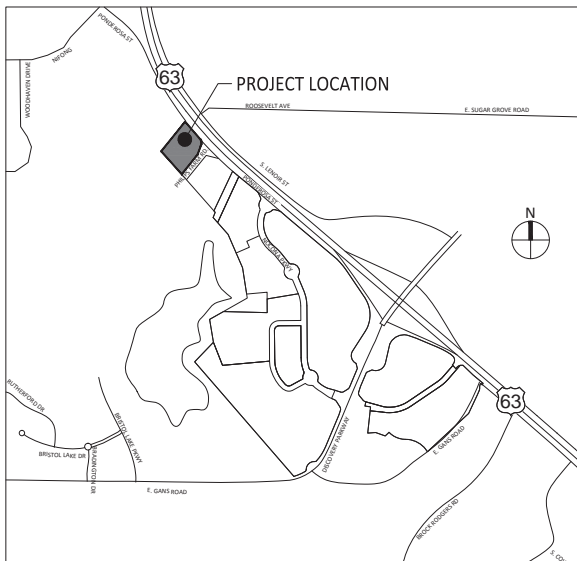


# CP PLAN FOR DISCOVERY OFFICE PARK NORTH

LOCATED IN SECTION 32, TOWNSHIP 48N, RANGE 12W  
BOONE COUNTY, MISSOURI  
AUGUST, 2015

△

## 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 \_\_\_\_\_ 2015.

△ STEPHEN REICHLIN - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA  
MISSOURI THIS DAY OF \_\_\_\_\_ 2015.

ROBERT MCDAVID - 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 #59044  
EXPIRES 12-31-15

Michael M.  
Hall, P.E.  
Set No:

Digitally signed by Michael M. Hall, P.E.  
DN: cn=Michael M. Hall, P.E., o=Columbia  
Civil Engineering Group, ou,  
email=mmhall@columbiacivilengineering  
g.com, c=US  
Date: 2015.10.02 14:13:53 -05'00'

Project Number: 112003-1-423; CITY OF COLUMBIA #15-203 △

**COLUMBIA**  
Civil Engineering Group

MISSOURI ENGINEERING CORPORATION NUMBER 2013000149, EXPIRES 12-31-2015  
Columbia Civil Engineering Group, LLC 3301 Berrywood Drive, Suite 103 Columbia, MO 65201  
Phone (573) 999-7821

10/2/15

X0.1

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/ES Edge of Pavement/Shoulder	OHE Overhead Electric
Acc Accessible	Egn Sta Egn Station	PC Point of Curvature
ACI American Concrete Institute	ESI Engineer Supplemental Instruction	PI Point of Intersection
Aggr Aggregate	EX Existing	PL Property Line
Alt Alternate	FD Floor Drain/Foundation Drain	PP Power Pole
ASTM American Society of Testing and Materials	FDC Fire Department Connection	PT Point of Tangency
AWG American Wire Gauge	Fdn Foundation	PVC Polyvinyl Chloride (Plastic)
AWWA American Water Works Association	FES Flared End Section	PCC Portland Concrete Cement
ADA Americans with Disabilities Act	FF Finish Floor Elevation	R Radius
AI Area Inlet	FG Finish Grade	RCB/RCP Reinforced Concrete Box/Pipe
BC Back of Curb	FI Fire Hydrant	RD Right of Way
Bdy Boundary	FHWA Federal Highway Administration	RI Right
Bh Behind	FL Flow Line	ROW Sanitary
BM Benchmark	FM Factory Mutual	SI International System of Units
BOW Base of Wall	Fnc Fence	SO Side Opening
Ctr Center to Center	GL/GM/GV Gas Line/Meter/Valve	SW Sidewalk
CPS Cubic Feet per Second	HDPE High Density Polyethylene Pipe	Sta Station
CI Curb Inlet	HB Hose Bibb	Stm Steam
CIP Cast-in-Place/Coast Iron Pipe	IBC International Building Code	TM Temporary Benchmark
CL Centerline	ID Inside Dimension	Tele Telephone
CMP Corrugated Metal Pipe	Junction Box	TCE Temporary Construction Easement
CMU Concrete Masonry Unit	LF Linear Feet	TOC Top of Curb
CO Cleanout	LP Light Pole	TOP Top of Footing
CP Control Point/Concrete Pipe	LP Light Pole	TOW Top of Wall
CWL/CWR/CWS Chilled Water Line/Return/Supply	LI Left	Typ Typical
D Depth	MC Moisture Content	UE Underground Electric/Fiber
DA Drainage Area	MEP Mechanical/Electrical/Plumbing	UL Underwriters Laboratories
D Dia Diameter	ML Match Line	UNO Unless Noted Otherwise
DI Ductile Iron Pipe	MH Manhole	VC Vertical Curve
DIP Downspout/Disconnect Switch	MUTCD Manual of Uniform Traffic Control Devices	VCP Verified City Pipe
EL Easement Line	MDDOT Missouri Department of Transportation	VPC Vertical Point of Curvature
EW Each Way	N Not	Northing
E Existing	NTS Not to Scale	VPT Vertical Point of Tangency
EG Existing Grade	On Center	WL/W/M Water Line/Meter
	OSHA Occupational Safety and Health Administration	WFS Wheel Stop
		WFF Welded Wire Fabric

LEGEND

SANITARY MANHOLE	EXISTING	PROPOSED	PROPERTY LINE	EXISTING	PROPOSED
STORM MANHOLE	⊕	⊕	UNDERGROUND TELEPHONE	— UT —	— UT —
ELECTRIC TRANSFORMER	⊞	⊞	UNDERGROUND FIBER OPTIC	— UFS —	— UFS —
TELEPHONE PEDESTAL	⊞	⊞	UNDERGROUND ELECTRIC	— UE —	— UE —
WATER VALVE	⊞	⊞	OVERHEAD ELECTRIC	— OE —	— OE —
HYDRANT	⊞	⊞	GAS MAIN	— GMS —	— GMS —
CORPORATION STOP	⊞	⊞	WATER MAIN	— WM —	— WM —
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	— M —	— M —
TELEPHONE PEDESTAL	⊞	⊞	MAJOR CONTOUR	— MA —	— MA —
BURIED TELEPHONE BOX	⊞	⊞	SIDEWALK	— S —	— S —
SANITARY SEWER MANHOLE	⊞	⊞	PAVEMENT	— P —	— P —
SANITARY CLEANOUT	⊞	⊞	STREAM BUFFER	— SB —	— SB —
UTILITY POLE	⊞	⊞	BUILDING	— B —	— B —
UTILITY POLE ANCHOR	⊞	⊞	PARKING STRIPE	— PS —	— PS —
YARD LIGHT	⊞	⊞	50-YEAR FLOODPLAIN	— 50 —	— 50 —
ELECTRIC MANHOLE	⊞	⊞	100-YEAR FLOODPLAIN	— 100 —	— 100 —
ELECTRIC METER	⊞	⊞	SILT FENCE	— SF —	— SF —
BURIED ELECTRIC BOX	⊞	⊞	GRADING LIMITS	— GL —	— GL —
GPS/CONTROL MONUMENT	⊞	⊞	STORM CULVERT	— SC —	— SC —
EXISTING SPOT ELEVATION	XXXXXX				
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 DENTITION	⊞	⊞			

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS DAY OF \_\_\_\_\_ 2015.

STEPHEN REICHLIN - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA MISSOURI THIS DAY OF \_\_\_\_\_ 2015.

ROBERT MCDAVID - MAYOR

SHEELA AMIN - CITY CLERK

OWNER & DEVELOPER

OWNER:  
P136, LLC  
3315 BERRYWOOD SUITE 101  
COLUMBIA, MISSOURI 65201

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 #87080109000 DATED MARCH 17, 2011.

GENERAL NOTES

- ALL TOPOGRAPHY SHOWN ON THESE DRAWINGS IS FROM LEAD 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 OTHERS AT THIS TIME.
- DEVELOPER WILL COORDINATE WITH COLUMBIA WATER AND LIGHT FOR THE DESIGN OF ELECTRIC SERVICE FOR THIS AREA.

ZONING AND USE NOTES

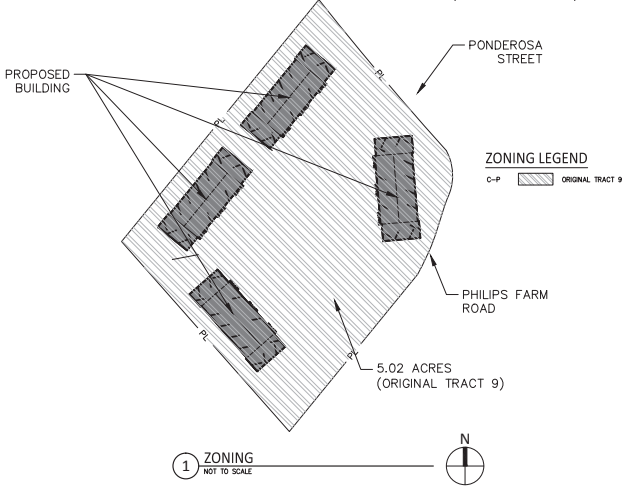
ZONING C-P

BENCHMARK INFORMATION

DNR ORS ALUMINUM DISK STAMPED 80-15, IN A 12" CONCRETE MONUMENT, FROM THE INTERSECTION OF PONDEROSA STREET AND GRANDSTONE PARKWAY (MISSOURI ROUTE 40) GO SOUTHWEST ON PONDEROSA STREET 0.36 MILES, 16' NORTHEAST OF A STILE. T-POST, 32.2' SOUTHWEST OF PONDEROSA STREET, 15.6' NORTHWEST OF A STILE. T-POSTS, 11.1' NORTH OF A CARSONITE WITNESS POST AT A FENCE AND 9.8' NORTHEAST OF A NAIL AND SINKER IN A FENCE POST. ELEVATION = 798.747.

DNR ORS ALUMINUM DISK STAMPED 80-14 IN A 12" CONCRETE MONUMENT, STATION IS LOCATED AT THE MFA OIL COMPANY'S HEADQUARTERS, 30 FEET SOUTH OF THE SOUTH SIDE OF BRINKING LANE OF STADIUM BOULEVARD, 22.8' SOUTHWEST OF THE END OF CURB, 100 FEET WEST OF THE CENTER OF EAST FRONT DRIVE AND 34.5' NORTH-NORTHWEST OF A CARSONITE WITNESS POST AT A RIGHT-OF-WAY MARKER. ELEVATION = 751.67.

TOP OF CITY OF COLUMBIA, SANITARY MANHOLE 7034 = 790.18 (ADJUSTED WITH 100 IMPROVEMENTS)  
TOP OF CITY OF COLUMBIA, SANITARY MANHOLE 7033 = 789.27 (ADJUSTED WITH 100 IMPROVEMENTS)  
TOP OF CITY OF COLUMBIA, SANITARY MANHOLE 7032 = 773.66 (ADJUSTED WITH 100 IMPROVEMENTS)  
TOP OF CITY OF COLUMBIA, SANITARY MANHOLE 707 = 777.97 (ADJUSTED WITH 100 IMPROVEMENTS)  
TOP OF CITY OF COLUMBIA, SANITARY MANHOLE 705 = 791.64 (ADJUSTED WITH 100 IMPROVEMENTS)



UTILITY CONTACT INFORMATION

LOCATES:	MISSOURI ONE CALL SYSTEM 1022 N HORTONST DRIVE JEFFERSON CITY, MO 65109 1-800-244-7447
SEWER:	COLUMBIA WATER & LIGHT 701 E BROADWAY COLUMBIA, MO 65201 ALISON ANDERSON (573) 874-7255
GAS:	COLUMBIA WATER & LIGHT 3302 LEXINGTON RD. BLDG. COLUMBIA, MO 65201 BRUCE DARR 573-406-3030 1-800-522-7583
CATV:	MEADCOM 1211 MILKES BLVD COLUMBIA, MO 65201 AMITY BRYANT (573) 443-1535 (660) 633-4228
TELEPHONE:	CENTURYLINK 625 CHERRY STREET COLUMBIA, MO 65201 JOHN WILSON (573) 866-3000 (573) 866-3336

LEGAL DESCRIPTION

EXISTING DESCRIPTION:  
ALL OF LOT 4, DISCOVERY PARK SUBDIVISION PLAT 2-9 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 42.

MO-DNR LAND DIST. PERMIT NO.

MOA02958 ISSUED ON APRIL 2, 2013

STREAM BUFFER STATEMENT

THERE ARE NO REGULATED STREAMS WITHIN OR ADJACENT TO THIS TRACT AS DETERMINED BY THE 1925 MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

LIGHTING

LIGHT POLES SHALL BE FULL-CUTOFF SHROUD 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 40/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 SIGNAGE 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 1804A.

**COLUMBIA**  
Civil Engineering Group  
Columbia, MO  
3301 BERRYWOOD DRIVE, SUITE 101, COLUMBIA, MO 65201  
PHONE (573) 899-7921

MICHAEL M. HALL, P.E.  
NO. 8-2004  
EXPIRES 12-31-2015  
MISSOURI ENG. CORP. #031300249  
EXPIRES 12-31-2015

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

REVISIONS

△ CITY COMMENTS	9/28/15
△ CITY COMMENTS	10/2/15

DRAWN: JMB  
APPROVED: MMH  
ISSUED FOR: [ ]  
DATE: 10/2/15  
FIELD BOOK: [ ]

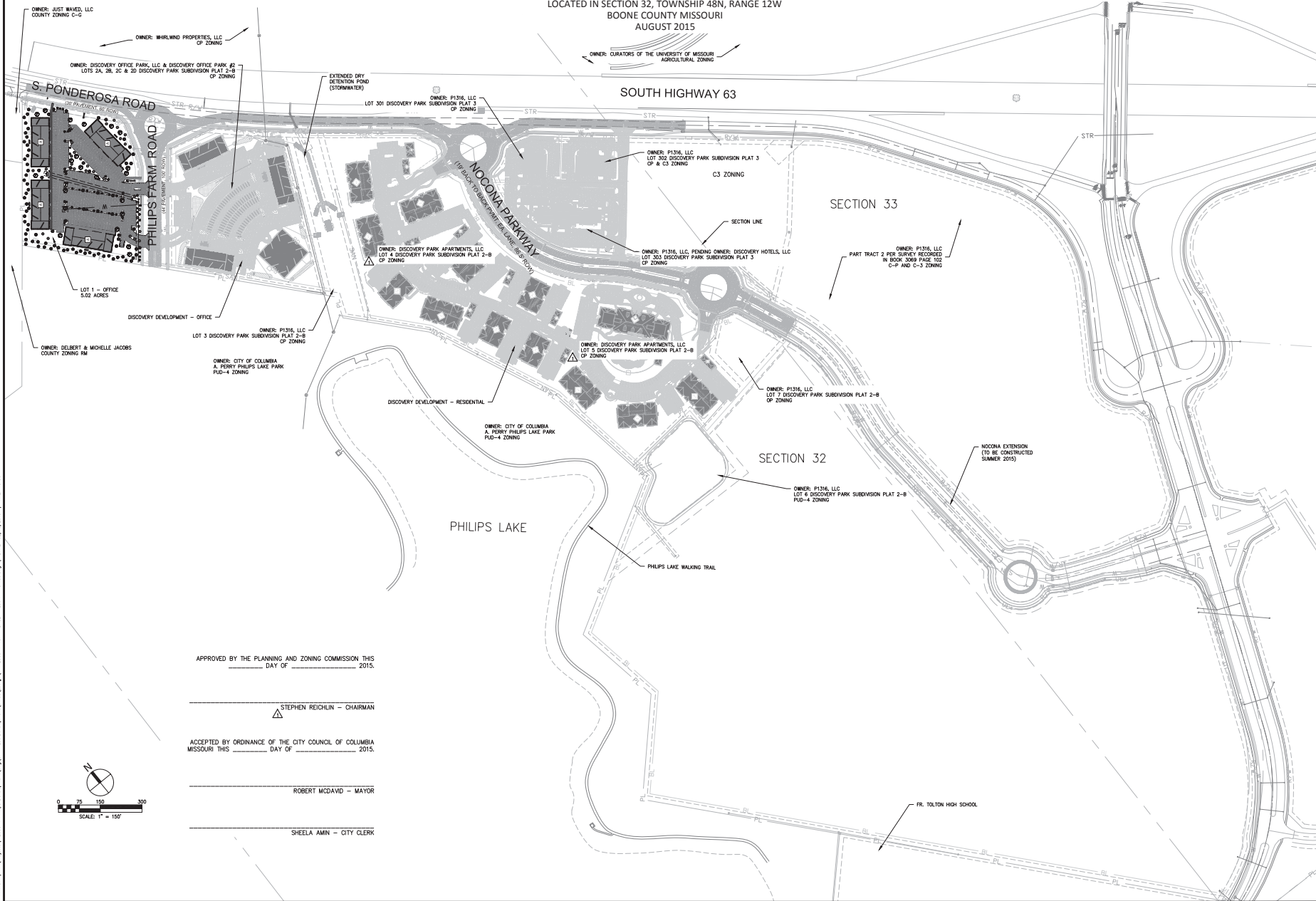
SHEET NAME  
ABBREVIATIONS & NOTES

PROJECT NO. 112003-1-423  
CITY NO. #15-203  
SHEET NO.

X0.2

# C-P PLAN FOR DISCOVERY PARK SUBDIVISION - OFFICE PARK NORTH - LOT 1

LOCATED IN SECTION 32, TOWNSHIP 48N, RANGE 12W  
BOONE COUNTY MISSOURI  
AUGUST 2015



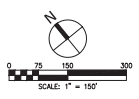
APPROVED BY THE PLANNING AND ZONING COMMISSION THIS  
DAY OF \_\_\_\_\_ 2015.

STEPHEN REICHLIN - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA  
MISSOURI THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

ROBERT MCDOWD - MAYOR

SHEELA AMIN - CITY CLERK



MICHAEL M. HALL, P.E.  
MO # 33044  
EXPIRES 12-31-2015  
MISSOURI ENG. CORP #2013000149  
EXPIRES 12-31-2015

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

REVISIONS  
CITY COMMENTS 9/28/15

DRAWN JMB  
APPROVED MMH  
ISSUED FOR DATE 10/2/15  
FIELD BOOK

SHEET NAME  
CP PLAN DEVELOPMENT - OVERALL

PROJECT NO. 112003-1-423  
CITY NO. #15-203  
SHEET NO.

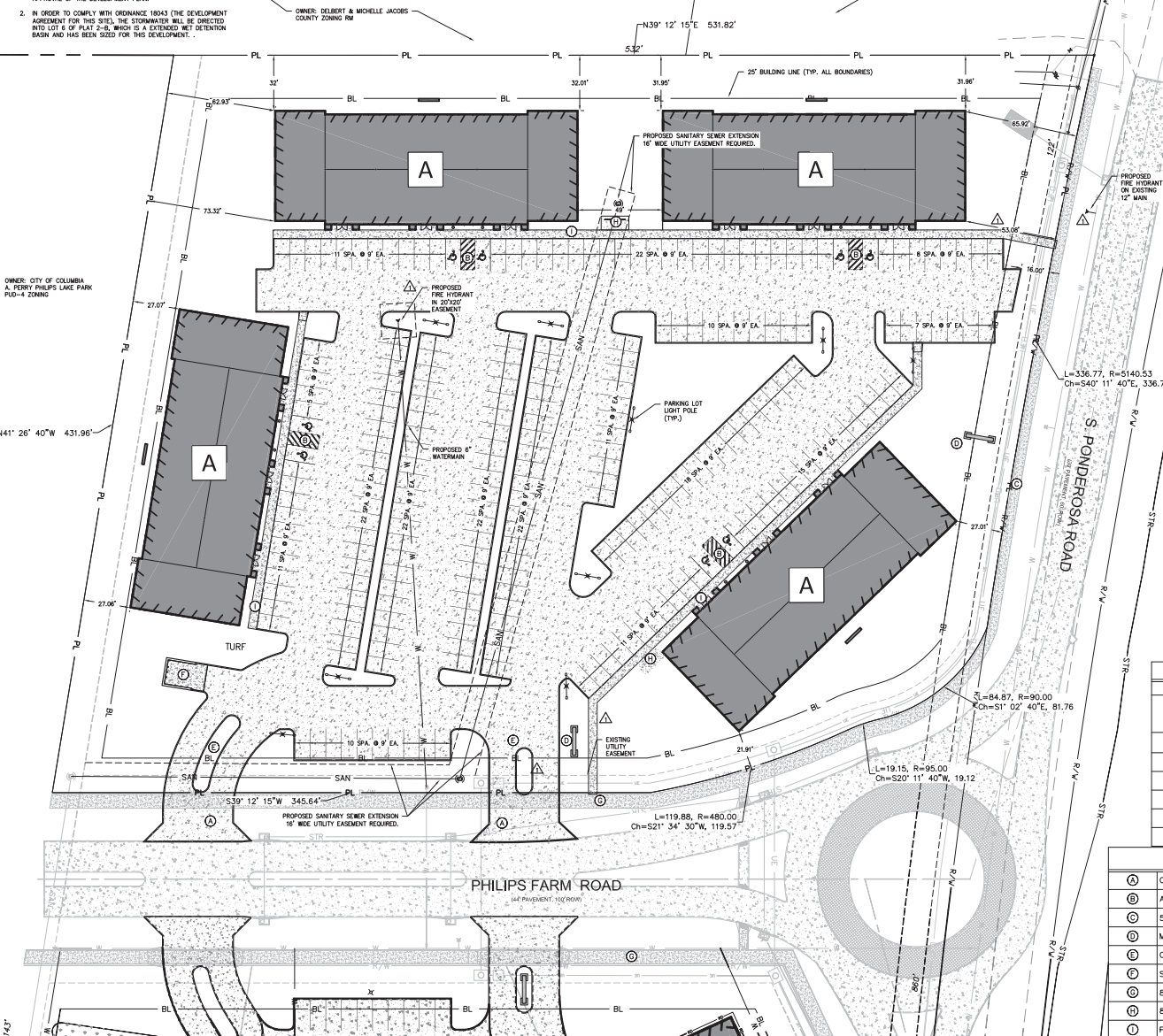
I:\Projects\112003-1-423-CP Plan Development\Office Park North - Lot 1 - Office Park.dwg | DATE: 02/02/2015 | TIME: 13:36

# DISCOVERY PARK SUBDIVISION - OFFICE PARK NORTH (LOT 1)

C-P PLAN FOR  
 LOCATED IN SECTION 32, TOWNSHIP 48N, RANGE 12W  
 BOONE COUNTY MISSOURI  
 AUGUST 2015

### STORMWATER NOTES:

1. STORM WATER MANAGEMENT SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY STAFF FOR REVIEW FOLLOWING COUNCIL APPROVAL OF THE DEVELOPMENT PLAN.
2. IN ORDER TO COMPLY WITH ORDINANCE 10043 (THE DEVELOPMENT AGREEMENT FOR THIS SITE), THE STORMWATER WILL BE DIRECTED INTO LOT 8 OF PLAT 2-B, WHICH IS AN EXTENDED WET DETENTION BASIN AND HAS BEEN SIZED FOR THIS DEVELOPMENT.



OFFICE PARK NORTH UNIT CALCULATION:			
(LOT 1 REPRESENTED IN THIS CHART)			
#	LOT LOC.	TOTAL NUMBER OF UNITS	SQ. FT. TOTAL
1	OFFICE BUILDING (1 STORY, 11,375 EA.)	4	45,500
		TOTAL NUMBER OF UNITS	45,500

OFFICE PARK NORTH DENSITY CALCULATION - BUILD OUT:			
(LOT 1 REPRESENTED IN THIS CHART)			
LOT AREA	5.02 ACRES		
PROPOSED SQ. FOOTAGE	45,500 SQUARE FOOTAGE		
PROPOSED DENSITY	9,066 BLDG. SQ. FT./ACRES		

OFFICE PARK NORTH CALCULATIONS			
(LOT 1 REPRESENTED IN THIS CHART)			
AREA			
TOTAL LOT AREA =	5.02 ACRES		
TOTAL PARKING LOT AREA =	1.84 ACRES		
TOTAL SIDEWALK AREA =	0.12 ACRES		
TOTAL BUILDING FOOTPRINT AREA =	1.04 ACRES		
TOTAL IMPERVIOUS AREA =	3.01 ACRES	60.0 %	
TOTAL PERVIOUS AREA =	2.01 ACRES	40.0 %	

LANDSCAPE COMPLIANCE			
TOTAL PARKING LOT & DRIVE AREA	80,303.0 SQ. FT.		
TOTAL REQUIRED @ 1 TREE/4500 SQ. FT.	18 TREES		
TOTAL TREES REQUIRED =	18 TREES		
MEDIUM TO LARGE TREES REQUIRED (30%) =	5 TREES		
TOTAL TREES PROVIDED =	21 LARGE TREES		
	110 TOT.		

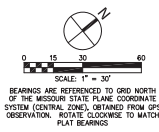
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ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA MISSOURI THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

ROBERT McDAVID - MAYOR

SHEELA AMN - CITY CLERK



PARKING CALCULATION - DESCRIPTION:			
(LOT 1 REPRESENTED IN THIS CHART)			
1	OFFICE BUILDING (1 STORY, 11,375 SF EA.)	1 SPACE / 200 SQ. FT. =	228 SPACES
		TOTAL REQUIRED PARKING SPACES =	228 SPACES
		TOTAL HANDICAPPED SPACES REQUIRED (MIN.) =	7 SPACES
		TOTAL HANDICAPPED SPACES PROVIDED (4 VAN ACCESSIBLE PROVIDED) =	8 SPACES
		TOTAL SPACES PROPOSED (TO ALLOW FOR BOTH GEN. OFFICE AND MED.) =	235 SPACES
		PROVIDED PARKING RATIO =	1:194 SPACES
		TOTAL BICYCLE SPACES REQUIRED =	15 SPACES
		TOTAL BICYCLE SPACES PROVIDED =	16 SPACES

LABELS LEGEND	
(A)	CITY OF COLUMBIA STANDARD COMMERCIAL ENTRANCE
(B)	ACCESSIBLE PARKING
(C)	5' WIDE CITY OF COLUMBIA SIDEWALK
(D)	MONUMENT SIGN
(E)	CURBED ISLAND
(F)	SINGLE FRONT LOAD DUMPSTER ENCLOSURE 14' x 16' MIN WITH 23' LOADING PAD
(G)	8' WIDE CITY OF COLUMBIA SIDEWALK
(H)	8 SPA. BICYCLE RACK
(I)	PCC WALK

**COLUMBIA**  
 Civil Engineering Group  
 Columbia, MO  
 3301 HERBWOOD DRIVE SUITE 103 COLUMBIA, MO 65201  
 PHONE (314) 998-7621

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

REVISIONS	
(A)	CITY COMMENTS 9/28/15

DRAWN JMB  
 APPROVED MMH  
 ISSUED FOR \_\_\_\_\_  
 DATE 10/2/15  
 FIELD BOOK

SHEET NAME  
 CP PLAN - LOT 1

PROJECT NO. 112003-1-423  
 CITY NO. #15-203  
 SHEET NO.

C.1.1



# C-P PLAN FOR DISCOVERY PARK SUBDIVISION - OFFICE PARK NORTH (LOT 1)

LOCATED IN SECTION 32, TOWNSHIP 48N, RANGE 12W  
BOONE COUNTY MISSOURI  
AUGUST 2015

## STORMWATER NOTES:

- STORM WATER MANAGEMENT SHOWN ON THIS PLAN 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 STORMWATER WILL BE DIRECTION INTO LOT 8 OF PLAT 2-B, WHICH IS AN EXTENDED WET DETENTION BASIN AND HAS BEEN SIZED FOR THIS DEVELOPMENT.

OWNER: DELBERT & MICHELLE JACOBS  
COUNTY ZONING RM

OWNER: JUST WARE, LLC  
COUNTY ZONING C-C

## NOTES:

- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- THE LANDSCAPING BUFFERS SHALL CONTAIN NO LESS THAN 4 TYPES OF THE CATEGORIES OF PLANTING MATERIAL LISTED IN PARAGRAPH (F) OF SECTION 29-29 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 DIRECTION INTO LOT 3 OF PLAT 2-B, WHICH IS A 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.

## OFFICE PARK NORTH CALCULATIONS (LOT 1 REPRESENTED IN THIS CHART)

<b>AREA</b>			
TOTAL LOT AREA =	5.02 ACRES		
TOTAL PARKING LOT AREA =	1.84 ACRES		
TOTAL SIDEWALK AREA =	0.12 ACRES		
TOTAL BUILDING FOOTPRINT AREA =	1.04 ACRES		
TOTAL IMPERVIOUS AREA =	3.01 ACRES	60.0 %	
TOTAL PERVIOUS AREA =	2.01 ACRES	40.0 %	
<b>LANDSCAPE COMPLIANCE</b>			
TOTAL PARKING LOT & DRIVE AREA	80,303.0 SQ. FT.		
TOTAL REQUIRED @ 1 TREE/4500 SQ. FT.	18 TREES		
TOTAL TREES PROVIDED =	18 TREES		
MEDIUM TO LARGE TREES REQUIRED (30%) =	5 TREES		
TOTAL TREES PROVIDED =	21 LARGE TREES 110 TOT.		

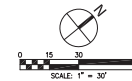
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STEPHEN REICHLIN - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA MISSOURI THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

ROBERT McDAVID - MAYOR

SHEILA AMN - CITY CLERK



## TREE LEGEND

QUANTITY	SIZE	CATEGORY	SPECIES	SYMBOL
11	2 GAL.	ORNAMENTAL GRASS	FEATHER REED GRASS (OR APPROVED EQUAL)	
21	2" CAL.	SHADE TREE (MED.-LARGE)	TRIDENT MAPLE (ACER BUERGERIANUM), RIVER BIRCH (BETULA NIGRA), KENTUCKY COFFEETREE, SWAMP WHITE OAK, PIN OAK (OR APPROVED EQUAL)	
33	4' TALL	ORNAMENTAL TREE	SERVICEBERRY (AMELANCHER ARBOREA), APPALACHIAN REDBUD (CERCIS CANADENSIS) OR APPROVED EQUAL.	
56	4' TALL	EVERGREEN TREE	GREEN GIANT ARBORVITAE, SHORT LEAVED PINE, RED CEDAR (OR APPROVED EQUAL), AT 15" CENTERS, STAGGERED PLACEMENT TO AVOID UNIFORM APPEARANCE	
35	2 GAL.	DECIDUOUS SHRUB	BURNING BUSH (EUCHYPS ALATA 'COMPACTA') SPIREA (SPIRAEA X BUMALDA), NEW JERSEY TEA (CEANOTHUS AMERICANUS), CORALBERRY (SYMPHOCARPUS ORBICULATUS) OR APPROVED EQUAL.	
45	2 GAL.	EVERGREEN SHRUB	HARDY BOXWOOD (BUXUS SINICA INSULARIS) JUNIPER (JUNIPERUS CHINENSIS 'SEA GREEN') OR APPROVED EQUAL.	

STORMWATER TO BE COLLECTED THROUGH VARIOUS DISCONNECTED MEANS (CHANNELS, BROWNS GRASS, 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 8, ALREADY DESIGN AS A DRY DETENTION BASIN AND CONSTRUCTED TO INCLUDE DEVELOPMENT OF THIS LOT.