



LOCATION MAP
NOT TO SCALE

LEGEND OF SYMBOLS:

-----	EXISTING CURB	⊗	EXISTING POWER POLE
-----	PROPOSED CURB	⊗	EXISTING GAS VALVE
⊕	EXISTING STRUCTURE	⊗	EXISTING WATER VALVE
---o---	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
---	EXISTING UNDERGROUND TELEPHONE	⊗	PROPOSED SANITARY SEWER LATERAL
---	EXISTING UNDERGROUND CABLE TELEVISION	⊗	EXISTING AIR CONDITIONER
---	EXISTING OVERHEAD ELECTRIC	⊗	EXISTING TELEPHONE PEDESTAL
---	EXISTING UNDERGROUND ELECTRIC	⊗	EXISTING LIGHT POLE
---	EXISTING OVERHEAD ELEC. & TV	⊗	EXISTING GUY WIRE
---	EXISTING OVERHEAD ELEC. TV & TELE.	⊗	EXISTING MINOR CONTOUR
---	EXISTING SANITARY SEWER	⊗	EXISTING MAJOR CONTOUR
---	PROPOSED SANITARY SEWER	⊗	PROPOSED PAVEMENT
---	PROPOSED FIRE HYDRANT	⊗	EXISTING TREE
---	EXISTING STORM SEWER	⊗	EXISTING TREELINE
---	PROPOSED STORM SEWER	⊗	
XX	PROPOSED LOT NUMBER		
XX	EXISTING LOT NUMBER		
⊕	EXISTING SIGNS		

DESIGN EXCEPTION REQUEST:

- 1 A DESIGN EXCEPTION FROM THE UDC SECTION 29-4.3(1)(2)(iii) REGARDING PLACEMENT OF DRIVE THROUGH WINDOW LOCATION FOR THE RESTAURANT BUILDING. THIS PROJECT REQUESTS THAT THE DRIVE THROUGH WINDOW SHALL ALLOWED TO BE PLACED AS SHOWN ON THE PLAN.

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 3 OF PROVIDENCE SOUTH PLAZA PLAT 1, COLUMBIA, BOONE COUNTY, MISSOURI.

SIGNAGE:

- (A) THERE SHALL BE A FREE STANDING, SHOPPING CENTER PYLON MASTER SIGN ALONG GREEN MEADOWS ROAD WITH A MAXIMUM HEIGHT OF 24' AND A MAXIMUM SIGN AREA OF 160 SQ. FT.
- (B) "RESIDENT PARKING ONLY" OR "PERMIT PARKING ONLY" SIGN TO DISCOURAGE THE GENERAL PUBLIC TRAFFIC FROM ATTEMPTING TO UTILIZE THIS GATED PARKING GARAGE ENTRY.

ALL OTHER ONSITE 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.

NOTES:

- THIS SITE IS LOCATED EAST OF THE INTERSECTION OF E. GREEN MEADOWS ROAD AND CARTER LANE AND CONTAINS 2.57 ACRES.
- EXISTING ZONING IS PD.
- NO PART OF THIS TRACT IS LOCATED WITHIN AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY FEMA FIRM PANEL NO. 29019C0287E DATED APRIL 19, 2017.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. 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 USGS 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 40', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
- ALL DRIVE, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- WATER & ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
- THE BUILDINGS SHOWN ON THIS PLAN MAY BE CONSTRUCTED IN SEPARATE PHASES AS LONG AS ADEQUATE PARKING AND OTHER SITE REQUIREMENTS ARE PROVIDED FOR THE BUILDING BEING CONSTRUCTED AT THAT TIME.

STORMWATER NOTES:

STORMWATER QUALITY 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.

STORMWATER DETENTION IS PROVIDED FOR THIS PROJECT IN THE EXISTING DETENTION FACILITY TO THE EAST OF THIS PROPERTY. THIS REGIONAL DETENTION FACILITY IS OWNED AND MAINTAINED BY THE CITY OF COLUMBIA AND PROVIDES STORMWATER DETENTION FOR THE ADJACENT DEVELOPMENT AREA.

SOLID WASTE NOTE:

THE PROPOSED SOLID WASTE (DUMPSTER/TRASH SERVICE) WILL BE HANDLED BY AN INTERNAL TRASH SHOOT SYSTEM WITH A PICKUP LOCATION IN THE LOWER LEVEL (PARKING GARAGE LEVEL) OF BUILDING 1. THIS SYSTEM WILL PROVIDE SOLID WASTE SERVICE FOR BUILDING 1 & BUILDING 2.

CALCULATIONS:

PARKING SUMMARY:

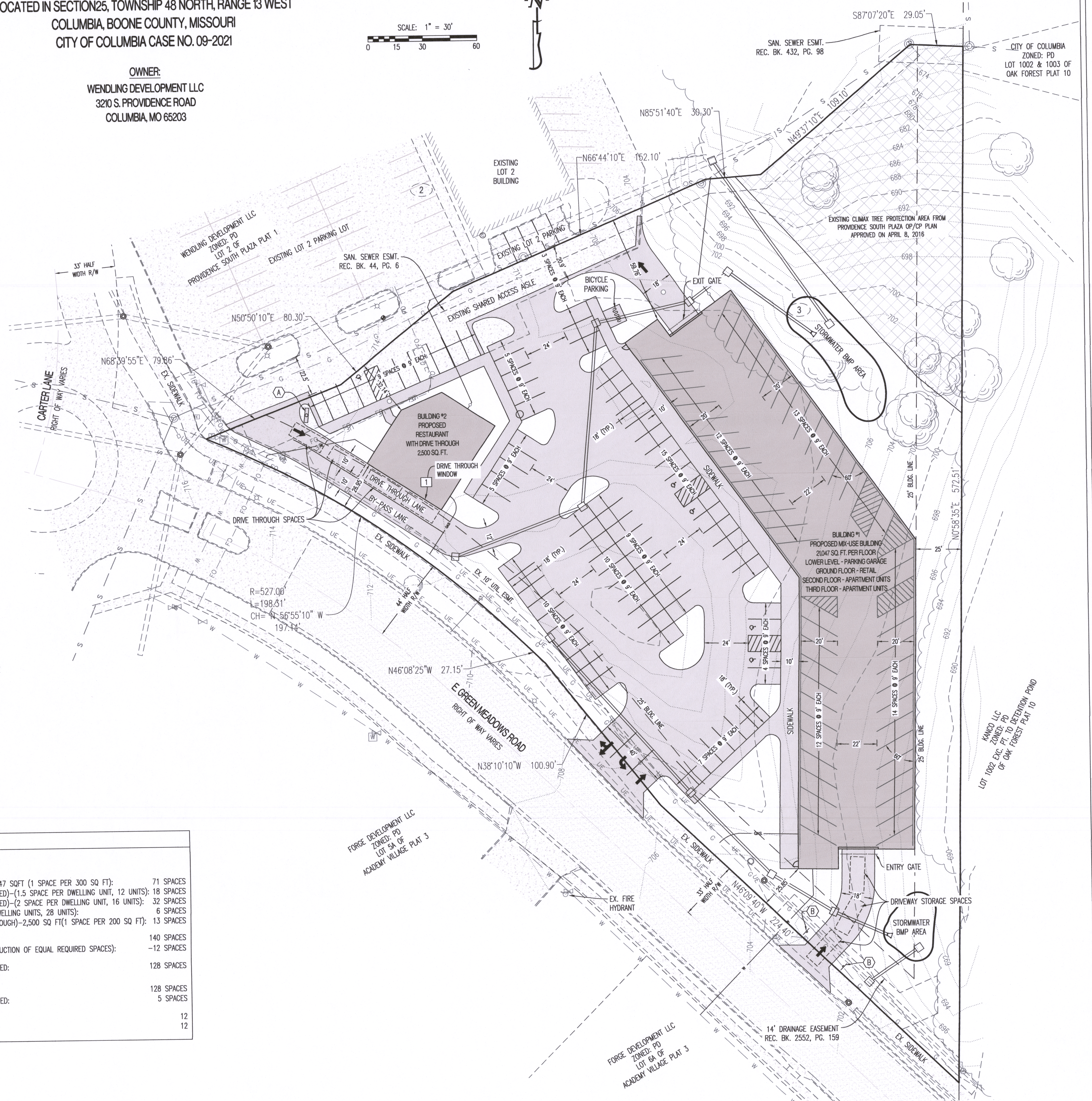
SPACES REQUIRED:		
RETAIL GENERAL, SMALL-21,047 SQ FT (1 SPACE PER 300 SQ FT):	71 SPACES	
DWELLING, MULTI-FAMILY (1 BED)-(1.5 SPACE PER DWELLING UNIT, 12 UNITS):	18 SPACES	
DWELLING, MULTI-FAMILY (2 BED)-(2 SPACE PER DWELLING UNIT, 16 UNITS):	32 SPACES	
VISITORS-(1 SPACE PER 5 DWELLING UNITS, 28 UNITS):	6 SPACES	
RESTAURANT (WITH DRIVE-THROUGH)-2,500 SQ FT (1 SPACE PER 200 SQ FT):	13 SPACES	
TOTAL SPACES REQUIRED:	140 SPACES	
BICYCLE SPACES REQUIRED (REDUCTION OF EQUAL REQUIRED SPACES):	-12 SPACES	
ADJUSTED TOTAL SPACES REQUIRED:	128 SPACES	
TOTAL SPACES PROVIDED:	128 SPACES	
ADA ACCESSIBLE SPACES PROVIDED:	5 SPACES	
BICYCLE SPACES REQUIRED:	12	
BICYCLE SPACES PROVIDED:	12	

MAJOR AMENDMENT TO THE
PD PLANNED DEVELOPMENT OF
LOT 3 OF PROVIDENCE SOUTH PLAZA, PLAT 1

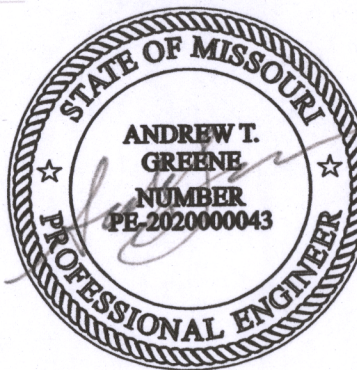
LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 09-2021

OWNER:
WENDLING DEVELOPMENT LLC
3210 S. PROVIDENCE ROAD
COLUMBIA, MO 65203

SCALE: 1" = 30'
0 15 30 60



THIS SHEET HAS BEEN SIGNED, SEALED AND
DATED ELECTRONICALLY



ANDREW T. GREENE, 2020000043

12/01/2020
DATE

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

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

www.crockettengineering.com

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS 10th DAY OF December, 2020

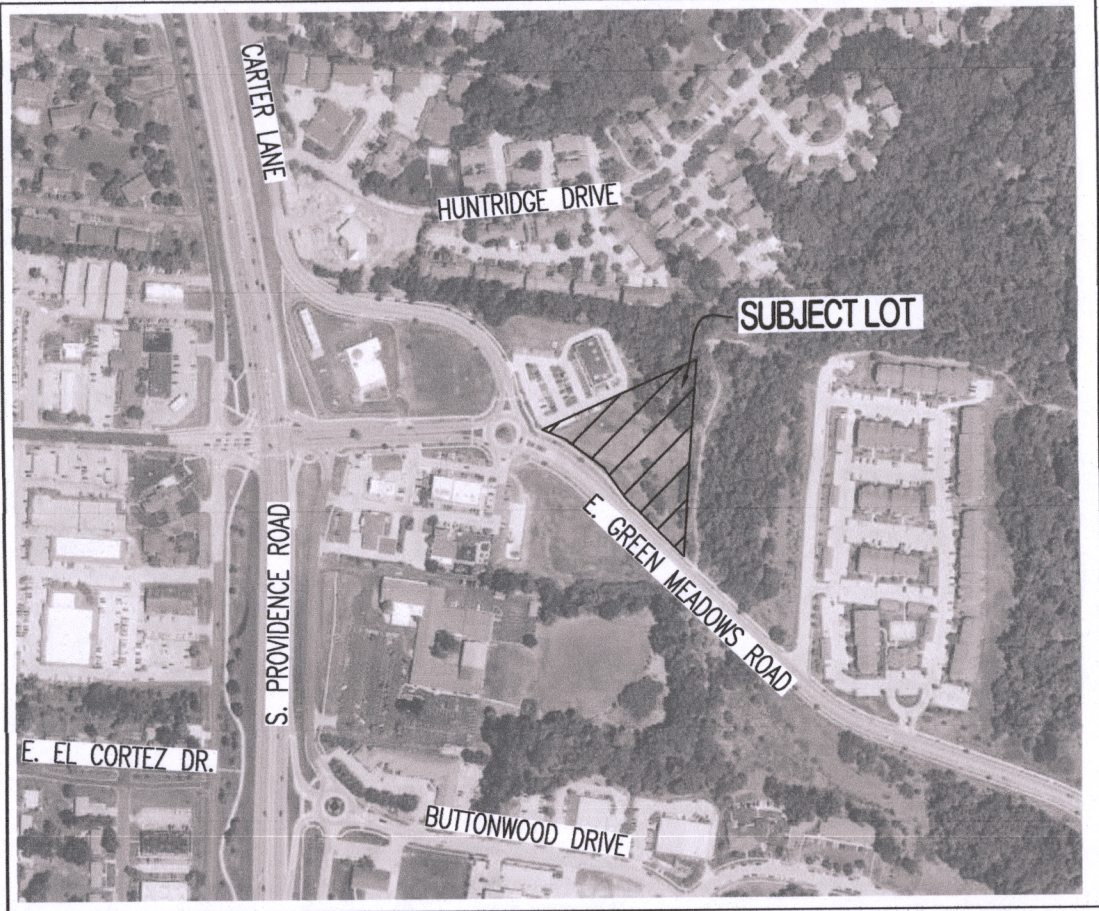
Sarah Doe
SARAH DOE, CHAIRPERSON

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI
PURSUANT TO ORDINANCE

THIS _____ DAY OF _____, 20____

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



LOCATION MAP
NOT TO SCALE

LANDSCAPE COMPLIANCE:

29-4.4(c) - GENERAL PROVISIONS:

EXISTING CLIMAX FOREST ON ALL OF SOUTH PROVIDENCE PLAZA:	4.85 AC.
CLIMAX FOREST TO REMAIN ON ALL OF SOUTH PROVIDENCE PLAZA (25%):	1.21 AC.
CLIMAX FOREST TO REMAIN ON LOT 3 PER ORIGINAL CP/OP PLAN:	0.31 AC.

REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED:	0.39 AC.
MINIMUM PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	0.39 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: (REFER TO TYPICAL SCREENING BED PLANTING DETAIL)	254 L.F.
1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA	8 TREES
(2) 1 TREE PER 60' OF STREET FRONTAGE WITH RIGHT OF WAY GREATER THAN 50 FEET: (550' APPLICABLE STREET FRONTAGE)	10 TREES
	9 TREES (1 EXISTING)

29-4.4(e) - PROPERTY EDGE BUFFERING:

- (1) SEE PLAN FOR TABLE 4.4-4 DETERMINED LEVEL OF SCREENING AND BUFFERING.
SEE TYPICAL LANDSCAPING BED PLANTING DETAIL BELOW IF APPLICABLE.
- NO PROPOSED SCREENING TO THE EAST BASED ON THE EXISTING, DENSE TREE COVER THAT CURRENTLY SCREENS THIS PROPERTY FROM THE ADJACENT PROPERTY THAT IS ONLY USED FOR STORMWATER MANAGEMENT.
- NO PROPOSED SCREENING AGAINST LOT 2 TO THE NORTHWEST DUE TO THE DESIRE OF SHARED DRIVES, COMMON OWNERSHIP, AND DESIRED COMMON SCHEME OF DEVELOPMENT.

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 - 51 SPACES IN GARAGE N/A - 77 SPACES IN PARKING LOT
(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 28,391 S.F.	8 TREES
0 EXISTING PARKING LOT TREES	-0 TREES
NET PARKING LOT TREES TO BE PLANTED	8 TREES
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES	3 TREES
MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES	4 TREES

29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING:

- TOTAL SIGNIFICANT TREES (OUTSIDE OF PRESERVED AREAS): 3 TREES
- (3)(i) MINIMUM OF 25% OF TOTAL SIGNIFICANT TREES TO BE PRESERVED (1 TREE)

LEGEND OF SYMBOLS:

- PRESERVED CLIMAX FOREST AREA = 0.31 AC.±
- EXISTING TREELINE
- SIGNIFICANT TREE (20" DIAMETER OR LARGER & LOCATED OUTSIDE OF PRESERVATION AREA)
- PRESERVED SIGNIFICANT TREE

THIS SHEET HAS BEEN SIGNED, SEALED AND
DATED ELECTRONICALLY



ANDREW T. GREENE, 2020000043

12/01/2020
DATE

PREPARED BY:

CROCKETT
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Columbia, Missouri 65203
(573) 447-0292

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APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS ____ DAY OF _____, 20____

SARAH LOE, CHAIRPERSON

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI
PURSUANT TO ORDINANCE

THIS ____ DAY OF _____, 20____

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK

CONCEPTUAL LANDSCAPING PLAN FOR THE
MAJOR AMENDMENT TO THE
PD PLANNED DEVELOPMENT OF
LOT 3 of PROVIDENCE SOUTH PLAZA, PLAT 1

LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 09-2021

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.

TYPICAL STREET FRONTAGE SCREENING PLANTING TABLE:

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

TYPICAL SCREENING BED PLANTING DETAIL:



MULCH BED (TYP.)

STREET FRONTAGE (STREET TREES) PLANTING TABLE:

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

PARKING AREA LANDSCAPING PLANTING/ MAXIMUM PARKING TABLE:

	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
	2	HEDGE MAPLE	ACER CAMPESTRE	MEDIUM TREE	2.5" CALIPER
	2	GOLDENRAINTREE	KOELREUTERIA PANICULATA	MEDIUM TREE	2.5" CALIPER
	2	RED OAK	QUERCUS RUBRA	LARGE TREE	2.5" CALIPER
	2	AUTUMN FANTASY MAPLE	ACER FREEMANII	LARGE TREE	2.5" CALIPER

SCALE: 1" = 30'
0 15 30 60

