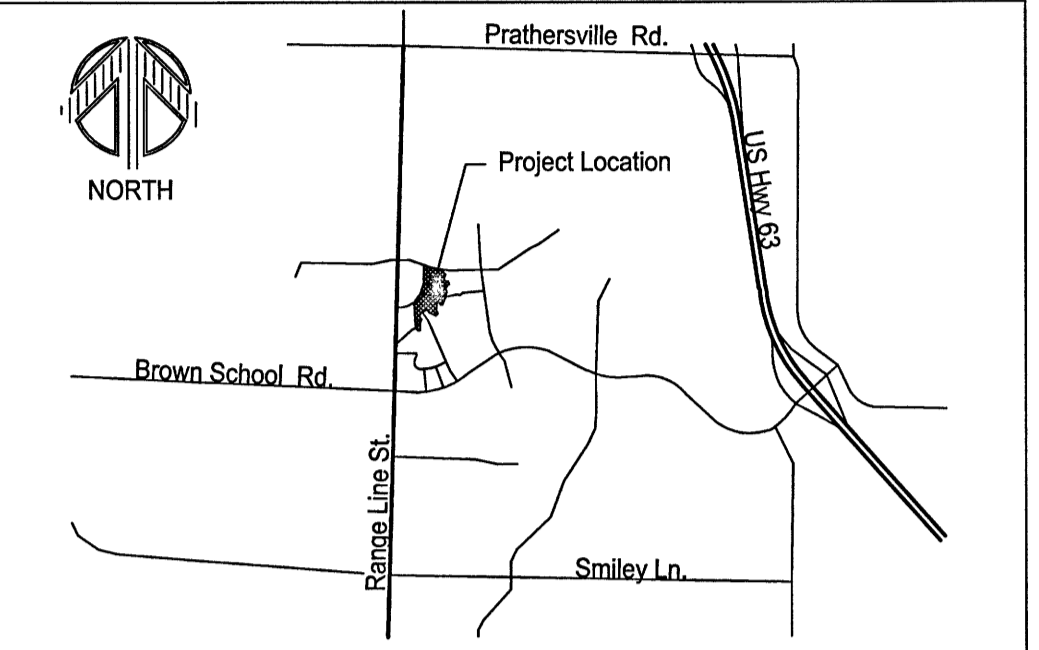


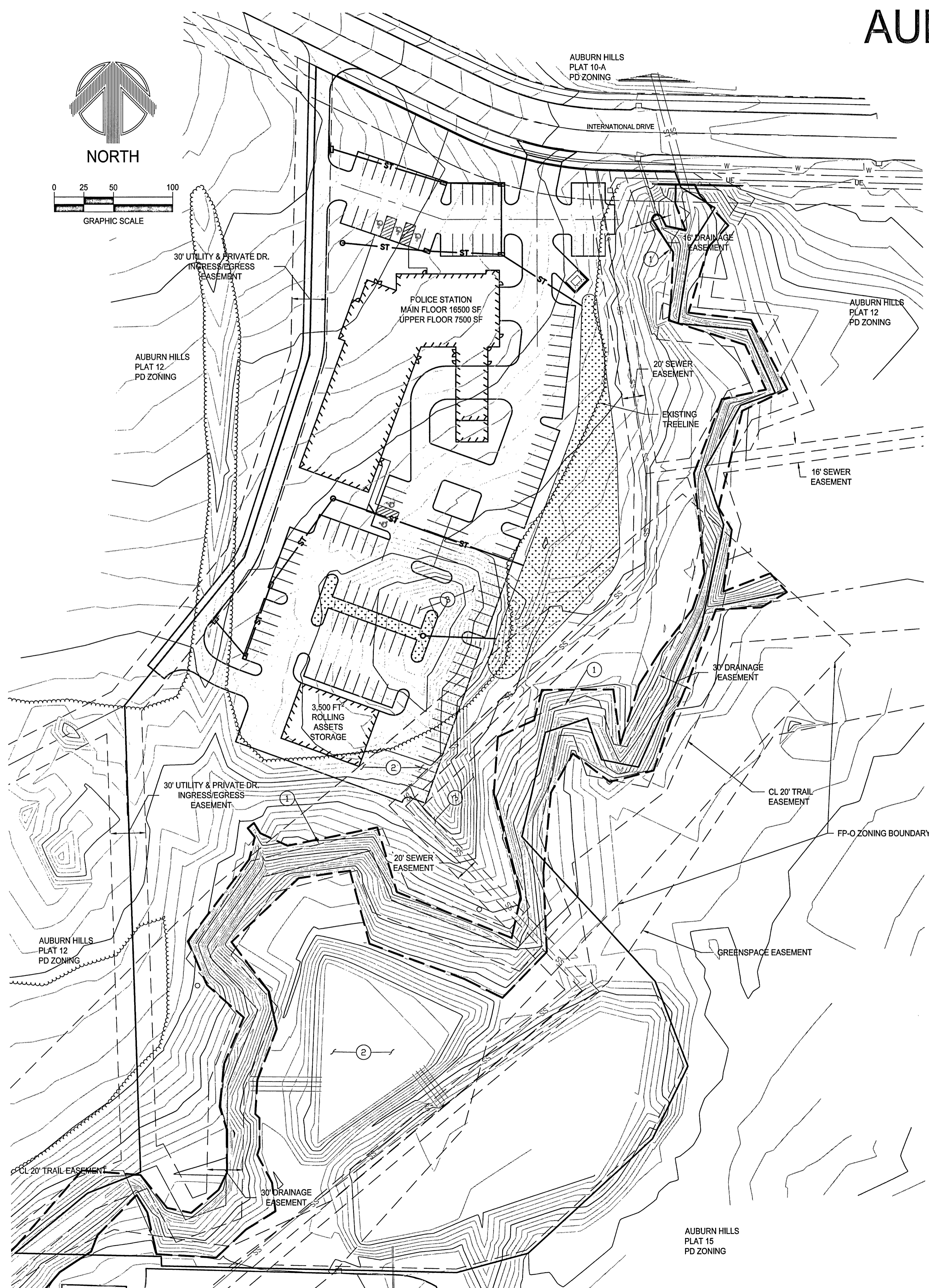
AUBURN HILLS PLAT 16 PD PLAN

CASE 18-81

COLUMBIA, BOONE COUNTY, MISSOURI



SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST
LOCATOR MAP
N.T.S.



STREAM BUFFER STATEMENT:
THIS TRACT IS EXEMPT FROM THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE PER ARTICLE X OF CHAPTER 12A SECTION 232(a)(2) OF THE CITY OF COLUMBIA CODE OF ORDINANCES (INCLUDED IN A PLAT APPROVED BEFORE JANUARY 2, 2007).

FLOOD PLAIN STATEMENT:
PORTIONS OF THIS TRACT ARE LOCATED WITHIN AN FP-O FLOOD PLAIN OVERLAY DISTRICT. UNNUMBERED ZONE A DESIGNATION, PER PANEL #29019C0165D

SIGNAGE NOTES:
1. THE SITE WILL HAVE A MAXIMUM OF 2 FREESTANDING SIGNS, WITH A MAXIMUM HEIGHT PER SIGN OF 12'. THE TOTAL COMBINED SQUARE FOOTAGE OF ALL FREESTANDING SIGNS WILL NOT EXCEED 128 SQ. FT.
2. THE SITE WILL HAVE A MAXIMUM OF 2 WALL, CANOPY, OR AWNING SIGNS, WITH A COMBINED MAXIMUM SQUARE FOOTAGE OF 128 SQ. FT.

SITE LIGHTING REQUIREMENTS:
LIGHT STANDARDS SHALL BE FULL CUT OFF LED AREA LIGHT WITH ROUND POLES. ESTIMATED TOTAL MAXIMUM NUMBER OF POLES IS 28. MAXIMUM POLE HEIGHT SHALL BE 22 FEET (INCLUDING BASE). BUILDING-MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-4.5 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

PARKING CALCULATIONS:
1. PER CITY OF COLUMBIA UNIFIED DEVELOPMENT CODE, SECTION 29-4.3, THERE ARE NO SPECIFIED PARKING SPACE REQUIREMENTS FOR THE PROPOSED POLICE STATION.
2. 140 TOTAL SPACES ARE PROPOSED, AS FOLLOWS:
33 SPACES FRONT PUBLIC LOT (INCLUDES 3 ACCESSIBLE STALLS)
107 SPACES SECURED REAR LOT (INCLUDES 2 ACCESSIBLE STALLS)

- ① LIMITS OF STEEP SLOPES/STREAM CORRIDOR TO BE PROTECTED AS "SENSITIVE AREAS" PER UDC 29-5.1 (b).
- ② NO PERMANENT STRUCTURE SHALL BE BUILT WITHIN FP-O ZONING OVERLAY DISTRICT.
- ③ NOTED EXCEPTION TO ORDINANCE - SLOPES IN THIS AREA ARE MAN-MADE AND DO NOT MEET THE INTENT OF THE ORDINANCE.

SITE DESCRIPTION:
EXISTING LOTS 1204, 1205, AND 1206 OF AUBURN HILLS PLAT 12, BOOK 2933, PAGE 3 AND EXISTING LOT C1506 OF AUBURN HILLS PLAT 15, BOOK 3295, PAGE 93.
TOTAL AREA: 8.6 ACRES
PROPOSED AUBURN HILLS PLAT 16 WILL CONSOLIDATE THE 4 EXISTING LOTS INTO LOT 1601.

OWNER:
THE CITY OF COLUMBIA, MISSOURI
P.O. BOX 6051
COLUMBIA, MISSOURI 65205

DESIGN PARAMETERS:
1. THE MINIMUM DISTANCE BETWEEN ANY BUILDING AND ANY ADJACENT PROPERTY LINE OR STREET RIGHT OF WAY IS 20 FEET. MINIMUM FRONT YARD SETBACK SHALL BE 25 FEET.
2. THE MINIMUM PERCENTAGE OF THE SITE TO BE MAINTAINED IN OPEN SPACE (FULLY DEVELOPED) IS 30%.
% IN LANDSCAPING = 15%
% IN EXISTING VEGETATION = 15%
3. BUILDING MAXIMUM HEIGHTS COMPLY WITH CITY OF COLUMBIA ZONE PD REQUIREMENTS.

GENERAL NOTES:
1. MAXIMUM BUILDING HEIGHT SHALL BE NO GREATER THAN 45 FEET.
2. TRACT IS ZONED PD WITH FP-O FLOODPLAIN OVERLAY AS SHOWN
3. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
4. DRIVEWAY APPROACHES & ACCESSIBLE RAMPS ARE TO BE CONSTRUCTED PER CITY OF COLUMBIA STANDARD DETAILS.
5. THIS PROJECT MAY BE COMPLETED IN MULTIPLE PHASES.
6. DEVELOPER WILL COORDINATE WITH COLUMBIA WATER AND LIGHT FOR THE DESIGN OF WATER MAIN EXTENSIONS TO SERVE THIS AREA. DEVELOPER WILL COORDINATE WITH UTILITY PROVIDERS FOR DESIGN OF OTHER UTILITY SERVICES FOR THE SITE IF NEEDED.
7. PROPOSED STORMWATER FEATURES SHOWN ARE SCHEMATIC. FACILITIES WILL BE DESIGNED TO MEET THE CITY OF COLUMBIA STORM DRAINAGE DESIGN MANUAL.
9. BUILDING SIZES AND DIMENSIONS ARE APPROXIMATE.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION ON THIS DAY 5 OF April, 2018.

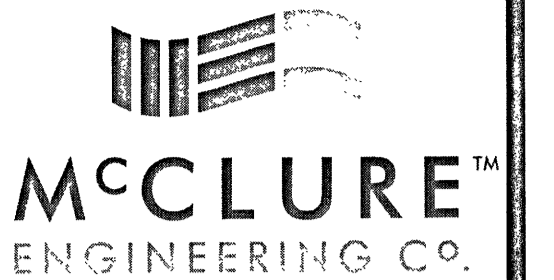
Rusty Strodtman
RUSTY STRODTMAN, CHAIRMAN.

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # ON THE ___ DAY OF ___, 2018.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

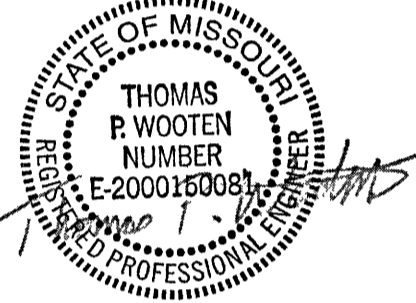


building strong communities.

1901 Pennsylvania Dr., Suite A
Columbia, Missouri 65201
(573)814-1568

NOTICE:
McClure Engineering Company 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 engineering guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



3/26/2018

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI.

THOMAS P. WOOTEN,
PE NO. E2000150081

COLUMBIA
POLICE DEPARTMENT

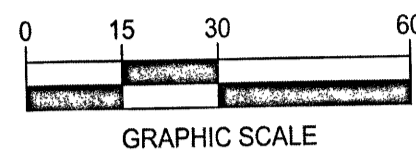
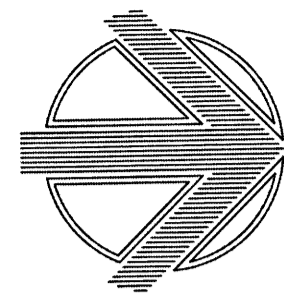
COLUMBIA, MO
80817016
3/21/2018

REVISIONS

TPW ENGINEER CFB DRAWN BY

AUBURN HILLS PLAT 16 PD PLAN

CASE 18-81
COLUMBIA, BOONE COUNTY, MISSOURI



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION ON THIS DAY OF _____, 2018.

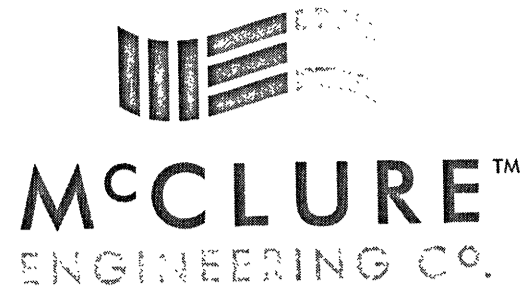
Rusty Strodtman
RUSTY STRODTMAN, CHAIRMAN.

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE _____ DAY OF _____, 2018.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

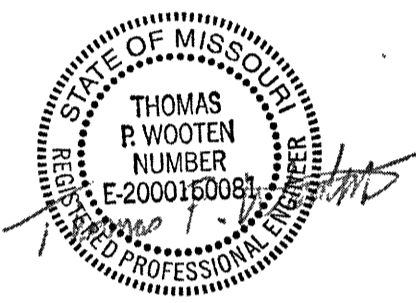


building strong communities.

1901 Pennsylvania Dr., Suite A
Columbia, Missouri 65201
(573)814-1568

NOTICE
McClure Engineering Company 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.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.



3/21/2018

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI.

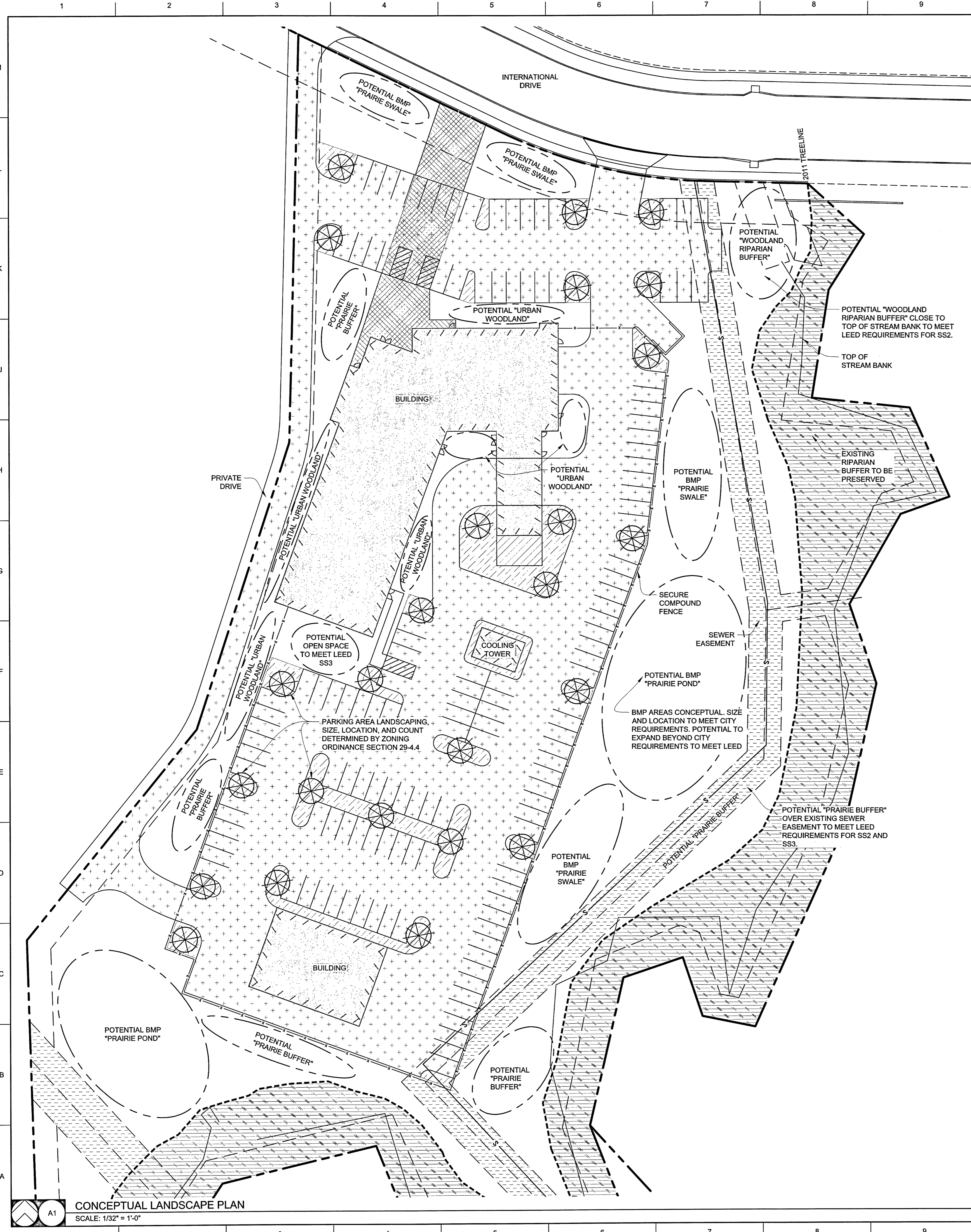
THOMAS P. WOOTEN,
PE NO. E2000150081

COLUMBIA
POLICE DEPARTMENT

COLUMBIA, MO
80817016
3/21/2018

REVISIONS

TPW ENGINEER CFB DRAWN BY



**SECTION 29-4.4 - LANDSCAPING, SCREENING, AND TREE PRESERVATION
AT THE TIME OF SITE PLAN/PERMIT SUBMITTAL PREPARATION, THE
LANDSCAPE PLAN WILL BE COMPLIANT WITH UDC 29-4.4**

TOTAL SITE AREA:	372,533 SQ FT	
STREAM BUFFER:	NONE REQUIRED, PLATTED BEFORE JAN 2, 2007	
TOTAL EXISTING CLIMAX FOREST:	56,694 SQ FT	
TOTAL EXISTING CLIMAX FOREST OUTSIDE OF RIGHT-OF-WAY OR UTILITY EASEMENT OR STREAM BUFFER (HOWEVER NO STREAM BUFFER ON THIS SITE):	TBD	
MIN. CLIMAX FOREST TO BE PRESERVED:	TBD	25% MIN.
CLIMAX FOREST PRESERVED ON SITE:	TBD	TBD
PARCEL SIZES AND MAXIMUM NUMBER OF PARCELS:	TBD	TBD
MIN. AREA LANDSCAPED:	55,880 SQ FT MIN.	15% MIN.
TOTAL AREA LANDSCAPED:	TBD	TBD

DEFINITIONS: LANDSCAPE MATERIAL: ALL TREES, WOODY AND FLOWERING SHRUBS, PERENNIALS, AND ANNUALS.

STREET FRONTAGE & EDGE BUFFERING LANDSCAPING:	
LENGTH OF PAVED AREAS WITHIN 25' OF A STREET RIGHT-OF-WAY:	4'-4" AND 28'-6" TENTATIVE
NUMBER OF PAVED AREAS OVER 40' OF LENGTH WITHIN 25' OF A STREET RIGHT-OF-WAY:	0
AMOUNT OF STREET FRONTAGE REQUIRED:	NONE REQUIRED
PROPERTY EDGE BUFFERING:	NONE REQUIRED

PARKING AREA LANDSCAPING:	
NUMBER OF PARKING SPACES:	107 REAR + 33 FRONT TENTATIVE
1) PARKING AREAS CONTAINING OVER 100 PARKING SPACES SHALL INCLUDE INTERIOR LANDSCAPING EQUAL TO AT LEAST 10% OF THE PAVED AREA.	
PAVED AREA:	74,365 SQ FT TENTATIVE
TOTAL MIN. INTERIOR LANDSCAPING REQUIRED:	7,436 SQ FT TENTATIVE 10% MIN.
TOTAL INTERIOR LANDSCAPING:	9,539 SQ FT TENTATIVE 12.8%

2) INTERIOR LANDSCAPING ISLANDS SHALL BE MIN. 10 FEET IN WIDTH AND SHALL CONTAIN AT LEAST ONE TREE PER 40' LINEAR FEET.
LENGTH OF INTERIOR ISLANDS: 234'-6" TENTATIVE
NUMBER OF TREES: 6 TREES TENTATIVE 6 MIN.

3) FOR PARKING AREAS CONTAINING OVER 150 SPACES, A 10' WIDE LANDSCAPED AREA SHALL BE PROVIDED CONTAIN 4 CATEGORIES OF PLANTING MATERIALS PLUS A TREE FOR EVERY 40' LINEAR FEET.
PARKING SPACES 140 TOTAL SPACES TENTATIVE, THEREFORE NOT APPLICABLE

4) IN ADDITION TO THE ABOVE, EVERY 4,000 SQ FT OF PAVED AREA SHALL CONTAIN A MINIMUM OF ONE TREE WITHIN A GROWSPACE/ISLAND OF AT LEAST 170 SQ FEET WITHIN THE INTERIOR
TOTAL INTERIOR TREES: 19 TREES TENTATIVE EACH WITH A 170 SQ FT MIN. GROWING AREA

LOCATION OF INTERIOR TREES: THE TENTATIVE 19 ADDITIONAL INTERIOR TREES HAVE BEEN LOCATED IN PERIMETER BUMP/BULB-OUTS.

5) OF THE COMBINED TOTAL NUMBER OF TREES, NO LESS THAN 30% SHALL BE MEDIUM SHADE TREES, AND NO LESS THAN 40% SHALL BE LARGE SHADE TREES. NO SINGLE SPECIES SHALL MAKE UP MORE THAN 40% OF THE TREES.

COMBINED TOTAL NUMBER OF TREES:	6 + 16 = 25 TENTATIVE	
MEDIUM SHADE TREES:	TBD	7 MIN.
LARGE SHADE TREES:	TBD	9 MIN.
MAX. NUMBER OF TREES FROM ONE SPECIES:	TBD	9 MAX.

PRESERVATION OF EXISTING LANDSCAPING:	
PRESERVATION EASEMENT:	TBD
EXISTING SIGNIFICANT TREES OUTSIDE THE PRESERVED EASEMENT:	TBD

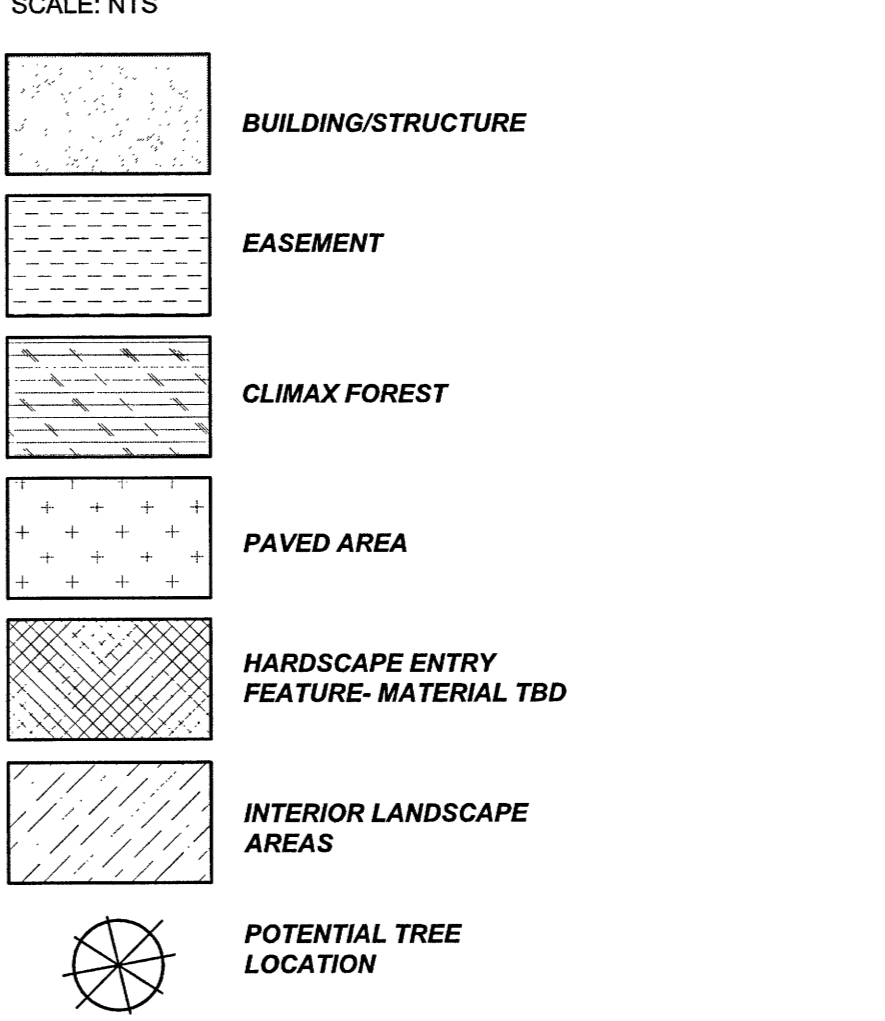
**A10 LEED & CITY ZONING ORDINANCE COMPLIANCE
SCALE: NTS**

LANDSCAPING ZONES FEATURES

PRAIRIE POND	-OPEN SPACE, FULL SUN, EXPOSED, FEW TREES OR WOODIES -NATIVE PRAIRIE VEGETATION -MAY OR MAY NOT DRY OUT IN BETWEEN RAIN EVENTS, TO BE DETERMINED BY STORMWATER CALCULATIONS
PRAIRIE SWALE	OPEN SPACE, FULL SUN, EXPOSED, FEW TREES OR WOODIES -DRIES OUT IN BETWEEN RAIN EVENTS -NEEDS DROUGHT TOLERANT PLANTS
PRAIRIE BUFFER	-OPEN SPACE, FULL SUN, EXPOSED, NO WOODY VEGETATION. -CONCEPTUALLY MOWED ONCE YEARLY TO PREVENT WOODY COLONIZATION INTO PRAIRIE AREAS -CONCEPTUALLY SEEDED WITH DEFINED NATIVE MIX.
WOODLAND RIPARIAN BUFFER	-SOIL STABILIZATION IS KEY, VERY CLOSE STEEP BANK -NATIVE HERBACEOUS AND WOODY VEGETATION
URBAN WOODLAND	-MORE TRADITIONAL & MANICURED -NATIVE HERBACEOUS AND WOODY VEGETATION

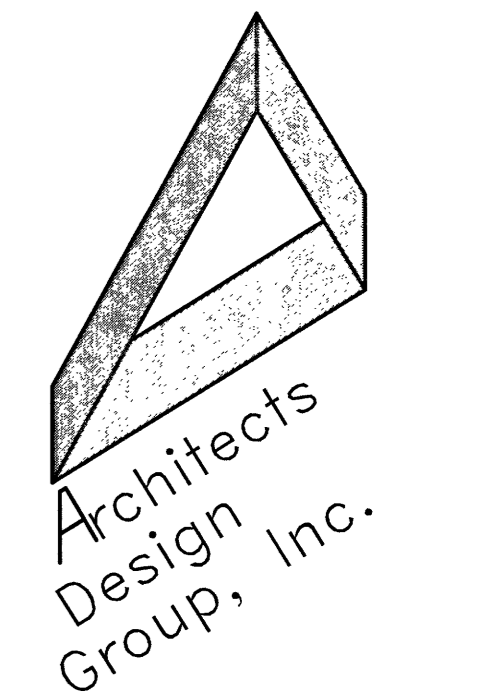
NOTES:
-MINIMUM SIZE OF LANDSCAPING ZONES TO BE DETERMINED BY CITY ORDINANCE
-ANYTHING ABOVE THE MINIMUM CITY ORDINANCE IS POTENTIAL IN ORDER MEET LEED AND INSTALLATION EXTENT WILL BE DETERMINED BY BUDGET REQUIREMENTS.
-ALL PLANT SPECIES TO MEET MINIMUM CITY ORDINANCE TO BE SELECTED FROM CITY PREFERENCE DOCUMENT
-ALL PLANT SPECIES ABOVE CITY ORDINANCE REQUIREMENTS TO MISSOURI NATIVES
-NO IRRIGATION INSTALLED TO MEET LEED REQUIREMENTS, ALL LANDSCAPING WILL NEED TO BE SELF-RELIANT AFTER AN INITIAL ESTABLISHMENT PHASE

**G13 LANDSCAPE ZONE DESCRIPTION
SCALE: NTS**



**D13 LANDSCAPE LEGEND
SCALE: NTS**

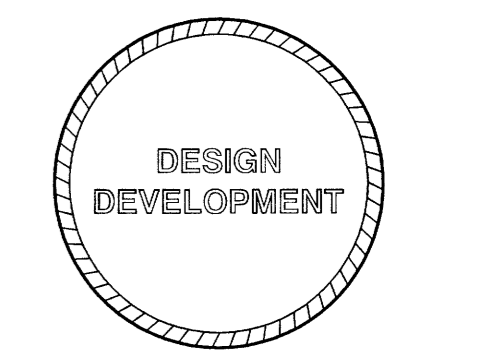
REVISIONS		
#	Description	Date Issued
1	CITY REVIEW COMMENTS	03/21/2018
2	CITY REVIEW COMMENTS	04/05/2018
sheet title		
CONCEPTUAL LANDSCAPING PLAN		
scale: --		
drawn: HH		
checked: EM		
approved: EM		
date: 04.17.18		
project no. 977-17		
sheet no. L-101		



Architects and Planners
I.S.K. Reeves V, F.A.I.A.
Ian A. Reeves, A.I.A.
Susan Gonff, A.I.A.
333 N. Knowles Ave.
Winter Park, Florida 32789
(407) 647-1706
Corporate Registration
No. 2010003481

In Association With:

Pechham & Wright Architects, Inc., d.b.a.
PWArchitects, Inc.
2120 Forum Blvd., Ste. 101
Columbia, Missouri 65203
PWArchitects.com | 573.449.2683
Pechham & Wright Architects is an Architectural Corporation
Missouri State Certificate of Authority No. 000244



**AUBURN HILLS PLAT 16
COLUMBIA POLICE
DEPARTMENT NORTH
PRECINCT FACILITY**

COLUMBIA, MISSOURI

REVIEW SET

The architect hereby expressly reserves his common law copyright and other property rights in these drawings. These drawings shall not be reproduced without written permission and consent of the architect, nor are they to be assigned to any party without first obtaining written permission and consent.