

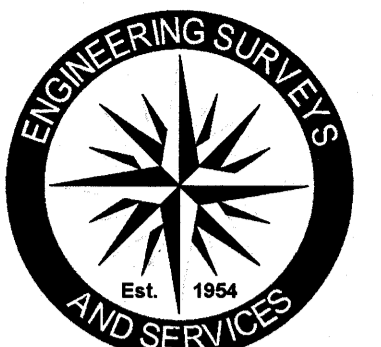
SINCLAIR ESTATES

O-P DEVELOPMENT PLAN

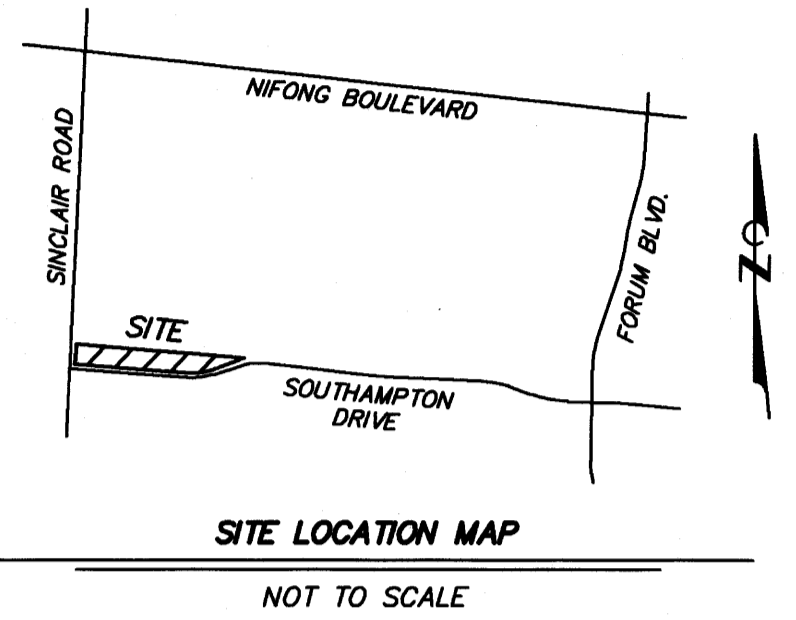
COLUMBIA, BOONE COUNTY, MISSOURI

JANUARY 3, 2017

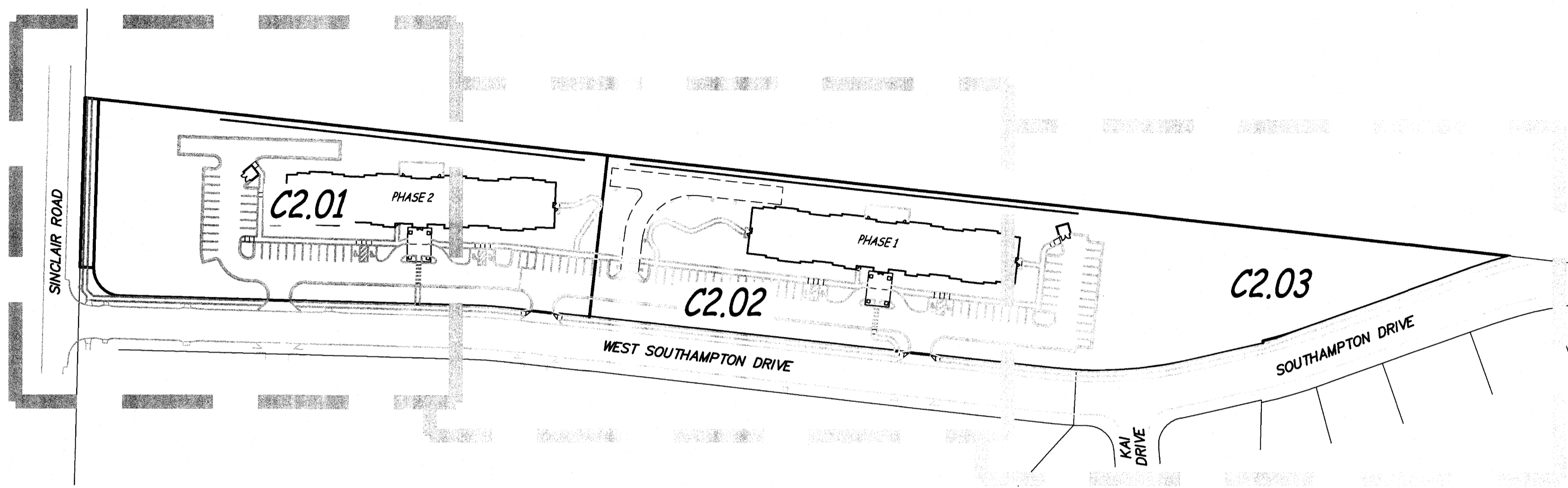
REVISED: FEBRUARY 10, 2017



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SITE LOCATION MAP
NOT TO SCALE



LEGEND	
---	PROPERTY LINE
---	ELECTRIC LINE
---	TELECOMMUNICATIONS LINE
---	UNDERGROUND FIBER OPTIC LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	WATER LINE
---	FENCE
---	TREE & BRUSH LINE
---	EXISTING CONTOUR
---	IRON
△	CONTROL POINT
△	FDC
△	FES
△	FN
△	FL
△	GV
△	HDPE
△	PVC
△	RCP
△	UP
△	WV
---	750
---	S
---	W
---	G
---	SS
---	WV
---	PROPOSED WATER VALVE
---	PROPOSED FIRE HYDRANT & VALVE
---	THRUST BLOCK

PARKING NOTE

REQUIRED PARKING

PHASE 1	1 SPACE / UNIT = 40 UNITS	= 40 SPACES
PHASE 2	1 SPACE / UNIT = 40 UNITS	= 40 SPACES
	TOTAL REQUIRED	= 80 SPACES

PROVIDED PARKING

PHASE 1	= 62 SPACES	
PHASE 2	= 36 SPACES	
	TOTAL PROVIDED	= 98 SPACES

PARKING RATIO = 1.23 SPACES/UNIT

BUILDING NOTE

BUILDING HEIGHT:
 THE MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET, IN ACCORDANCE WITH THE STATEMENT OF INTENT WORKSHEET, CASE #14-105.

BUILDING SETBACKS:
 FRONT - NOT LESS THAN TWENTY-FIVE (25) FEET.
 REAR - NOT LESS THAN TWENTY-FIVE (25) FEET.
 SIDE - NOT LESS THAN TEN (10) FEET.

OWNER & DEVELOPER

JEFFREY E SMITH INVESTMENT CO LC
 PO BOX 7688
 COLUMBIA, MISSOURI 65205

PROPERTY DESCRIPTION

TRACT 1 OF A SURVEY RECORDED IN BOOK 4354 PAGE 40

UTILITY NOTES

THE LOCATIONS, SIZES, AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THE PLAT, NOT VISIBLE OR APPARENT FROM THE SURFACE, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM A MISSOURI ONE CALL SYSTEM LOCATE, OR UTILITY COMPANY RECORDS AND WERE NOT VERIFIED IN THE FIELD. UNDERGROUND UTILITY SERVICES TO BUILDINGS WERE NOT LOCATED.

- WATER**
 CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
 P.O. BOX 8015
 COLUMBIA, MISSOURI 65205
 CONTACT: JOE STRODTMAN 573-874-6308
 12" PVC ALONG THE EAST SIDE OF SINCLAIR ROAD SOUTH OF WEST SOUTHAMPTON DRIVE
 8" PVC ALONG THE NORTH SIDE OF WEST SOUTHAMPTON DRIVE
 6" PVC ALONG THE WEST SIDE OF KAI DRIVE
- ELECTRIC**
 BOONE ELECTRIC COOPERATIVE
 1413 RANGE LINE STREET
 COLUMBIA, MISSOURI 65201
 CONTACT: ANDREW PETRI 573-441-7243
 AS SHOWN
- GAS**
 AMEREN MISSOURI
 2001 MAGUIRE BOULEVARD
 COLUMBIA, MISSOURI 65201
 CONTACT: CHAD WARREN 573-876-3063
 4" PVC ALONG WEST SIDE OF SINCLAIR ROAD
 4" PVC ALONG SOUTH SIDE OF WEST SOUTHAMPTON DRIVE
- TELECOMMUNICATIONS**
 CENTURYLINK
 625 E. CHERRY STREET
 COLUMBIA, MISSOURI 65201
 CONTACT: DUANE MCGEE 573-886-3503
- MEDIACOM**
 1211 WILKES BOULEVARD
 COLUMBIA, MISSOURI 65201
 CONTACT: BOB BONER 573-443-1536
- CITY OF COLUMBIA WATER & LIGHT DEPARTMENT**
 P.O. BOX 8015
 COLUMBIA, MISSOURI 65205
 CONTACT: ERIC WORTS 573-874-6246
- SANITARY SEWER**
 CITY OF COLUMBIA UTILITIES DEPARTMENT
 P.O. BOX 8015
 COLUMBIA, MISSOURI 65205
 CONTACT: ERIN KEYS 573-874-7502
 AS SHOWN
- STORM SEWER**
 CITY OF COLUMBIA UTILITIES DEPARTMENT
 P.O. BOX 8015
 COLUMBIA, MISSOURI 65205
 CONTACT: TOM WELLMAN 573-874-7250
 AS SHOWN

- BENCH MARK**
- BM - NATIONAL GEODETIC SURVEY MONUMENT "2 BPA", BRASS DISK IN CONCRETE, LOCATED 37 FEET EAST OF THE CENTERLINE OF SINCLAIR ROAD AND 340 FEET SOUTH OF THE CENTERLINE OF CHESTERFIELD DRIVE. ELEVATION = 704.33
- TBM - CHISELED MARKS ON EAST RIM OF CITY SANITARY SEWER MANHOLE BK77 LOCATED 15 FEET NORTH OF WEST SOUTHAMPTON DRIVE AND 215 FEET EAST OF SINCLAIR ROAD. ELEVATION = 678.61
- TBM - CHISELED "X" ON THE NORTHEAST TOP FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF WEST SOUTHAMPTON DRIVE AND 500 FEET WEST OF THE INTERSECTION OF SOUTHAMPTON DRIVE AND KAI DRIVE. ELEVATION = 696.20
- TBM - CHISELED MARKS ON EAST RIM OF STORM SEWER INLET MANHOLE LOCATED ALONG THE NORTH SIDE OF WEST SOUTHAMPTON DRIVE AND 300 FEET EAST OF THE INTERSECTION OF SOUTHAMPTON DRIVE AND KAI DRIVE. ELEVATION = 697.23

SITE AREA NOTE

LOT 1	3.33 ACRES
LOT 2	2.48 ACRES
R/W DEDICATION	0.06 ACRES
	5.87 ACRES

ZONING & USE NOTE

THIS PROPERTY IS ZONED O-P "PLANNED OFFICE".

LIGHTING NOTE

ALL SITE LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE (29-30.1).

SIGNAGE NOTE

ALL BUILDING AND MONUMENT SIGNAGE SHALL COMPLY WITH CHAPTER 23 OF THE CITY OF COLUMBIA ORDINANCES FOR O-P ZONING.

STORM WATER NOTE

STORM WATER MANAGEMENT SHALL BE PROVIDED FOR THE PROPERTY IN ACCORDANCE WITH THE CITY OF COLUMBIA STORM WATER MANUAL.

CLIMAX FOREST PRESERVATION NOTE

THIS SITE DOES NOT CONTAIN CLIMAX FOREST AS DEFINED BY CITY ORDINANCE.

STREAM BUFFER NOTE

THIS TRACT DOES NOT CONTAIN ANY STREAMS AS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USES MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN BY FIRM MAP NUMBER 29019C02900, DATED MARCH 17, 2011.

DEVELOPMENT DENSITY NOTE

ALLOWED:	146 UNITS
EXISTING (AMERICARE):	66 UNITS
PROPOSED:	80 UNITS
TOTAL:	146 UNITS

SURVEY CONTROL POINTS

POINT #	NORTH	EAST	ELEVATION	DESCRIPTION
CP100	402.72	188.41	690.32	IRON
CP101	48.77	1232.55	704.83	IRON
CP110	88.34	870.23	695.80	IRON
CP112	122.11	489.23	685.06	IRON
CP114	157.90	1715.12	699.76	IRON
CP119	91.73	178.58	673.05	IRON

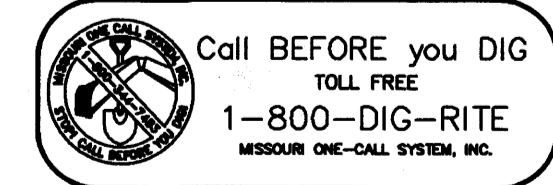
APPROVED BY THE PLANNING AND ZONING COMMISSION, COLUMBIA, MISSOURI, ON _____

STEPHEN REICHLIN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2017

BRIAN TREECE, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

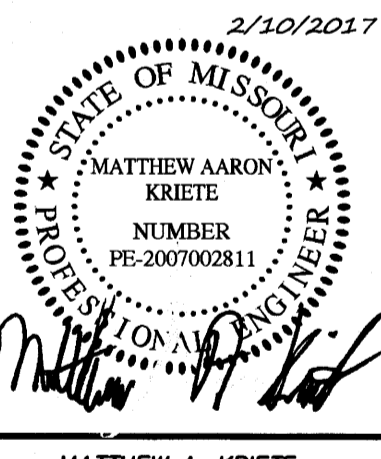


SHEET INDEX

C0.01	COVER
C1.01	OVERALL PLAN
C2.01-C2.03	O-P DEVELOPMENT PLAN
C3.01-C3.02	LANDSCAPE PLAN

**SINCLAIR ESTATES
O-P DEVELOPMENT PLAN**

**O-P DEVELOPMENT PLAN
SINCLAIR ESTATES**



MATTHEW A. KRLETE
 PROFESSIONAL ENGINEER
 PE-2007002811

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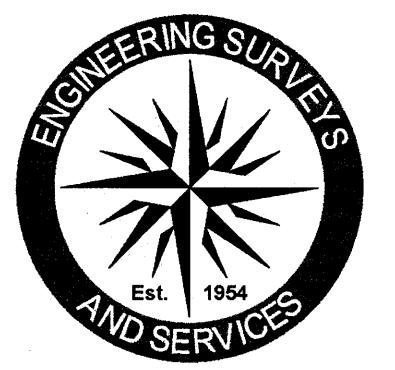
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COVER

Sheet
C0.01

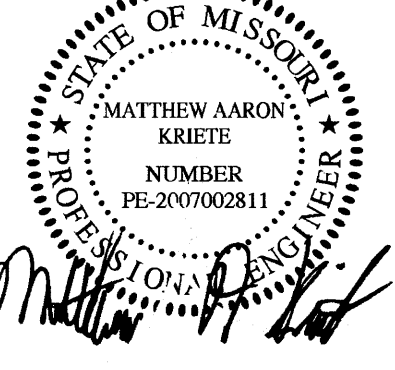
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**O-P DEVELOPMENT PLAN
 SINCLAIR ESTATES**
 1985 & 2045 SOUTHAMPTON DRIVE
 COLUMBIA, BOONE COUNTY, MISSOURI

2/10/2017



MATTHEW A. KRIETE
 PROFESSIONAL ENGINEER
 PE-2007002811

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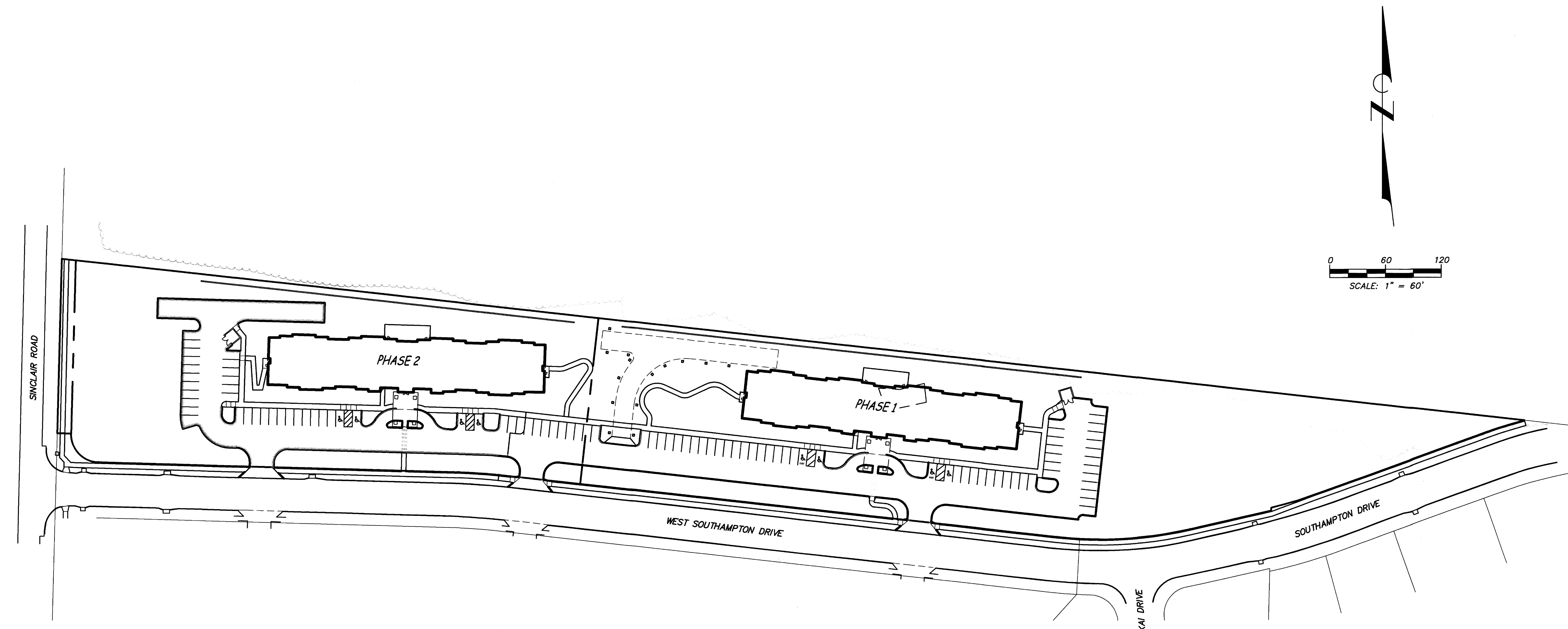
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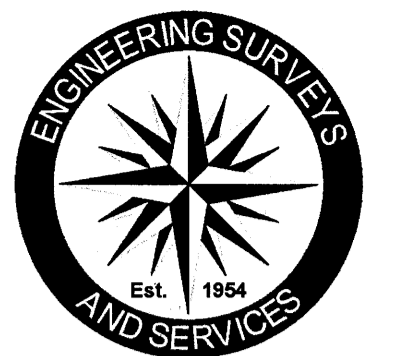
OVERALL PLAN

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C1.01

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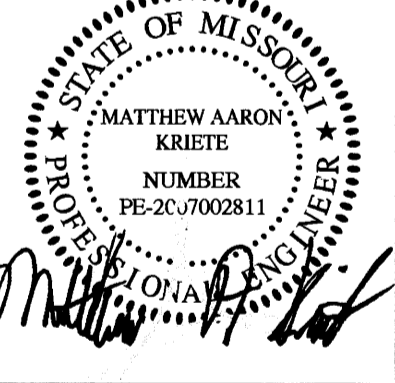
REVISION NOTE:
 BUILDING FOOTPRINTS, PARKING LAYOUT, ACCESS DRIVEWAYS AND GENERAL SITE LAYOUT HAS BEEN REVISED.



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SINCLAIR ESTATES
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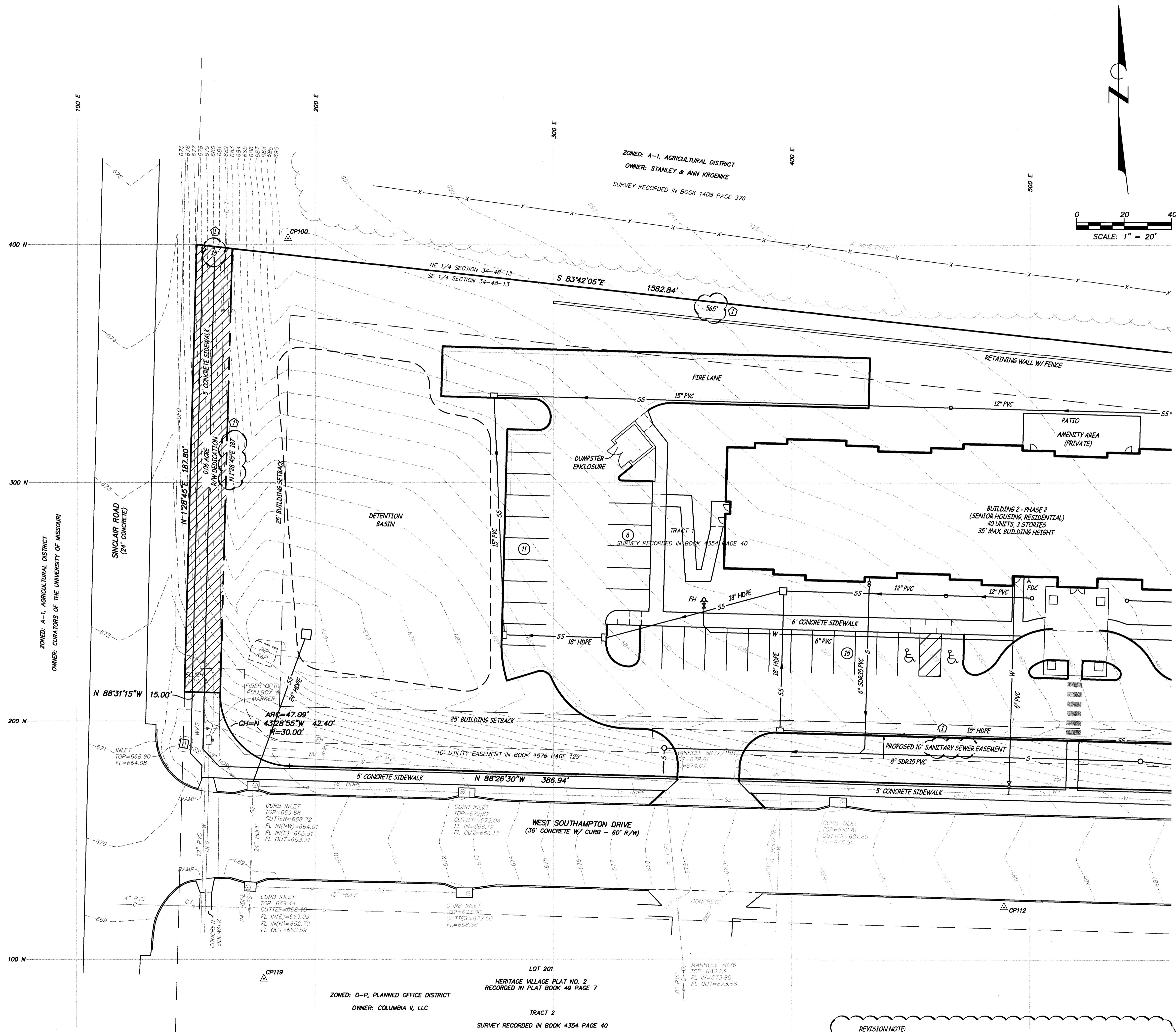
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O-P DEVELOPMENT PLAN

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

STEPHEN REICHLIN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF
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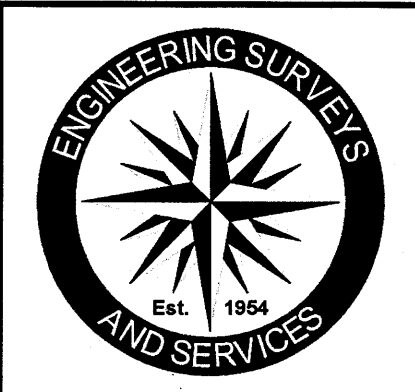
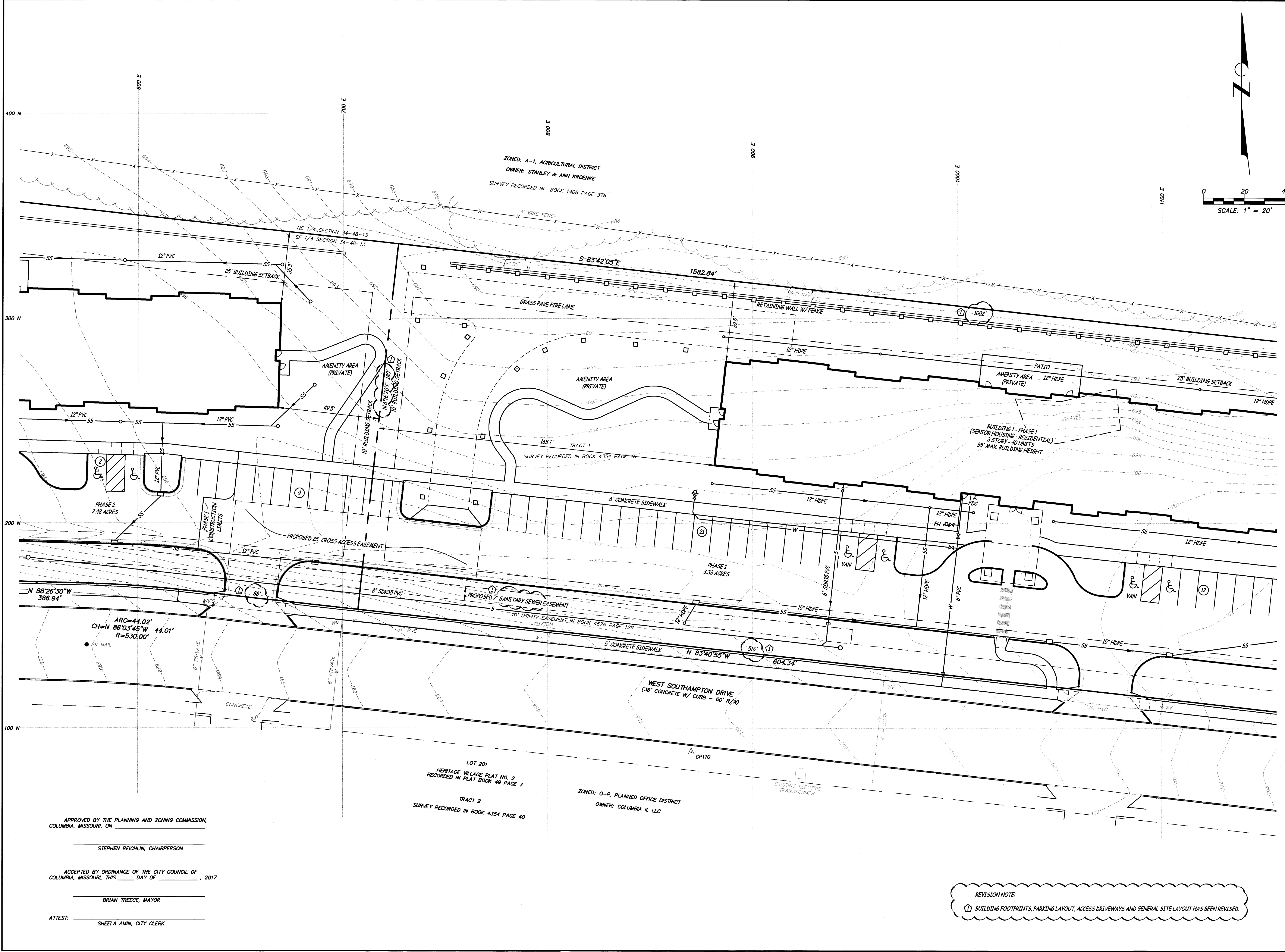
BRIAN TREECE, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

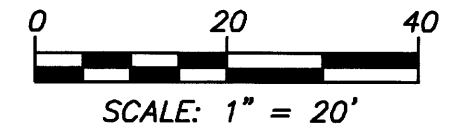
ZONED: O-P, PLANNED OFFICE DISTRICT
 OWNER: COLUMBIA II, LLC

LOT 201
 HERITAGE VILLAGE PLAT NO. 2
 RECORDED IN PLAT BOOK 49 PAGE 7
 TRACT 2
 SURVEY RECORDED IN BOOK 4354 PAGE 40

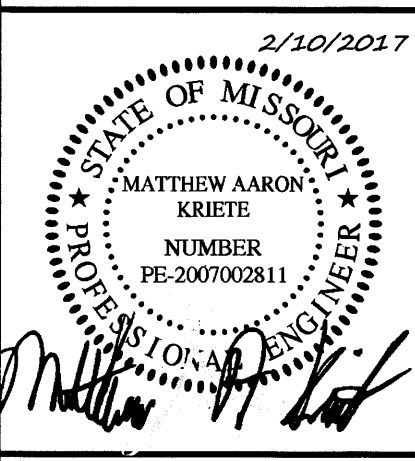
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**O-P DEVELOPMENT PLAN
 SINCLAIR ESTATES**
 1985 & 2045 SOUTHAMPTON DRIVE
 COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
 PROFESSIONAL ENGINEER
 PE-2007002811

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O-P DEVELOPMENT PLAN

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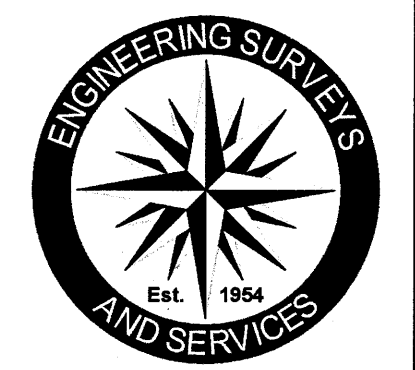
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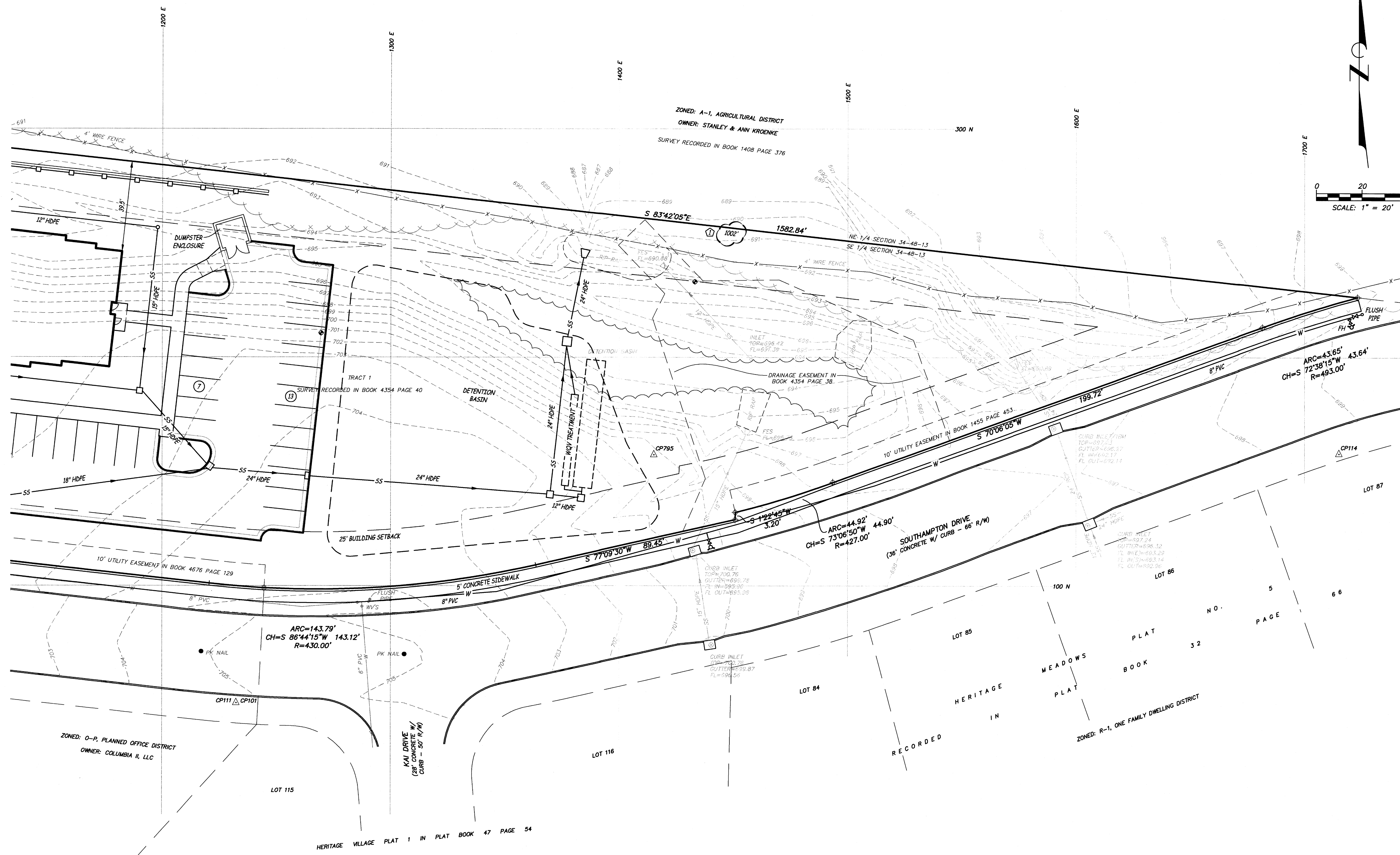
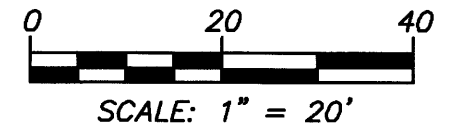
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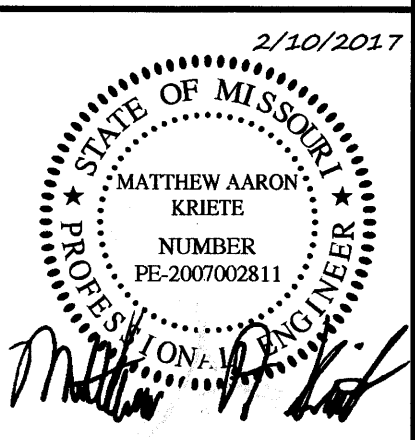
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SINCLAIR ESTATES
 1985 & 2045 SOUTHAMPTON DRIVE
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O-P DEVELOPMENT PLAN

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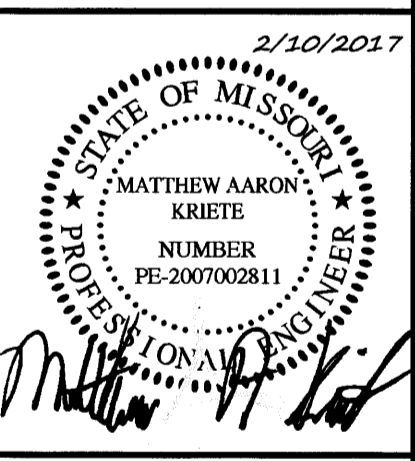
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O-P DEVELOPMENT PLAN
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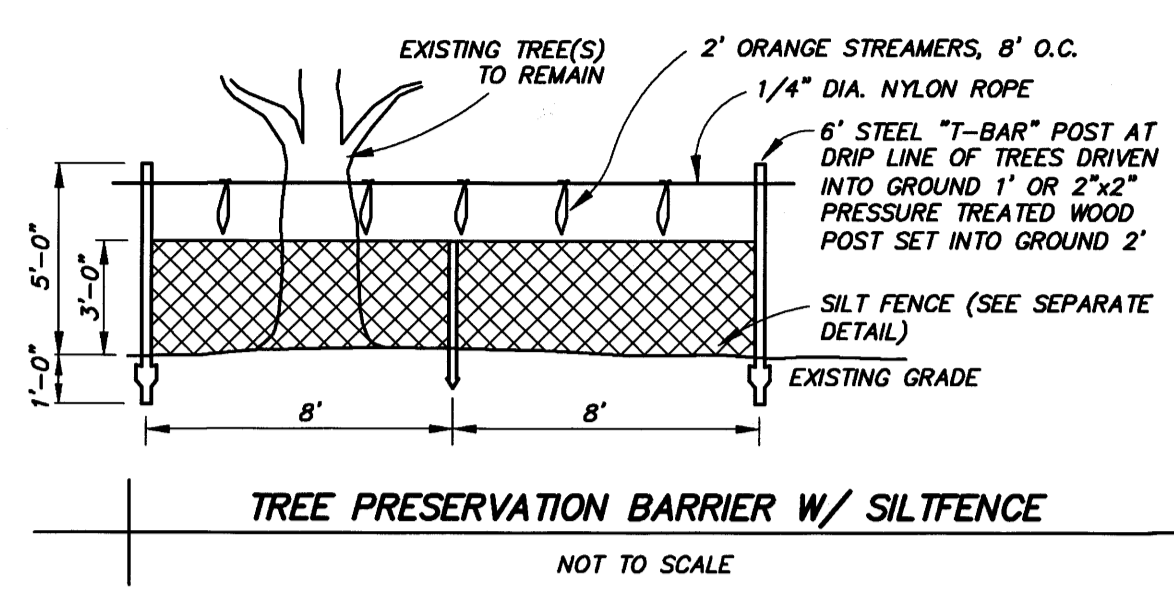
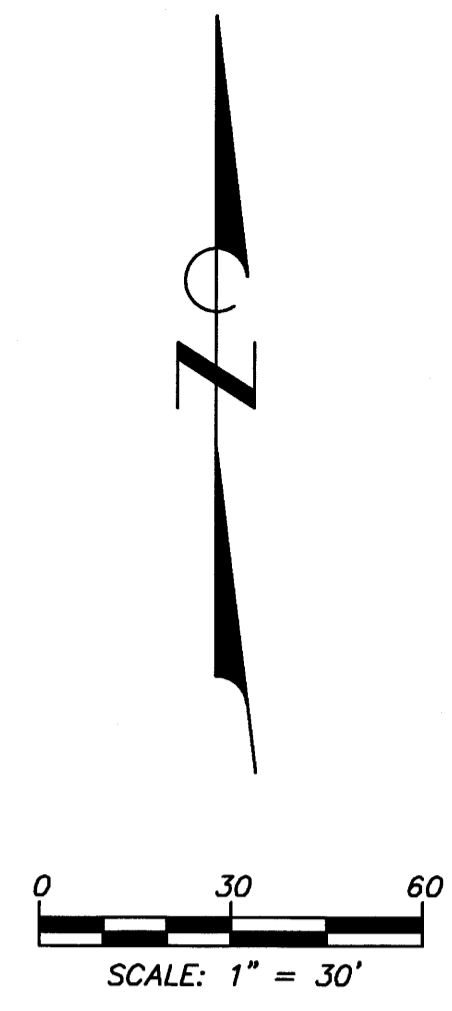
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LANDSCAPE PLAN

Sheet

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ES&S PROJECT NO. 13516



NOTES

- ALL TREE SAUGERS, SHRUBS, AND GROUND COVER BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF SHREDDED CYPRESS OR HARDWOOD MULCH.
- AREAS NOTED AS "SOODED" OR "SEEDED" ARE TO BE PLANTED SOODED OR SEEDED PER THE SPECIFICATIONS AS APPROPRIATE TO PROVIDE COMPLETE COVERAGE.
- ALL PROPOSED PLANTINGS SHALL BE EXCAVATED TO A DEPTH TO ALLOW THE PLANTINGS OF THE PROPOSED TREES, ROCK SUB BASE AND COMPACTED SOIL SHOULD BE REMOVED TO CREATE A PLANT PIT.
- ALL NURSERY STOCK SHALL CONFORM TO THE CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1.
- MINIMUM SIZES SHALL BE AS FOLLOWS:
 - MEDIUM TO LARGE DECIDUOUS SHADE TREES SHALL BE THREE (3) INCH CALIPER, AS MEASURED SIX (6) INCHES ABOVE THE GROUND.
 - SMALL DECIDUOUS OR ORNAMENTAL TREES SHALL BE 2" CALIPER AND FOUR (4) FEET IN HEIGHT WITH THE EXCEPTION OF TRUE DWARF SPECIES.
 - CONIFERS SHALL BE EIGHT (8) FEET IN HEIGHT.
 - UPRIGHT EVERGREEN TREES SIX (6) FEET IN HEIGHT WITH THE EXCEPTION OF TRUE DWARF SPECIES, DECIDUOUS AND EVERGREEN SHRUBS MINIMUM TWO (2) GALLON SIZE.

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	NO. PROVIDED
	EVERGREEN TREES	15
	ORNAMENTAL TREES	43
	SHADE TREE	14
	FLOWERING SHRUBS	67
	EVERGREEN SHRUBS	56
	FLOWERING PERENNIALS	68
	PERMANENT SEEDING /SODDING	

LANDSCAPING NOTE

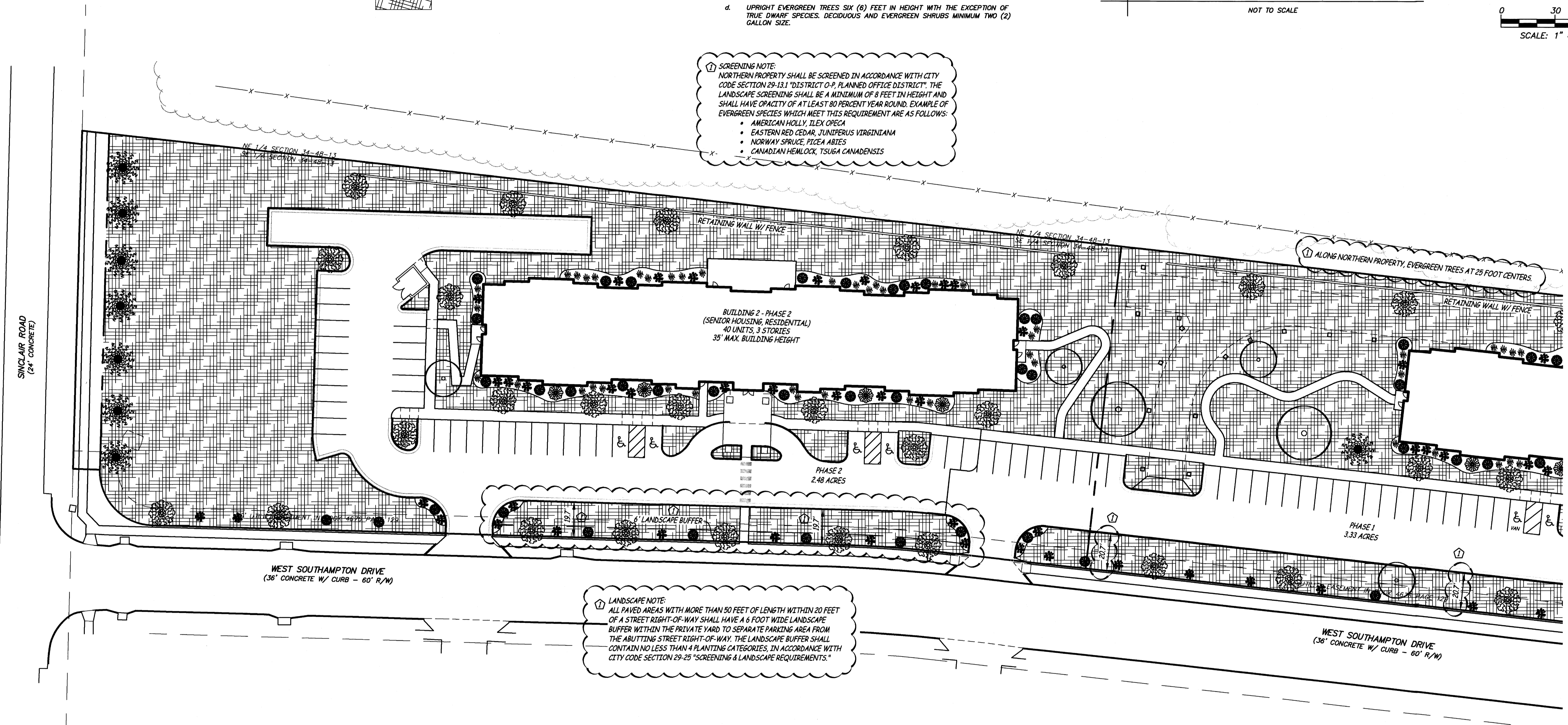
LANDSCAPE AREA	133,338 SQ. FT.	52.7%
EXISTING LANDSCAPE AREA	21,261 SQ. FT.	8.4%
BUILDING AREA	32,452 SQ. FT.	12.8%
PAVED AREA	65,875 SQ. FT.	26.0%
	252,926 SQ. FT.	100.0%

TREES REQUIRED:	15 TREES
1 TREE/4,500 SQ. FT. OF PAVED AREA	5 TREES (30% OF TOTAL)
LARGE TO MEDIUM DECIDUOUS SHADE TREES	

SCREENING NOTE:
 NORTHERN PROPERTY SHALL BE SCREENED IN ACCORDANCE WITH CITY CODE SECTION 29-13.1 "DISTRICT O-P, PLANNED OFFICE DISTRICT". THE LANDSCAPE SCREENING SHALL BE A MINIMUM OF 8 FEET IN HEIGHT AND SHALL HAVE OPACITY OF AT LEAST 80 PERCENT YEAR ROUND. EXAMPLE OF EVERGREEN SPECIES WHICH MEET THIS REQUIREMENT ARE AS FOLLOWS:

- AMERICAN HOLLY, ILEX OPECA
- EASTERN RED CEDAR, JUNIPERUS VIRGINIANA
- NORWAY SPRUCE, PICEA ABIES
- CANADIAN HEMLOCK, TSUGA CANADENSIS

LANDSCAPE NOTE:
 ALL PAVED AREAS WITH MORE THAN 50 FEET OF LENGTH WITHIN 20 FEET OF A STREET RIGHT-OF-WAY SHALL HAVE A 6 FOOT WIDE LANDSCAPE BUFFER WITHIN THE PRIVATE YARD TO SEPARATE PARKING AREA FROM THE ABUTTING STREET RIGHT-OF-WAY. THE LANDSCAPE BUFFER SHALL CONTAIN NO LESS THAN 4 PLANTING CATEGORIES, IN ACCORDANCE WITH CITY CODE SECTION 29-25 "SCREENING & LANDSCAPE REQUIREMENTS."



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

STEPHEN REICHLIN, CHAIRPERSON

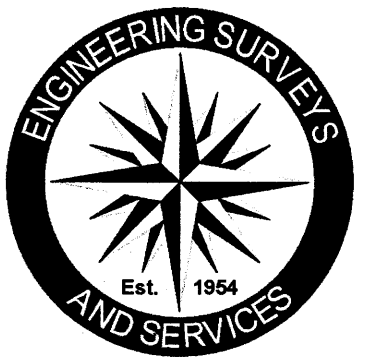
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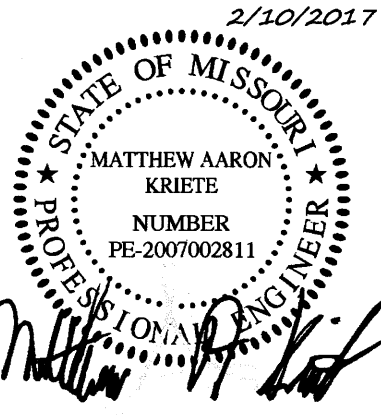
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C:\CURRENT\DRAWINGS\ES&S\13516\LANDSCAPE - P - PLANNING - 2/10/2017



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 Jefferson City, Missouri - Sedalia, Missouri
 Missouri Engineering Corporation # 2094009018

**O-P DEVELOPMENT PLAN
 SINCLAIR ESTATES**
 1985 & 2045 SOUTHAMPTON DRIVE
 COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
 PROFESSIONAL ENGINEER
 PE-2007002811

THIS DOCUMENT WAS INTENDED TO BE DIGITALLY SIGNED. IF SIGNATURE AND VALIDATION ARE NOT PRESENT THIS MEANS SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date
JANUARY 3, 2017

Revised
 FEBRUARY 10, 2017

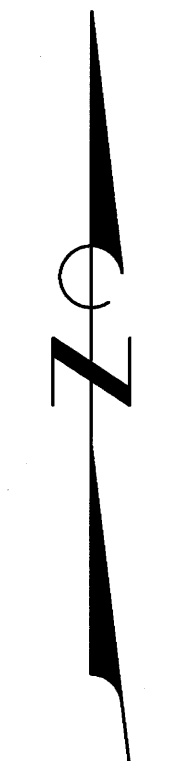
Design: SH Drawn: BR

LANDSCAPE PLAN

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ES&S PROJECT NO. 13516

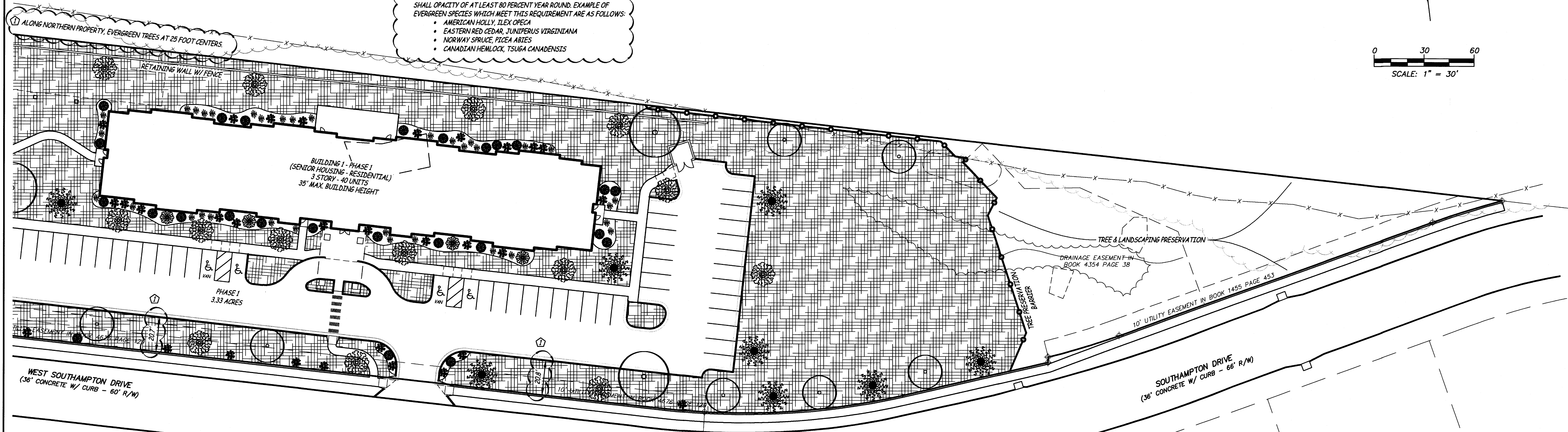


0 30 60
 SCALE: 1" = 30'

SCREENING NOTE:
 NORTHERN PROPERTY SHALL BE SCREENED IN ACCORDANCE WITH CITY CODE SECTION 29-131 "DISTRICT O-P, PLANNED OFFICE DISTRICT". THE LANDSCAPE SCREEN SHALL BE A MINIMUM OF 8 FEET IN HEIGHT AND SHALL OPAQUEITY OF AT LEAST 80 PERCENT YEAR ROUND. EXAMPLE OF EVERGREEN SPECIES WHICH MEET THIS REQUIREMENT ARE AS FOLLOWS:
 • AMERICAN HOLLY, ILEX OPECA
 • EASTERN RED CEDAR, JUNIPERUS VIRGINIANA
 • NORWAY SPRUCE, PICEA ABIES
 • CANADIAN HEMLOCK, TSUGA CANADENSIS

LANDSCAPE NOTE:
 ALL PAVED AREAS WITH MORE THAN 90 FEET OF LENGTH WITHIN 20 FEET OF A STREET RIGHT-OF-WAY SHALL HAVE A 6 FOOT WIDE STRIP WITHIN THE PRIVATE YARD TO SEPARATE PARKING AREA FROM THE ABUTTING STREET RIGHT-OF-WAY. THE LANDSCAPE STRIP SHALL CONTAIN NO LESS THAN 4 PLANTING CATEGORIES, IN ACCORDANCE WITH CITY CODE SECTION 29-25 "SCREENING & LANDSCAPE REQUIREMENTS."

REVISION NOTE:
 BUILDING FOOTPRINTS, PARKING LAYOUT, ACCESS DRIVEWAYS AND GENERAL SITE LAYOUT HAS BEEN REVISED.



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

STEPHEN REICHLIN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF
 COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2017

BRIAN TREECE, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

F:\COURTNEY\DRAWINGS\13516\13516 O-P P-AM.DWG 2/10/2017