

OWNER
A GOOD START INC.
1803 MADISON PARK CT.
COLUMBIA, MO 65203

LEGAL DESCRIPTION
EASTPORT GARDENS PLAT 2, LOT 77

STREAM BUFFER STATEMENT
THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR THIS AREA, AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT
THIS TRACT IS LOCATED IN ZONE X, UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM PANEL #29019C0284E, DATED 4/19/17.

PARKING REQUIREMENTS
CHILD CARE CENTER: 1 SPACE / 800SF GFA PLUS 2 ADDITIONAL SPACES.
REQUIRED: 6,500SF GFA / 800 = 8.125; 9+2 = 11 REQUIRED
PROVIDED: 22 SPACES, INCLUDING 2 ACCESSIBLE PARKING SPACES.

FUTURE PARKING REQUIREMENTS
CHILD CARE CENTER: 1 SPACE / 800SF GFA PLUS 2 ADDITIONAL SPACES.
REQUIRED: 1,700SF GFA / 800 = 2.125; 3 REQUIRED
INDOOR RECREATION OR ENTERTAINMENT PHYSICAL FITNESS CENTER: 1 SPACE / 400 SF GFA
REQUIRED: 10,000SF GFA / 400 = 25 REQUIRED
TOTAL REQUIRED FOR SITE: 11+3+25 = 39 REQUIRED
PROVIDED: 45 SPACES, INCLUDING 2 ACCESSIBLE PARKING SPACES @ EA. STRUCTURE.

SIGNAGE
THIS DEVELOPMENT SHALL HAVE A MAXIMUM OF TWO SIGNS AND THE SIGNAGE SHALL CONFORM TO THE CITY OF COLUMBIA'S SIGN ORDINANCE.

LIGHTING
ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. POLES SHOWN SHALL NOT EXCEED 20' IN HEIGHT. EXACT LOCATION SUBJECT TO CHANGE. 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 SOFFITT LIGHTING.

- GENERAL NOTES**
- FOR LANDSCAPE PLAN SEE PD101
 - BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
 - THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
 - ALL DRIVE, ROADWAY, AND ACCESS AISLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
 - TRACT IS CURRENTLY ZONED P-D.
 - SIZE OF LOT IS 1.79 ACRES.
 - ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
 - STORMWATER PLAN IS CONCEPTUAL. FINAL STORMWATER QUALITY/QUANTITY DESIGN WILL COMPLY WITH CHAPTER 12-A ARTICLE V, AND THE CITY OF COLUMBIA STORMWATER MANAGEMENT MANUAL. POST DEVELOPMENT FLOWS WILL BE LESS THAN OR EQUAL TO PREDEVELOPMENT FLOWS FOR 1, 2, 10, 25, & 100 YEAR STORMS.
 - A 5' SIDEWALK SHALL BE INSTALLED ADJACENT TO ALL PUBLIC STREETS WHERE SIDEWALK IS NOT CURRENTLY CONSTRUCTED.
 - AT TIME OF FUTURE EXPANSION OF THE SITE A TRAFFIC STUDY MAYBE REQUIRED AND IS AT THE DISCRETION OF THE CITY OF COLUMBIA TRAFFIC ENGINEER.
 - AT LOCATIONS WHERE EXISTING PRIVACY FENCE REMAINS NO NEW PRIVACY FENCE IS REQUIRED.
 - DRIVEWAY ACCESS FOR LOT 77 WILL BE BY GRACE LN, NOT RICHLAND RD. THE DRIVEWAY ONTO GRACE LN, SHALL BE AT LEAST 315 FT NORTH OF THE CENTERLINE OF RICHLAND RD.

APPROVED BY THE PLANNING & ZONING COMMISSION,
COLUMBIA, MO THIS ____ DAY OF ____, 2024

SHARON GEUEA-JONES, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO











ORDINANCE # _____ ON THE
____ DAY OF ____, 2024

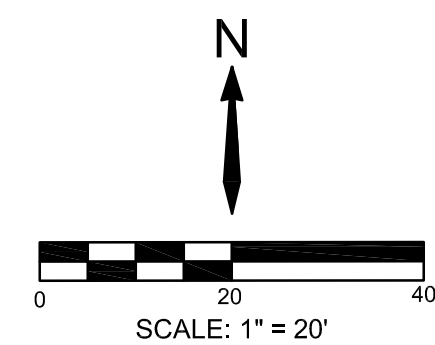
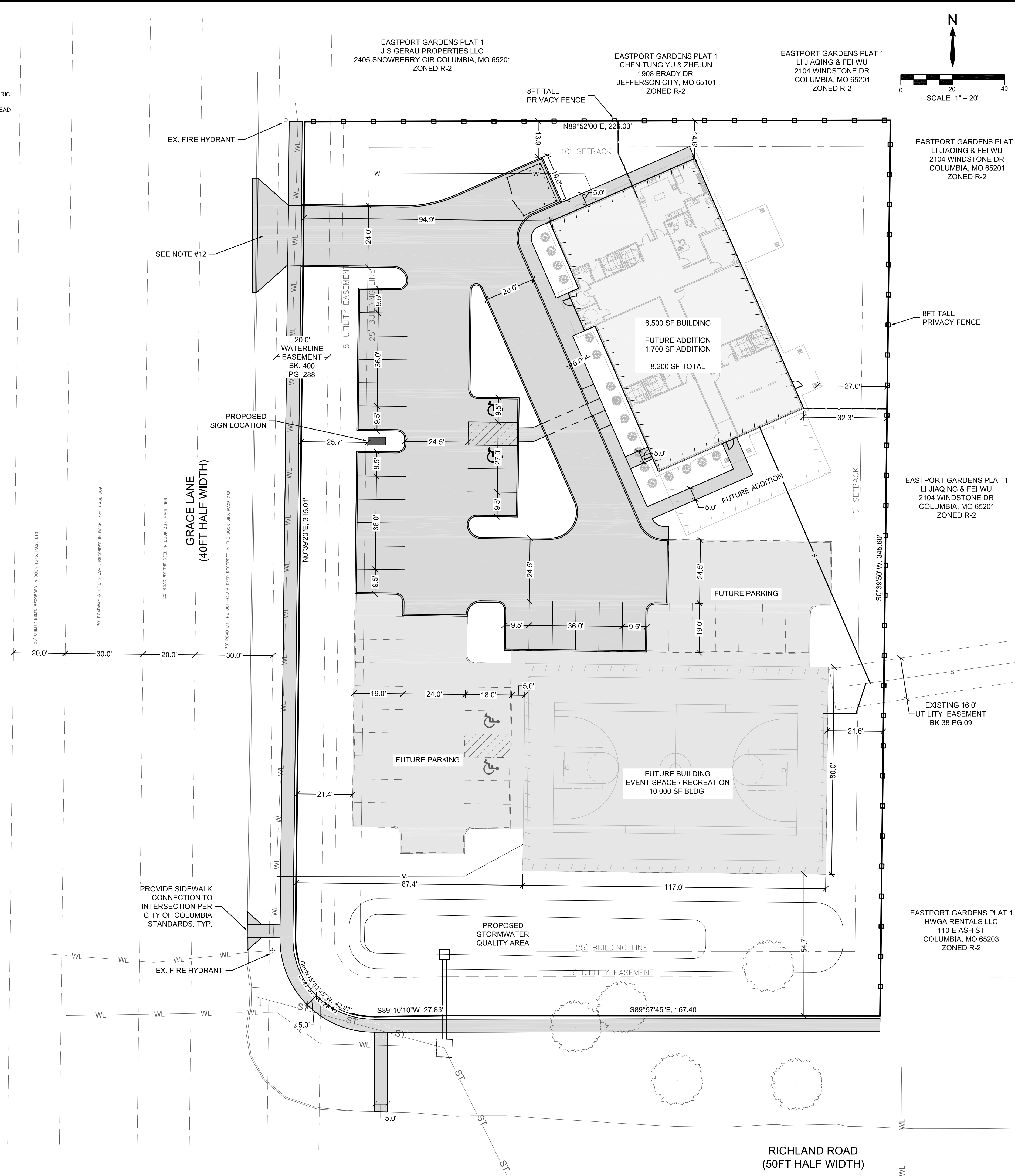
BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

STANDARD LEGEND		
EXISTING	PROPOSED	
		CENTERLINE
		CABLE TV
		EASEMENT
		UNDERGROUND ELECTRIC
		ELECTRIC LINE OVERHEAD
		FENCE LINE
		GAS LINE
		PROPERTY LINE
		SANITARY SEWER
		STORM SEWER
		STORM CULVERT
		ROOF DRAIN
		TELEPHONE
		WATER LINE
		BUILDING LINE
		RAIL ROAD
		GUARD RAIL
		TOP OF BANK
		TREE LINE
		RETAINING WALL
		BUSHES
		TREES
		POST / BOLLARD
		SIGN
		ACCESSIBLE PARKING
		PARKING BUMPER
		SANITARY MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE
		STORM SEWER INLET
		UTILITY POLE
		STREET LIGHT
		TRANSFORMER
		ELECTRIC MANHOLE
		A/C UNIT
		WATER METER
		WATER VAVLE
		FIRE HYDRANT
		GAS METER
		TELEPHONE PEDESTAL

<u>BOUNDARY MARKERS</u>	
	STONE MARKER
	NON STANDARD PROPERTY MARKER
	1/2" PROPERTY IRON
	5/8" OR LARGER PROPERTY IRON
	TYPE A MONUMENT
	ROW MARKER
	CORNER POST
	GPS CONTROL / MONUMENT
	BENCH MARK
	BORE HOLE



EASTPORT GARDENS PLAT 1
LI JIAQING & FEI WU
2104 WINDSTONE DR
COLUMBIA, MO 65201
ZONED R-2

8FT TALL
PRIVACY FENCE

EASTPORT GARDENS PLAT 1
LI JIAQING & FEI WU
2104 WINDSTONE DR
COLUMBIA, MO 65201
ZONED R-2

EXISTING 16.0'
UTILITY EASEMENT
BK 38 PG 09

EASTPORT GARDENS PLAT 1
HWGA RENTALS LLC
110 E ASH ST
COLUMBIA, MO 65203
ZONED R-2

RICHLAND ROAD
(50FT HALF WIDTH)

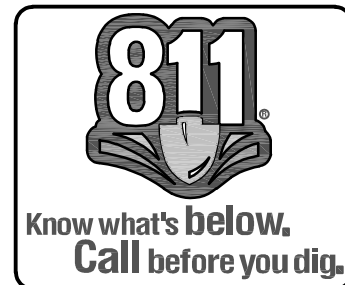


CREATING CLIENTS FOR LIFE
210 PARK AVENUE
COLUMBIA, MO 65203
P 573.499.1944

MISSOURI CERTIFICATE OF AUTHORITY NO.
E-2017015086
EXPIRES: DECEMBER 31, 2023

NOTICE:
SSE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE ENGINEERING INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEERS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES/AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

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12/28/2023

Keenan K. Simon
MO-PE 2016017682
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

12/28/2023

REVISIONS	
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A GOOD START P-D PLAN

GRACE LANE AND RICHLAND RD. COLUMBIA, MO 65201

ENGINEER
KKS
DRAWN BY
TRA
CHECKED BY
KKS
SSE PROJECT #
23147

PD PLAN
DRAWING NO.
PD100
SHEET NO.
01 OF 02

SIGNIFICANT TREE CALCULATIONS

NO SIGNIFICANT TREES ON SITE

CLIMAX FOREST / TREE PRESERVATION

NO CLIMAX FOREST ON SITE

LANDSCAPE DATA

TOTAL AREA: 1.79 AC
MAX IMPERVIOUS AREA: 1.25 AC (70%)
MIN PERVIOUS AREA (LANDSCAPE): 0.54 AC (30%)

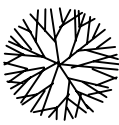
STREET FRONTAGE TREES:

(S) = STREET TREE

GRACE LN.: 396 FT
29-4.4(D.2) 396 FT/60 FT: 7 TREES

RICHLAND RD.: 225 FT
29-4.4(D.2) 225 FT/60 FT: 4 TREES

TOTAL TREES REQUIRED = 11 TREES



LARGE TREES = RED OAK, PIN OAK, LONDON PLANE TREE 4/11 = 36% LARGE TREES > 30%



MEDIUM TREES = AMUR MAPLE, MAGNOLIA, ZELKOVA 4/11 = 36% MEDIUM TREES > 30%



OTHER TREES = RED BUD, FLOWERING DOGWOOD 3/11 = 27% OTHER TREES

PARKING LOT TREES:

TOTAL PARKING LOT / DRIVE AREA: 16,000 SQFT PH1 & 7,825 SQ FT FUTURE
23,825 SQFT/4000 SQFT: 6 PARKING LOT TREES REQUIRED

(P) = PARKING LOT TREE



PARKING LOT TREES (6 REQUIRED)

LARGE TREES = LONDON PLANE, RED OAK, PIN OAK 3/6 = 50% LARGE TREES > 40%



MEDIUM TREES = AMUR MAPLE, ZELKOVA, 2/6 = 33% MEDIUM TREES > 30%



OTHER TREES = RED BUD 1/6 = 16% OTHER TREES

LANDSCAPE BUFFER TREES:

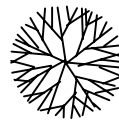
(L) = LANDSCAPE BUFFER TREE

LANDSCAPE BUFFER AT PARKING LOT FRONTAGE OF GRACE LANE
LANDSCAPE BUFFER CALCS
1260 SQFT/200 SQFT = 7 TREES REQUIRED

LANDSCAPE BUFFER NORTH PROPERTY LINE (LEVEL 3 BUFFER)
LANDSCAPE BUFFER CALCS
2,329 SQFT/200 SQFT = 12 TREES REQUIRED

LANDSCAPE BUFFER EAST PROPERTY LINE (LEVEL 3 BUFFER)
LANDSCAPE BUFFER CALCS
3,465 SQFT/200 SQFT = 17 TREES REQUIRED

TOTAL TREES = 36



LARGE TREES = (5/36) RED OAK, PIN OAK



MEDIUM TREES = (8/36) MAGNOLIA, AMUR MAPLE



SMALL TREES = (11/36) SNOWDRIFT CRABAPPLE,



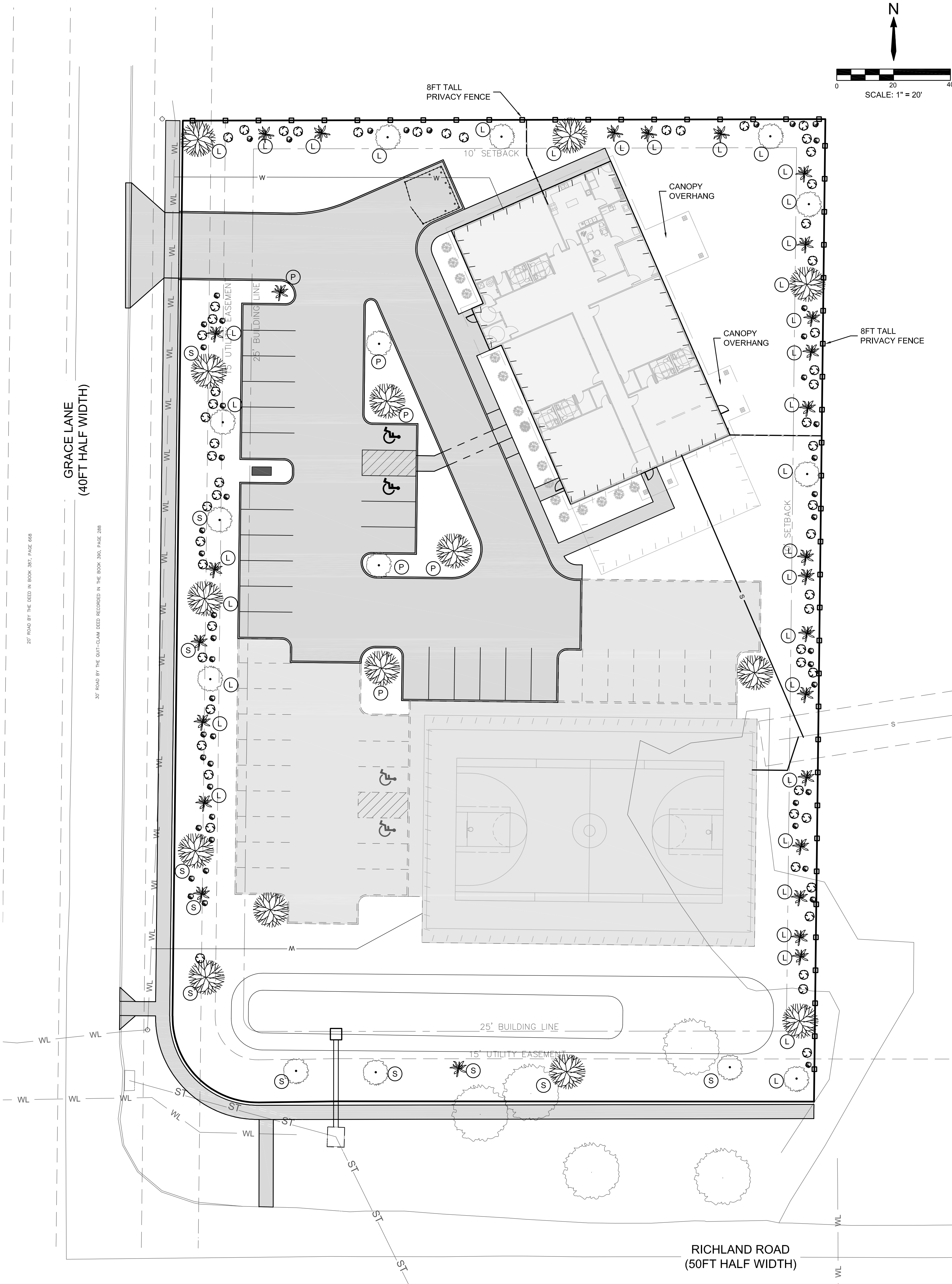
ORNAMENTAL TREES = (12/36) FLOWERING DOGWOOD, RED BUD

REMAINING BUFFER PLANTING:

SHRUBS AND FLOWERING PLANTS THAT COVER A MINIMUM OF FIFTY (50) PERCENT OF THE REMAINING AREA WITH A MINIMUM OF TWENTY-FIVE (25) PERCENT OF THAT PLANT MATERIAL BEING IN FLOWERING SHRUBS

1. A LANDSCAPE PLAN WILL BE PROVIDED AT CONSTRUCTION DOCUMENT SUBMITTAL THAT WILL BE COMPLIANT WITH 29-4.4 WITH ADJUSTMENTS AS FOLLOWS:

PER 29.4.4(e)(1) THIS PROPERTY IS TO HAVE A 10FT WIDE LANDSCAPE BUFFER AND A 8FT TALL SCREENING DEVICE.

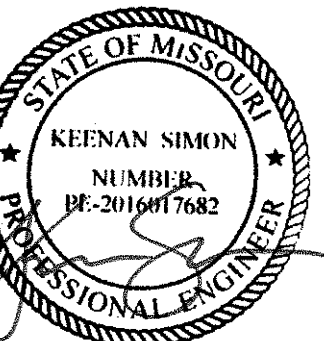
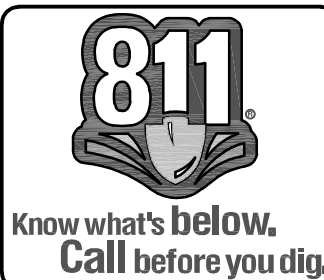


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GRACE LANE AND RICHLAND RD.
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ENGINEER KKS DRAWN BY TRA
CHECKED BY KKS SSE PROJECT # 23147

PD LANDSCAPE PLAN
DRAWING NO. PD101 SHEET NO. 02 OF 02