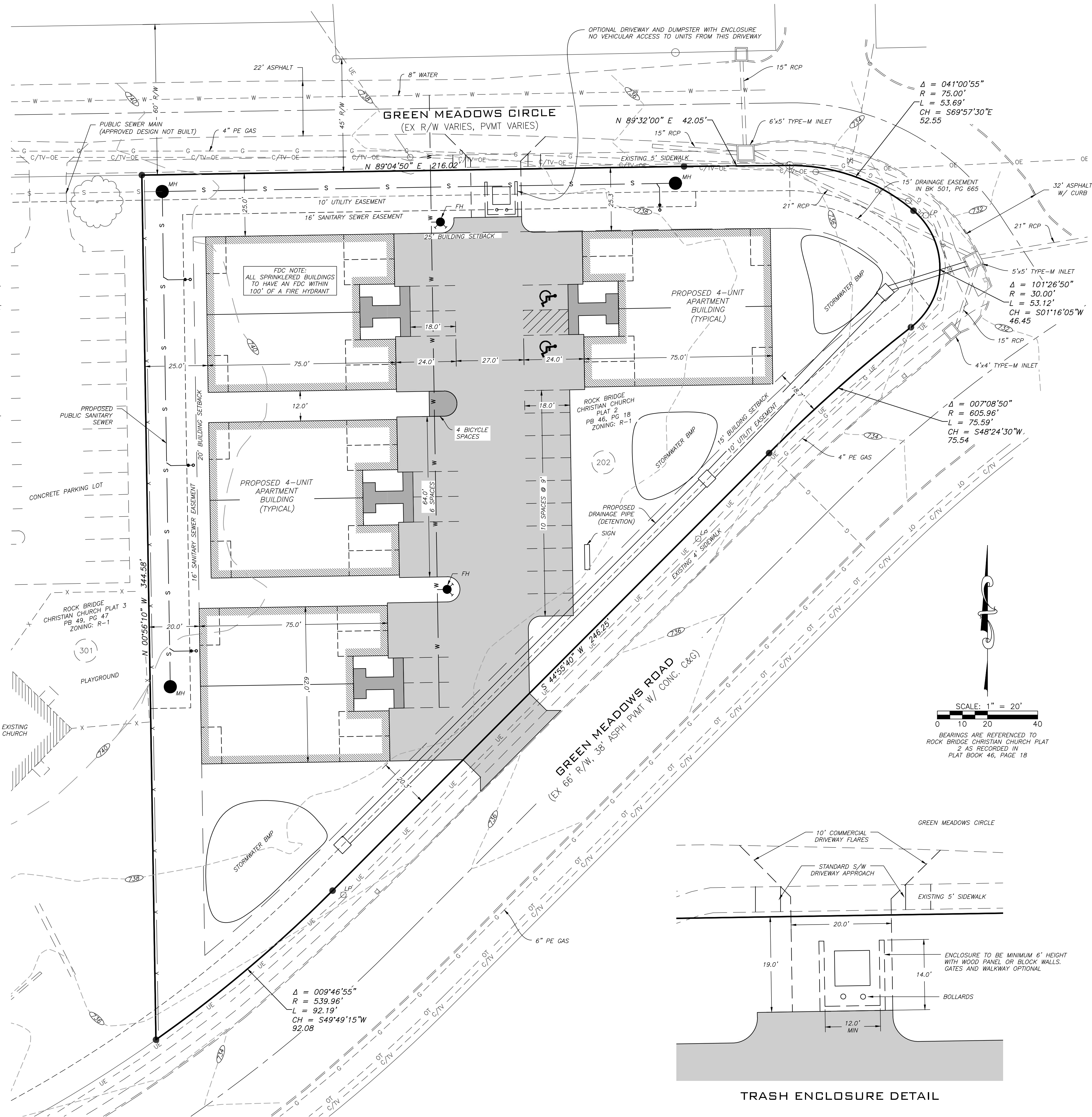
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA

THIS ____ DAY OF _____, 2020.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

ORDINANCE # _____



LOCATION MAP
NOT TO SCALE

SITE DATA

ACREAGE: 1.45 ACRES
SECTION-TOWNSHIP-RANGE: NW 1/4
25-48-13
EXISTING ZONING: R-1
PROPOSED ZONING: PD

OWNER

WEST ROCK II, LLC
P.O. BOX 7147
COLUMBIA, MO 65205
C/O MATT KELLY

TRACT DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOT TWO HUNDRED TWO (202) OF ROCK BRIDGE CHRISTIAN CHURCH PLAT 2 AS RECORDED IN PLAT BOOK 46, PAGE 18, RECORDS OF BOONE COUNTY, MISSOURI.

GENERAL NOTES

- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
- ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY AND MAY BE REFINED ON FINAL CONSTRUCTION DOCUMENTS.
- ALL SIDEWALKS AND CURB RAMPS (EXISTING AND PROPOSED) SHALL BE IMPROVED AND/OR CONSTRUCTED TO CONFORM WITH ADA.
- THIS DEVELOPMENT MAY BE BUILT IN MULTIPLE PHASES.
- THE MAXIMUM BUILDING HEIGHT SHALL BE 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
- 1 MONUMENT SIGN PROPOSED ALONG GREEN MEADOWS RD., BEING A MAXIMUM OF 18 SQUARE FEET IN AREA AND 4' HEIGHT. DIRECTIONAL SIGNS AS ALLOWED IN MULTIPLE-FAMILY DISTRICTS. ALL SIGNAGE TO BE COMPLIANT WITH SECTION 29-4.8 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS.

DENSITY

TOTAL LOT AREA = 1.45 AC.

PROPOSED # OF UNITS = 16

PROPOSED DENSITY = 11 UNITS/AC.

IMPERVIOUS AREAS

TOTAL LOT AREA = 1.45 AC.

TOTAL IMPERVIOUS AREA = 0.73 AC. (51%)

PARKING DATA

REQUIRED:

TWO-FAMILY OR MULTI-FAMILY - 2 SPACE/UNIT
16 UNITS = 32 SPACES
VISITOR SPACES - 1 SPACE/5 UNITS
16 UNITS/5 = 3.1 OR 4 SPACES

36 SPACES (2 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, WITH 1 TO BE VAN ACCESSIBLE).

4 REQUIRED BICYCLE SPACES, (MAY BE COUNTED TOWARDS TOTAL REQUIRED SPACES)

TOTAL REQUIRED = 36 SPACES

PROVIDED:

TWO-FAMILY
16 GARAGE SPACES
15 REGULAR SPACES
2 HANDICAP SPACE (BOTH VAN ACCESSIBLE)
4 BICYCLE SPACES

TOTAL PROVIDED = 37 SPACES

TRASH ENCLOSURE DETAIL

| DATE | REVISIONS | BY | APP'D |
|---------|---------------|-----|-------|
| 6/22/20 | CITY COMMENTS | CAD | |
| 6/1/20 | ORIGINAL | CAD | |

THE GODFREY PD PLAN

LOT 202 ROCK BRIDGE CHRISTIAN CHURCH PLAT 2 GREEN MEADOWS RD, COLUMBIA, MO

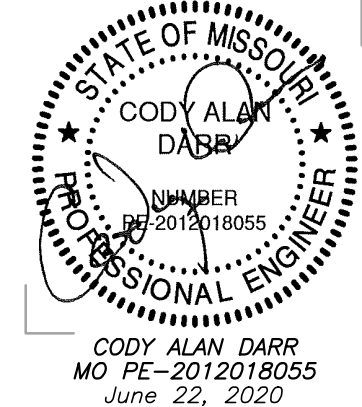


A CIVIL GROUP
-CIVIL ENGINEERING-
-PLANNING-
-SURVEYING-

3401 BROADWAY
BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750
FAX: (573) 817-1677

MISSOURI CERTIFICATE OF AUTHORITY: 2001006116

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



| | |
|-----------|-------------------|
| PROJECT # | WRCK20.01 |
| DRAWING # | WRCK20.01 PD PLAN |
| DRAWN BY: | BAB |
| SHEET | C101 |
| SHEET | 1 OF 2 |

LANDSCAPING NOTES

1. **PROPOSED AREAS**
TOTAL AREA OF SITE= 1.45 AC. = 63,162 SQ.FT.
TOTAL BUILDING AREA= 17,368 SQ.FT. (27%)
TOTAL PARKING PAVED AREA= 13,625 SQ.FT. (22%)
TOTAL IMPERVIOUS AREA= 32,195 SQ.FT. (51%)
TOTAL AREA OF OPEN SPACE/LANDSCAPING= 30,967 SQ.FT. (49%)
2. **TREE PRESERVATION:**
NO CLIMAX FOREST EXISTS ON SITE.
3. **STREET FRONTAGE LANDSCAPING:**
A. IN ACCORDANCE WITH SECTION 29-4.4(D)(1) 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 IN ACCORDANCE WITH PROVISIONS OF SECTION 4.4(E)(2). ONE STRIP OF LAND ON THIS SITE MEETS THIS CRITERIA. SEE NOTE 5 BELOW FOR COMPLIANCE WITH THIS REQUIREMENT.
B. IN ACCORDANCE WITH SECTION 29-4.4(D)(2) STREET TREE LANDSCAPING SHALL BE INSTALLED AS FOLLOWS:

GREEN MEADOWS RD. FRONTAGE = 420 L.F.
1 TREE/ 60 FT = 420/60 = 7 TOTAL TREES

GREEN MEADOWS CIR. FRONTAGE = 340 L.F.
1 TREE/ 60 FT = 340/60 = 5.7 OR 6 TOTAL TREES

NO MORE THAN 30% ONE SPECIES: 0.3 * 13 = 3.9 OR 4 TREES (4 SPECIES SHOWN)
4. **PROPERTY EDGE BUFFERING:**
A. THE PROPERTY ADJACENT TO THE WEST OF THE SUBJECT PROPERTY IS ZONED R-1 WITH A NON-RESIDENTIAL USE (CHURCH). THIS PROPERTY EDGE REQUIRES A LEVEL 2 BUFFER IN ACCORDANCE WITH TABLE 29-4.4-4 OF THE UDC. LEVEL 2 REQUIRES A FOUR FOOT WIDE LANDSCAPE BUFFER AND A 6-FOOT SCREENING DEVICE.

LANDSCAPING BUFFER
A.o. LANDSCAPE BUFFER SHALL BE DESIGNED SO THAT AT LEAST 80% OPACITY IS ACHIEVED, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN ONE FOOT AND FIVE FEET ABOVE GRADE AT THE TIME OF INSTALLATION.
A.b. THE LANDSCAPE BUFFER SHALL INCLUDE THE FOLLOWING PLANT MIX:
A.b.o. 4 CATEGORIES CONTAINED IN SECTION 29-4.4(c)(6). 4 CATEGORIES ARE GRASS, SHRUBS, CONIFERS, AND MEDIUM SHADE TREES.
A.b.b. 1 TREE, 10' HEIGHT, 2" CALIPER AT TIME OF INSTALLATION REQUIRED FOR EVERY 200 SQ. FT. OF BUFFER AREA.
TOTAL BUFFER AREA = 344.6 * 4' WIDTH = 1378 S.F. AREA
1378 / 200 = 6.89 = 7 TREES (CONIFERS)
A.b.c. SHRUBS AND FLOWERING PLANTS THAT COVER A MINIMUM OF 50% OF THE REMAINING AREA WITH A MINIMUM OF 25% OF THAT PLANT MATERIAL BEING IN FLOWERING SHRUBS:
50% AREA = 1378*0.5 = 689 S.F. TOTAL AREA SHRUBS
AT 1 SHRUB/25 S.F. = 689/25 = 28 SHRUBS
MINIMUM (32 SHOWN)
25% AREA = 1378*0.25 = 345 S.F. T.A. FLOWERING SHRUBS
AT 1 SHRUB/25 S.F. = 345/25 = 14 SHRUBS
MINIMUM (16 SHOWN)
- SCREENING
A.c. SCREEN TO BE IN ACCORDANCE WITH SECTION 29-4.4(e)(3):
i. THE SCREEN SHALL BE LOCATED ALONG THE PROPERTY LINE OF THE SUBJECT LOT, AND SHALL NOT EXTEND INTO THE ESTABLISHED SETBACK OF THE ADJOINING LOT.
ii. THE SCREEN SHALL BE CONSTRUCTED OF WOOD, MASONRY, BRICK, STONE, WROUGHT IRON, COMPACT EVERGREEN HEDGING, AN EARTH OR SOME COMBINATION OF THOSE MATERIALS.
iii. THE COMBINED HEIGHT OF THE SCREENING METHODS SHALL NOT BE LESS THAN SIX (6) FEET.
5. **RIGHT-OF-WAY BUFFERING:**
IN ACCORDANCE WITH SECTIONS 29-4.4(D)(1) AND 29-4.4(E)(2) ONE SIX-FOOT WIDE LANDSCAPE BUFFER STRIP HAS BEEN PROVIDED ON THIS SITE. THE 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, AND SHALL CONTAIN A MINIMUM FOUR CATEGORIES OF PLANTING MATERIAL AS CONTAINED IN SECTION 29-4.4(c)(6). BUFFER STRIP SPECIFICATIONS DETAILED BELOW:

BUFFER ZONE 1 (GREEN MEADOWS RD. - 50 L.F.)
50' LENGTH * 6' WIDTH = 300 S.F. BUFFER AREA
CATEGORY 1: 300 S.F./200 S.F. = 1.5 TREES, 2 TREES PROVIDED
CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 3 S.F. SHRUBS
CATEGORY 3: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 3 S.F. SHRUBS
CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 150 SQ. FT.

SHRUBS AND FLOWERING PLANTS THAT COVER A MINIMUM OF 50% OF THE REMAINING AREA WITH A MINIMUM OF 25% OF THAT PLANT MATERIAL BEING IN FLOWERING SHRUBS
50% AREA = 300*0.5 = 150 S.F. TOTAL AREA SHRUBS
AT 1 SHRUB/25 S.F. = 150/25 = 6 SHRUBS
25% AREA = 300*0.25 = 75 S.F. T.A. FLOWERING SHRUBS
AT 1 SHRUB/25 S.F. = 75/25 = 3 SHRUBS
- PERCENTAGE TREES IN BUFFER ZONE 1
TOTAL TREES IN BUFFER = 2
2 TREES X 0.3 MED TREES = 1 TREES (1 MEDIUM SHOWN)
2 TREES X 0.3 LARGE TREES = 1 TREES (1 LARGE SHOWN)
2 TREES X 0.3 ONE SPECIES = 1 TREE (MAX OF ANY ONE SPECIES SHOWN IS 1, OKAY)
6. **PARKING AREA LANDSCAPING:**
A. IN ACCORDANCE WITH SECTION 29 4.4(F)(4), 1 TREE REQUIRED PER EVERY 4,000 SQ. FT. OF PARKING PAVED AREA. PARKING PAVED AREA = 13,310 SQ. FT. / 4,000 = 3.3 OR 4 TREES REQUIRED.
B. IN ACCORDANCE WITH SECTION 29 4.4(F)(5), OF THE 4 TREES REQUIRED ABOVE, A MINIMUM OF 30% SHALL BE MEDIUM SHADE TREES, AND A MINIMUM OF 40% SHALL BE LARGE SHADE TREES.
B.o. 4 TREES X 0.3 MEDIUM TREES = 1.2 (2 SHOWN)
B.b. 4 TREES X 0.4 LARGE TREES = 1.6 (2 SHOWN)
B.c. 4 TREES X 0.4 ONE SPECIES = 1.6 (MAX OF ANY ONE SPECIES SHOWN IS 2, 1.6 OK)
C. 2 MEDIUM SHADE TREES AND 2 LARGE SHADE TREES, FOR A TOTAL OF 4 TREES SHOWN PROVIDED ON THE SITE. DESIGNATED AS "PL" ON PLAN.
7. **PRESERVATION OF EXISTING LANDSCAPING:**
NO PRESERVATION OF EXISTING LANDSCAPING IS PROPOSED. NO SIGNIFICANT TREES EXIST ON SITE. NO CLEARING OF TREES IS PROPOSED.
8. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS, GIVEN THE MINIMUM REQUIREMENTS DESCRIBED ABOVE ARE MET.
9. 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.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2020.

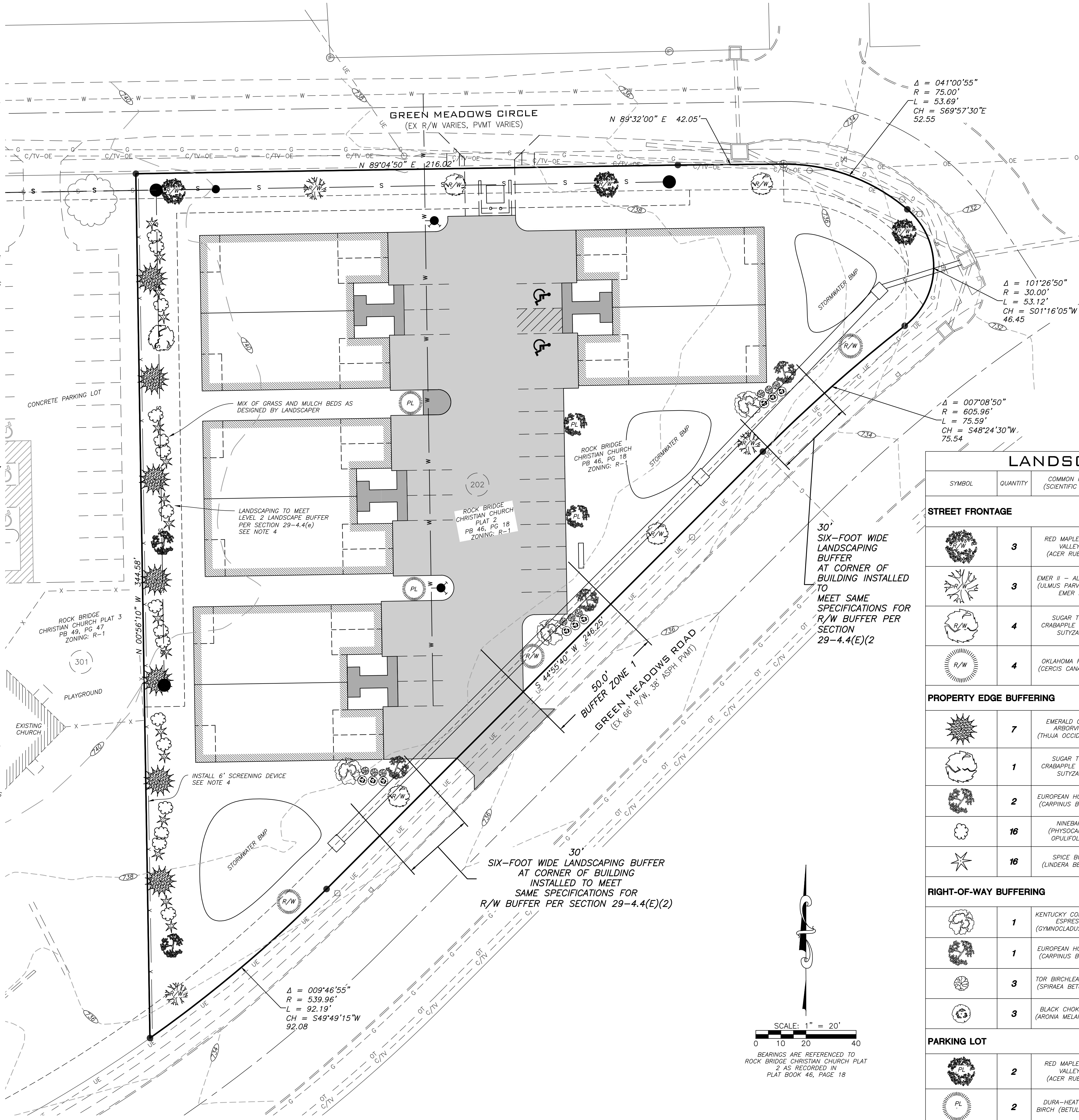
SARA LOE, CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA

THIS ____ DAY OF _____, 2020.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



| LANDSCAPING TABLE | | | | | |
|-------------------------|----------|--|----------------------------|-------------|--|
| SYMBOL | QUANTITY | COMMON NAME (SCIENTIFIC NAME) | CONTAINER/SIZE | SPACING | CATEGORY |
| STREET FRONTAGE | | | | | |
| | 3 | RED MAPLE "SUN VALLEY" (ACER RUBRUM) | 2" CAL - B&B | 15' CENTERS | LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45' |
| | 3 | EMER II - ALLEE ELM (ULMUS PARVIFOLIA - EMER II) | 2" CAL - B&B | 15' CENTERS | LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45' |
| | 4 | SUGAR YAM CRABAPPLE (MALUS SUTZAM) | 4' HEIGHT | 15' CENTERS | ORNAMENTAL TREE - MATURE HEIGHT < 20' |
| | 4 | OKLAHOMA REDBUD (CERCIS CANADENSIS) | 4' HEIGHT | 15' CENTERS | ORNAMENTAL TREE - MATURE HEIGHT < 20' |
| PROPERTY EDGE BUFFERING | | | | | |
| | 7 | EMERALD GREEN ARBORVITAE (THUJA OCCIDENTALIS) | 2" CAL - B&B 10" HEIGHT | 15' CENTERS | CONIFER OR UPRIGHT EVERGREEN TREE - MATURE HEIGHT >10' |
| | 1 | SUGAR YAM CRABAPPLE (MALUS SUTZAM) | 4' HEIGHT | 15' CENTERS | ORNAMENTAL TREE - MATURE HEIGHT < 20' |
| | 2 | EUROPEAN HORNBAM (CARPINUS BETULUS) | 2" CAL - B&B | 15' CENTERS | MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45' |
| | 16 | NINEBARK (PHYSOCARPUS OPULIFOLIUS) | 24" | 5' CENTERS | DECIDUOUS FLOWERING SHRUB VARIETY 1 |
| | 16 | SPICE BUSH (LINDERA BENZOIN) | 5 GAL | 5' CENTERS | DECIDUOUS/EVERG REEN SHRUB VARIETY 2 |
| RIGHT-OF-WAY BUFFERING | | | | | |
| | 1 | KENTUCKY COFFEETREE ESPRESSO (GYMNOCLADUS DIOICA) | 2" CAL - B&B | 15' CENTERS | LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45' |
| | 1 | EUROPEAN HORNBAM (CARPINUS BETULUS) | 2" CAL - B&B | 15' CENTERS | MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45' |
| | 3 | TOR BIRCHLEAF SPIREA (SPIRAEA BETULIFOLIA) | 5 GAL | 5' CENTERS | DECIDUOUS/EVERG REEN SHRUB VARIETY 2 |
| | 3 | BLACK CHOKEBERRY (ARONIA MELANOCARPA) | 24" | 5' CENTERS | DECIDUOUS FLOWERING SHRUB VARIETY 1 |
| PARKING LOT | | | | | |
| | 2 | RED MAPLE "SUN VALLEY" (ACER RUBRUM) | 2" CAL - B&B | 15' CENTERS | LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45' |
| | 2 | DURA-HEAT RIVER BIRCH (BETULA NIGRA) | 2" CAL - B&B | 15' CENTERS | MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45' |

X:\Project\WRCK - WESTROCK Rockbridge Christian Church Plat 2 Lot 2\UPAWINGS\WRCK20-01-PD Planning PD PLAN.LS

CITY CASE # PLDV-000127-2020

| 6/22/20 | CITY COMMENTS | CAD | |
|-----------|---------------|-----|--|
| 6/1/20 | ORIGINAL | CAD | |
| REVISIONS | | | |

THE GODFREY

PD PLAN

LOT 202 ROCK BRIDGE CHRISTIAN CHURCH PLAT 2

GREEN MEADOWS RD, COLUMBIA, MD

A CIVIL GROUP

-CIVIL ENGINEERING-
-PLANNING-
-SURVEYING-

3401 BROADWAY
BUSINESS PARK COURT
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FAX: (573) 817-1677

MISSOURI CERTIFICATE OF AUTHORITY: 2001006116

THIS DOCUMENT HAS BEEN
SIGNED, SEALED AND DATED.

CODY ALAN DARR
MO PE-2012018055
June 22, 2020

| | |
|------------|-------------------|
| PROJECT # | WRCK20.01 |
| DRAWING # | WRCK20.01 PD PLAN |
| DRAWN BY: | BAB |
| SHEET C201 | |
| SHEET | 2 OF 2 |