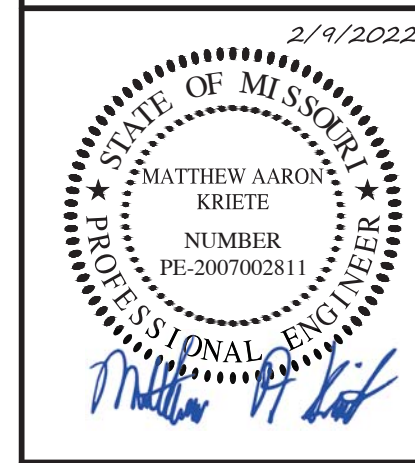


WESTERN OIL, INC.
PLANNED DEVELOPMENT PLAN FOR
PETRO-MART
 500 NORTH COLLEGE AVENUE
 COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
 PROFESSIONAL ENGINEER
 PE-2007002811

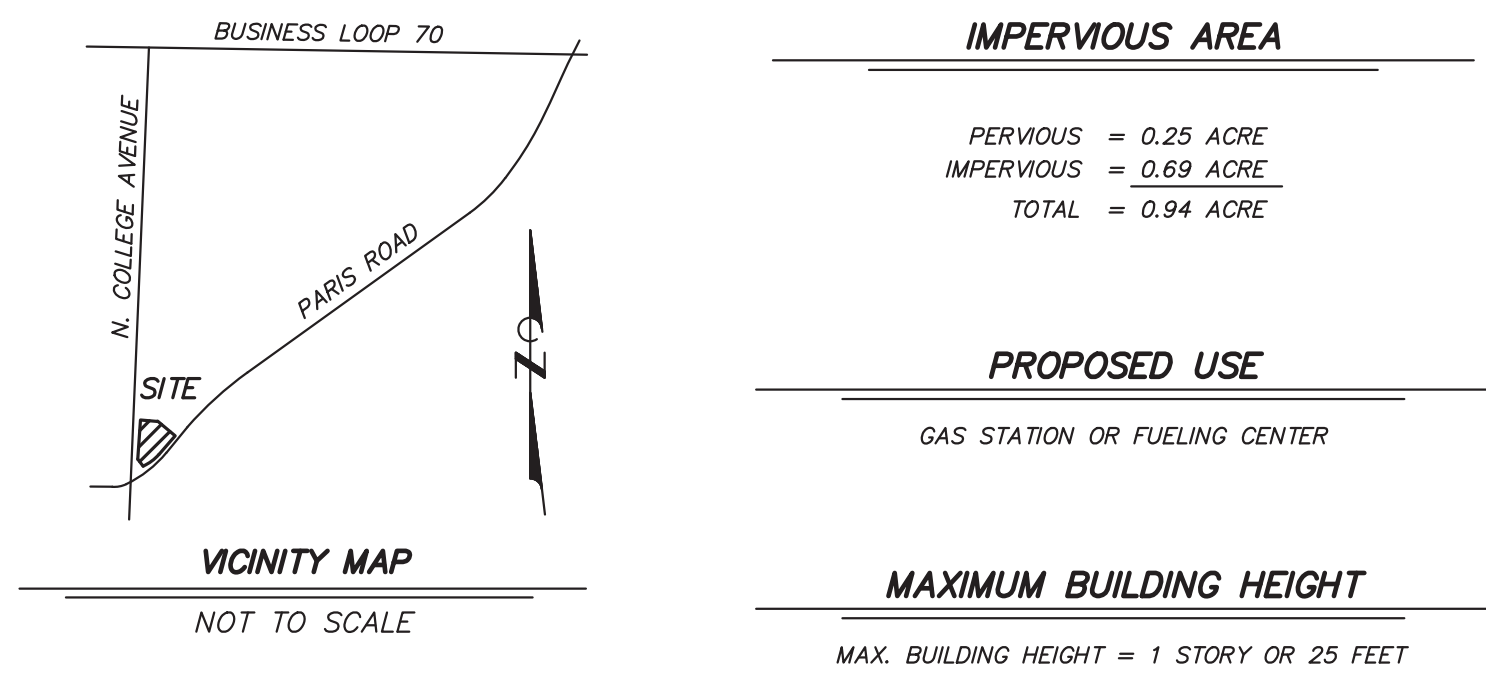
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Date
DECEMBER 27, 2021

Revised	
①	JANUARY 25, 2022
②	FEBRUARY 9, 2022

Design: KAL Drawn: BR

OVERALL PLANNED DEVELOPMENT
 Sheet
C1.01



IMPERVIOUS AREA

PERVIOUS	= 0.25 ACRE
IMPERVIOUS	= 0.69 ACRE
TOTAL	= 0.94 ACRE

PROPOSED USE

GAS STATION OR FUELING CENTER

MAXIMUM BUILDING HEIGHT

MAX. BUILDING HEIGHT = 1 STORY OR 25 FEET

PARKING NOTE

REQUIRED PARKING	
GAS STATION & CONVENIENCE STORE	= 1 SPACE/500 SF
5500 SF	= 11 SPACES
PROVIDED PARKING	
STANDARD PARKING SPACES	19
ACCESSIBLE PARKING SPACES	2
TOTAL	= 21
BICYCLE SPACES	7

LEGEND

---	PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	ELECTRIC LINE
---	TELECOMMUNICATIONS LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELECOMMUNICATIONS LINE
---	UNDERGROUND FIBER OPTIC LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS LINE
---	WATER LINE
---	FENCE
---	EXISTING CONTOUR
---	ANCHOR
---	IRON
---	A/C
---	EM
---	EP
---	FL
---	GM
---	L
---	LS
---	LP
---	R
---	RD
---	S
---	TELECOM
---	TW
---	UP
---	URD
---	VCP
---	WM
---	WV
---	FENCE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED GAS LINE
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED UNDERGROUND TELECOMMUNICATIONS
---	PROPOSED STORM SEWER
---	PROPOSED CONCRETE SIDEWALK

RIGHT-OF-WAY DESIGN ADJUSTMENT

SECTION 29-5.1(c)(4) AND APPENDIX A (STREET STANDARDS), SECTION 3(A) (STREET WIDTHS) - WHICH REQUIRED A MINIMUM 53 FOOT HALF-WIDTH ALONG THE SITE'S COLLEGE AVENUE FRONTAGE WHICH IS CLASSIFIED AS A MAJOR ARTERIAL AND REQUIRES A FULL RIGHT-OF-WAY OF 106-110 FEET AND ITS PARIS ROAD FRONTAGE WHICH IS CLASSIFIED AS A MAJOR COLLECTOR AND REQUIRES A FULL RIGHT-OF-WAY OF 66-76 FEET. THE REQUESTED DESIGN ADJUSTMENT WOULD WAIVE THE ADDITIONAL DEDICATION OF 18 FEET OF RIGHT-OF-WAY ALONG COLLEGE AVENUE AND UP TO 11.5' ON PARIS ROAD. THE PARTIAL DEDICATION ALONG PARIS ROAD FACILITATES COLLEGE AVENUE AND PARIS ROAD INTERSECTION IMPROVEMENTS SHOWN IN THE PD PLAN. THE BASIS OF THE DESIGN ADJUSTMENT IS TO MAINTAIN THE UC-O OVERLAY BY MAINTAINING THE NEIGHBORHOOD CHARACTER AND PROTECTING THE CURRENT CORRIDOR QUALITIES AND THE HISTORIC NATURE OF COLLEGE AVENUE AND PARIS ROAD.

DESIGN ADJUSTMENT APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2022.

SHEELA AMIN, CITY CLERK

DRIVEWAY DESIGN ADJUSTMENT

SECTION 29-5.1(f)(1)(v)(D) - NEWLY PLATTED OR RE-SUBDIVIDED NON-RESIDENTIAL LOTS THAT PROPOSE DIRECT DRIVEWAY CONNECTION TO AN ARTERIAL OR COLLECTOR STREET SHALL HAVE A MINIMUM OF 300 FEET OF FRONTAGE ALONG THE STREET RIGHT-OF-WAY. THE REQUESTED DESIGN ADJUSTMENT WILL PERMIT THE DRIVEWAY ALONG COLLEGE AVENUE TO BE LOCATED AS SHOWN, THE DEVELOPMENT IS OF AN EXISTING PARCEL AND THE 300 FEET SEPARATION CANNOT BE PROVIDED.

DESIGN ADJUSTMENT APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2022.

SHEELA AMIN, CITY CLERK

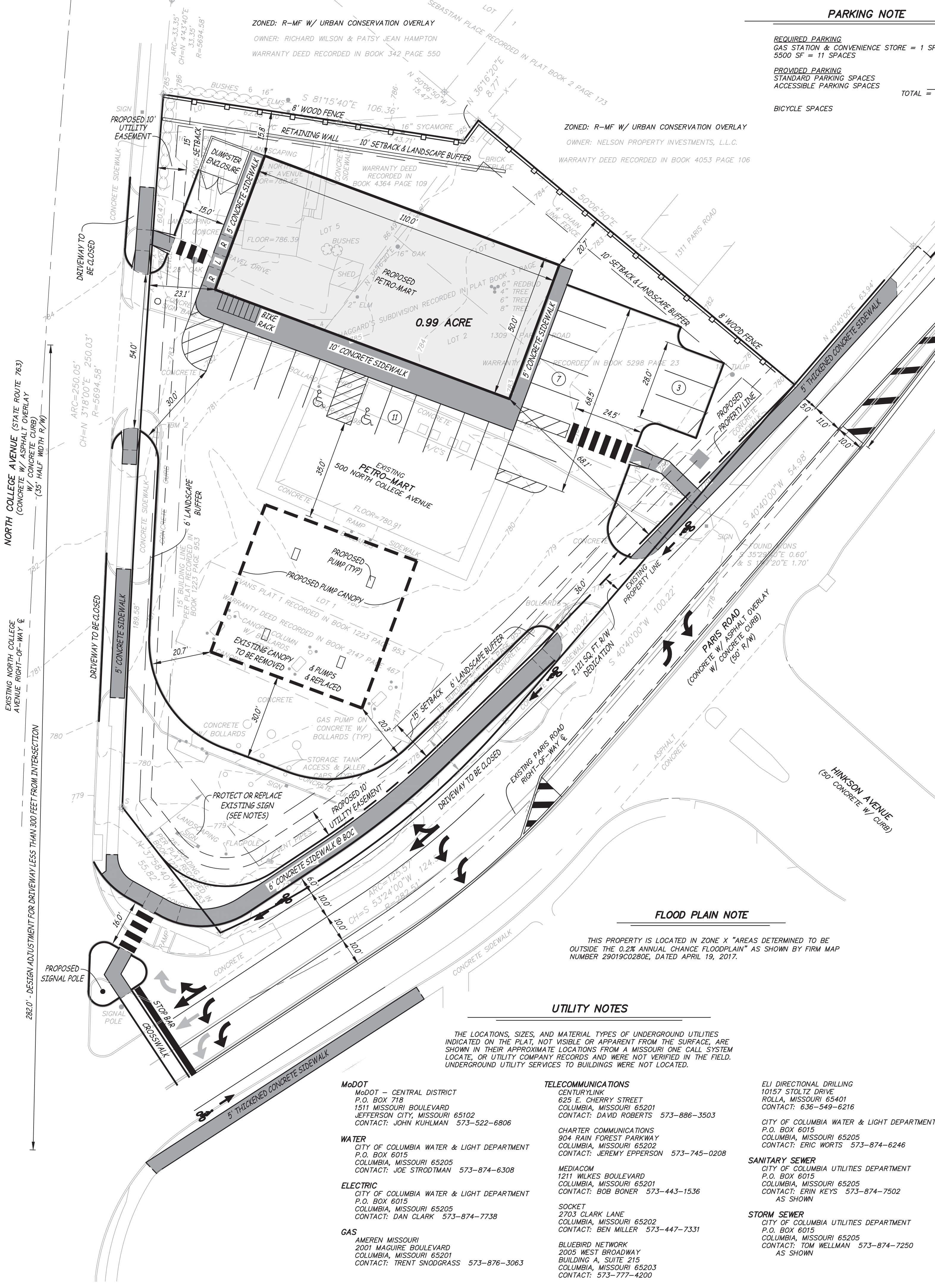
APPROVED BY THE PLANNING AND ZONING COMMISSION, COLUMBIA, MISSOURI, ON _____

SARA LOE, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2022.

BRIAN TREECE, MAYOR

ATTEST:
 SHEELA AMIN, CITY CLERK



- SIGN NOTE**
- EXISTING SIGN TO BE PROTECTED OR REPLACED.
 - IF SIGN IS TO BE REPLACED IT SHALL MEET THE UDC SECTION 29-4.8.1.1.i FOR AREA HEIGHT AND PLACEMENT STANDARDS. SIGN SHALL BE 64 SQUARE FEET MAX. SIGN SHALL BE MAXIMUM 12 FEET TALL.
 - AS PER UDC SECTION 29-4.8.1.1.ii, IN ANY PD DISTRICT THAT ALLOWS NON-RESIDENTIAL USES, FREE STANDING SIGN AREA, HEIGHT, PLACEMENT, AND NUMBER SHALL BE SUBJECT TO REVIEW AND APPROVAL OF DEVELOPMENT PLANS OR FINAL DEVELOPMENT PLANS. SPECIFIC REGULATIONS SHALL BE RECOMMENDED TO AND APPROVED BY THE COUNCIL AS PART OF A DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN, OR IN THE CASE OF MINOR REVISIONS, BY THE COMMISSION OR THE DIRECTOR CHANGES TO SPECIFIC SIGN REGULATIONS WITHIN A DEVELOPMENT PLAN SHALL ONLY BE APPROVED THROUGH COMPLIANCE WITH ZONING ORDINANCE PROCEDURES FOR REVIEW AND APPROVAL OF DEVELOPMENT PLANS AND FINAL DEVELOPMENT PLANS AND CHANGES TO THEM.

- CONSTRUCTION PHASING**
- CONSTRUCT PROPOSED BUILDING NORTH OF EXISTING BUILDING. EXISTING BUILDING TO REMAIN OPERATIONAL DURING CONSTRUCTION.
 - REMOVE EXISTING GAS PUMP STATIONS, UNDERGROUND STORAGE TANKS, AND CANOPY.
 - CONSTRUCT NEW GAS PUMP STATIONS, UNDERGROUND STORAGE TANKS, AND CANOPY.
 - CONSTRUCT LANE REVISIONS TO PARIS ROAD.
 - INSTALL NEW UTILITIES AND STORM WATER QUALITY/RETENTION ONSITE.
 - DEMOLISH EXISTING CONVENIENCE STORE.
 - COMPLETE REMAINING SITE IMPROVEMENTS.

PROPERTY OWNERS/ZONING

500 NORTH COLLEGE AVENUE
 PARCEL #17-113-00-43-001.0001
 WESTERN OIL, INC.
 3553 RIDER TRAIL S.
 EARTH CITY, MISSOURI 63045
 ZONING: M-W URBAN CONSERVATION OVERLAY (UC-O)

1309 PARIS ROAD
 PARCEL #17-113-00-16-004.0001
 WESTERN OIL, INC.
 3553 RIDER TRAIL S.
 EARTH CITY, MISSOURI 63045
 ZONING: R-MF W/ URBAN CONSERVATION OVERLAY (UC-O)

506 NORTH COLLEGE AVENUE
 PARCEL #17-113-00-16-002.0001
 KAYLEE BOYO
 3400 VALENCIA DRIVE
 COLUMBIA, MISSOURI 65201
 ZONING: R-MF W/ URBAN CONSERVATION OVERLAY (UC-O)

APPLICANT/DEVELOPER

WESTERN OIL, INC.
 3553 RIDER TRAIL S.
 EARTH CITY, MO 63045
 CONTACT: GEORGE EBLE 314-738-9900

PROPOSED SETBACKS

FRONT - 25 FEET (MIN.)
 SIDE - 15 FEET (MIN.)
 REAR - 10 FEET (MIN.)

SHEET INDEX

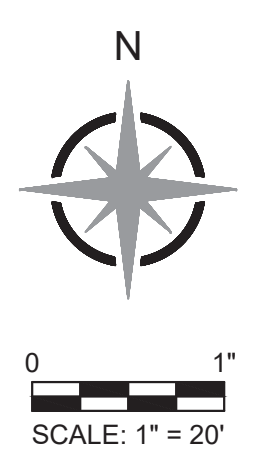
C1.01	OVERALL PLANNED DEVELOPMENT
C2.01	RIGHT-OF-WAY DEDICATION & DESIGN ADJUSTMENT PLAN
C3.01	UTILITY PLAN
C4.01	LANDSCAPE PLAN



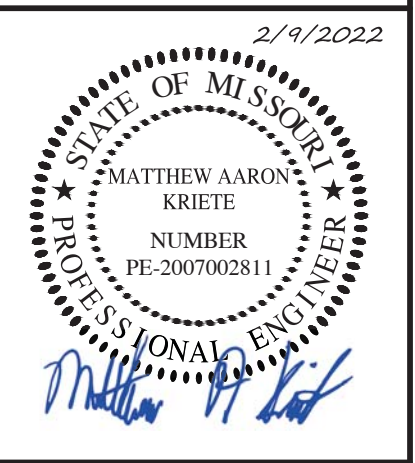
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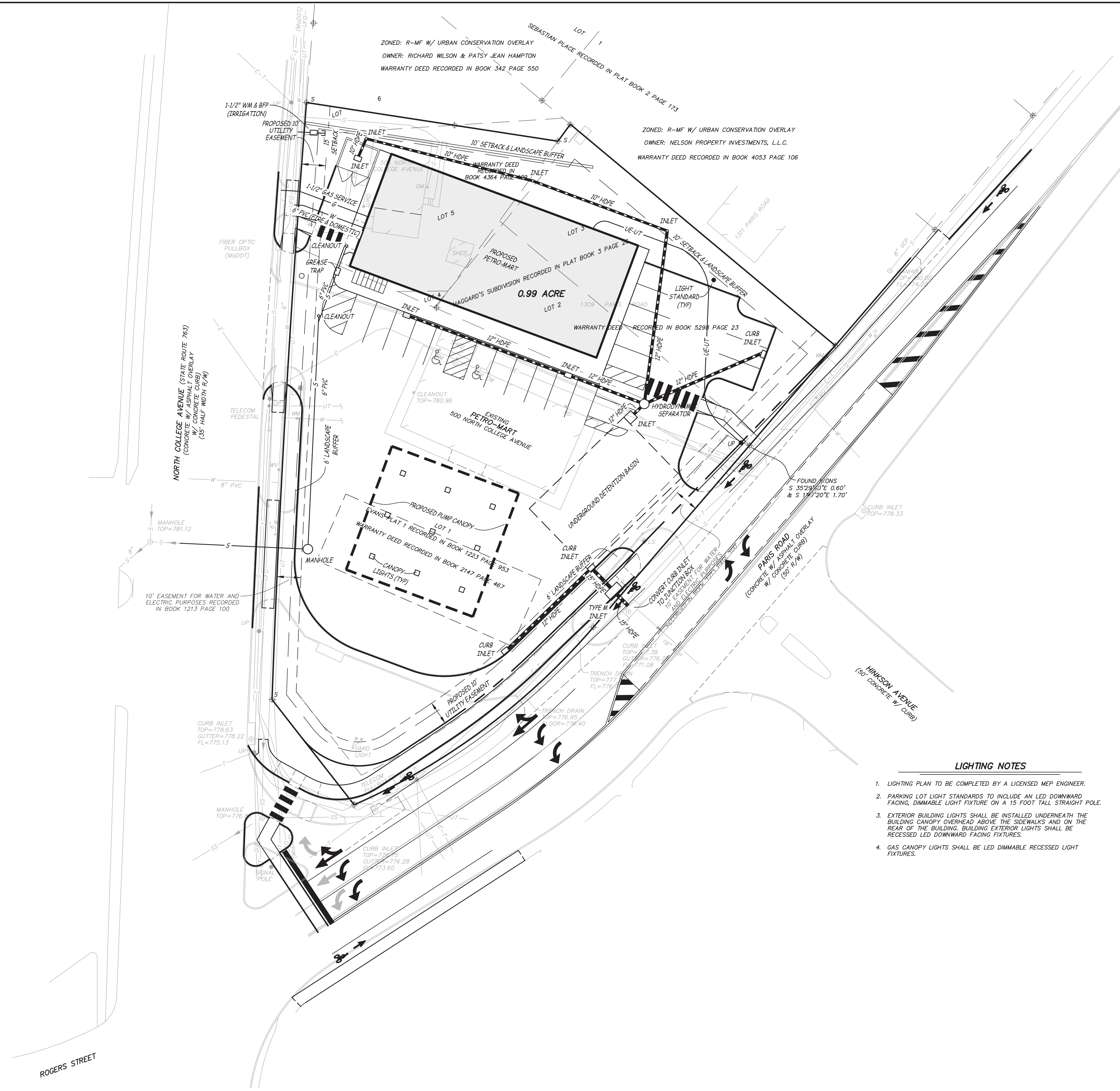
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UTILITY PLAN

Sheet
C3.01

ESS&S PROJECT NO. 15375

P:\GENERAL PROJECTS\15375-WESTERN OIL-PETRO-MART_PLANNED DEVELOPMENT_PLAN_PRELIM_PLAT.CAD\15375 PD PLANDWG 2/9/2022



LIGHTING NOTES

1. LIGHTING PLAN TO BE COMPLETED BY A LICENSED MEP ENGINEER.
2. PARKING LOT LIGHT STANDARDS TO INCLUDE AN LED DOWNWARD FACING, DIMMABLE LIGHT FIXTURE ON A 15 FOOT TALL STRAIGHT POLE.
3. EXTERIOR BUILDING LIGHTS SHALL BE INSTALLED UNDERNEATH THE BUILDING CANOPY OVERHEAD ABOVE THE SIDEWALKS AND ON THE REAR OF THE BUILDING. BUILDING EXTERIOR LIGHTS SHALL BE RECESSED LED DOWNWARD FACING FIXTURES.
4. GAS CANOPY LIGHTS SHALL BE LED DIMMABLE RECESSED LIGHT FIXTURES.

ZONED: R-MF W/ URBAN CONSERVATION OVERLAY
 OWNER: RICHARD WILSON & PATSY JEAN HAMPTON

ZONED: R-MF W/ URBAN CONSERVATION OVERLAY
 OWNER: NELSON PROPERTY INVESTMENTS, L.L.C.

LANDSCAPE NOTES

GENERAL NOTES

- ALL LANDSCAPING SHALL CONFORM TO CURRENT CITY OF COLUMBIA LANDSCAPING STANDARDS AND GUIDELINES.
- ALL PLANT MATERIAL SHALL BE (SECTION 29-4.4(c)(3 & 4)):
 - HARDY TO CENTRAL MISSOURI (USDA HARDINESS ZONE 6A)
 - FREE OF DISEASE AND INSECTS
 - CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO LESS THAN 50% OF LANDSCAPED AREA MUST BE COVERED WITH LIVE PLANTS, NOT MULCH, BARK, GRAVEL, ETC (SECTION 29-4.4(c)(4)). ALL ISLANDS SHALL BE GRASS COVERED.
- PLANTING MATERIALS SHALL BE OF THE FOLLOWING MINIMUM SIZE: (SECTION 29-4.4(c)(4)):
 - LARGE DECIDUOUS SHADE TREES (MATURE HEIGHT >45') = 2" CALIPER
 - MEDIUM DECIDUOUS SHADE TREES (MATURE HEIGHT 30'-45') = 2" CALIPER
 - SMALL DECIDUOUS SHADE TREES (MATURE HEIGHT 20'-30') = 4" IN HEIGHT
 - ORNAMENTAL TREE (MATURE HEIGHT <20') = 4" IN HEIGHT
 - CONIFER = 6' IN HEIGHT
 - SHRUBS = 5-GAL CONTAINER
 - GROUND COVER = APPROPRIATE FOR 50% COVERAGE WITHIN 2 GROWING SEASONS
 - GRASS, SEED, SODS = >80% PURE LIVE SEED, 99% WEED FREE
- PLANTING SHALL BE COMPLETED WITHIN ONE PLANTING SEASON (SPRING TO FALL) OF THE COMPLETION OF EXTERIOR IMPROVEMENTS, OR WITHIN ONE YEAR OF THE ISSUANCE OF THE LAND DISTURBANCE PERMIT, WHICHEVER OCCURS LATER (SECTION 29-4.4(c)(12)). THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A PERFORMANCE BOND, ESCROW, LETTER OF CREDIT, OR OTHER INSTRUMENT ACCEPTABLE TO THE CITY OF COLUMBIA, TO THE CITY OF COLUMBIA AND OWNER, FOR ANY WORK NOT COMPLETED OR ACCEPTED WITHIN THIS TIME FRAME.
- NO SUBSTITUTIONS (INCLUDING CULTIVARS) SHALL BE ORDERED OR INSTALLED WITHOUT THE WRITTEN APPROVAL FROM THE LANDSCAPE DESIGNER.
- PER CITY OF COLUMBIA ORDINANCE 29-4.4(c)(1) LANDSCAPING PLANS MAY BE AMENDED, HOWEVER NEW PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF PLANT MATERIAL, AND IN ALL CASES MUST COMPLY WITH THE CURRENT LANDSCAPING REQUIREMENTS OF THE CHAPTER.
- BEFORE PLANTING REMOVE ALL EXCESS SOIL/MULCH FROM THE TOP OF THE ROOT BALL JUST EXPOSING THE ROOT FLARE, BURIAL FROM THE TOP OF THE ROOT BALL, WIRE BASKET/CONTAINER AROUND THE ROOT BALL.
- PLANT SO ROOT FLARE IS LEVEL WITH THE SURROUNDING GROUND.
- AFTER PLANTING, COVER A 4' DIAMETER AREA, OR TOTAL AREA DISTURBED FROM PLANTING, WHICHEVER IS LARGER, WITH 3" THICK SHREDED HARDWOOD MULCH. PULL THE MULCH BACK FROM AROUND THE PLANT BASE SO NO MULCH TOUCHES THE BARK. MULCH VOLCANOES WILL NOT BE ACCEPTED.
- FOR A MINIMUM OF 3 MONTHS AFTER PLANTING, ALL PLANTS SHALL BE WATERED ONCE A WEEK WITH A MINIMUM OF 15 GALLONS BY A SLOW RELEASE WATERING DEVICE SIMILAR TO TREGATOR, OR APPROVED EQUAL. IF 1" OR MORE OF RAIN FALLS ON THE SITE WITHIN 7 DAYS OF THE PREVIOUS WATERING, WATERING CAN BE SUSPENDED FOR 7 DAYS AFTER THE RAIN EVENT IF APPROVED BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WATER.

SECTION 29-4.4(c)(2)(ii) MINIMUM REQUIRED LANDSCAPING
 TOTAL AREA = 0.94 ACRES
 LANDSCAPED AREA REQUIRED = 0.14 ACRES (15% OF TOTAL AREA)
 LANDSCAPED AREA PROVIDED = 0.25 ACRES (27% OF TOTAL AREA)

SECTION 29-4.4(d) STREET FRONTAGE LANDSCAPING

- 8' LANDSCAPED BUFFER FOR ALL PAVED AREAS WITH MORE THAN 40' OF LENGTH WITHIN 25' OF A STREET RIGHT-OF-WAY WITH PROVISIONS OF SECTION 29-4.4(e)(2). BUFFER SHALL INCLUDE:
 - 4 CATEGORIES OF PLANTING MATERIAL FROM SECTION 29-4.4(c)(6)
 - 4 CATEGORIES FROM TABLE 4.4-3 PROVIDED INCLUDE:
 - LARGE DECIDUOUS SHADE TREE
 - MEDIUM DECIDUOUS SHADE TREE
 - ORNAMENTAL TREE
 - GRASS SEEDING OR SOD
 - ONE 2" CALIPER TREE PER 200 SQ FT OF BUFFER AREA
 REQUIRED: 4,859 SQ FT x (1 TREE/200 SQ FT) = 24 TREES
 PROVIDED: 24 TREES
 - 50% REMAINING AREA COVERED IN SHRUBS AND FLOWERING PLANTS. 15% OF PLANT MATERIAL MUST BE FLOWERING SHRUBS.
 - LANDSCAPE BUFFER CALCULATION INCLUDES BOTH DRIVES AND PROPOSED PARKING LOT TO NORTHEAST.
- 1 TREE PER 60' STREET FRONTAGE, 30% TREES SHALL BE LARGE TREES AND 30% SHALL BE MEDIUM TREES. NO MORE THAN 30% OF REQUIRED TREES MAY BE FROM ONE TREE SPECIES.
 REQUIRED: 574/60' = 10 TREES
 PROVIDED: 10 TREES

SECTION 29-4.4(e) PROPERTY EDGE BUFFERING

A LEVEL 3, SIX FOOT WIDE LANDSCAPE BUFFER WITH 8' FENCE IS REQUIRED ALONG THE NORTH PROPERTY LINE PER TABLE 4.4-4 WITH 4 CATEGORIES OF PLANTS AND 1 TREE/200 SQ FT = 13 TREES
 PROVIDED = 18 TREES

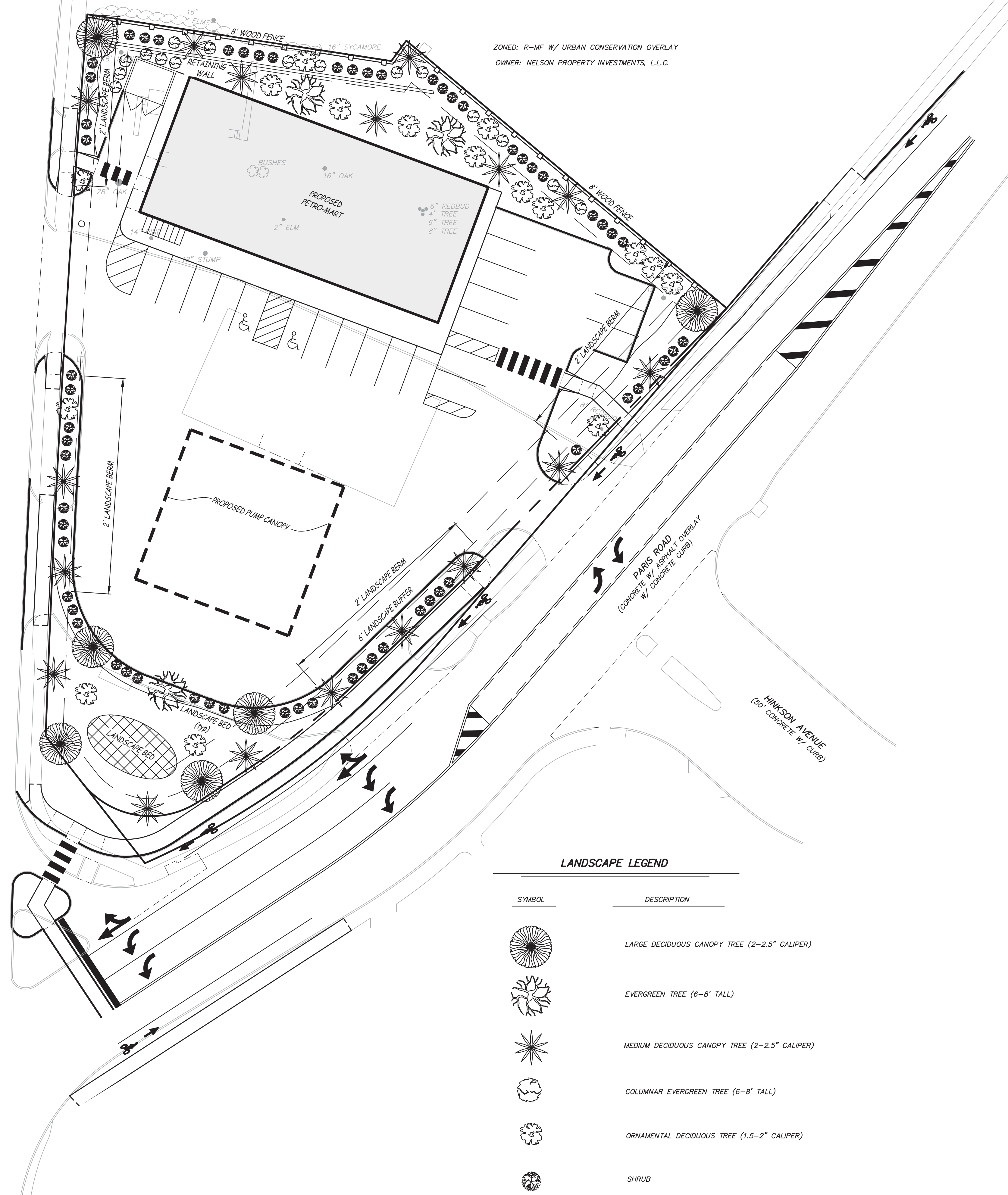
SECTION 29-4.4(f) PARKING AREA LANDSCAPING

- PARKING AREA: PARKING AREAS CONTAINING OVER 100 PARKING SPACES SHALL INCLUDE LANDSCAPING EQUAL TO AT LEAST 10% OF THE PAVED AREA
 NUMBER OF PARKING SPACES: 21 SPACES
 PROVIDED INTERIOR LANDSCAPING: NOT APPLICABLE
- MINIMUM ISLAND WIDTH: 10'
 1 TREE PER 40' OF LANDSCAPED AREA = 0'/40 = 0 TREES
- PARKING AREAS EXCEEDING 150 SPACES:
 REQUIRED: 10' WIDE LANDSCAPED ISLAND SEPARATING STALLS
 CONTAINING (4) PLANTING MATERIALS LISTED IN SECTION 29-4.4(c)(6)
 4 CATEGORIES FROM TABLE 4.4(c)(6) PROVIDED INCLUDE:
 LARGE DECIDUOUS SHADE TREE
 MEDIUM DECIDUOUS SHADE TREE
 ORNAMENTAL TREE
 GRASS SEEDING OR SOD
 PROVIDED: LANDSCAPE ISLANDS NOT PROVIDED
- ONE TREE/4,000 SF OF PAVED AREA PLACED IN A GROWSPACE/ISLAND:
 PAVED AREA = 9,080 SF/4,000 SF = 3 TREES
 PROVIDED: 3 TREES
- PARKING LOT TREES SHALL BE MINIMUM 40% LARGE SHADE TREES & 30% MEDIUM SHADE TREES

SECTION 29-4.4(g) PRESERVATION OF EXISTING LANDSCAPING

- CREDIT FOR PRESERVING EXISTING MATURE/SIGNIFICANT TREES: NO CREDIT CLAIMED
- SIGNIFICANT TREES: 1 REMOVED ON SITE
 REQUIRED REPLACEMENT: 3 LARGE TO MEDIUM DECIDUOUS
 PROVIDED: 3 TREES

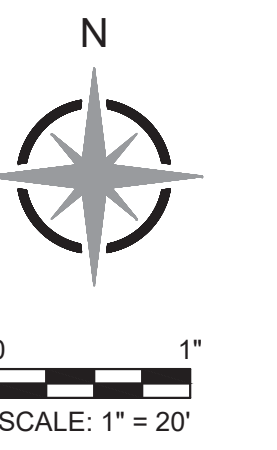
LANDSCAPING CODE TREES PROVIDED	
TREE TYPE	LOT TREES & SHRUBS PROVIDED FOR LANDSCAPE
LARGE DECIDUOUS CANOPY TREE (2-2.5" CALIPER)	6
EVERGREEN TREE (6-8' TALL)	3
MEDIUM DECIDUOUS CANOPY TREE (2-2.5" CALIPER)	17
COLUMNAR EVERGREEN TREE (6-8' TALL)	16
ORNAMENTAL DECIDUOUS TREE (1.5-2" CALIPER)	16
REQUIRED NUMBER OF TREES:	53
TOTAL NUMBER OF TREES PROVIDED:	59
SHRUBS	61



LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
	LARGE DECIDUOUS CANOPY TREE (2-2.5" CALIPER)
	EVERGREEN TREE (6-8' TALL)
	MEDIUM DECIDUOUS CANOPY TREE (2-2.5" CALIPER)
	COLUMNAR EVERGREEN TREE (6-8' TALL)
	ORNAMENTAL DECIDUOUS TREE (1.5-2" CALIPER)
	SHRUB

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 MATTHEW A. KRIETE
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LANDSCAPE PLAN

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ES&S PROJECT NO. 15375

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