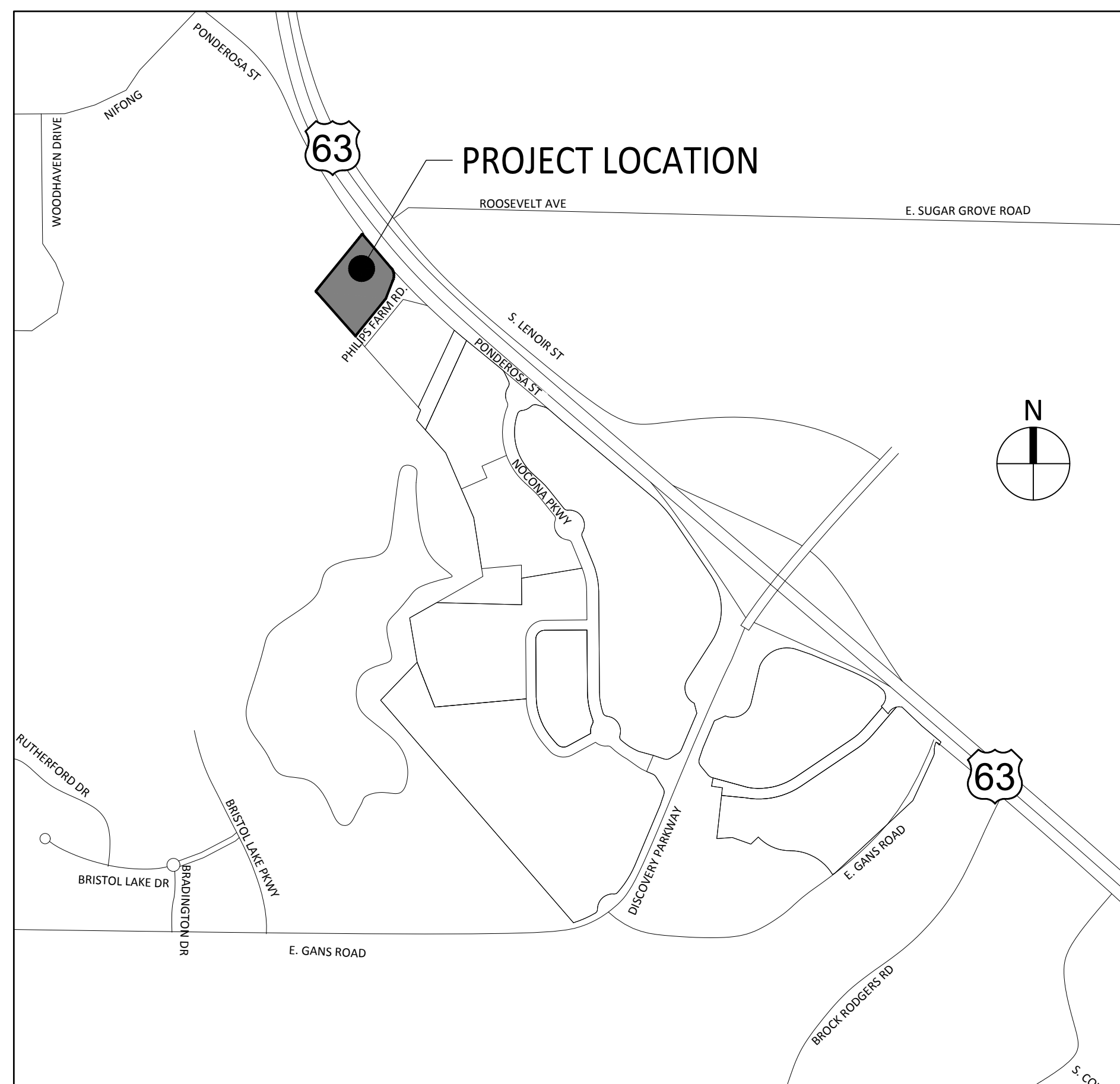


MAJOR AMENDMENT TO CP PLAN FOR DISCOVERY OFFICE PARK NORTH

LOCATED IN SECTION 32, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
MAY, 2016

Project Location Map



Index of Drawings

SHEET NUMBER	SHEET TITLE
X0.1	COVER SHEET
X0.2	ABBREVIATIONS & NOTES
C1.0	CP PLAN DEVELOPMENT - OVERALL
C1.1	CP PLAN - LOT 1
C1.2	CP PLAN - LOT 1

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

RUSTY STRODTMAN ACTING VICE-CHAIRMAN

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

BRIAN TREECE - MAYOR

SHEELA AMIN - CITY CLERK

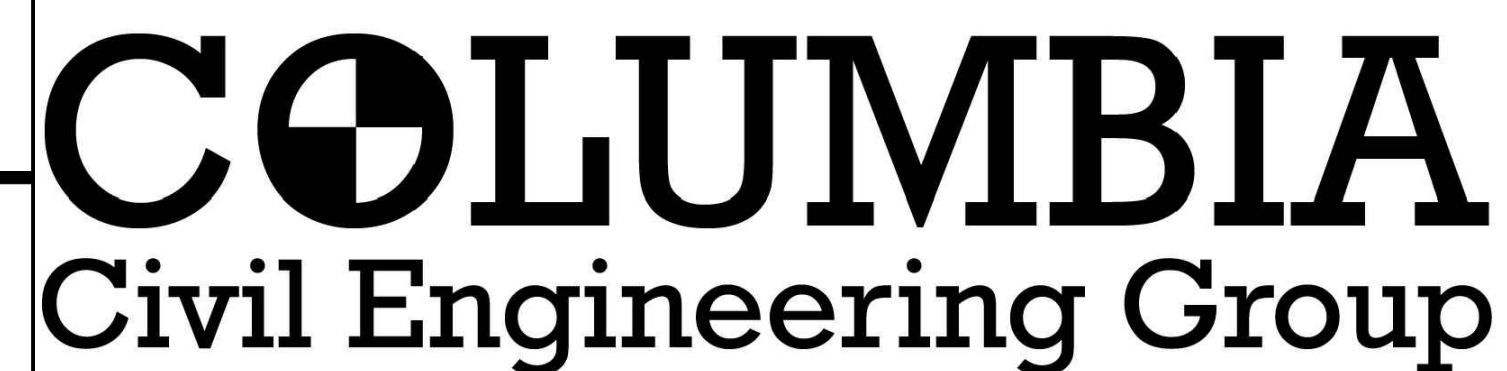


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI.

MICHAEL M. HALL, P.E.
MO #30044
EXPIRES 12-31-17

Set No: _____

Project Number: 112003-1-423; CITY OF COLUMBIA #16-134



MISSOURI ENGINEERING CORPORATION NUMBER 2013000149, EXPIRES 12-31-2017
Columbia Civil Engineering Group, LLC 4220 Philips Farm Road Columbia, MO 65201
Phone (573) 999-7821

6/30/16

STANDARD ABBREVIATIONS

Note: See the National CAD Standard for Abbreviations not Included Below

AASHTO	American Society of State Highway & Transportation Officials	EL/Elev	Elevation	OD	Outside Dimension
AC	Asbestos Cement/Asphaltic Concrete	EP/FES	Edge of Pavement/Shoulder	OHE	Overhead Electric
Acc	Accessible	Eqn Sta	Equation Station	PC	Point of Curvature
ACI	American Concrete Institute	ESI	Engineer Supplemental Instruction	PI	Point of Intersection
Aggr	Aggregate	EX	Existing	PL	Property Line
Ah	Ahead	FD	Floor Drain/Foundation Drain	PP	Power Pole
Alt	Alternate	FDC	Fire Department Connection	PT	Point of Tangency
ASTM	American Society of Testing and Materials	Fdn	Foundation	PVC	Polyvinyl Chloride (Plastic)
AWG	American Wire Gauge	FES	Flared End Section	PCC	Portland Concrete Cement
AWWA	American Water Works Association	FF	Finish Floor Elevation	R	Radius
ADA	Americans with Disabilities Act	FG	Finish Grade	RCB/RCP	Reinforced Concrete Box/Pipe
AI	Area Inlet	FH	Fire Hydrant	RD	Roof Drain
BC	Back of Curb	FHWA	Federal Highway Administration	RT	Right
Bdry	Boundary	FL	Flow Line	ROW	Right of Way
Bh	Behind	FM	Factory Mutual	San	Sanitary
BM	Benchmark	Fnc	Fence	SI	International System of Units
BOW	Base of Wall	GL/GM/GV	Gas Line/Meter/Valve	SO	Side Opening
Ctrs	Center to Center	GV&B	Gate Valve & Box	SW	Sidewalk
CFS	Cubic Feet per Second	HDPE	High Density Polyethylene Pipe	Sta	Station
Ci	Curb Inlet	HB	Hose Bibb	Strm	Stream
CIP	Cast-In-Place/Cast Iron Pipe	IBC	International Building Code	TBM	Temporary Benchmark
CL	Centerline	ID	Inside Dimension	Tele	Telephone
CMF	Corrugated Metal Pipe	JBox	Junction Box	TCE	Temporary Construction Easement
CMU	Concrete Masonry Unit	LF	Linear Feet	TOC	Top of Curb
CO	Cleanout	LIP	Leave in Place	TOF	Top of Footing
CP	Control Point/Concrete Pipe	LP	Light Pole	TOW	Top of Wall
CWL/CWR/CWS	Chilled Water Line/Return/Supply	Lt	Left	Typ	Typical
D	Depth	MC	Moisture Content	UE	Underground Electric/Fiber
DA	Drainage Area	MEP	Mechanical/Electrical/Plumbing	UL	Underwriters Laboratories
Dia	Diameter	ML	Match Line	UNO	Unless Noted Otherwise
DIP	Ductile Iron Pipe	MH	Manhole	VC	Vertical Curve
DS	Dropsout/Disconnect Switch	MUTCD	Manual of Uniform Traffic Control Devices	VCP	Vertical Point of Curvature
EL	Easement Line	MODOT	Missouri Department of Transportation	VPI	Vertical Point of Intersection
EW	Each Way	N	Northing	VPT	Vertical Point of Tangency
E	Easting	NTS	Not to Scale	WL/WM	Water Line/Meter
EG	Existing Grade	o.c.	On Center	WS	Wheel Stop
		OSHA	Occupational Safety and Health Administration	WWF	Welded Wire Fabric

LEGEND

SANITARY MANHOLE	EXISTING	PROPOSED	PROPERTY LINE	EXISTING	PROPOSED
STORM MANHOLE	⊙	⊙	UNDERGROUND TELEPHONE	— UT — UT	— UT — UT
ELECTRIC TRANSFORMER	⊞	⊞	UNDERGROUND FIBER OPTIC	— UFO —	— UFO —
TELEPHONE PEDESTAL	⊞	⊞	UNDERGROUND ELECTRIC	— UE —	— UE —
WATER VALVE	⊞	⊞	OVERHEAD ELECTRIC	— OHE —	— OHE —
HYDRANT	⊞	⊞	GAS MAIN	— GAS — GAS	— GAS — GAS
CORPORATION STOP	⊞	⊞	WATER MAIN	— W —	— W —
STORM INTAKE	⊞	⊞	SANITARY SEWER	— SAN —	— SAN —
LIGHT POLE	⊞	⊞	SANITARY SEWER SERVICE	— ST —	— ST —
DECIDUOUS TREE	⊞	⊞	STORM SEWER	— SS —	— SS —
FLARED END	⊞	⊞	EASEMENT	— — — —	— — — —
SIGN	⊞	⊞	SETBACK	— BL —	— BL —
GAS METER	⊞	⊞	RIGHT OF WAY	— R/W —	— R/W —
TELEPHONE MANHOLE	⊞	⊞	MINOR CONTOUR	— — — —	— — — —
TELEPHONE PEDESTAL	⊞	⊞	MAJOR CONTOUR	— — — —	— — — —
BURIED TELEPHONE BOX	⊞	⊞	SIDEWALK	— — — —	— — — —
SANITARY SEWER MANHOLE	⊞	⊞	PAVEMENT	— — — —	— — — —
SANITARY CLEANOUT	⊞	⊞	STREAM BUFFER	— — — —	— — — —
UTILITY POLE	⊞	⊞	BUILDING	— — — —	— — — —
UTILITY POLE ANCHOR	⊞	⊞	PARKING STRIPE	— — — —	— — — —
YARD LIGHT	⊞	⊞	50-YEAR FLOODPLAIN	— — — —	— — — —
ELECTRIC MANHOLE	⊞	⊞	100-YEAR FLOODPLAIN	— — — —	— — — —
ELECTRIC METER	⊞	⊞	SILT FENCE	— — — —	— — — —
BURIED ELECTRIC BOX	⊞	⊞	GRADING LIMITS	— — — —	— — — —
GPS/CONTROL MONUMENT	⊞	⊞	STORM CULVERT	— — — —	— — — —
EXISTING SPOT ELEVATION	⊞	⊞			
STONE MARKER	⊞	⊞			
NON-STANDARD PROPERTY MARKER	⊞	⊞			
1/2" PROPERTY IRON	⊞	⊞			
5/8" OR LARGER PROPERTY IRON	⊞	⊞			
TYPE A MONUMENT	⊞	⊞			
RIGHT-OF-WAY MARKER	⊞	⊞			
PROPOSED PUBLIC ROAD					
PROPOSED PAVEMENT					
PROPOSED SIDEWALK					
PROPOSED DENTENTION					

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

△ RUSTY STRODTMAN ACTING VICE-CHAIRMAN

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

BRIAN TREECE - MAYOR

SHEELA AMIN - CITY CLERK

OWNER & DEVELOPER

OWNER:
P1316, LLC
3315 BERRYWOOD SUITE 101
COLUMBIA, MISSOURI 65201
573-449-9902

DEVELOPER:
TRITTENBACH DEVELOPMENT
3301 BERRYWOOD, SUITE 103
COLUMBIA, MISSOURI 65201
573-449-9902

FLOOD PLAIN NOTE

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #280019C0950 DATED MARCH 17, 2011.

GENERAL NOTES

- ALL TOPOGRAPHY SHOWN ON THESE DRAWINGS IS FROM LIDAR INFORMATION OBTAINED FROM BOONE COUNTY RESOURCE MANAGEMENT AND FIELD SURVEYS.
- THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 5.02 ACRES.
- MAXIMUM BUILDING HEIGHT SHALL BE NO MORE THAN 59 FEET.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
- DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- THIS PROJECT WILL BE COMPLETED IN ONE OR MORE PHASES.
- GAS SERVICE IS BEING EXTENDED TO THIS DEVELOPMENT BY AMEREN UE AT THIS TIME.
- DEVELOPER WILL COORDINATE WITH COLUMBIA WATER AND LIGHT FOR THE DESIGN OF ELECTRIC SERVICE FOR THIS AREA.

ZONING AND USE NOTES

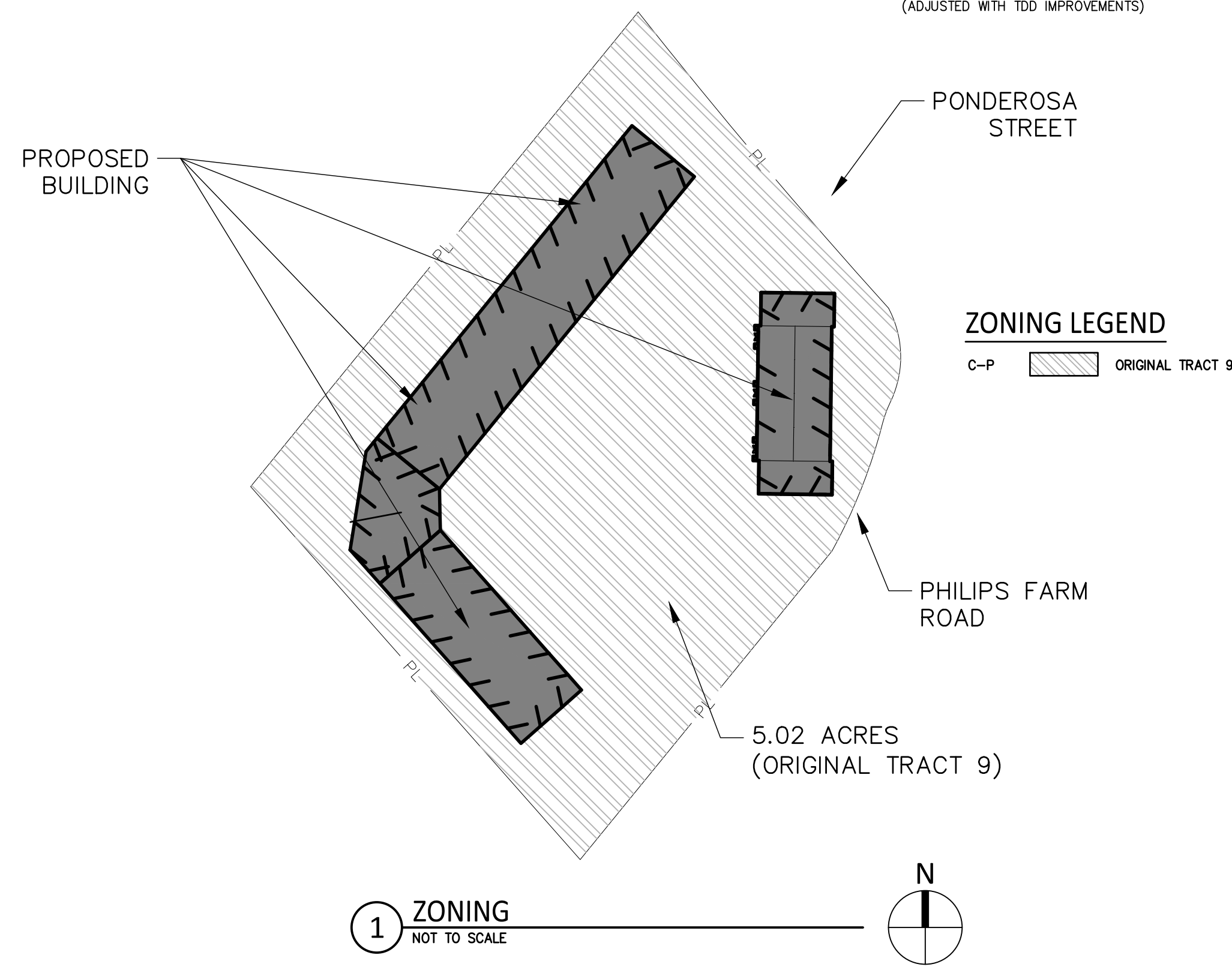
ZONING C-P

BENCHMARK INFORMATION

DNR GRS ALUMINUM DISK STAMPED 80-15, IN A 12" CONCRETE MONUMENT, FROM THE INTERSECTION OF PONDEROSA STREET AND GRANDSTONE PARKWAY (MISSOURI ROUTE AC) GO SOUTHEAST ON PONDEROSA STREET 0.86 MILES, 16' NORTHEAST OF A STEEL T-POST, 32.5' SOUTHWEST OF PONDEROSA STREET, 15.9' NORTHWEST OF A STEEL T-POST, 11.1' NORTH OF A CARSONITE WITNESS POST AT A FENCE AND 9.9' NORTHEAST OF A NAIL AND SHINER IN A FENCE POST. ELEVATION = 799.74'.

DNR GRS ALUMINUM DISK STAMPED 80-14 IN A 12" CONCRETE MONUMENT, STATION IS LOCATED AT THE MFA OIL COMPANY'S HEADQUARTERS, 32 FEET SOUTH OF THE SOUTH EDGE OF DRIVING LANE OF STADIUM BOULEVARD, 22.9' SOUTHWEST OF THE END OF CURB, 105 FEET WEST OF THE CENTER OF EAST POINT DRIVE AND 34.5' NORTH-NORTHWEST OF A CARSONITE WITNESS POST AT A RIGHT-OF-WAY MARKER. ELEVATION = 751.61'.

- TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7034 = 790.18 (ADJUSTED WITH TDD IMPROVEMENTS)
- TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7033 = 789.27 (ADJUSTED WITH TDD IMPROVEMENTS)
- TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7032 = 773.66 (ADJUSTED WITH TDD IMPROVEMENTS)
- TOP OF CITY OF COLUMBIA SANITARY MANHOLE 707 = 777.97 (ADJUSTED WITH TDD IMPROVEMENTS)
- TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7035 = 791.64 (ADJUSTED WITH TDD IMPROVEMENTS)



UTILITY CONTACT INFORMATION

LOCATES:	MISSOURI ONE CALL SYSTEM 1022 B NORTHEAST DRIVE JEFFERSON CITY, MO 65109 1-800-344-7483
SEWER:	CITY OF COLUMBIA 701 E. BROADWAY COLUMBIA, MO 65201 ALLISON ANDERSON (573) 874-7250
GAS:	AMEREN UE 3301 LEMONE IND. BLVD. COLUMBIA, MO 65201 BRUCE DARR 573-876-3030 1-800-522-7583
ELECTRIC:	COLUMBIA WATER & LIGHT 701 E. BROADWAY COLUMBIA, MO 65201 DONNIE NICHOLSON (573) 874-7315
CATV:	MEDIACOM 1211 WILKES BLVD COLUMBIA, MO 65201 DON WILSON (573) 443-1535 (855) 633-4226
TELEPHONE:	CENTURYLINK 625 CHERRY STREET COLUMBIA, MO 65201 JIMMY RUNYON (573) 886-3500 (573) 886-3336

LEGAL DESCRIPTION

EXISTING DESCRIPTION:
ALL OF LOT 1, DISCOVERY PARK SUBDIVISION PLAT 2-B LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 48, PAGE 45.

MO-DNR LAND DIST. PERMIT NO.

MORAD2958 ISSUED ON APRIL 2, 2013

STREAM BUFFER STATEMENT

THERE ARE NO REGULATED STREAMS WITHIN OR ADJACENT TO THIS TRACT 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.

LIGHTING

LIGHT POLES SHOWN SHALL BE FULL-CUTOFF SHOEBOX FIXTURES, INWARD AND DOWNWARD DIRECTED, TOTAL NUMBER ESTIMATED TO BE 15. MAXIMUM LIGHT POLE HEIGHT SHALL BE 20 FEET. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FUTURE INFRASTRUCTURE NOTE

FINAL SIZING OF FUTURE INFRASTRUCTURE WILL BE SIZED UPON SUBMISSION OF FINAL DESIGN PLANS.

SIGNAGE

ONE MONUMENT SIGN IS PROPOSED ALONG THE HIGHWAY 63/PONDEROSA FRONTAGE, WHICH WILL BE A MAXIMUM OF 12' TALL AND NOT EXCEED 64 SQUARE FEET.

ONE MONUMENT SIGN IS PROPOSED ALONG THE PHILIPS FARM ROAD FRONTAGE, WHICH WILL BE A MAXIMUM OF 12' TALL AND NOT EXCEED 64 SQUARE FEET.

DIRECTIONAL SIGNS MAY BE INSTALLED AT BUILDING ENTRANCES AS NEEDED. WALL MOUNTED SIGNAGE IS NOT KNOWN AT THIS TIME.

FINAL SIGNAGE WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS. SIGNAGE WILL BE IN ACCORDANCE WITH CITY STANDARDS AND ORDINANCE 18043.

COLUMBIA
Civil Engineering Group
Columbia, MO

4220 PHILIPS FARM ROAD COLUMBIA, MO 65201
PHONE (573) 899-7821



MICHAEL M. HALL, P.E.
MO # 30044
EXPIRES 12-31-2017
MISSOURI ENG. CORP #2013000149
EXPIRES 12-31-2017

**CP PLAN FOR DISCOVERY
OFFICE PARK NORTH
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI**

REVISIONS

△ CITY COMMENTS 6/10/16

DRAWN MMH

APPROVED MMH

ISSUED FOR DATE 6/30/16

FIELD BOOK

SHEET NAME

ABBREVIATIONS & NOTES

PROJECT NO. 112003-1-423

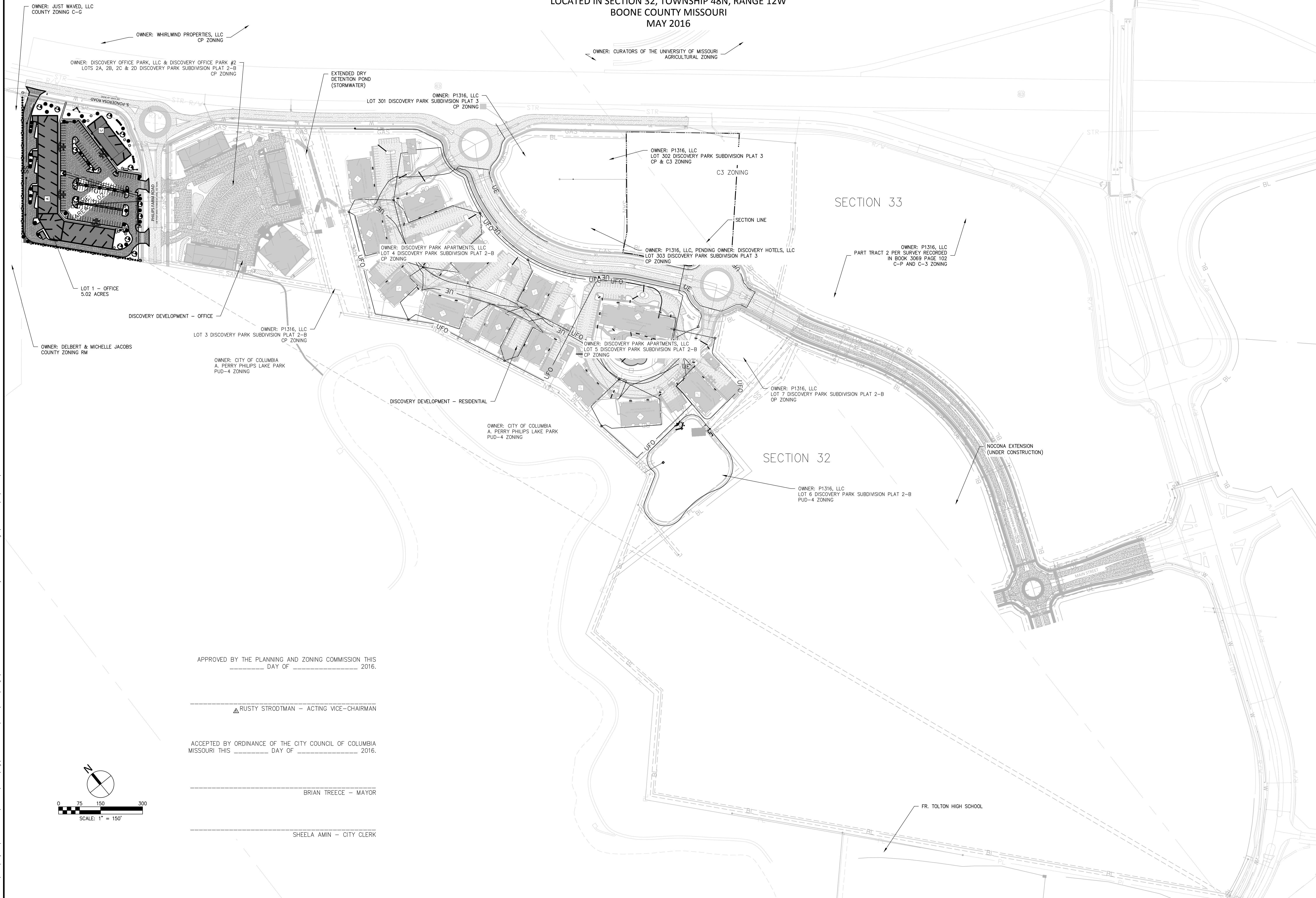
CITY NO. #16-134

SHEET NO.

X0.2

DISCOVERY PARK SUBDIVISION - OFFICE PARK NORTH - LOT 1

MAJOR AMENDMENT TO C-P PLAN FOR
 LOCATED IN SECTION 32, TOWNSHIP 48N, RANGE 12W
 BOONE COUNTY MISSOURI
 MAY 2016



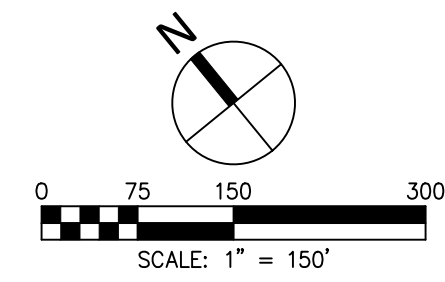
APPROVED BY THE PLANNING AND ZONING COMMISSION THIS
 _____ DAY OF _____ 2016.

 RUSTY STRODTMAN - ACTING VICE-CHAIRMAN

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

 BRIAN TREECE - MAYOR

 SHEELA AMIN - CITY CLERK



COLUMBIA
 Civil Engineering Group
 Columbia, MO
 4220 PHILIPS FARM ROAD COLUMBIA, MO 65201
 PHONE (573) 999-7821



MICHAEL M. HALL, P.E.
 MO # 30044
 EXPIRES 12-31-2017
 MISSOURI ENG. CORP #2013000149
 EXPIRES 12-31-2017

**CP PLAN FOR DISCOVERY
 OFFICE PARK NORTH**
 TRITTENBACH DEVELOPMENT
 COLUMBIA, MISSOURI

REVISIONS

Δ CITY COMMENTS 6/21/16

DRAWN MMH
 APPROVED MMH
 ISSUED FOR _____
 DATE 6/30/16
 FIELD BOOK _____

SHEET NAME
**CP PLAN
 DEVELOPMENT -
 OVERALL**

PROJECT NO. 112003-1-423
 CITY NO. #16-134
 SHEET NO.

C1.0

OFFICE PARK NORTH UNIT CALCULATION:

#	LOT LOC.	TOTAL NUMBER OF UNITS	SQ. FT. TOTAL
A	1	OFFICE (1 STORY, 32,052) Δ	32,052
B	1	OFFICE (1 STORY, 12,950)	12,950
C	1	OFFICE BUILDING (1 STORY, 11,375 EA.)	11,375
TOTAL NUMBER OF UNITS			56,377

CALCULATIONS - LOT #1:

AREA	VALUE	PERCENT
TOTAL LOT AREA =	5.02 ACRES	
TOTAL PARKING LOT AREA =	2.38 ACRES	
TOTAL SIDEWALK AREA =	0.15 ACRES	
TOTAL BUILDING FOOTPRINT AREA =	1.29 ACRES	
TOTAL IMPERVIOUS AREA =	3.82 ACRES	76%
TOTAL PERVIOUS AREA =	1.20 ACRES	24%

LANDSCAPE COMPLIANCE	
TOTAL PARKING LOT & DRIVE AREA	103,673 SQ. FT.
TOTAL REQUIRED @ 1 TREE/4500 SQ. FT.	23 TREES
TOTAL TREES REQUIRED =	23 TREES
MEDIUM TO LARGE TREES REQUIRED (30%) =	7 TREES
TOTAL TREES PROVIDED =	10 LARGE
	26 TOTAL
LANDSCAPE REQUIRED (15% OF TOTAL LOT)	0.75 ACRES
LANDSCAPE PROVIDED	(SEE PLAN) 1.20 ACRES

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

Δ RUSTY STRODTMAN - ACTING VICE-CHAIRMAN

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

BRIAN TREECE - MAYOR

SHEELA AMIN - CITY CLERK

PARKING CALCULATION - LOT #1:

QTY	NUM.	DESCRIPTIONS	PARKING REQUIREMENT	PARKING RESULT
1	A	MULTI-USE OFFICE BUILDING Δ		
		- OFFICE	1 SPACE / 300 SQ. FT. =	102 Δ SPACES
1	B	OFFICE BUILDING	1 SPACE / 300 SQ. FT. =	43 SPACES
1	C	OFFICE BUILDING	1 SPACE / 300 SQ. FT. =	38 SPACES
TOTAL SPACES REQUIRED				184 SPACES
TOTAL HANDICAPPED SPACES REQUIRED (MIN.)				SEE BELOW SPACES
TOTAL HANDICAPPED SPACES PROVIDED (FOUR VAN ACCESSIBLE PROVIDED)				8 SPACES
Δ TOTAL SPACES PROPOSED (TO ALLOW FOR GEN. OFFICE MED.)				184 SPACES
PROVIDED PARKING RATIO (BASED OFF OF 55,072 SF (DOCKS NEGLECTED))				1:299 SPACES
TOTAL BICYCLE SPACES REQUIRED				12 SPACES
TOTAL BICYCLE SPACES PROVIDED				16 SPACES

CITY OF COLUMBIA, MISSOURI PARKING REQUIREMENTS

handicapped spaces (HC) required per required parking spaces, if you have 0-25 SPA = 1 HC, 26-50 SPA = 2 HC, 51-75 SPA = 3 HC, 76-100 SPA = 4 HC, 101-150 SPA = 5 HC, 151-200 SPA = 6 HC, 201-300 SPA = 7 HC, 301-400 SPA = 8 HC, 401-500 SPA = 9 HC, 501-1000 SPA = parking spaces * 2%, if parking spaces require > 1000 SPA = 20 HC + 1 for every 100 SPA over 1000.

Van Accessible Parking Space with MIN. 96" WIDE Access Lane Requirement - 1-400 SPA = 1, 401-500 SPA = 2, >501 SPA = 1/8 of required handicapped parking spaces shown above.

Accessible Parking Space with MIN. 60" WIDE Access Aisle Requirement, if you have 0-25 SPA = 0, 26-50 SPA = 1, 51-75 SPA = 2, 76-100 SPA = 3, 101-150 SPA = 4, 151-200 SPA = 5, 201-300 SPA = 6, 301-400 SPA = 7, 401-500 SPA = 8, >500 SPA = 7/8 of Required Handicapped Parking Spaces shown above.

LABELS LEGEND

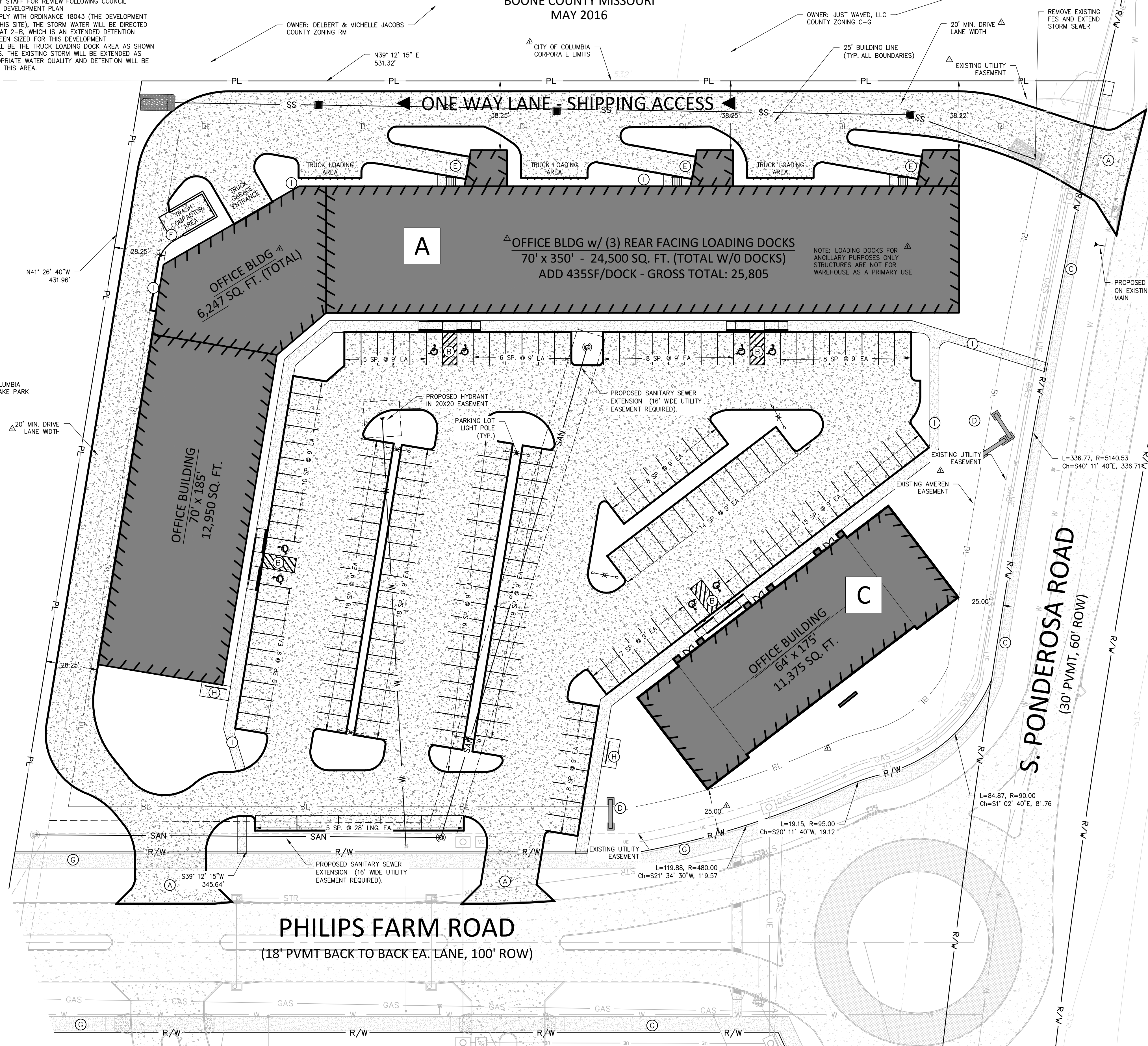
(A)	CITY OF COLUMBIA STANDARD COMMERCIAL ENTRANCE
(B)	ACCESSIBLE PARKING
(C)	5' WIDE CITY OF COLUMBIA SIDEWALK
(D)	MONUMENT SIGN
(E)	LOADING DOCK
(F)	MINI COMPACTOR ENCLOSURE 14' x 20' MIN WITH 7' LOADING PAD IN FRONT OF ENCLOSURE
(G)	8' WIDE CITY OF COLUMBIA SIDEWALK
(H)	8 SPA, BICYCLE RACK
(I)	PCC WALK

STORMWATER NOTES:

- STORM WATER MANAGEMENT SHOWN ON THIS DRAWING IS CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY STAFF FOR REVIEW FOLLOWING COUNCIL APPROVAL OF THE DEVELOPMENT PLAN.
- IN ORDER TO COMPLY WITH ORDINANCE 18043 (THE DEVELOPMENT AGREEMENT FOR THIS SITE), THE STORM WATER WILL BE DIRECTED INTO LOT 3 OF PLAT 2-B, WHICH IS AN EXTENDED DETENTION BASIN AND HAS BEEN SIZED FOR THIS DEVELOPMENT.
- EXCEPTION WILL BE THE TRUCK LOADING DOCK AREA AS SHOWN ON THE PLANS. THE EXISTING STORM WILL BE EXTENDED AS NOTED. APPROPRIATE WATER QUALITY AND DETENTION WILL BE PROVIDED FOR THIS AREA.

DISCOVERY PARK SUBDIVISION - OFFICE PARK NORTH - LOT 1

MAJOR AMENDMENT TO C-P PLAN FOR
 LOCATED IN SECTION 32, TOWNSHIP 48N, RANGE 12W
 BOONE COUNTY MISSOURI
 MAY 2016

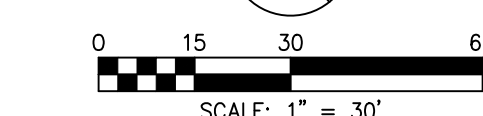


DENSITY CALCULATION - LOT #1:

(LOT 1 REPRESENTED IN THIS CHART)	
LOT AREA	5.02 ACRES
PROPOSED SQ. FOOTAGE	56,377 SQUARE FOOTAGE
PROPOSED DENSITY	11,230.5 BLDG. SQ. FT./ACRE

OFFICE PARK NORTH DENSITY CALCULATION - BUILD OUT:

(LOT 1 REPRESENTED IN THIS CHART)	
LOT AREA	5.0200 ACRES
PROPOSED SQ. FOOTAGE	56,377 SQUARE FOOTAGE
PROPOSED DENSITY	11,230 BLDG. SQ. FT./ACRES



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION. ROTATE CLOCKWISE TO MATCH PLAT BEARINGS

COLUMBIA
 Civil Engineering Group
 Columbia, MO
 4220 PHILIPS FARM ROAD COLUMBIA, MO 65201
 PHONE (673) 999-7821



MICHAEL M. HALL, P.E.
 MO # 30044
 EXPIRES 12-31-2017
 MISSOURI ENG. CORP #2013000149
 EXPIRES 12-31-2017

**CP PLAN FOR DISCOVERY
 OFFICE PARK NORTH**
 TRITTENBACH DEVELOPMENT
 COLUMBIA, MISSOURI

REVISIONS	
Δ CITY COMMENTS	6/21/16
Δ CITY COMMENTS	6/30/16

DRAWN	MMH
APPROVED	MMH
ISSUED FOR	DATE
	6/30/16
FIELD BOOK	

SHEET NAME
CP PLAN - LOT 1

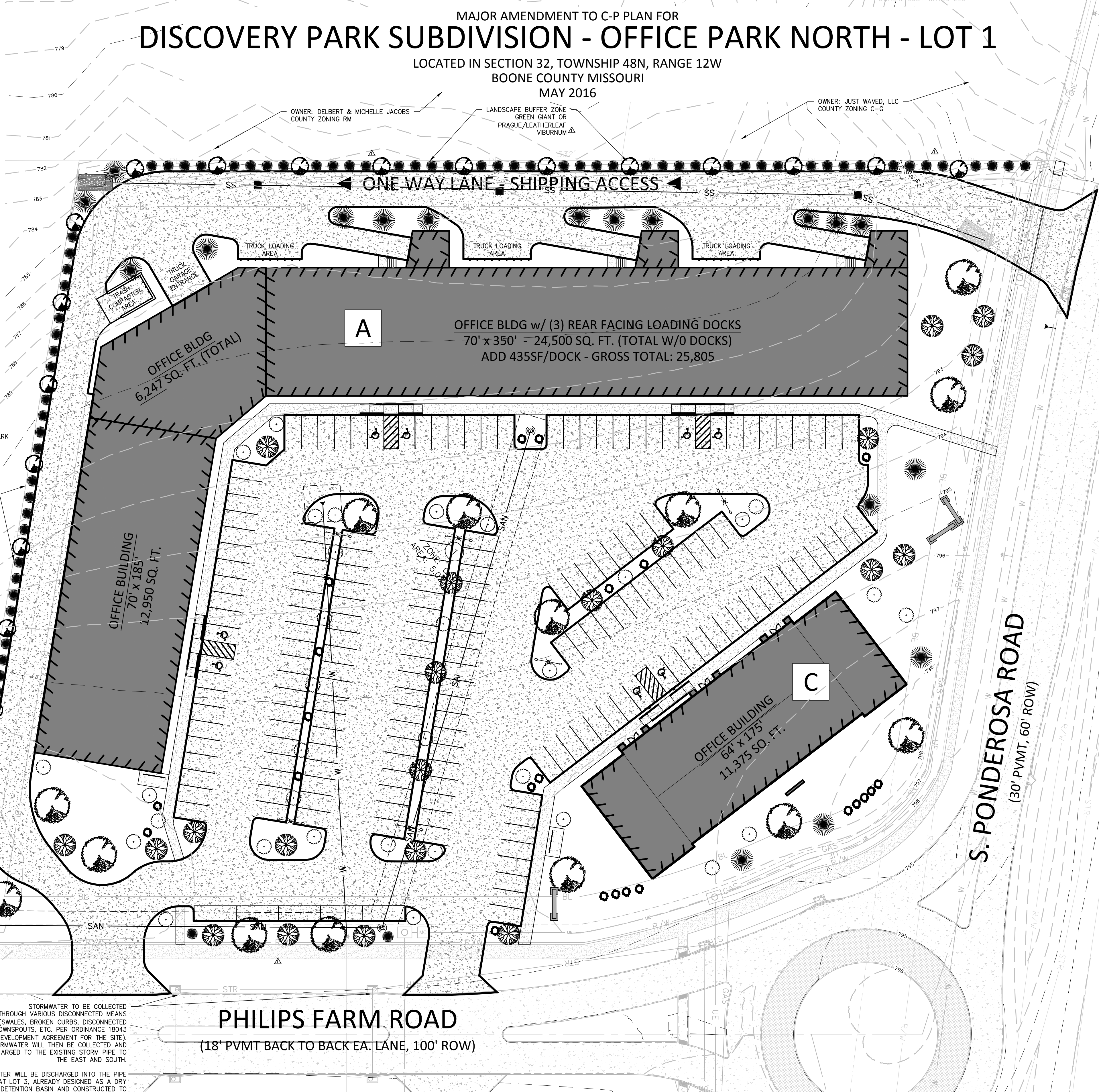
PROJECT NO. 112003-1-423
 CITY NO. #16-134
 SHEET NO.

C1.1

DISCOVERY PARK SUBDIVISION - OFFICE PARK NORTH - LOT 1

MAJOR AMENDMENT TO C-P PLAN FOR
 LOCATED IN SECTION 32, TOWNSHIP 48N, RANGE 12W
 BOONE COUNTY MISSOURI
 MAY 2016

TREE LEGEND				
QUANTITY	SIZE	CATEGORY	SPECIES	SYMBOL
35 ▲ ▲	2" CAL.	SHADE TREE (MED. - LG.)	TRIDENT MAPLE (ACER BUERGERIANUM) RIVER BIRCH (BETULA NIGRA) OR APPROVED EQUAL	
21 ▲ ▲	4' TALL	ORNAMENTAL TREE	SERVICEBERRY (AMELANCHER ARBOREA), APPALACHIAN RE REDBUD (CERCIS CANADENSIS) OR APPROVED EQUAL	
96 ▲ ▲	6' TALL	EVERGREEN TREE (AND/OR VIBURNUM ALONG PROPERTY LINE FOR SCREENING) ▲	▲ EVERGREEN - GREEN GIANT ARBORVITAE (OR APPROVED EQUAL), VIBURNUM - PRAGUE OR LEATHERLEAF AT 15' CENTERS, STAGGERED PLACEMENT TO AVOID UNIFORM APPEARANCE	
33 ▲ ▲	2 GAL.	DECIDUOUS SHRUB	BURNING BUSH (EUONYMUS ALATA 'COMPACTA') SPIREA (SPIRAEAE X BUMALDA) OR APPROVED EQUAL	
23 ▲	2 GAL.	EVERGREEN SHRUB	HARDY BOXWOOD (BUXUS SINICA INSULARIS) JUNIPER (JUNIPERUS CHINENSIS 'SEA GREEN') OR APPROVED EQUAL	



CALCULATIONS - LOT #1:

(LOTS 1 REPRESENTED IN THIS CHART)

AREA	
TOTAL LOT AREA =	5.02 ACRES
TOTAL PARKING LOT AREA =	2.28 ACRES
TOTAL SIDEWALK AREA =	0.24 ACRES
TOTAL BUILDING FOOTPRINT AREA =	1.29 ACRES
TOTAL IMPERVIOUS AREA =	3.81 ACRES 76%
TOTAL PERVIOUS AREA =	1.21 ACRES 24%

LANDSCAPE COMPLIANCE	
TOTAL PARKING LOT & DRIVE AREA	99,317 SQ. FT.
TOTAL REQUIRED @ 1 TREE/4500 SQ. FT.	22 TREES
TOTAL TREES REQUIRED =	22 TREES
MEDIUM TO LARGE TREES REQUIRED (30%) =	7 TREES
TOTAL TREES PROVIDED =	(SEE PLAN) 10 LARGE
	26 TOTAL
LANDSCAPE REQUIRED (15% OF TOTAL LOT)	0.75 ACRES
LANDSCAPE PROVIDED	(SEE PLAN) 1.20 ACRES

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

▲ RUSTY STRODTMAN - ACTING VICE-CHAIRMAN

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

BRIAN TREECE - MAYOR

SHEELA AMIN - CITY CLERK

NOTES:

- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION
- THE LANDSCAPING BUFFERS SHALL CONTAIN NO LESS THAN 4 TYPES PF THE CATEGORIES OF PLANTING MATERIAL LISTED IN PARAGRAPH (F) OF SECTION 29-25 IN THE CODE OF ORDINANCE ONE OF WHICH MAY BE SOO OR SEEDING.
- LANDSCAPING AND STORM WATER MANAGEMENT SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY STAFF FOR REVIEW FOLLOWING COUNCIL APPROVAL OF THE DEVELOPMENT PLAN.
- IN ORDER TO COMPLY WITH ORDINANCE 18043 (THE DEVELOPMENT AGREEMENT FOR THIS SITE), THE STORMWATER WILL BE DIRECTED INTO LOT 3 OF PLAT 2-B, WHICH IS AN EXTENDED DRY DETENTION BASIN AND HAS BEEN SIZED FOR THIS DEVELOPMENT.
- THE NORTH AND WEST SIDE OF THE PROPERTY ABUTS RESIDENTIAL ZONED PROPERTY. THE NORTH AND WEST SIDES SHALL BE SCREENED WITH THE PLANTINGS SHOWN. SCREENING MUST ACHIEVE 80% OPACITY TO 8' HEIGHT IN 4 GROWING SEASONS.
- THERE IS NO CLIMAX FOREST WITHIN THE LIMITS OF THIS LOT.

STORMWATER NOTES:

- STORM WATER MANAGEMENT SHOWN ON THIS DRAWING IS CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY STAFF FOR REVIEW FOLLOWING COUNCIL APPROVAL OF THE DEVELOPMENT PLAN
- IN ORDER TO COMPLY WITH ORDINANCE 18043 (THE DEVELOPMENT AGREEMENT FOR THIS SITE), THE STORM WATER WILL BE DIRECTED INTO LOT 3 OF PLAT 2-B, WHICH IS AN EXTENDED DETENTION BASIN AND HAS BEEN SIZED FOR THIS DEVELOPMENT.
- EXCEPTION WILL BE THE TRUCK LOADING DOCK AREA AS SHOWN ON THE PLANS. THE EXISTING STORM WILL BE EXTENDED AS NOTED. APPROPRIATE WATER QUALITY AND DETENTION WILL BE PROVIDED FOR THIS AREA.

STORMWATER TO BE COLLECTED THROUGH VARIOUS DISCONNECTED MEANS (SWALES, BROKEN CURBS, DISCONNECTED DOWNSPOUTS, ETC. PER ORDINANCE 18043 (THE DEVELOPMENT AGREEMENT FOR THE SITE), STORMWATER WILL THEN BE COLLECTED AND DISCHARGED TO THE EXISTING STORM PIPE TO THE EAST AND SOUTH.

STORMWATER WILL BE DISCHARGED INTO THE PIPE AT LOT 3, ALREADY DESIGNED AS A DRY DETENTION BASIN AND CONSTRUCTED TO INCLUDE DEVELOPMENT OF THIS LOT

PHILIPS FARM ROAD
 (18' PVMT BACK TO BACK EA. LANE, 100' ROW)

S. PONDEROSA ROAD
 (30' PVMT, 60' ROW)

COLUMBIA
 Civil Engineering Group
 Columbia, MO
 4220 PHILIPS FARM ROAD COLUMBIA, MO 65201
 PHONE (573) 999-7821



CP PLAN FOR DISCOVERY
 OFFICE PARK NORTH
 TRITTENBACH DEVELOPMENT
 COLUMBIA, MISSOURI

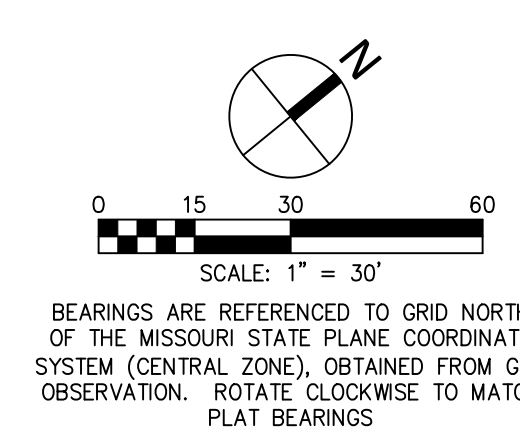
REVISIONS	
▲ CITY COMMENTS	6/21/16

DRAWN	MMH
APPROVED	MMH
ISSUED FOR	---
DATE	6/30/16
FIELD BOOK	

SHEET NAME
 CP PLAN - LOT 1

PROJECT NO. 112003-1-423
 CITY NO. #16-134
 SHEET NO.

C1.2



I:\mhall | V:\Projects\112003-1 Philips Development\Office Lot #1\112003-1-101 - BASE - Lot 1 - Maj Amend 5-2016.dwg | DATE: 30/06/2016 | TIME: 13:48