

**PREVIOUSLY APPROVED**

# 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:**

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 18043 (THE DEVELOPMENT AGREEMENT FOR THIS SITE), THE STORMWATER WILL BE DIRECTED INTO LOT 6 OF PLAT 2-B, WHICH IS AN EXTENDED WET DETENTION BASIN AND HAS BEEN SIZED FOR THIS DEVELOPMENT.

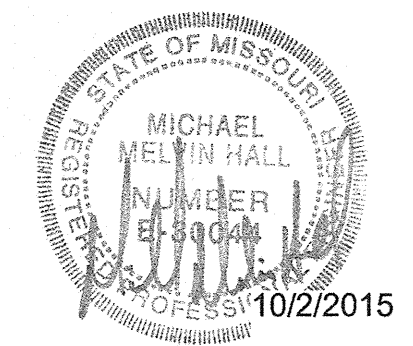
OFFICE PARK NORTH UNIT CALCULATION: (LOT 1 REPRESENTED IN THIS CHART)			
#	LOT LOC.	TOTAL NUMBER OF UNITS	SQ. FT. TOTAL
1	OFFICE BUILDING (1 STORY, 11,375 EA.)	4	45,500
		TOTAL NUMBER OF UNITS	45,500

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)	
<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 %

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.

**COLUMBIA**  
Civil Engineering Group  
Columbia, MO  
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201  
PHONE (572) 999-7821



MICHAEL M. HALL, P.E.  
MO # 30044  
MISSOURI ENG. CORP #2013000149  
EXPIRES 12-31-2015

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

REVISIONS

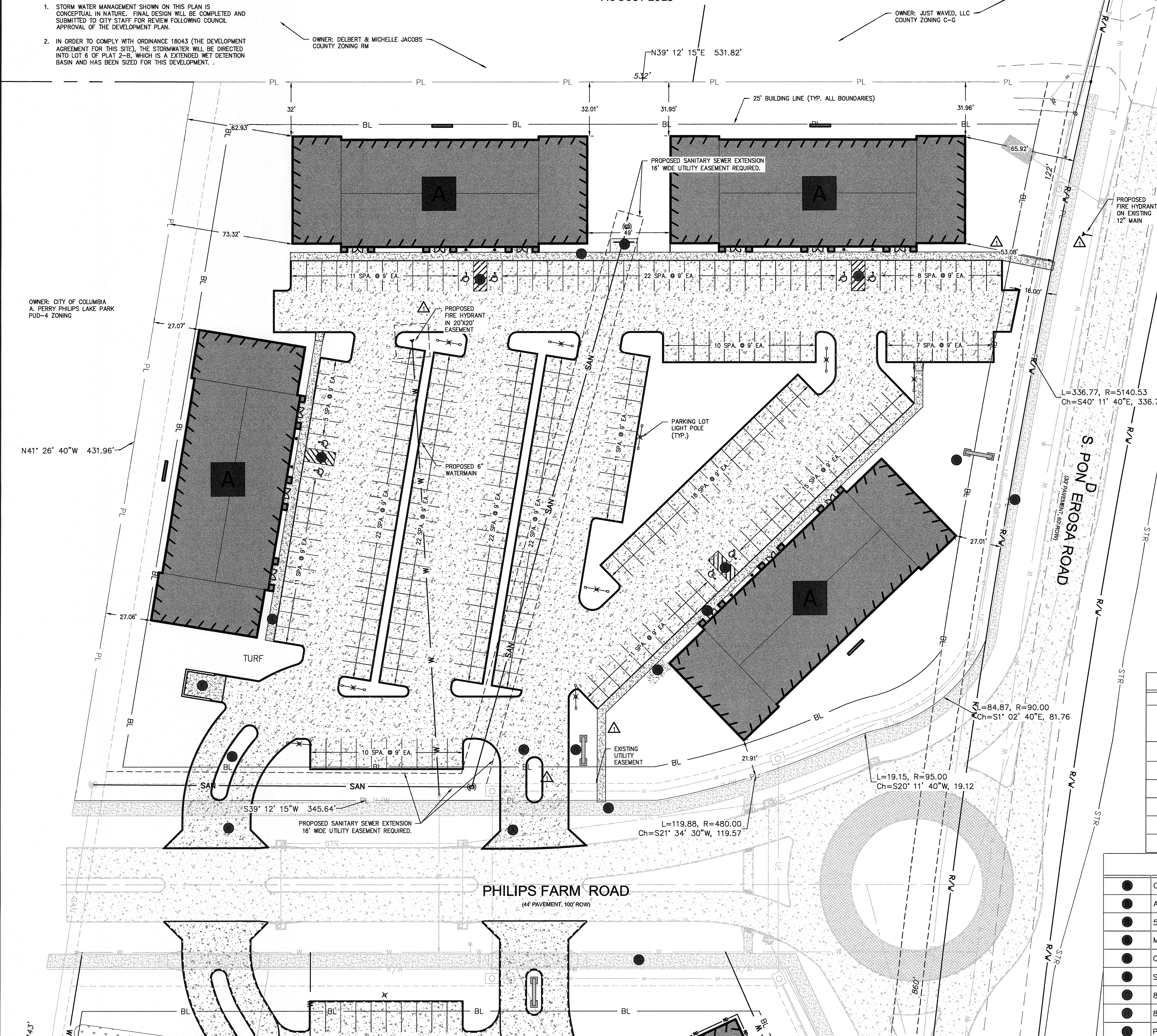
▲ CITY COMMENTS 9/28/15

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

SHEET NAME  
CP PLAN - LOT 1

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

**C1.1**



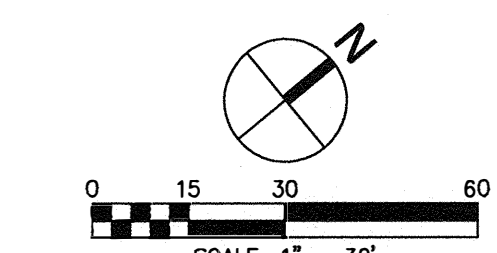
APPROVED BY THE PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

STEPHEN REICHLIN - CHAIRMAN

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

ROBERT MCGAVIN - MAYOR

SHEELA AMIN - CITY CLERK



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

PARKING CALCULATION - DESCRIPTION: (LOT 1 REPRESENTED IN THIS CHART)	
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	
	CITY OF COLUMBIA STANDARD COMMERCIAL ENTRANCE
	ACCESSIBLE PARKING
	5' WIDE CITY OF COLUMBIA SIDEWALK
	MONUMENT SIGN
	CURBED ISLAND
	SINGLE FRONT LOAD DUMPSTER ENCLOSURE 14' x 16' MIN WITH 23' LOADING PAD
	8' WIDE CITY OF COLUMBIA SIDEWALK
	8 SPA BICYCLE RACK
	PCC WALK

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**NOTES:**

1. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION
2. THE LANDSCAPING BUFFERS SHALL CONTAIN NO LESS THAN 4 TYPES OF THE CATEGORIES OF PLANTING MATERIAL LISTED IN PARAGRAPH (7) OF SECTION 29-25 IN THE CODE OF ORDINANCE ONE OF WHICH MAY BE SOD OR SEEDING.
3. 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.
4. 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.
5. THE NORTH AND WEST SIDE OF THE PROPERTY ADJUTS 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.
6. THERE IS NO CLIMAX FOREST WITHIN THE LIMITS OF THIS LOT.

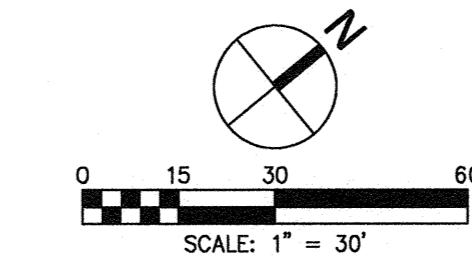
**OFFICE PARK NORTH CALCULATIONS**

(LOT 1 REPRESENTED IN THIS CHART)

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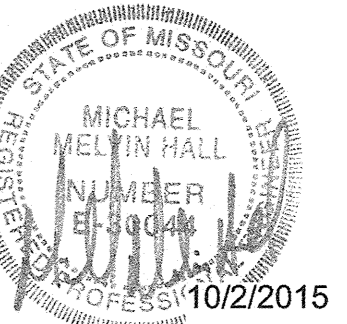
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**TREE LEGEND**

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 (EUONYMUS 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	

**COLUMBIA**  
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