

018838

Permanent Record
Filed in Clerk's Office

Introduced by Hindman

First Reading 12-19-05 Second Reading 1-3-06

Ordinance No. 018838 Council Bill No. B 484-05 A

AN ORDINANCE

approving the C-P Development Plan of Spring Creek;
setting forth conditions of approval; and fixing the
time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the C-P Development Plan of Spring Creek, dated November 17, 2005, located on the north side of Vawter School Road, east of Scott's Boulevard. The Director of Planning and Development shall use the design parameters set forth in "Exhibit A" which is attached to and made a part of this ordinance as guidance when considering any future revisions to the C-P Development Plan.


SECTION 2. Approval of the C-P Development Plan shall be subject to the following conditions:

1. The hours of operation shall be limited to between 5:00 a.m. and 12:00 midnight.
2. The same architectural theme shall be used with consistency throughout the development, including future development of proposed Lot 3.
3. All on-site lighting shall be directional with full cut-off fixtures.
4. Street plans for the final plat of the eastern half of the property shall include an eastbound left turn lane on Vawter School Road. The left turn lane shall be constructed before an occupancy permit is granted for any building on the eastern half of the property.

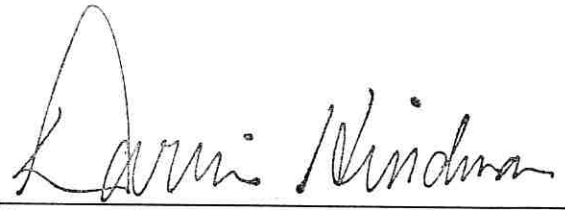
SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this 3rd day of January, 2006.

ATTEST:



City Clerk

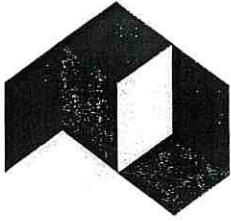


Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor



A CIVIL GROUP

CIVIL ENGINEERING • PLANNING • SURVEYING

November 17, 2005

Chuck Bondra
Planning Department
P.O. Box N
Columbia, Mo 65205

RECEIVED
NOV 18 2005
PLANNING DEPT.

Re: Design Parameters for proposed Lot 2 of Spring Creek

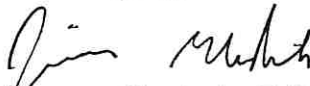
Dear Mr. Bondra:

The following are the Design Parameters for the proposed CP plan for Lot 2 of Spring Creek:

- a) The maximum gross square footage of building floor area on Lot 1 will be 4,000 square feet.
- b) The minimum distance between any building and any adjacent property line or adjacent right-of-way will be 25 feet.
- c) The maximum height of any building shall be 35 feet.
- d) The minimum distance between the edge of any driveway, parking area, and any adjacent property line or adjacent right-of-way will be 6 feet.
- e) The maximum number of monument signs shall be one per lot and shall conform to the sign regulations for monument signs in G3 zoning for this location (12 feet in height and an area of 64 square feet). For all other signs, the maximum number, the maximum square footage of sign surface area and the maximum height of each shall be the same as allowed for signs in the C-3 zoned districts at this location.
- f) The minimum percentage of the site to be maintained in landscaping shall be 25%.
- g) The maximum height, maximum number of light poles and type of fixtures will be: 20' height, 7 light poles, inward and downward directed shoebox fixtures.

Sincerely,

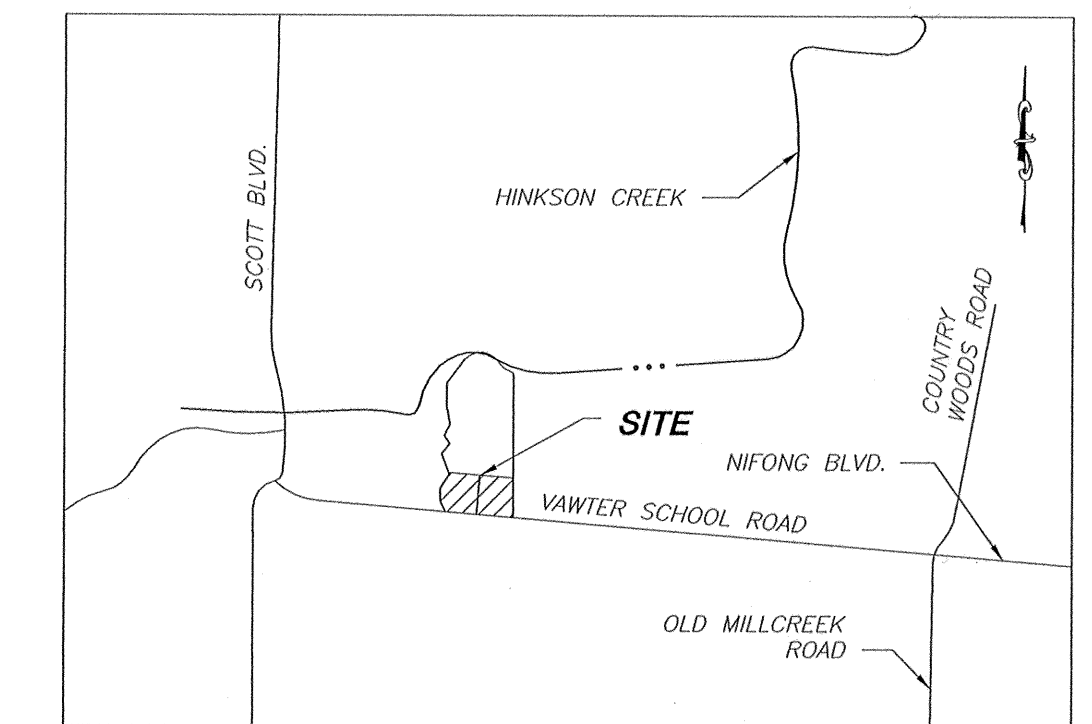
A Civil Group


Jimmy Gladish, EIT

1010 FAY STREET
COLUMBIA, MISSOURI
PHONE: 573-817-5750 FAX: 573-817-1677

Sheet 2 of 2

C-P PLAN
SPRING CREEK C-P
 10/6/05



LOCATION MAP
 NOT TO SCALE

SITE DATA

ZONING: C-P
 ACREAGE: 7.16
 ADDRESS: WAWTER SCHOOL ROAD

OWNER

WYNFIELD DEVELOPMENT CORP
 C/O TERRY WILSON
 2504 WOODBERRY DRIVE
 COLUMBIA, MO 65203
 (573) 268-6949

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTS PLANS FOR ACCURATE DIMENSIONS.
- TRACT IS ZONED C-P.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACH IS TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED AS SOON AS GENERAL GRADING OPERATIONS ARE COMPLETE. IF VEGETATIVE COVER CAN NOT BE ESTABLISHED PRIOR TO THE ONSET OF WINTER, AN ALTERNATIVE METHOD OF STABILIZATION SHALL BE USED UNTIL VEGETATIVE COVER IS ESTABLISHED.
- THE MAXIMUM HEIGHT OF THE CONVENIENCE STORE BUILDING ON LOT 1 SHALL BE 16 FEET. THE MAXIMUM HEIGHT OF THE BANK BUILDING ON LOT 2 SHALL NOT EXCEED 35 FEET.
- LOT LINES ARE APPROXIMATE AND MAY BE REVISED WHEN LOTS ARE PLATTED.

BENCHMARK DATA

CHISELED SQUARE WEST SIDE OF MANHOLE, EAST OF SCOTT BOULEVARD AND SOUTH OF KATY TRAIL, APPROXIMATELY 770 FEET NORTHWEST OF TRACT.
 ELEV = 582.24

PARKING DATA

REQUIRED:
 GAS STATION: 1 SPACE/200 SQ FT (SPACES AT FUEL PUMPS COUNT TOWARDS THIS)
 3150 SQ FT/200 = 15.75 = 16 SPACES
 BANK (WALK-IN/DRIVE-THRU): 1 SPACE/250 SQ FT + 3 STACKING SPACES PER DRIVE-UP WINDOW
 3250 SQ FT/250 = 13 PARKING SPACES + 9 STACKING SPACES = 22 SPACES
 TOTAL: 38 SPACES

PROVIDED:
 GAS STATION: 20 PARKING SPACES (INCLUDING 1 HC ACC. SPACE)
 + 8 AT PUMP SPACES = 28 SPACES
 BANK: 12 PARKING SPACES (INCLUDING 1 HC ACC. SPACE)
 + 9 STACKING SPACES = 21 SPACES
 TOTAL: 49 SPACES

BICYCLE SPACES NOT REQUIRED BY CITY OF COLUMBIA SPECS. (SEC. 29-30)

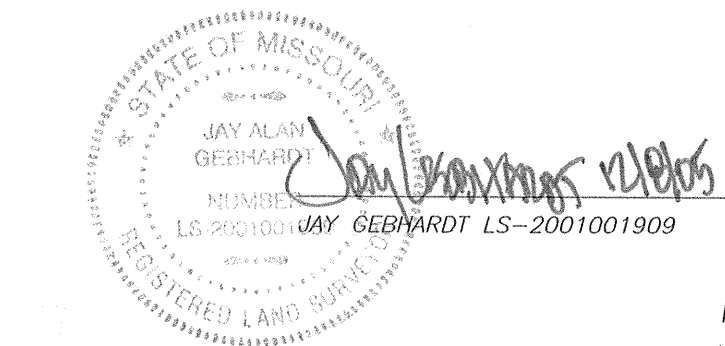
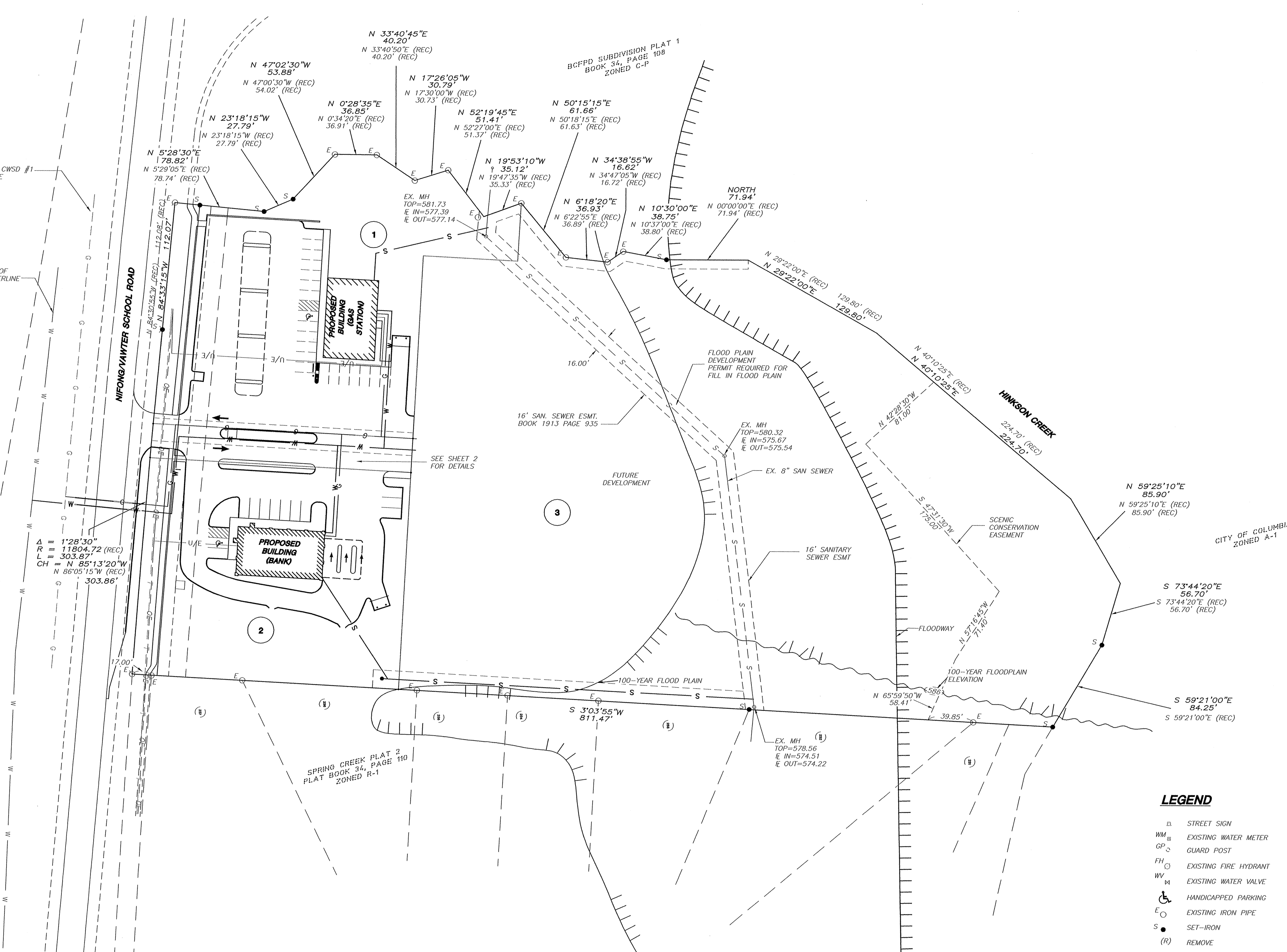
LEGEND

- STREET SIGN
- WM EXISTING WATER METER
- GP GUARD POST
- FH EXISTING FIRE HYDRANT
- WV EXISTING WATER VALVE
- ♿ HANDICAPPED PARKING
- EO EXISTING IRON PIPE
- S SET-IRON
- (R) REMOVE
- (REC.) RECORD
- M.H. EXISTING SANITARY MANHOLE
- PP POWER POLE
- ROOF DRAIN
- GUY WIRE
- OE EXISTING OVER-HEAD ELECTRIC
- G EXISTING GAS
- S EXISTING SANITARY
- G PROPOSED GAS
- W EXISTING WATER
- T EXISTING TELEPHONE
- U/E PROPOSED UNDERGROUND ELECTRIC
- W PROPOSED WATER

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE SURVEY RECORDED IN BOOK 1571, PAGE 291 OF THE RECORDS OF BOONE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 237 OF SPRING CREEK PLAT 2 AS RECORDED IN PLAT BOOK 34, PAGE 110; THENCE S3°03'55"W, 17.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NIFONG/WAWTER SCHOOL ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE WITH THE FOLLOWING TWO (2) CALLS: THENCE ALONG A NON-TANGENT 11804.72 FOOT RADIUS CURVE TO THE RIGHT, 303.87 FEET; THENCE N84°33'15"W, 112.07 FEET; THENCE N05°28'30"E, 78.82 FEET; THENCE N23°18'15"E, 27.79 FEET; THENCE N47°02'30"E, 53.88 FEET; THENCE N00°28'35"E, 36.85 FEET; THENCE N33°40'45"E, 40.20 FEET; THENCE N17°26'05"E, 30.79 FEET; THENCE N52°19'45"E, 51.41 FEET; THENCE N19°53'10"E, 35.12 FEET; THENCE N50°15'15"E, 61.66 FEET; THENCE N06°18'20"E, 36.93 FEET; THENCE N34°38'55"W, 16.62 FEET; THENCE N10°30'00"E, 38.75 FEET; THENCE N00°00'00", 71.94 FEET; THENCE N29°22'00"E, 129.80 FEET; THENCE N40°10'25"E, 224.70 FEET; THENCE N59°25'10"E, 85.90 FEET; THENCE S73°44'20"E, 56.70 FEET; THENCE S59°21'00"E, 84.25 FEET TO THE NORTHWEST CORNER OF LOT 231 OF SPRING CREEK PLAT 2 AS RECORDED IN PLAT BOOK 34, PAGE 110; THENCE S03°03'55"W, 294.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.16 ACRES.



FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP NUMBER 290034-0109B.

UTILITIES

WATER

CITY OF COLUMBIA
 P.O. BOX 6015
 WATER & LIGHT DEPARTMENT
 COLUMBIA, MISSOURI 65205
 CONTACT: DONNIE NICHOLSON
 (573)874-7532

NATURAL GAS

AMEREN UE
 P.O. BOX M
 COLUMBIA, MISSOURI 65205
 CONTACT: GARY WIFFLER
 (573) 876-3030

TELEPHONE

CENTURYTEL
 625 E. CHERRY
 COLUMBIA, MISSOURI 65205
 CONTACT: DON WILSON
 (573)886-3500

CABLE TV

MEDIACOM
 901 NORTH COLLEGE AVENUE
 COLUMBIA, MISSOURI 65201
 CONTACT: JIMMY RAYSON
 (573)443-1535

ELECTRICITY

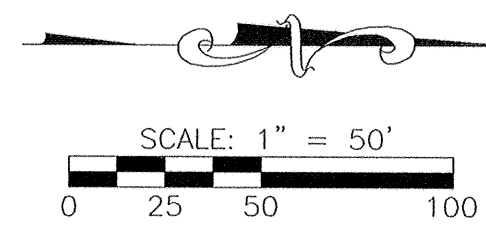
BOONE ELECTRIC COOPERATIVE
 1413 RANGLINE
 COLUMBIA, MISSOURI 65201
 CONTACT: DOUG GARDNER
 (573)881-0878

SANITARY SEWER

CITY OF COLUMBIA
 P.O. BOX 6015
 PUBLIC WORKS DEPARTMENT
 COLUMBIA, MISSOURI 65205
 CONTACT: DAVE SORRELL
 (573)874-7250

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 8TH DAY OF December, 2005.
 Jerry Wade, Chairman

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS DAY OF January, 2006.
 Darwin A. Hindman, Mayor
 Sheela Amin, City Clerk

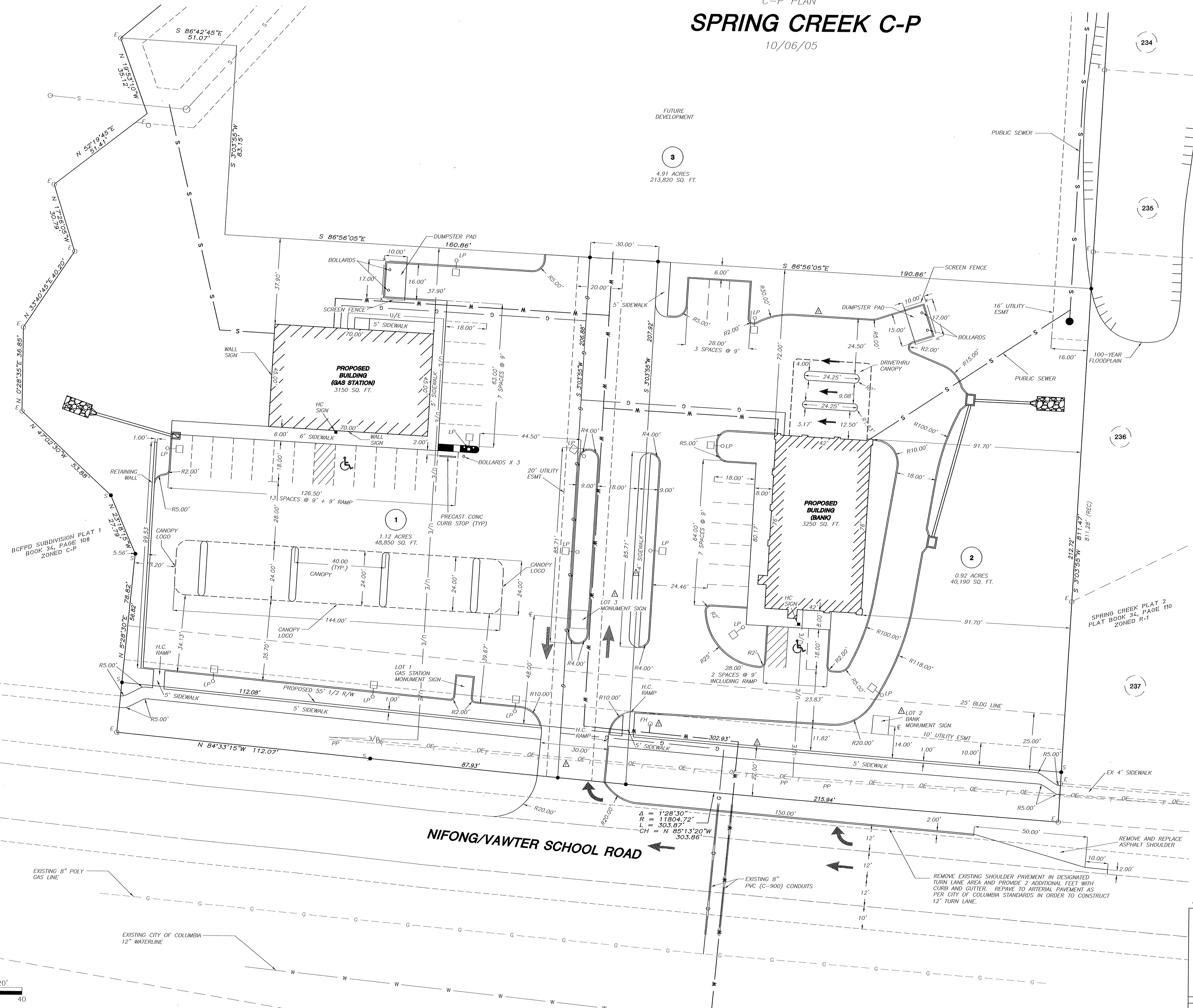


SPRING CREEK OVERALL SITE PLAN Plotted by jimmy, Thursday, 08 Dec 2005 - 2:31pm

	A CIVIL GROUP CIVIL ENGINEERING, PLANNING, SURVEYING 1010 FAY STREET COLUMBIA, MO 65201 PHONE: (573)871-9150, FAX: (573)871-1471	
	DRAWN BY: JCG CHECKED BY: JAG	DATE: 10/6/05 DRAWING NO.: WYNF05-01

C-P PLAN
SPRING CREEK C-P
 10/06/05

FUTURE DEVELOPMENT
 3
 4.91 ACRES
 213,820 SQ. FT.



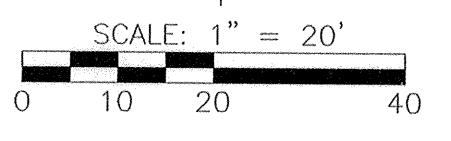
- LEGEND**
- LP ○ LIGHT POLE
 - △ STREET SIGN
 - WM □ EXISTING WATER METER
 - GP □ GUARD POST
 - FH ○ EXISTING FIRE HYDRANT
 - WV □ EXISTING WATER VALVE
 - ♿ HANDICAPPED PARKING
 - EO ○ EXISTING IRON PIPE
 - S ● SET-IRON
 - (R) REMOVE
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 - S EXISTING SANITARY
 - G PROPOSED GAS
 - W EXISTING WATER
 - T EXISTING TELEPHONE
 - U/E PROPOSED UNDERGROUND ELECTRIC
 - W PROPOSED WATER

SPRING CREEK SITE PLAN Plotted by: jimmy; Thursday, 08 Dec 2005 - 2:32pm

Jon Casman
 CIVIL ENGINEER
 NUMBER
 E-25052
 PROFESSIONAL
 STATE OF MARYLAND
 JAY/G&B/MD E-25052

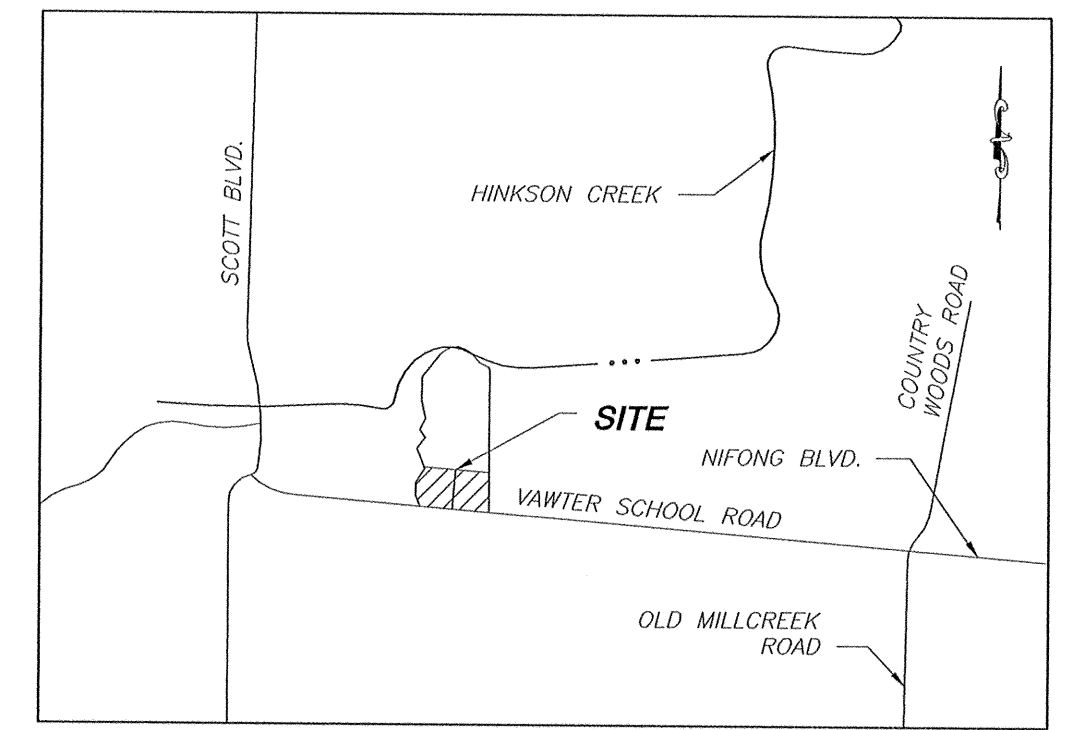
A CIVIL GROUP
 CIVIL ENGINEERING, PLANNING, SURVEYING
 1010 FAY STREET
 COLUMBIA, MD 21041
 PHONE: (571)811-5150, FAX: (571)811-1171

DRAWN BY:	JCG	DATE:	10/06/05
CHECKED BY:	JAG	DRAWING NO.:	WYNF05-01



LAND PRESERVATION PLAN
SPRING CREEK C-P

OCTOBER 6, 2005



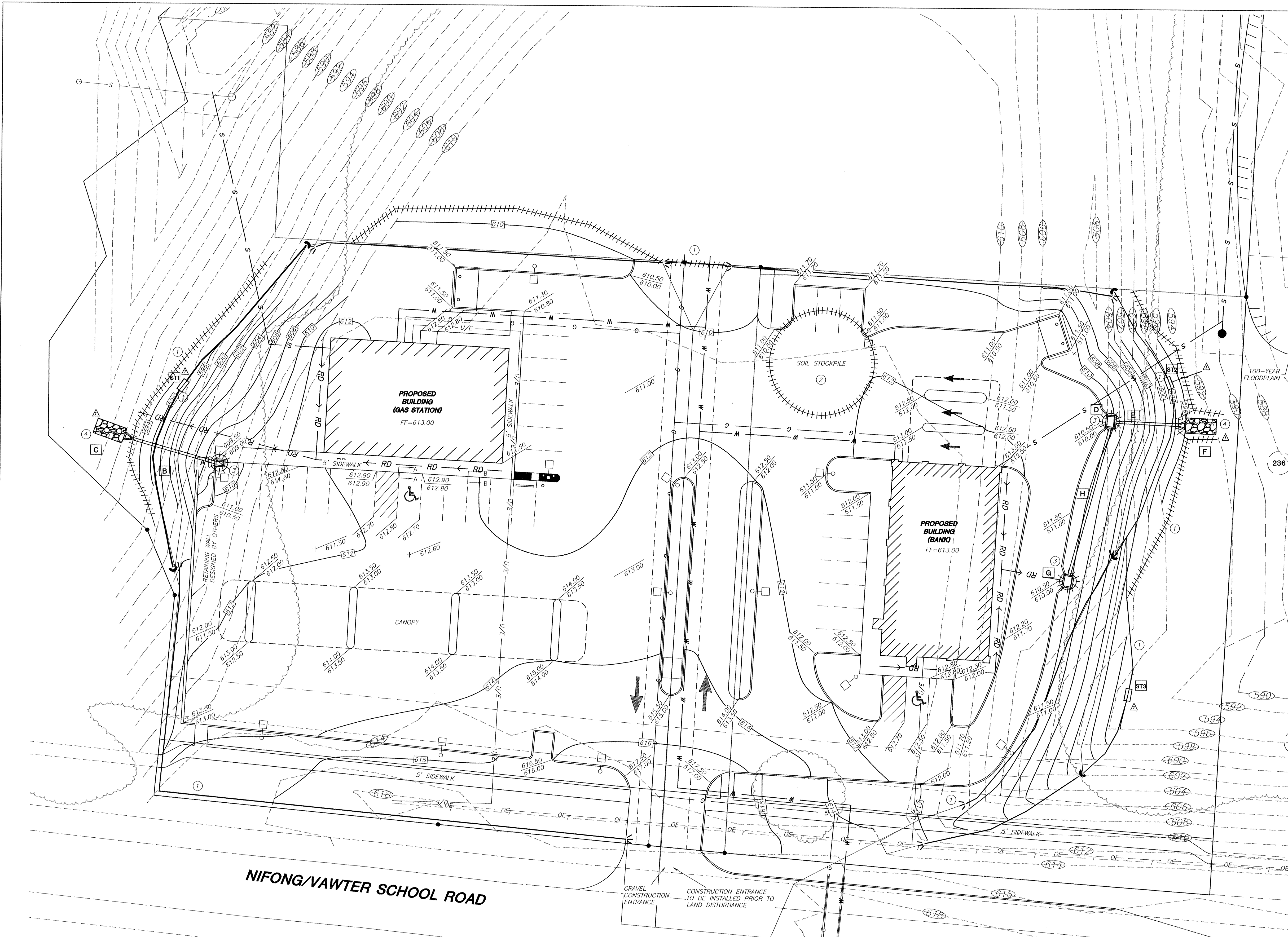
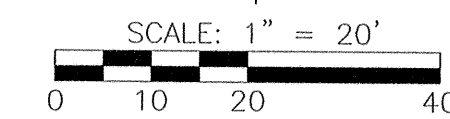
SITE LOCATION MAP
NOT TO SCALE

EROSION CONTROL NARRATIVE:

1. THE PROJECT CONSISTS OF CREATING BUILDING INFRASTRUCTURE ALONG WITH THEIR REQUIRED INFRASTRUCTURE. THIS INCLUDES CONSTRUCTION OF THE SANITARY SEWERS, STORM SEWERS, ELECTRIC, GAS, WATER, TELEPHONE, AND CABLE TV UTILITIES. IN MY OPINION, THERE ARE NO SIGNIFICANT SILTATION OR EROSION CONTROL PROBLEM AREAS ON THE SITE AT THIS TIME. HOWEVER, CONSTRUCTION OF THESE IMPROVEMENTS WILL CREATE THE POTENTIAL OF SILTATION AND EROSION PROBLEMS IF NOT CAREFULLY MANAGED.
2. TO MY KNOWLEDGE THERE ARE NO EXISTING OFF-SITE EROSION, SILTATION PROBLEMS DOWN STREAM FROM THIS DEVELOPMENT. THE DEVELOPMENT WILL HAVE MINOR IMPACTS TO THE RECEIVING STREAMS IMMEDIATELY DOWN STREAM FROM THE SITE DURING THE CONSTRUCTION OF THE DEVELOPMENT. AFTER CONSTRUCTION, LAND DISTURBANCE ACTIVITIES WILL DIMINISH AND THEIR EFFECTS OFF-SITE WILL DECREASE TO VERY MINOR IMPACT.
3. THE RUNOFF PRODUCING FACTORS ON THE SITE INCLUDE MATURE FOREST, CURRENT WEATHER CONDITIONS, SEASONAL LEAF COVER ON TREES AND PLANTS AND OTHER MATTERS WHICH EFFECT THE ABSTRACTION OF A RAINFALL. THE SITE WILL CHANGE TO APPROXIMATELY 20% IMPERVIOUS AREAS, THE FESCUE PASTURES WILL BE REPLACED WITH PARKING LOTS, BUILDINGS, AND LANDSCAPING. MY ESTIMATED CHANGES TO THESE FACTORS WOULD HAVE TO BE APPROXIMATELY 20% OF THE ENTIRE 7.16 ACRE SITE.
4. THE PEAK DISCHARGE FOR A 25 YEAR STORM ON THE ENTIRE SITE IS $0.9 \times 8 \times 1.008 \times 2.19 = 15.9$ CFS.
5. THE MANAGEMENT OF THE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER UNTIL ALL AREAS ARE ESTABLISHED WITH NEW GROUND COVER.
6. THE CONSTRUCTION OF THE PROJECT SHALL INCLUDE THE PHASES OF: CLEARING, GRADING, AND BUILDING CONSTRUCTION. THE ENTIRE SITE SHALL BE GRADED AT ONE TIME. ALL SURFACES SHALL BE STABLE AND NON-EROSIVE WITHIN THE LESSER OF 30 WORKING DAYS OR 120 CALENDAR DAYS AFTER COMPLETION OF THE WORK AUTHORIZED BY THE LAND DISTURBANCE PERMIT. ALL STOCKPILES SHALL BE PROTECTED W/ SILT FENCE. ALL GRADING ACTIVITIES SHALL BE DONE IN A MANNER THAT CONFORMS TO THE MEASURES SHOWN ON THE PLAN.
7. THE EROSION CONTROL MEASURES SHOWN ON THE PLAN WERE CHOSEN AS THE BEST MANAGEMENT PRACTICES APPROPRIATE FOR THE SITE.
8. THE EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY, TO INSURE MAXIMUM EFFECTIVENESS OF THE PROTECTIVE MEASURES AND TO ASSURE THAT PREVENTATIVE MAINTENANCE EFFORTS WILL BE CARRIED OUT WHEN NEEDED. ALL AREAS SHALL BE RESEDED AFTER GRADING IS COMPLETE. ALL STRUCTURAL MEASURES SHALL BE MAINTAINED AND THE WASTE MATERIALS REMOVED AND DISPOSED OF PROPERLY.
9. ALL STORM INLETS WILL HAVE SILT FENCE PLACED AROUND THEM FOR EROSION CONTROL.
10. ALL TEMPORARY CONSTRUCTION ENTRANCES SHALL BE 12' W X 50' L X 6" DEEP, 2" WASH STONE.

LEGEND

- RD ROOF DRAIN
- PROPOSED CONTOUR
- DIVERSION BERM
- SILT FENCE
- EXISTING FENCE
- EXISTING CONTOUR
- FLOWLINE (H)
- EXISTING TREELINE
- PRESERVED TREELINE
- PROPOSED STORM SEWER
- 694 LOW FLOOR ELEVATION
- SILT TRAP
- DETENTION AREA
- D.A.
- DRAINAGE SWALE
- TEMPORARY SILT TRAP WITH ROCK OUTLET
- TEMPORARY SILT TRAP WITH PIPED OUTLET



EROSION CONTROL PHASING

THE LAND DISTURBANCE ACTIVITIES FOR THIS PROJECT WILL OCCUR IN THE FOLLOWING ORDER:

1. CLEAR BRUSH AND STRIPPING AND STOCKPILING TOPSOIL.
2. OVERALL SITE GRADING.
3. RETAINING WALL CONSTRUCTION.
4. PARKING LOT PAVING.
5. EXCAVATION OF FOOTINGS FOR BUILDINGS.
6. BACKFILLING AROUND FOUNDATIONS.
7. FINISHED SITE GRADING.

THE PLACEMENT OF THE BMP'S SHALL OCCUR ON THE FOLLOWING SCHEDULE:

- 1) ALL BMP'S LABELED (1) SHALL BE IN PLACE BEFORE ANY LAND DISTURBANCE ACTIVITY TAKES PLACE AND REMAIN FOR THE PROJECT DURATION EXCEPT IF REMOVED TO INSTALL REQUIRED INFRASTRUCTURE.
- 2) ALL BMP'S MARKED (2) SHALL BE IN PLACE IMMEDIATELY AFTER THE SITE IS CLEARED AND THE TOPSOIL IS STOCKPILED AND SHALL REMAIN UNTIL THE FINISHED SITE GRADING OCCURS. THE MAJORITY OF TOPSOIL ORIGINALLY ON THIS LOT HAS ALREADY BEEN STRIPPED AND STOCKPILED OFFSITE.
- 3) ALL BMP'S LABELED (3) SHALL BE INSTALLED IMMEDIATELY AFTER ALL STORM DRAINAGE INLETS HAVE BEEN INSTALLED. THEY SHALL REMAIN IN PLACE UNTIL THE PARKING LOTS ARE PAVED WHERE THEY THEN CAN BE REPLACED WITH STRAW BALES OR OTHER FORMS OF PROPER GUTTER PROTECTION ARE PLACED IN FRONT OF THE INLET OPENING.
- 4) ALL BMP'S LABELED (4) SHALL BE INSTALLED IMMEDIATELY AFTER THE STORM DRAINAGE PIPES ARE INSTALLED. THESE BMP'S ARE PERMANENT AND SHALL REMAIN INDEFINITELY.
- 5) ANY AREAS THAT HAVE BEEN GRADED WILL BE TEMPORARILY SEEDED BEFORE EXCEEDING THE 30 DAY PERIOD.
- 6) ALL AREAS SHALL BE PERMANENTLY SEEDED AFTER ALL PROPOSED STRUCTURES FOR THE PROJECT ARE IN PLACE AND THE TOPSOIL HAS BEEN SPREAD OR REAPPLIED. PERMANENT SEEDED SHALL OCCUR AS SOON AS POSSIBLE TO PROTECT ANY EARTHEN STRUCTURES SUCH AS DIKES, CHANNELS OR EMBANKMENTS. ALL DISTURBED AREAS PROPOSED TO REMAIN UNDEVELOPED FOR PERIODS LONGER THAN 12 MONTHS SHALL BE PERMANENTLY SEEDED.

MDNR REQUIREMENTS

1. SUBSTANCES REGULATED BY FEDERAL LAW UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) OR THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA) WHICH ARE TRANSPORTED, STORED OR USED FOR MAINTENANCE, CLEARING OR REPAIRS SHALL BE MANAGED ACCORDING TO THE PROVISIONS OF RCRA AND CERCLA.
2. ALL PAINTS, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS (EXCEPT FUELS) AND STORAGE CONTAINERS (SUCH AS DRUMS, CANS, OR CARTONS) SHALL BE STORED SUCH THAT THESE MATERIALS ARE NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION, CONTROL AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND SHALL ALSO PREVENT THE CONTAMINATION OF GROUNDWATER.
3. THE APPLICANT SHALL NOTIFY BY TELEPHONE AND IN WRITING THE DEPARTMENT OF NATURAL RESOURCES, WATER POLLUTION CONTROL PROGRAM, POST OFFICE BOX 176, JEFFERSON CITY, MO 65102, 1-800-361-4827, OF ANY OIL SPILLS OR IF HAZARDOUS SUBSTANCES ARE FOUND DURING THE PROSECUTION OF WORK UNDER THIS PERMIT.

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE CITY OF COLUMBIA AND STATE OF MISSOURI D.N.R. REGULATIONS IN REGARDS TO LAND DISTURBANCE.
2. THE EROSION CONTROL MEASURES ARE SHOWN ON THE PLAN USING SYMBOLS. REFER TO THE LEGEND FOR A LIST AND MEANING OF THE SYMBOLS.
3. ALL AREAS DISTURBED SHALL BE SEEDED AND MULCHED AFTER ALL CONSTRUCTION IS COMPLETE. SEEDING MAY BE PHASED SO THAT GROUND COVER IS ESTABLISHED SOONER.
4. THE FINAL CONTOURS SHOWN ARE APPROXIMATE, AND MAY BE CHANGED IN THE FIELD WITH THE PUBLIC WORKS ENGINEERING DEPT. APPROVAL. THE GOAL BEING TO GRADE THE SITE TO MINIMIZE OR ELIMINATE POSSIBLE DRAINAGE PROBLEMS FROM OCCURRING IN THE FUTURE.
5. THE LOW FLOOR ELEVATIONS SHOWN ARE FOR THE LOWEST LIVING FLOOR OF A STRUCTURE. THIS ELEVATION MAY BE REVISED TO FIT A HOME DESIGN THAT TAKES INTO ACCOUNT DRAINAGE CONSIDERATIONS.
6. THE CONTRACTOR SHALL BE REQUIRED TO HAVE COMPACTION TESTING PERFORMED ON ALL FILL AREAS. THIS DATA MUST BE RECORDED IN A FORM THAT THE AREAS TESTED CAN BE RELOCATED ON A PLAN. THE TESTING REQUIRED SHALL BE ONE PASSING TEST FOR EACH 8 INCHES OF FILL ON EACH LOT WITHIN THE FILLED AREAS.
7. DISPOSE OF MATERIAL REMOVED FROM MAINTENANCE OF TRAPS IN BLACK DIRT STOCK PILES.

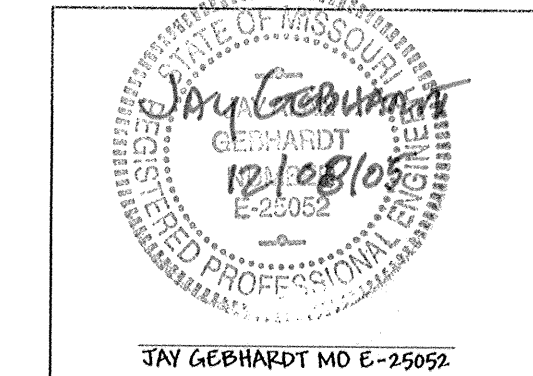
SEDIMENT TRAP DETAILS							
SEDIMENT TRAP ID	CONTRIBUTING AREA (ACRES)	PONDED AREA (FT ²)	HEIGHT OF SEDIMENT TRAP, FT (5' MAX)	BASE ELEVATION (FT)	PONDED VOLUME, FT ³ (PONDED AREA X HEIGHT X 0.4)	REQUIRED VOLUME, FT ³ (CONTRIBUTING AREA X 1800)	OUTLET STRUCTURE (ROCK OR PIPE)
ST1	0.98	890	5	596	1780	1761	ROCK
ST2	0.86	797	5	598	1594	1548	PIPE
ST3	0.07	706	5	596	1412	126	ROCK

DRAINAGE NOTES

- A 2' X 3' TYPE A INLET, TOP = 609.50, E OUT 602.00
- B 40 LF 12" CMP @ 30.0%
- C RIP RAP - 1' X 4' X 12"
- D 4' X 3' TYPE M INLET, TOP = 610.50, E IN 604.50, E OUT 604.40
- E 30 LF 12" CMP @ 28.0%
- F RIP RAP - 1' X 4' X 12"
- G 4' X 3' TYPE M INLET, TOP = 610.50, E OUT 606.50
- H 65 LF 12" HDPE @ 3.08%

LAND PRESERVATION PLAN

Plotted by: jimmy, Thursday, 08 Dec 2005 - 2:30pm

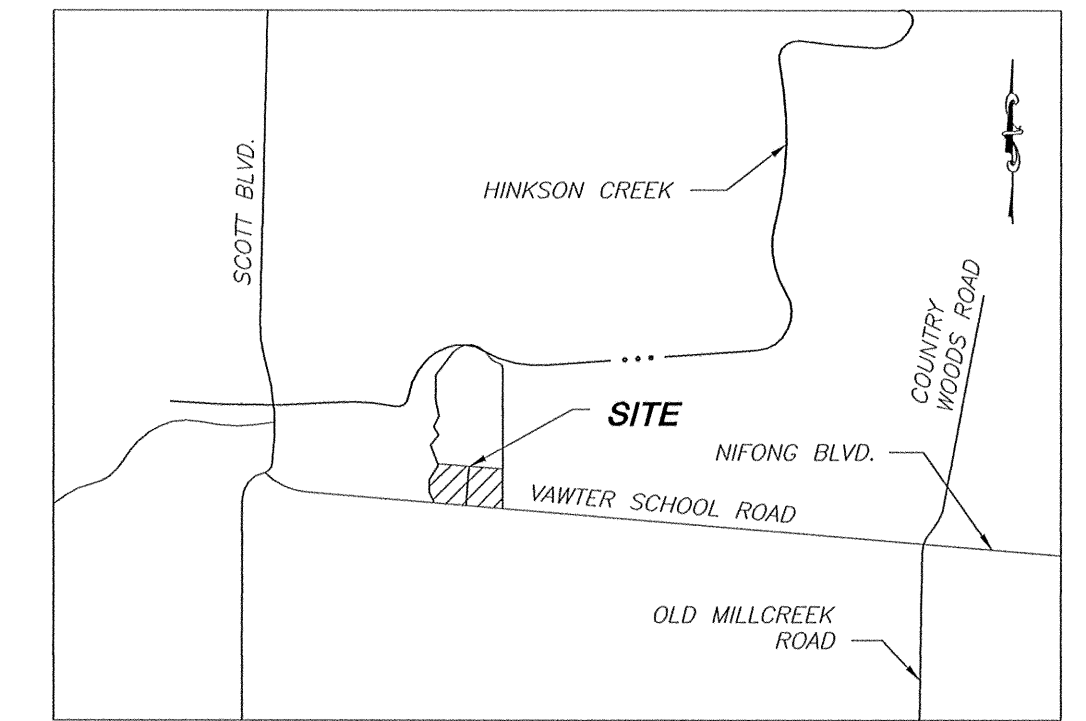


A CIVIL GROUP
 CIVIL ENGINEERING, PLANNING, SURVEYING
 1010 FAY STREET
 COLUMBIA, MO 65201
 PHONE: (618)811-9750, FAX: (618)811-1471

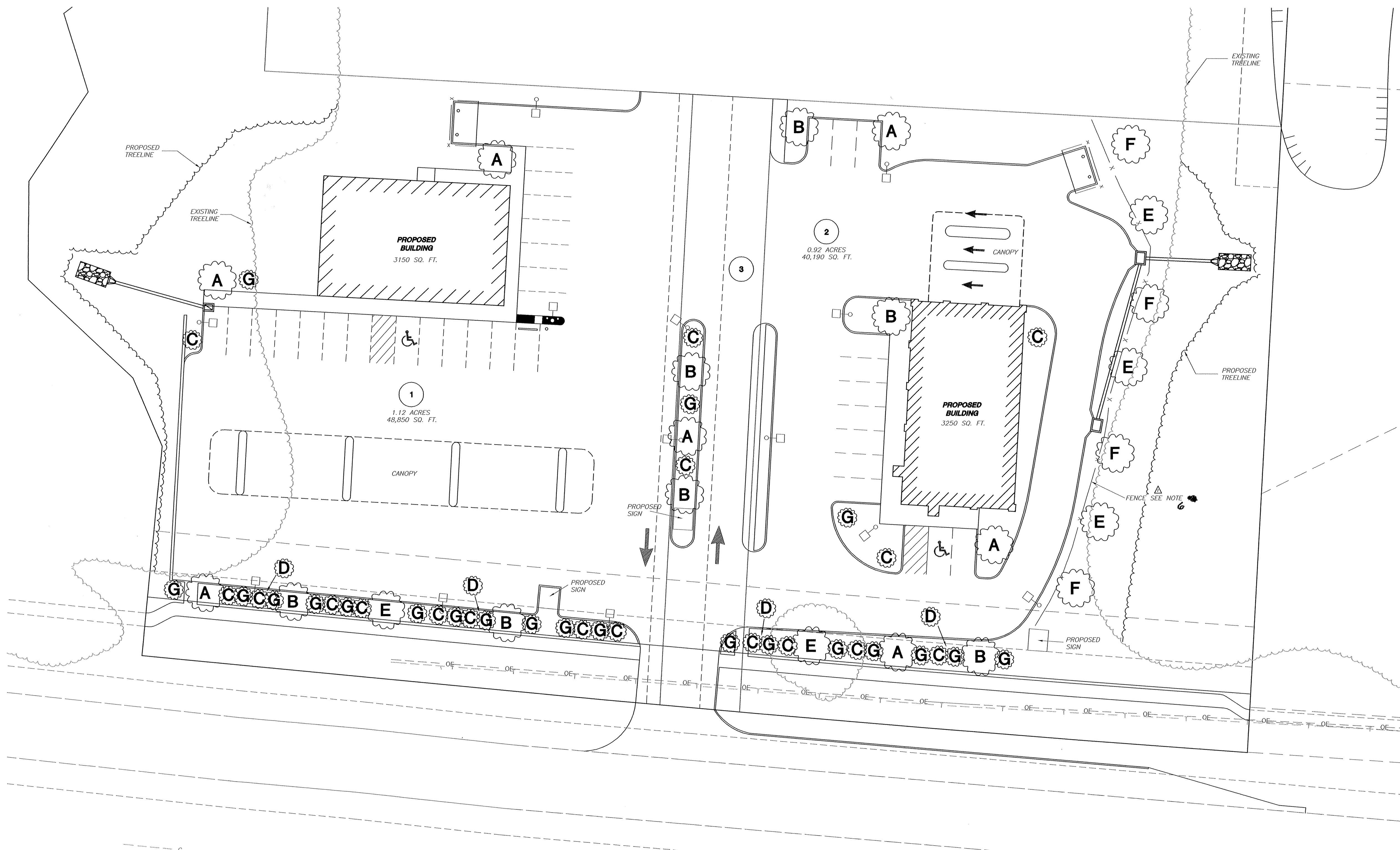
DRAWN BY: JCG	DATE: 10/06/05
CHECKED BY: JAG	DRAWING NO.: WYNF05-01
CITY COMMENTS: JJK	SHEET 3 OF 6

LANDSCAPING PLAN
SPRING CREEK C-P

10/6/05



LOCATION MAP
NOT TO SCALE



LANDSCAPING NOTES

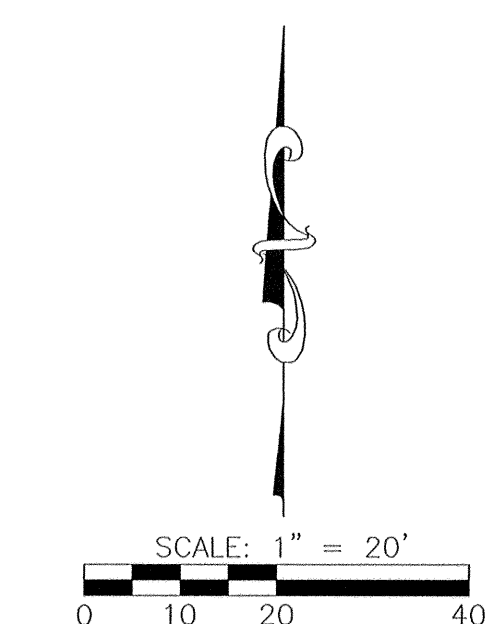
- TOTAL AREA OF LOT 1 = 1.12 ACRES = 48,850 SQ FT
 TOTAL PAVED AREA = 26,616 SQ FT (54.5%)
 TOTAL EXISTING BUILDING AREA = 0 SQ FT (0%)
 TOTAL FUTURE BUILDING AREA = 3,150 SQ FT (6.4%)
 TOTAL IMPERVIOUS AREA = 29,766 SQ FT (60.9%)
 TOTAL PERVIOUS AREA = 19,084 SQ FT (39.1%), OF WHICH 52.5% IS REMAINING TREES AND 47.5% IS OPEN SPACE OR LANDSCAPING.
- TOTAL AREA OF LOT 2 = 0.92 ACRES = 40,190 SQ FT
 TOTAL PAVED AREA = 17,351 SQ FT (43.2%)
 TOTAL EXISTING BUILDING AREA = 0 SQ FT (0%)
 TOTAL FUTURE BUILDING AREA = 3,250 SQ FT (8.1%)
 TOTAL IMPERVIOUS AREA = 20,601 SQ FT (51.3%)
 TOTAL PERVIOUS AREA = 19,589 SQ FT (48.7%), OF WHICH 35.6% IS REMAINING TREES AND 64.4% IS OPEN SPACE OR LANDSCAPING.
- LOT 3 STEM AREA = 6,630 SQ FT
 TOTAL PAVED AREA = 5,965 SQ FT (90.0%)
 TOTAL EXISTING BUILDING AREA = 0 SQ FT (0%)
 TOTAL FUTURE BUILDING AREA = 0 SQ FT (0%)
 TOTAL IMPERVIOUS AREA = 5,965 SQ FT (90.0%)
 TOTAL PERVIOUS AREA = 665 SQ FT (10.0%), OF WHICH 100% IS LANDSCAPING.
- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- 49,932 SQ FT / 4,500 = 11.1 OR 12 TREES REQUIRED.
 23 NEW TREES SHOWN ON SITE.
- SHADOWBOX SCREENING FENCE SHALL BE EIGHT FEET ABOVE GRADE AT THE SCREEN LINE WITH 80% OPACITY.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.

TREE PRESERVATION NOTES

TOTAL AREA OF TREES (LOT 1) = 0.40 ACRES
 TOTAL AREA OF TREES (LOT 2) = 0.25 ACRES
 AREA OF TREES TO REMAIN (LOT 1) = 0.23 ACRES, 58%
 AREA OF TREES TO REMAIN (LOT 2) = 0.16 ACRES, 64%

PLANT SCHEDULE

SYMBOL	QUANTITY	PLANT SPECIES	SIZE
A	7	GREEN ASH	2"
B	7	RED MAPLE	2"
C	17	BURNING BUSH	5 GAL.
D	---	FESCUE	---
E	5	NORWAY SPRUCE	6'
F	4	EASTERN WHITE PINE	6'
G	21	GLOBE JUNIPER	5 GAL.



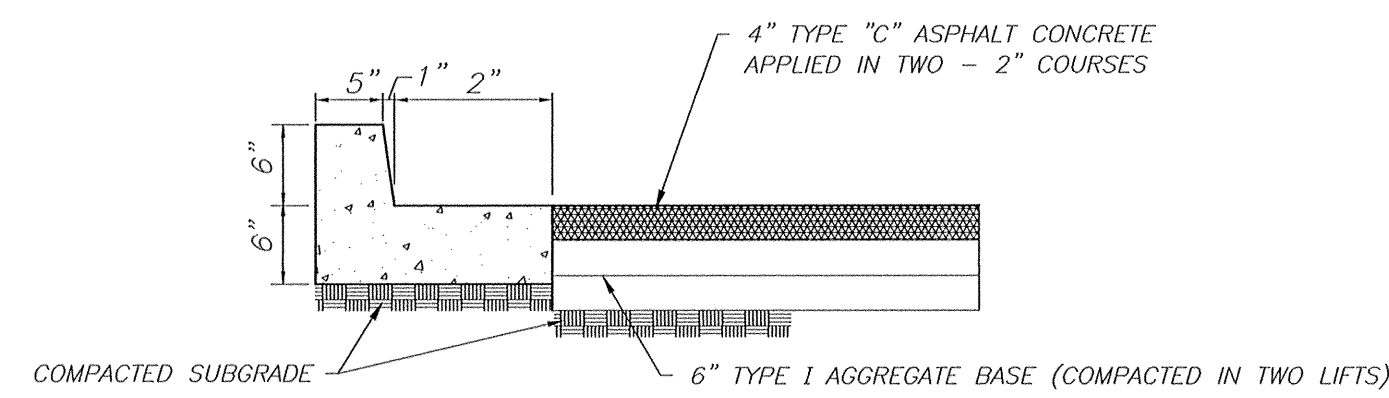
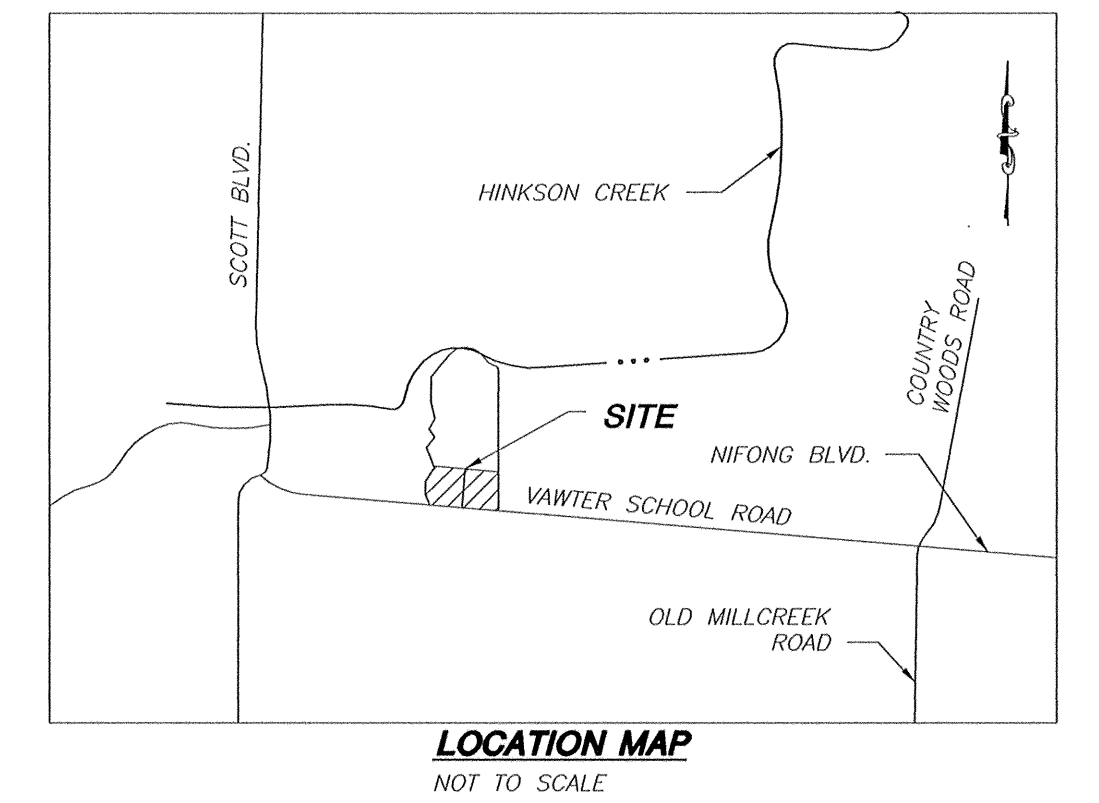
LANDSCAPING PLAN

Plotted by: jimmy; Thursday, 08 Dec 2005 - 2:11pm

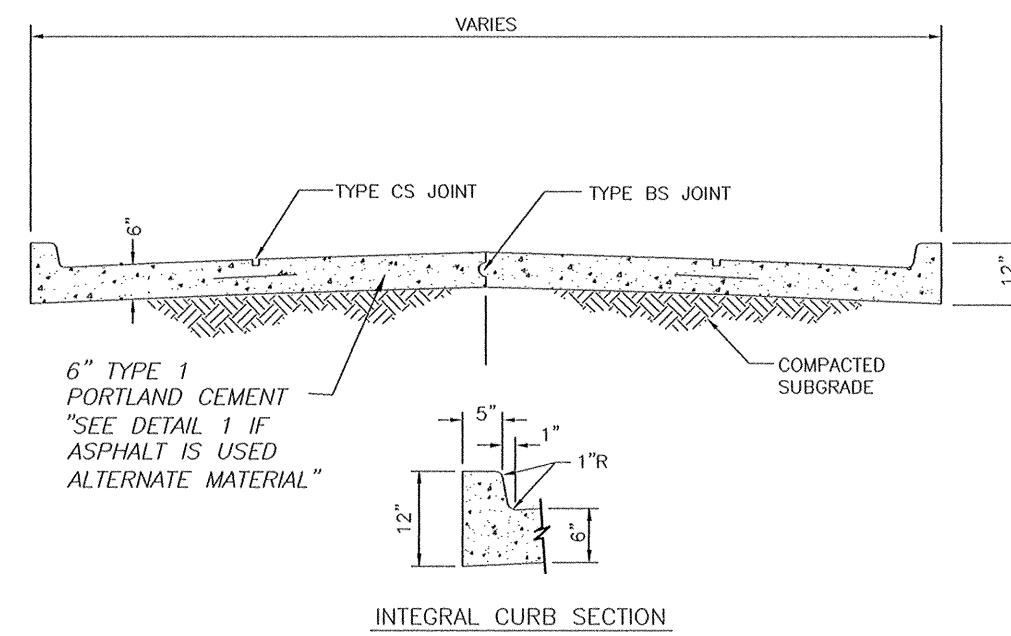
		DRAWN BY: JCG DATE: 10/6/05
		CHECKED BY: JAG DRAWING NO.: WYNF05-01
DATE: 11/17/05 CITY COMMENTS:	PROJECT: DARRO5.01 SHEET: 4 OF 6	PHONE: (571)811-5150, FAX: (571)811-1071

DETAIL SHEET
SPRING CREEK C-P PLAN

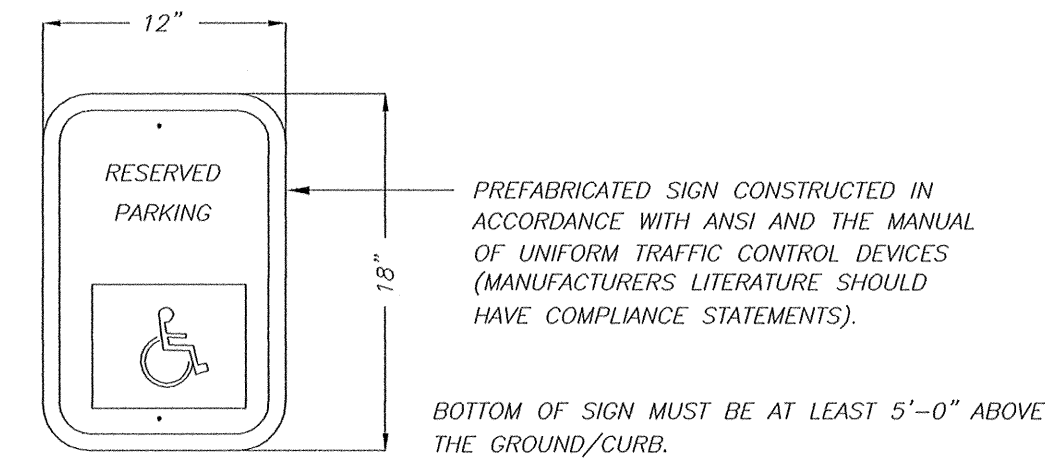
OCTOBER 6, 2005



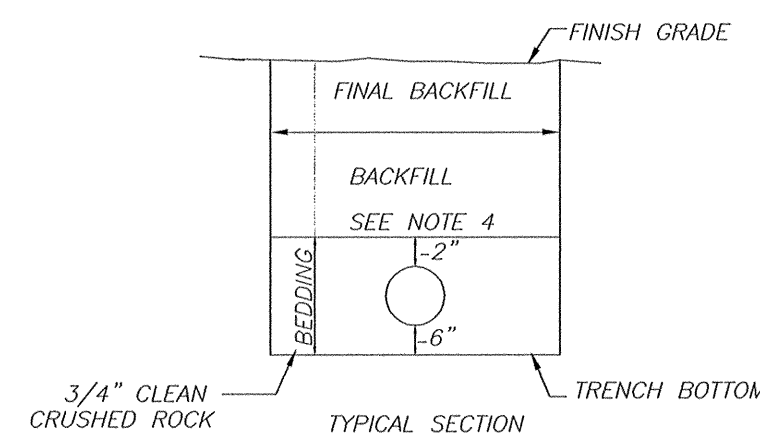
1 **LIGHT DUTY - ASPHALT W/ CONCRETE CURB AND GUTTER PAVEMENT**



2 **CONCRETE PARKING LOT & DRIVEWAY PAVEMENT DETAIL 'ALTERNATE'**



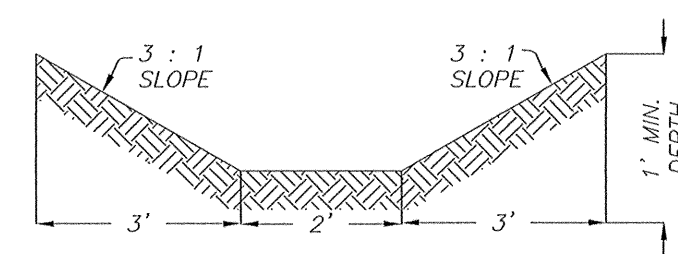
3 **DISABLED RESERVED PARKING SIGN**



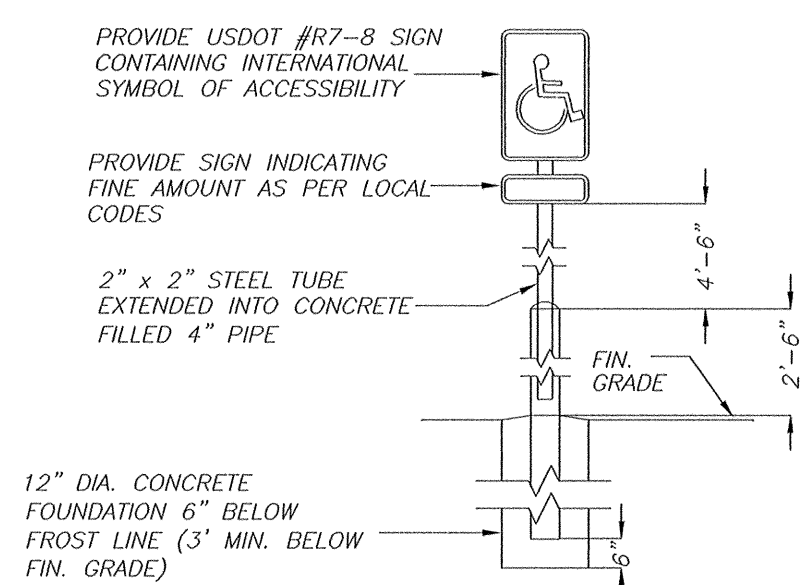
NOTES:

- BACKFILL SHALL BE JOB EXCAVATED MATERIAL FREE FROM DEBRIS AND STONES COMPACTED TO 90% OF STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. FOR BACKFILL UNDER PAVEMENT (EXISTING OR PROPOSED) SEE SD-9 AND SD-11.
- BEDDING MATERIAL SHALL BE 1/2" TO 3/4" CLEAN CRUSHED ROCK.
- TRENCH BANKS WILL BE CUT BACK ON SLOPES IN ACCORDANCE WITH CURRENT OSHA REGULATIONS. SLOPES MUST NOT EXTEND BELOW TOP OF BEDDING.
- MINIMUM AND MAXIMUM WIDTHS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATION AS APPROVED ON ENGINEERING PLANS.

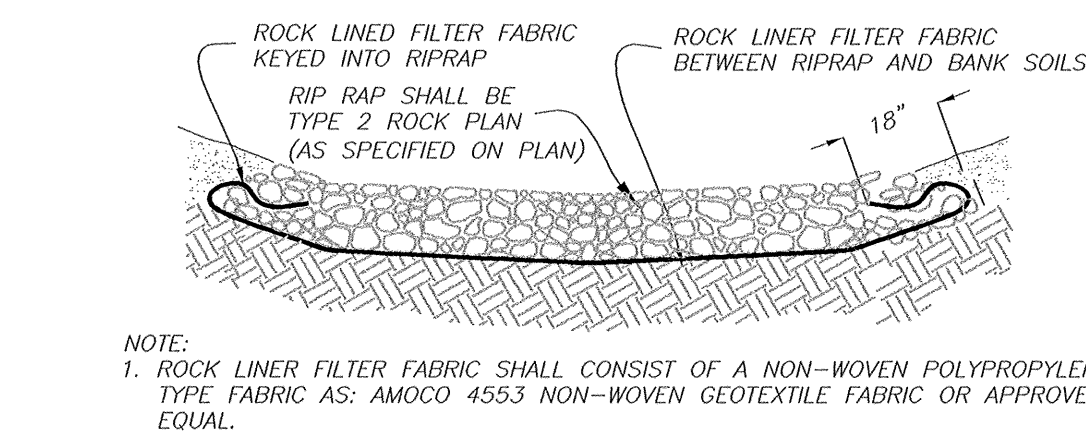
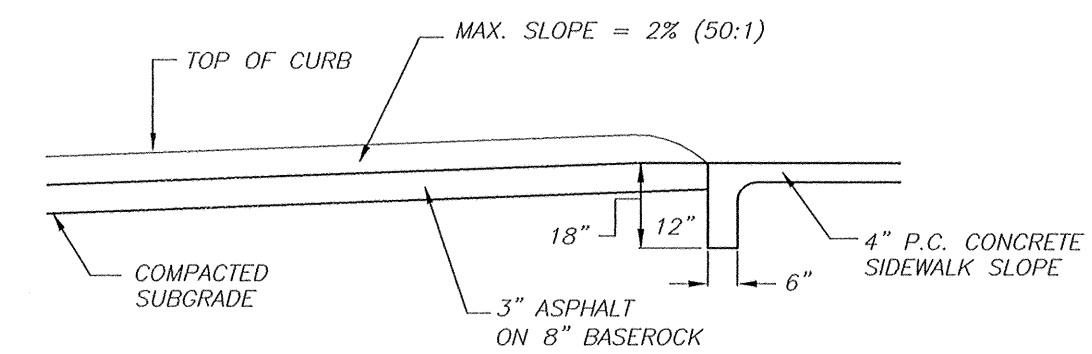
4 **PIPE EMBEDMENT**



6 **SECTION THROUGH SWALE**

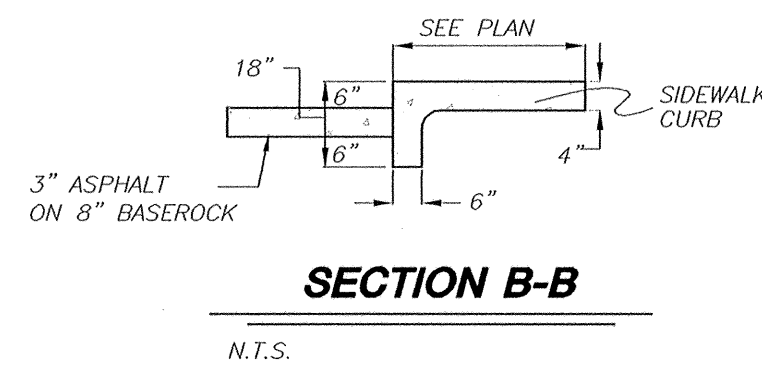


5 **HANDICAPPED PARKING SIGN**



7 **RIP-RAP DETAIL**

SECTION A-A
N.T.S.



8 **DISABLED PAVEMENT/RAMP DETAIL**

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTS PLANS FOR ACCURATE DIMENSIONS.
- TRACT IS ZONED C-P.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACH IS TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED AS SOON AS GENERAL GRADING OPERATIONS ARE COMPLETE. IF VEGETATIVE COVER CAN NOT BE ESTABLISHED PRIOR TO THE ONSET OF WINTER, AN ALTERNATIVE METHOD OF STABILIZATION SHALL BE USED UNTIL VEGETATIVE COVER IS ESTABLISHED.
- ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO THE LOT.
- THE ANTICIPATED USE OF THE PROPERTY IS THE USES ALLOWED UNDER THE EXISTING C-P ZONING FOR THE TRACT.
- PLANS ARE IN FULL COMPLIANCE WITH THE C-P DEVELOPMENT PLAN ADOPTED BY THE CITY OF COLUMBIA.
- NO PUBLIC PROPERTY OR RIGHT-OF-WAY WILL BE BLOCKED OR OCCUPIED DURING CONSTRUCTION.
- CONSTRUCTION EQUIPMENT AND MATERIALS STORAGE WILL BE ON ADJACENT LOTS.

DRAINAGE & GRADING NOTES

- ROOF DRAINS ARE NOTED WITH AN 'RD' AND SHALL BE INSTALLED WITH BENDS AND CLEAN OUTS TO ALL DOWN SPOUTS SERVING THE BUILDING AS PER THE LOCAL PLUMBING CODE.
- ALL DISTURBED AREAS SHALL BE SEED AND MULCHED AFTER FINAL GRADING IS COMPLETE.
- THE DISTURBED AREA IS MORE THAN 1 ACRE AND THE APPROPRIATE DNR LAND DISTURBANCE PERMIT HAS BEEN APPLIED FOR.
- THE ADJUSTMENT OF SILT FENCING OR STRAW BALES OR BERMS SHALL BE DETERMINED BY FIELD CONDITIONS.

**SPRING CREEK C-P PLAN
 DETAIL SHEET**

Plotted by: jimmy; Dec 08 2005 - 2:08pm

		DRAWN BY: JCG	DATE: 10/6/05
		CHECKED BY: JAG	DRAWING NO.: WYNF05-01
11/17/05 CITY COMMENTS JJK		JOB NO.: DARRO5.01	SHEET 5 OF 6

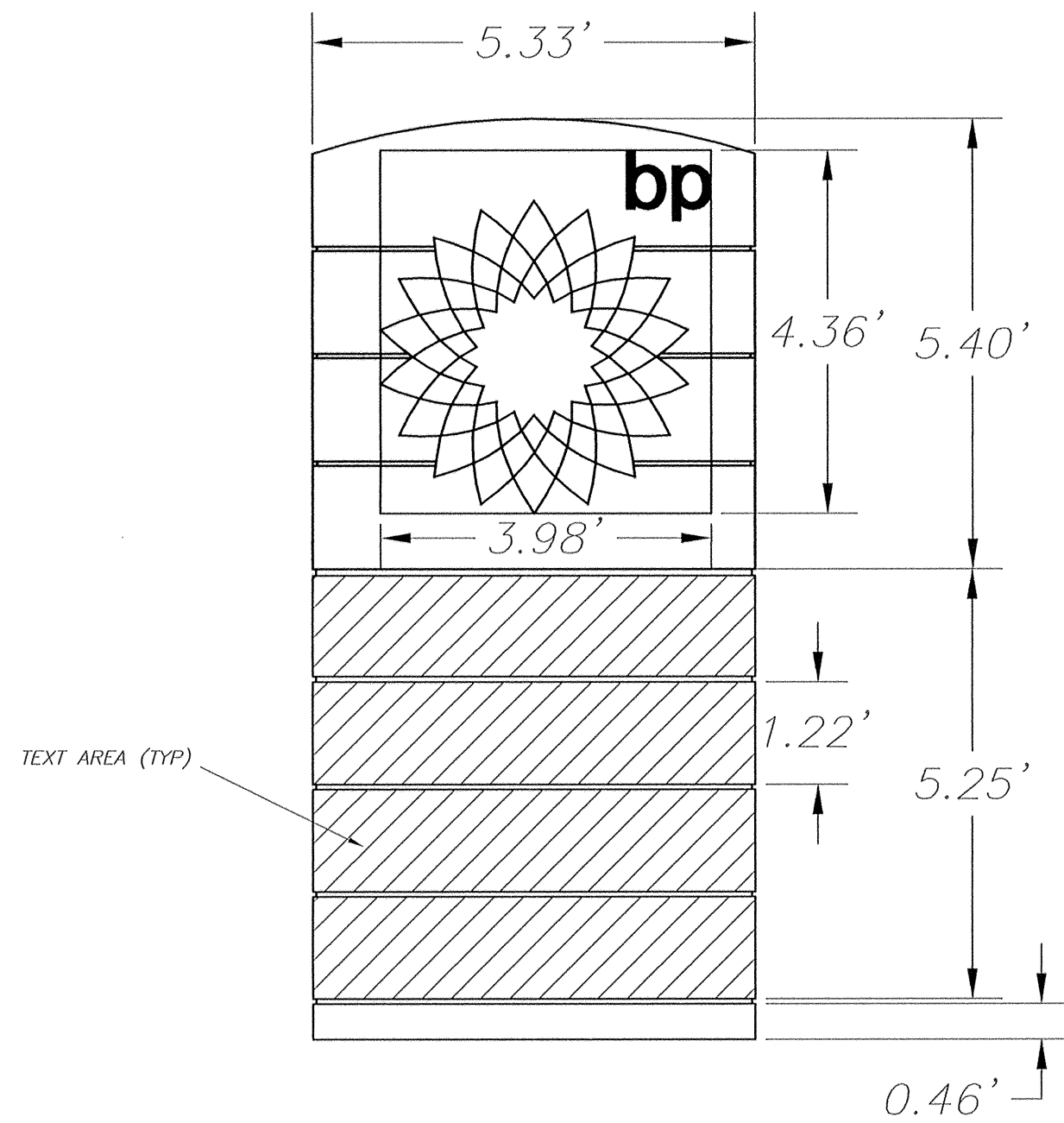
X:\Projects\Wynf05\Spring_Creek\05-WYNF05-01.dwg COVER DETAIL - SW7

DETAIL SHEET
SPRING CREEK C-P PLAN
 OCTOBER 6, 2005

△ LOT 1 SIGNAGE

MONUMENT SIGN

THERE WILL BE 1 MONUMENT SIGN FOR THE GAS STATION. THE SIGN IS LOCATED 10 FT BEHIND THE RIGHT-OF-WAY. THE PROPOSED SIGN CAN HAVE A MAXIMUM HEIGHT OF 12 FT AND HAVE A MAXIMUM AREA OF 64 SQ FT.
 THE SIGN WILL BE A 4 PANEL SIGN AS INDICATED IN THE DETAIL BELOW, WITH A TOTAL AREA OF 44 SQ FT.



WALL/CANOPY SIGNS

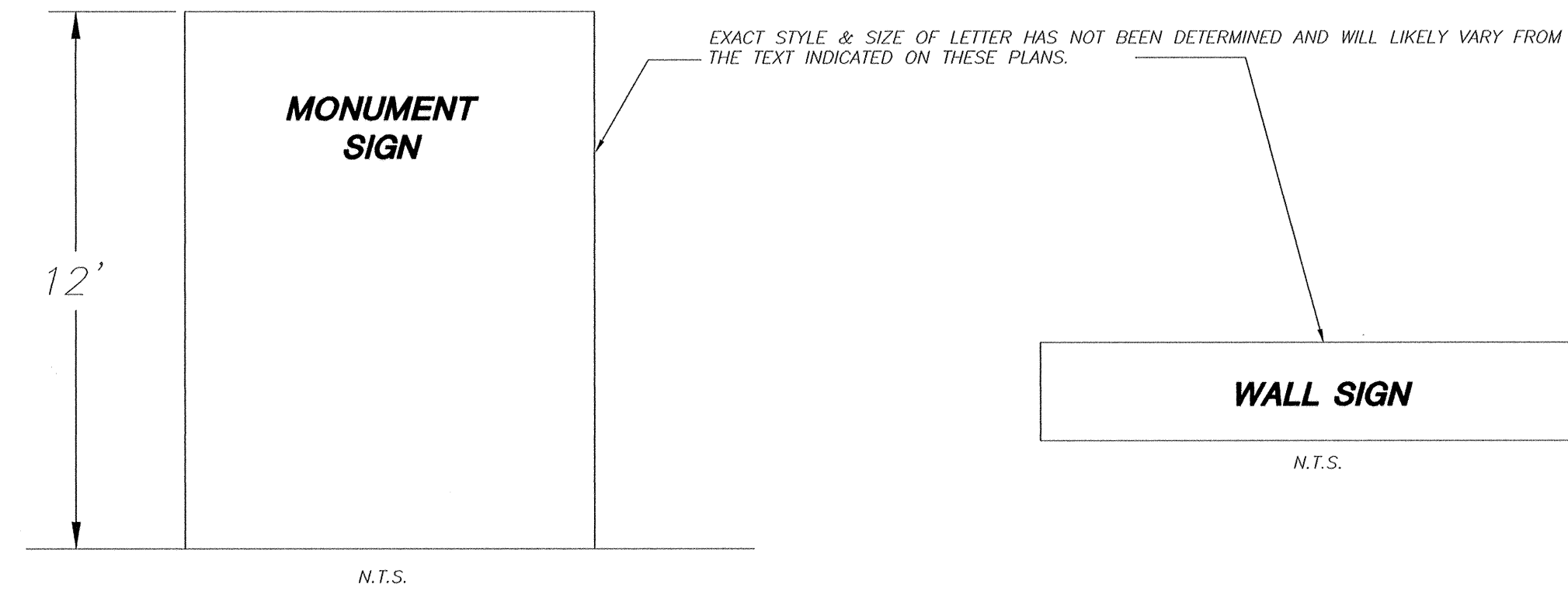
IN ACCORDANCE WITH THE CITY OF COLUMBIA SIGN REGULATIONS, THE GAS STATION WILL BE ALLOWED ITS OWN WALL AND CANOPY SIGNS WITH A MAXIMUM AREA OF 64 SQ FT.

THE CANOPY LOGO OR HELIOS WILL BE POSITIONED AT THE MIDPOINT OF THE CANOPY ON THREE SIDES OF THE CANOPY. THE SIZE OF THE CANOPY LOGO SIGN IS 2.5' HIGH X 2.5' WIDE. TOTAL SQUARE FOOTAGE IS 18.75 SQUARE FEET (3 SIGNS @ 6.25 SQ FT).

THE PROPOSED GAS STATION WALL SIGNS WILL BE LOCATED AT THE MIDPOINT OF THE BUILDING ON THE SOUTH AND WEST FACES OF THE BUILDING. THE SQUARE FOOTAGE FOR THE WALL SIGNS, WHEN COMBINED WITH THE SQUARE FOOTAGE FROM THE CANOPY SIGNS, WILL NOT EXCEED 64 SQ FT.

THE POSITIONS OF ALL WALL AND CANOPY SIGNS ARE AS INDICATED ON THE PLANS. FOR THESE SIGNS, THE MAXIMUM NUMBER, THE MAXIMUM SQUARE FOOTAGE OF SIGN SURFACE AREA AND THE MAXIMUM HEIGHT OF EACH SHALL BE THE SAME AS ALLOWED FOR SIGNS IN THE C-3 ZONED DISTRICTS AT THIS LOCATION.

△ LOT 2 SIGNAGE



MONUMENT SIGN

THERE WILL BE 1 MONUMENT SIGN FOR THE BANK. IT CAN HAVE A 64 SQ FT MAXIMUM AREA AND A 12 FT MAXIMUM HEIGHT.
 THE PROPOSED SIGN IS LOCATED 10 FT BEHIND THE RIGHT-OF-WAY AND WILL HAVE A 64 SQ FT AREA AND A 12 FT HEIGHT.

WALL/CANOPY SIGNS

THE NUMBER AND TYPE OF WALL SIGNS ARE UNKNOWN AT THIS TIME. IN ACCORDANCE WITH THE CITY OF COLUMBIA SIGN REGULATIONS, THE BANK WILL BE ALLOWED ITS OWN WALL SIGNS 64 SQ FT IN AREA.

FOR THESE SIGNS, THE MAXIMUM NUMBER, THE MAXIMUM SQUARE FOOTAGE OF SIGN SURFACE AREA AND THE MAXIMUM HEIGHT OF EACH SHALL BE THE SAME AS ALLOWED FOR SIGNS IN THE C-3 ZONED DISTRICTS AT THIS LOCATION.

PARKING LIGHTING

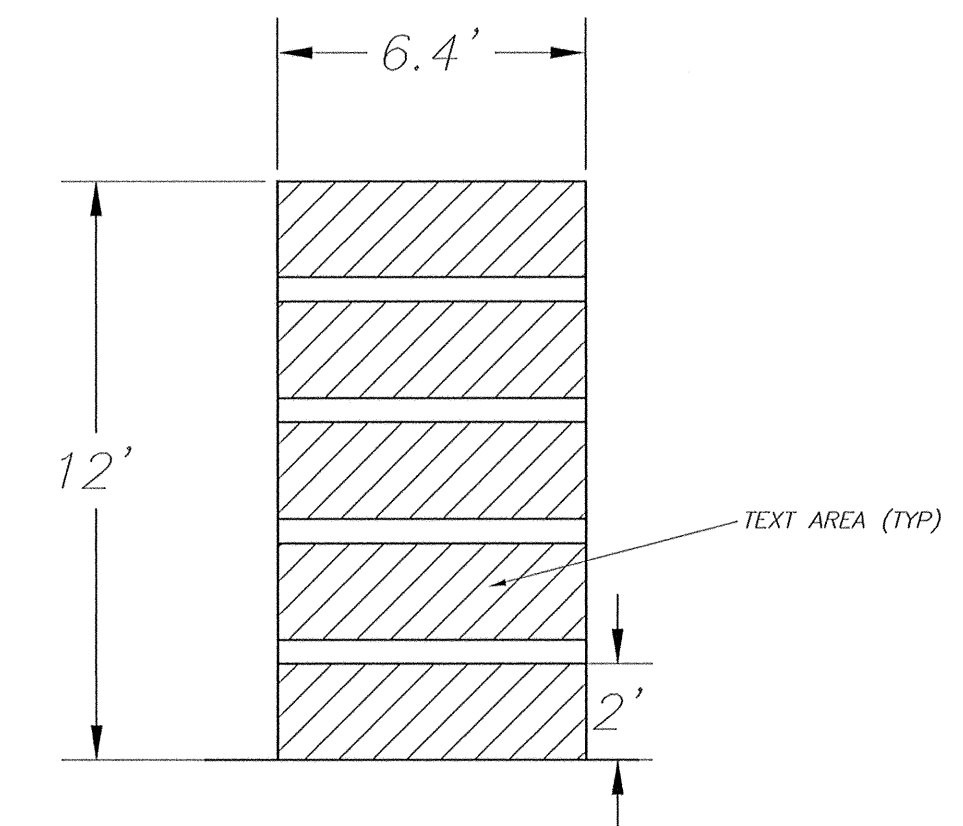
ALL PARKING ILLUMINATION WILL BE SHIELDED AND INWARD/DOWNWARD DIRECTED. LIGHT POLES SHALL BE 20 FEET MAXIMUM HEIGHT AND THE NUMBER OF LIGHT POLES WILL NOT EXCEED 15.

THERE WILL BE 22 CANOPY LIGHTS FOR THE GAS STATION. REFER TO THE ELECTRICAL PLAN OF THE ARCHITECTURAL PLAN SET FOR DETAILED LIGHT INFORMATION.

△ LOT 3 SIGNAGE

THERE WILL BE 1 MONUMENT SIGN FOR LOT 3 NEAR THE ENTRANCE. IT CAN HAVE A MAXIMUM AREA OF 64 SQ FT AND A MAXIMUM HEIGHT OF 12 FT.

THE PROPOSED MONUMENT SIGN IS 38 FT FROM FROM THE 10 FT SETBACK. THE SIGN HAS A 12 FT HEIGHT AND AN AREA OF 64 SQ FT. THIS SIGN WILL BE A 5 PANEL SIGN AS INDICATED IN THE DETAIL BELOW.



**SPRING CREEK C-P PLAN
 DETAIL SHEET**

Plotted by: jimmy, Thursday, 08 Dec 2005 - 2:09pm

		DRAWN BY: JCG	DATE: 10/6/05
		CHECKED BY: JAG	DRAWING NO.: WYNF05-01
JOB NO.: DARR05.01		SHEET 6 OF 6	

NO.	DATE	CITY COMMENTS	BY
11/17/05			JJK

X:\Project\Winfield\Spring_Creek\ep\WYNF05-01\WYNF05-01.dwg COVER DETAIL SH1