

LOCATION MAP
NOT TO SCALE

NOTES:

1. SITE CONTAINS 0.34 ACRES.
2. EXISTING ZONING IS R-2 (PENDING RE-ZONING TO O-P).
3. NO PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C0280D DATED MARCH 17, 2011.
4. 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 SOFFIT LIGHTING.
5. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
6. 5' WIDE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL PUBLIC STREETS.
7. ALL SIGNAGE SHALL BE IN CONFORMANCE WITH SECTION 23-25 AND SECTION 29-13.1-(D)-9. OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
8. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
9. THERE IS NO REGULATED STREAM BUFFER WITHIN THE LIMITS OF THIS PROJECT 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.

CALCULATIONS:

LAND AREA:	
TOTAL LAND AREA:	0.34 AC
PARKING SUMMARY:	
SPACES REQUIRED:	
OFFICE BUILDING - 4,275 SQFT (1 SPACE PER 300 SQ FT):	14 SPACES
HANDICAP SPACES REQUIRED:	1 SPACES
SPACES PROVIDED:	18 SPACES*
HANDICAP SPACES PROVIDED:	1 SPACES
BICYCLE SPACES REQUIRED:	4
BICYCLE SPACES PROVIDED:	4

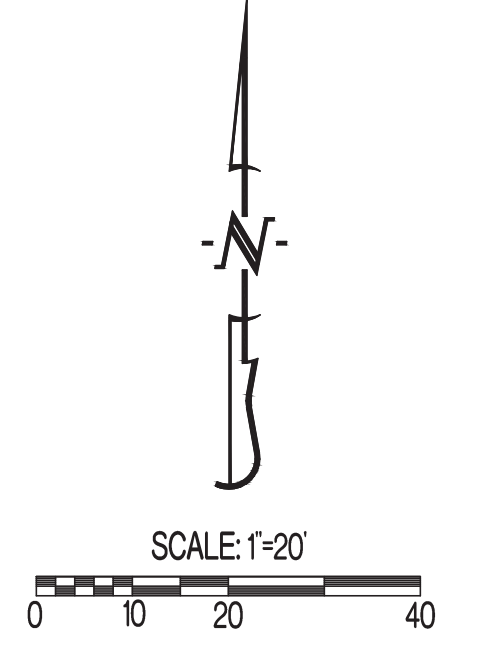
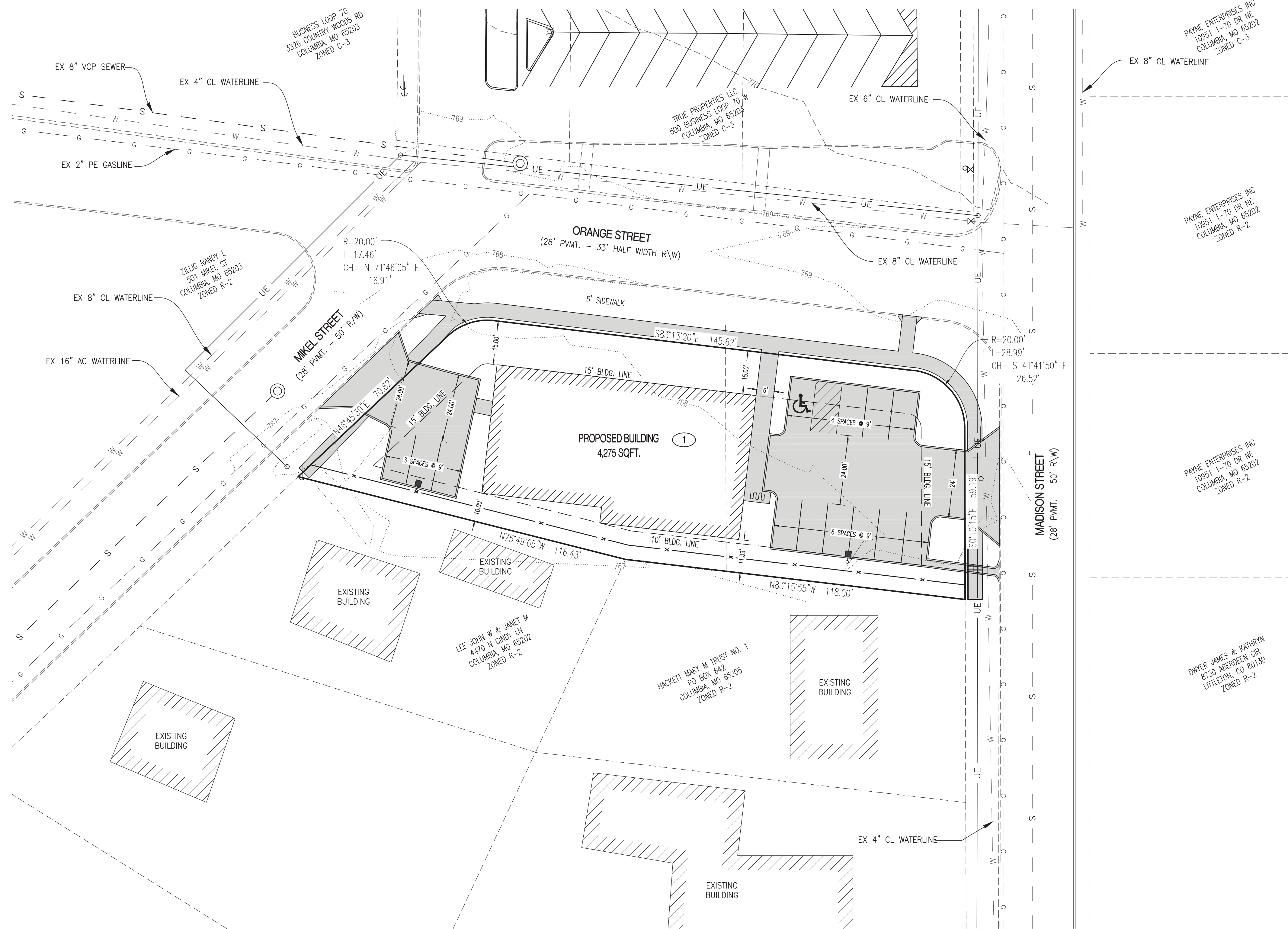
* IN ADDITION TO THE OFF-STREET PARKING SPACES SHOWN, AN ADDITIONAL 5 PARKING SPACES SHALL BE PROVIDED FROM THE EXISTING PARKING LOT ON THE NORTH SIDE OF ORANGE STREET. THESE 5 SPACES ARE IN EXCESS OF WHAT THE EXISTING BUILDING ON ITS PARENT LOT REQUIRES.

NOTE:

THE SOLID WASTE FROM THIS SITE SHALL UTILIZE THE EXISTING DUMPSTER ON THE PROPERTY TO THE NORTH. THE PROPERTY TO THE NORTH AND THE SUBJECT TRACT ARE UNDER COMMON OWNERSHIP AND THE EXISTING DUMPSTER IS UNDERUTILIZED FOR THE EXISTING BUILDING.

TRUE PROPERTIES O-P PLAN

LOCATED IN SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #16-141



- LEGEND:
- 805 --- EXISTING 2FT CONTOUR
 - 820 --- EXISTING 10FT CONTOUR
 - ==== CURB
 - S- EXISTING SANITARY SEWER
 - S- PROPOSED SANITARY SEWER
 - ⊙ MANHOLE/CLEANOUT
 - W- PROPOSED WATERLINE
 - ⊙ PROPOSED LIGHT POLE
 - ⊙ PROPOSED FIRE HYDRANT
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - EASEMENT
 - ⊙ XX LOT NUMBER
 - ⊙ XX EXISTING LOT NUMBER
 - PROPOSED PAVEMENT
 - ▨ PROPOSED DETENTION/BIORETENTION
 - ⊙ EXISTING TREE
 - FO --- EXISTING FIBER OPTIC
 - G --- EXISTING GAS
 - UT --- EXISTING UNDERGROUND TELEPHONE
 - W --- EXISTING WATERLINE

BASIS OF BEARING:

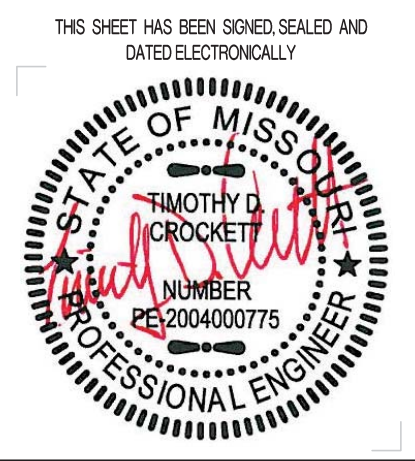
THE BASIS OF BEARINGS IS GRID NORTH OF THE CENTRAL ZONE AS DETERMINED BY GPS OBSERVATION. REFERENCED TO MONUMENT BO-11, GRID FACTOR IS 0.9999057.

DESCRIPTION:

ALL OF LOTS 64 AND 65 OF MIKEL'S SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 9 OF THE BOONE COUNTY RECORDS.

OWNER:

TRUE PROPERTIES LLC
500 BUSINESS LOOP 70 WEST
COLUMBIA, MO 65203



TIMOTHY D. CROCKETT, 2004000775

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2016.

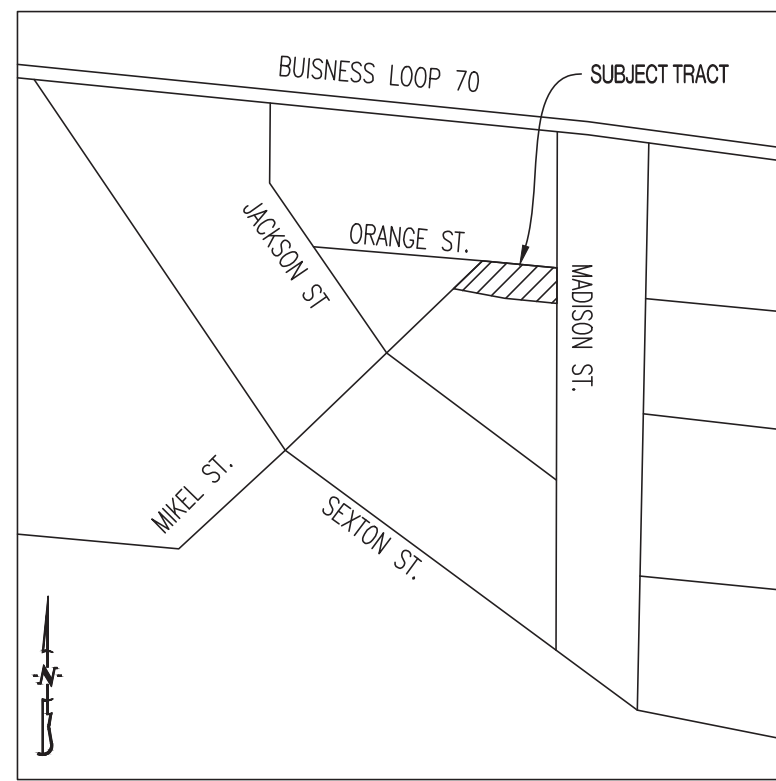
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2016.

RUSTY STRODTMAN, VICE - CHAIRPERSON

BRIAN TREECE, MAYOR

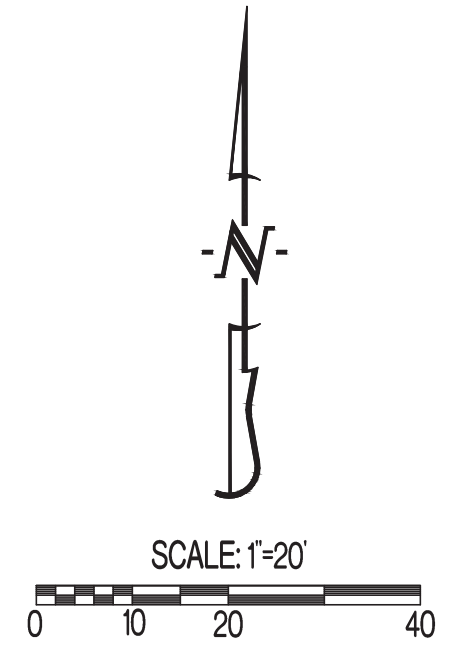
SHEELA AMIN, CITY CLERK

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
2408 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292
www.crockettengineering.com



CONCEPTUAL LANDSCAPING PLAN FOR TRUE PROPERTIES O-P PLAN

LOCATED IN SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #16-141



LOCATION MAP

NOT TO SCALE

LOT COVERAGES:	ACTUAL	
NET LAND AREA:	0.34 AC.	100%
EXISTING IMPERVIOUS AREA:	0.283 AC.	83%
EXISTING OPEN SPACE:	0.057 AC.	17%
PROPOSED IMPERVIOUS AREA:	0.221 AC.	65%
PROPOSED OPEN SPACE:	0.119 AC.	35%

NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS.

LANDSCAPE COMPLIANCE:

TOTAL PAVED AREA:	5,478 SQ. FT.
TREES REQUIRED @ 1 TREE PER 4,500 S.F.:	2 TREES
LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W:	125 L.F.
TREES REQUIRED @ 1 PER 50 L.F.:	3 TREES
TOTAL TREES REQUIRED:	5 TREES
MEDIUM TO LARGE TREES REQUIRED (30%):	2 TREES
TOTAL TREES PROPOSED:	16 TREES
MEDIUM TO LARGE TREES PROPOSED:	8 TREES
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE:	234 L.F.
LENGTH OF PARKING WITHIN 20' OF R/W TO BE SCREENED (50%):	125 L.F.

PLANTING TABLE:

QUANTITY	PLANT SPECIES	SIZE
6	OAK - SWAMP WHITE	2.5" CALIPER
12	CRABAPPLE - RED JEWEL	2" CALIPER
40	FEATHER REED GRASS 'KARL FORESTER'	2 GALLON
16	HYDRANGEA 'LITTLE LIME'	2 GALLON
15	DRIFT ROSE	2 GALLON

TYPICAL SCREENING BED PLANTING DETAIL



SCREENING BED PLANTING NOTES:

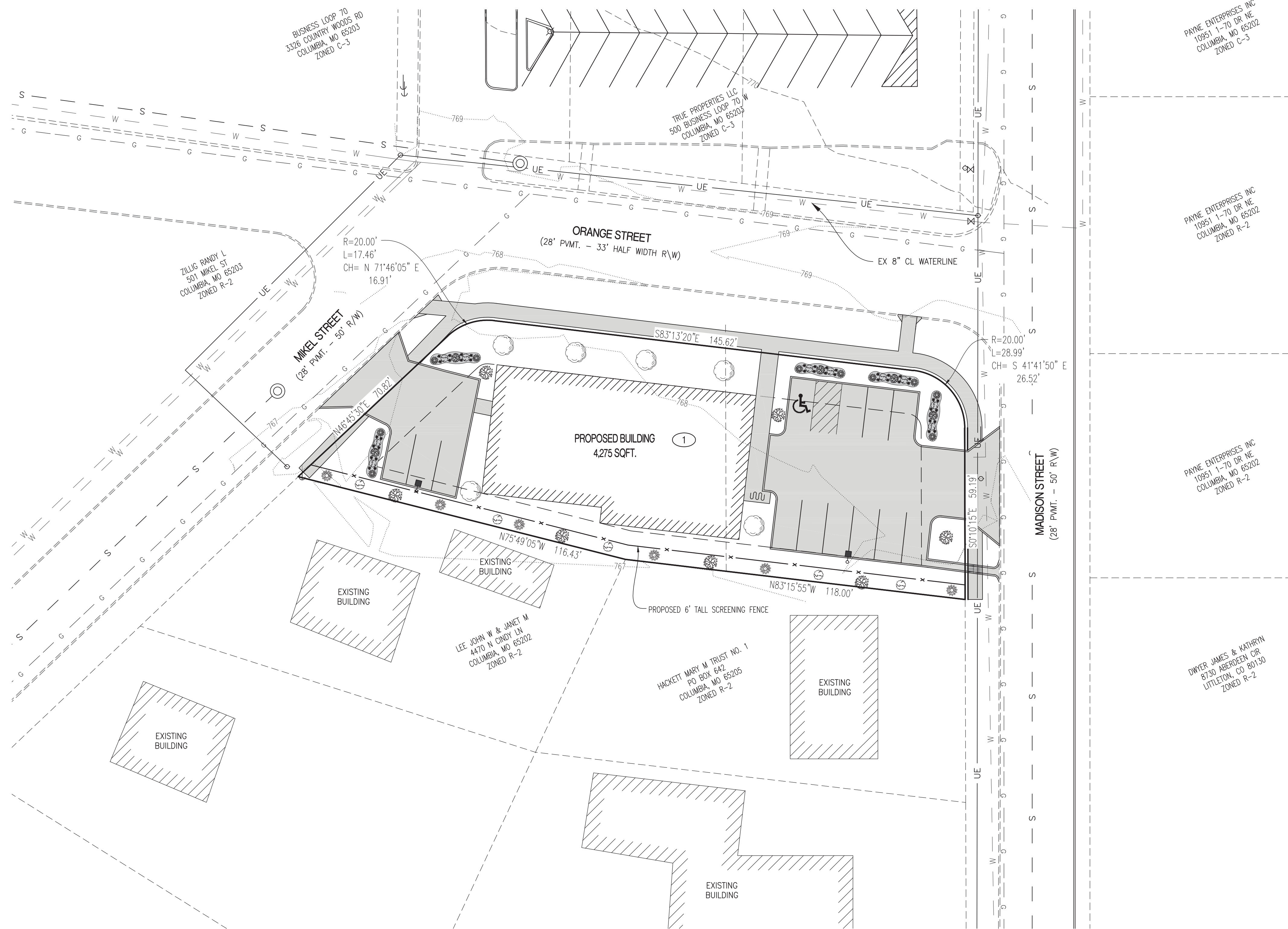
SHRUB BEDS & TREE RINGS SHALL BE MULCHED WITH 3" OF DYED BROWN HARDWOOD MULCH.
LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.
ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
LANDSCAPE BEDS SHALL CONFORM TO SCREENING REQUIREMENTS FOR THE CITY OF COLUMBIA. 1" TALL MULCH BERM WITH LANDSCAPED BED SHALL CONTAIN SMALL ORNAMENTAL TREES, DECORATIVE GRASSES, DECIDUOUS SHRUBS, AND EVERGREEN SHRUBS AS LISTED IN THE PLANTING NOTES ABOVE. SCREENING SHALL REACH 50% OPACITY IN THE SPACE BETWEEN 1' AND 5' ABOVE GRADE AT THE SCREEN LINE.

LANDSCAPING / TREE PRESERVATION NOTES:

- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- 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 SECTIONS 12A-49 (e) AND (f), 29-13.1 (d) (6), AND 29-25 (e) (3) AND (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.

SCREENING:

SCREENING SHALL CONFORM TO THE CITY OF COLUMBIA CODE OF ORDINANCES SECTION 29-13.1 (D) (6).



BASIS OF BEARING:

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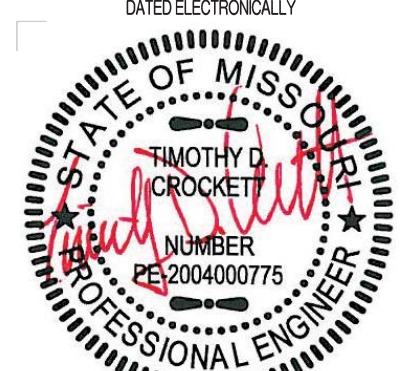
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THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2004000775

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2016.

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