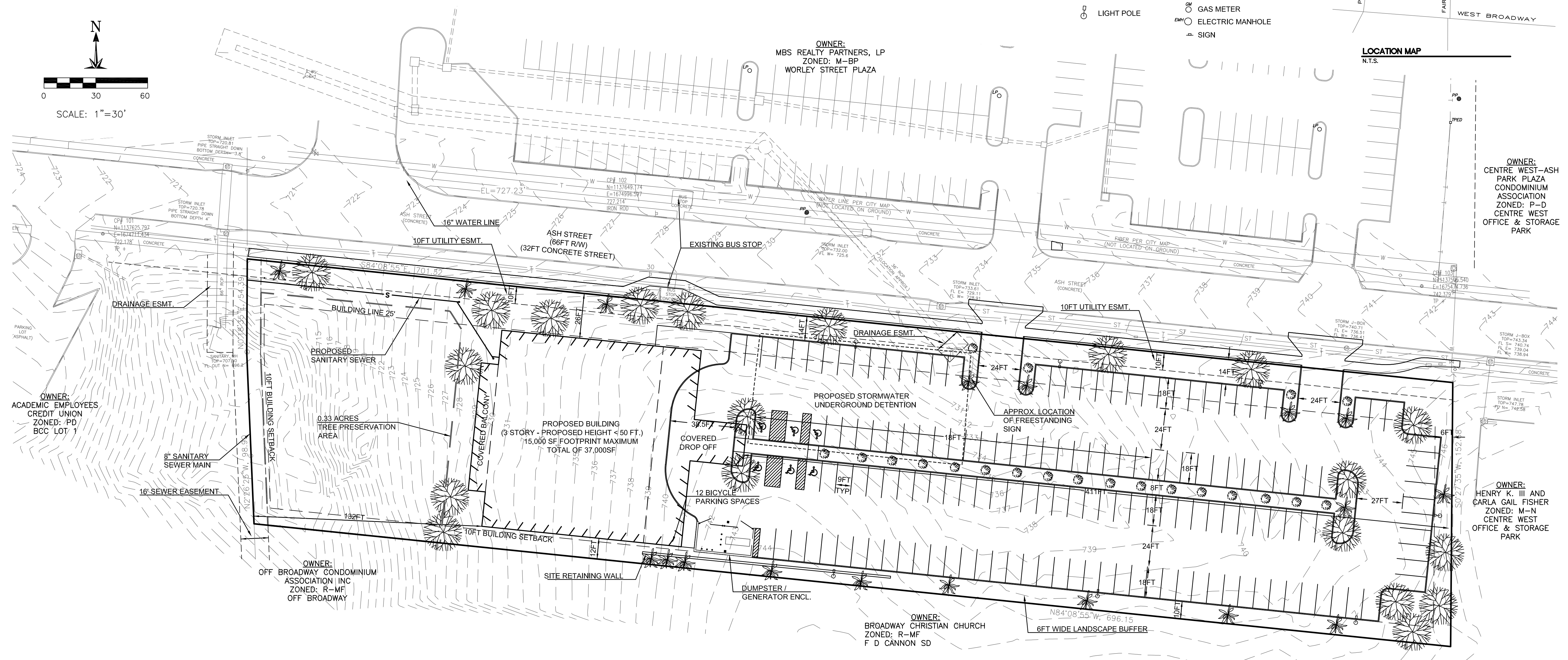


LEGEND

○ IRON PIPE (UNO)	○ SANITARY MANHOLE
----- STORM SEWER	○ SANITARY CLEAN OUT
-T- TELEPHONE	○ WATER METER
-S- SANITARY SEWER	○ WATER VALVE
-W- WATERLINE	○ FIRE HYDRANT
-G- GAS LINE	○ POWER POLE
-O/E- OVERHEAD ELEC.	○ GUY WIRE ANCHOR
-UE- UNDERGROUND ELEC.	○ LIGHT POLE
-TV- CABLE TV	○ GAS VALVE
-FL- FLOW LINE	○ GAS METER
○ LIGHT POLE	○ ELECTRIC MANHOLE
	△ SIGN



OWNER:
ACADEMIC EMPLOYEES
CREDIT UNION
ZONED: PD
BCC LOT 1

OWNER:
OFF BROADWAY CONDOMINIUM
ASSOCIATION INC
ZONED: R-MF
OFF BROADWAY

OWNER:
MBS REALTY PARTNERS, LP
ZONED: M-BP
WORLEY STREET PLAZA

OWNER:
CENTRE WEST-ASH
PARK PLAZA
CONDOMINIUM
ASSOCIATION
ZONED: P-D
CENTRE WEST
OFFICE & STORAGE
PARK

OWNER:
HENRY K. III AND
CARLA GAIL FISHER
ZONED: M-N
CENTRE WEST
OFFICE & STORAGE
PARK

OWNER:
BROADWAY CHRISTIAN CHURCH
ZONED: R-MF
F D CANNON SD

LANDSCAPE DATA
TOTAL AREA = 2.44 ACRES (106,340 S.F.)
IMPERVIOUS AREA = 68,060 S.F. (64%)
PERVIOUS AREA = 38,282 S.F. (36%)

- A LANDSCAPE PLAN WILL BE PROVIDED AT CONSTRUCTION DOCUMENT SUBMITTAL THAT WILL BE COMPLIANT WITH 29-4.4(d) AND 29-4.4(e)
- ALTERATIONS TO 29-4.4(f) ARE AS FOLLOWS:
 - 29-4.4(f)(1), (2) AND (3) THE MAXIMUM WIDTH THAT CAN BE PROVIDED FOR INTERIOR ISLAND IS 9FT TO MAINTAIN GRADING TRANSITIONS.
 - TOTAL SQUARE FEET(SF) OF PAVEMENT = 51,620SF X 10% = 5,162SF REQUIRED, ONLY 4,060SF PROVIDED = 8%.
- A LANDSCAPE PLAN WILL BE PROVIDED AT CONSTRUCTION DOCUMENT SUBMITTAL THAT WILL BE COMPLIANT WITH 29-4.4(f) (4) AND (5)
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AFTER CONSTRUCTION.
- TREE PRESERVATION AREA IS MAINTAINED AT 0.33 ACRES IN SIZE. THE 0.33 ACRES DISPLAYED AT THE WEST END WILL NOT INCLUDE UTILITY EASEMENT.
- PER 29-4.4(e) THIS PROPERTY WILL HAVE A 6FT WIDE LANDSCAPE BUFFER WITH 80% OPACITY AT SOUTH PROPERTY LINE.
- PER 29-4.4(d)(2) STREET TREES WILL BE PROVIDED AT ASH STREET FRONTAGE

OWNER
MBS REALTY PARTNERS, LP
2711 WEST ASH STREET
COLUMBIA, MISSOURI 65203
573-445-2243

PARKING DATA
REQUIRED: OFFICE (1 SPACE PER 300SF)
37,000 SF PROPOSED BUILDING
37,000/300 = 123 REQUIRED SPACES
12 BICYCLE PARKING SPACES REQUIRED

PROVIDED: 150 STANDARD PARKING SPACES
6 ADA ACCESSIBLE VEHICLE SPACES
12 BICYCLE PARKING SPACES

PROPOSED PARKING RATIO:
37,000/156 = 237 PROVIDING 1 PARKING SPACE PER 237SF

- GENERAL NOTES**
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. MAXIMUM HEIGHT SHALL BE NO GREATER THAN 50 FEET.
 - TRACT IS CURRENTLY ZONED = PD
 - SIZE OF LOT IS 2.44 ACRES.
 - ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
 - STORMWATER PLAN IS CONCEPTUAL. FINAL UNDERGROUND DETENTION BASIN AND STORMWATER QUALITY DESIGN WILL COMPLY WITH CHAPTER 12-A ARTICLE V, AND THE CITY OF COLUMBIA STORMWATER MANAGEMENT MANUAL. POST DEVELOPMENT FLOWS WILL BE LESS THAN OR EQUAL TO PREDEVELOPMENT FLOWS FOR 1, 2, 10, & 100 YEAR STORMS.
 - BUILDING ORIENTATION TO BE ACCESSED INTERIOR FROM THE PARKING LOT TO MAIN FLOOR.

SIGNAGE AND LIGHTING
SIGNAGE: PROPOSED SIGN WILL HAVE A MAXIMUM SQUARE FOOTAGE OF 48 SF AND A MAXIMUM HEIGHT OF 10 FT.

LIGHTING: PARKING LOT LIGHTING TO BE POLE MOUNTED AT A HEIGHT OF 25'. THE FIXTURE TYPE WILL BE LED FULL CUT OFF AND WILL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA'S LIGHTING ORDINANCE.

APPROVED BY THE PLANNING & ZONING COMMISSION,
COLUMBIA, MO THIS ____ DAY OF _____, 2018

RUSTY STRODTMAN, CHAIRPERSON

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

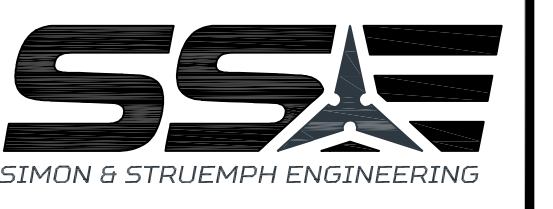
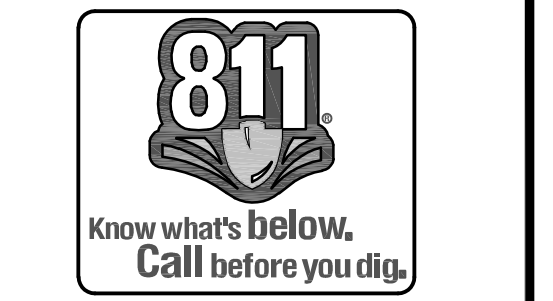
BRIAN TREECE, MAYOR

ATTEST:
SHEELA AMIN, CITY CLERK

STREAM BUFFER STATEMENT
THIS TRACT IS NOT LOCATED WITHIN STANDARD PER 12A-232(a)(2) AS THIS TRACT WAS INCLUDED IN A FINAL PLAT APPROVED PRIOR TO 02 JANUARY 2007.

FLOOD PLAIN STATEMENT
THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY F.E.M.A. FLOOD PLAIN MAP PANEL #29019C0260D, EFFECTIVE DATE 3-17-2011

LEGAL DESCRIPTION
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND DESCRIBED AS LOT 2, BCC PLAT 1 AS RECORDED IN PLAT BOOK 26, PAGE 62 AND CONTAINING 2.44 ACRES.



CREATING CLIENTS FOR LIFE
210 PARK AVENUE
COLUMBIA, MO 65203
P 573, 499, 1944

MISSOURI CERTIFICATE OF AUTHORITY
NO. E, 2017015086
EXPIRES: DECEMBER 31, 2019

NOTICE:
SSE 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.

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10/04/2018
Keenan K. Simon
MO-PE 2016017682
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

BOONE COUNTY
FAMILY RESOURCES
PD PLAN
COLUMBIA, MO

10/4/2018
REVISIONS

ENGINEER
KKS
DRAWN BY
KKS
CHECKED BY
KKS
SSE PROJECT #
18069

PD PLAN
DRAWING NO. C101
SHEET NO. 1 OF 01