

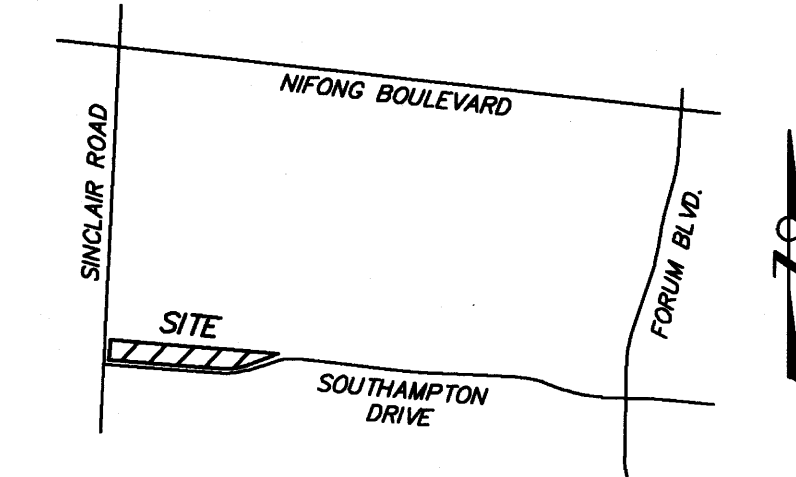
# SINCLAIR ESTATES

## O-P DEVELOPMENT PLAN

COLUMBIA, BOONE COUNTY, MISSOURI

JANUARY 3, 2017

REVISED: FEBRUARY 10, 2017



SITE LOCATION MAP

NOT TO SCALE

### 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

### 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 (28-30.1).

### SIGNAGE NOTE

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

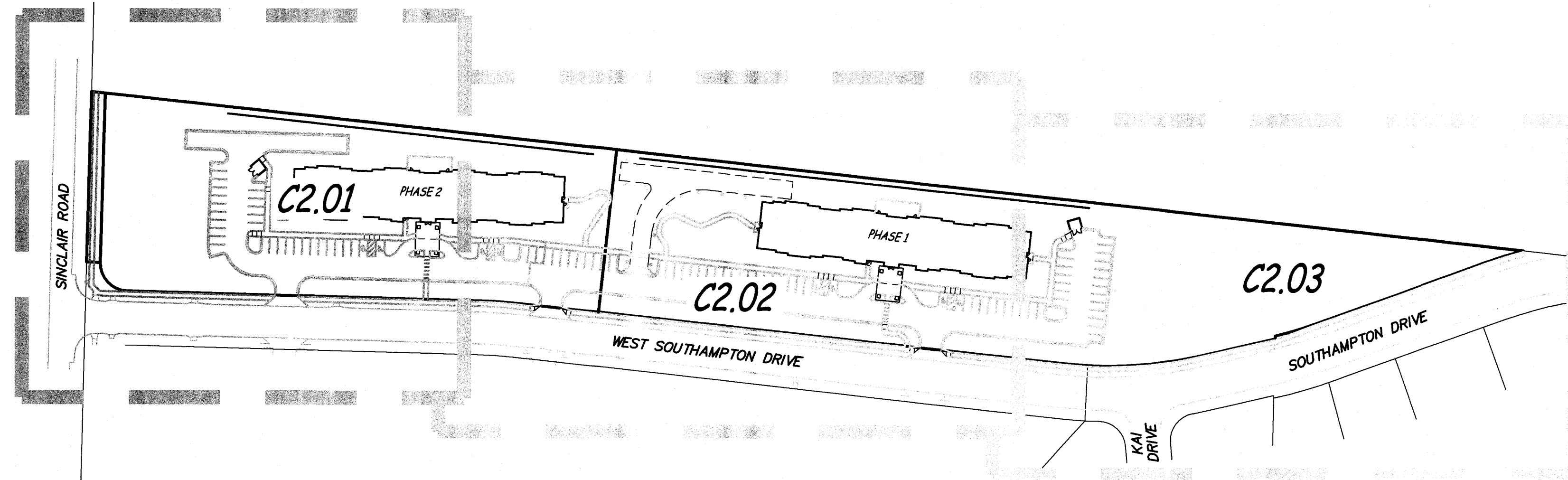
APPROVED BY THE PLANNING AND ZONING COMMISSION,  
COLUMBIA, MISSOURI, ON \_\_\_\_\_

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



### 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.

### 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

### 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

### BENCH MARK

BM - NATIONAL GEODETIC SURVEY MONUMENT "2 RPA", 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

### 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        |

### 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                           |
| △ CP#  | CONTROL POINT                  |
| △ FDC  | FIRE DEPARTMENT CONNECTION     |
| △ FES  | FLARED END SECTION             |
| △ FH   | FIRE HYDRANT                   |
| △ FL   | FLOW LINE                      |
| △ GV   | GAS VALVE                      |
| △ HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| △ PVC  | POLYVINYL CHLORIDE PIPE        |
| △ RCP  | REINFORCED CONCRETE PIPE       |
| △ UP   | UTILITY POLE                   |
| △ WV   | WATER VALVE                    |
| ---    | TREE PRESERVATION BARRIER      |
| ---    | FINISH CONTOUR                 |
| ---    | PROPOSED SANITARY SEWER LINE   |
| ---    | PROPOSED WATER LINE            |
| ---    | PROPOSED GAS LINE              |
| ---    | PROPOSED STORM SEWER           |
| ---    | PROPOSED WATER VALVE           |
| ---    | PROPOSED FIRE HYDRANT & VALVE  |
| ---    | THRUST BLOCK                   |

### 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 6015  
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 573-876-3083  
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 6015  
COLUMBIA, MISSOURI 65205  
CONTACT: ERIC WORTS 573-874-6246

SANITARY SEWER  
CITY OF COLUMBIA UTILITIES DEPARTMENT  
P.O. BOX 6015  
COLUMBIA, MISSOURI 65205  
CONTACT: ERIN KEYS 573-874-7502  
AS SHOWN

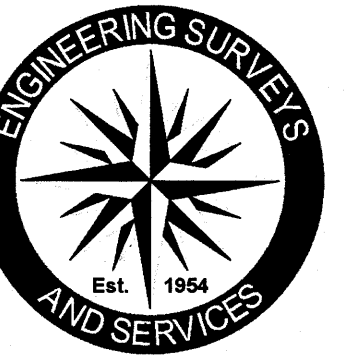
STORM SEWER  
CITY OF COLUMBIA UTILITIES DEPARTMENT  
P.O. BOX 6015  
COLUMBIA, MISSOURI 65205  
CONTACT: TOM WELLMAN 573-874-7250  
AS SHOWN



### 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



Engineering Surveys and Services  
Consulting Engineers, Scientists, and Land Surveyors  
Analytical and Material Laboratories  
1113 Ivy Street, Columbia, Missouri 65201  
573-449-2646 | www.esi-inc.com  
Other Offices:  
Jefferson City, Missouri - Sedalia, Missouri  
Missouri Engineering Corporation # 204005018

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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Date  
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FEBRUARY 10, 2017

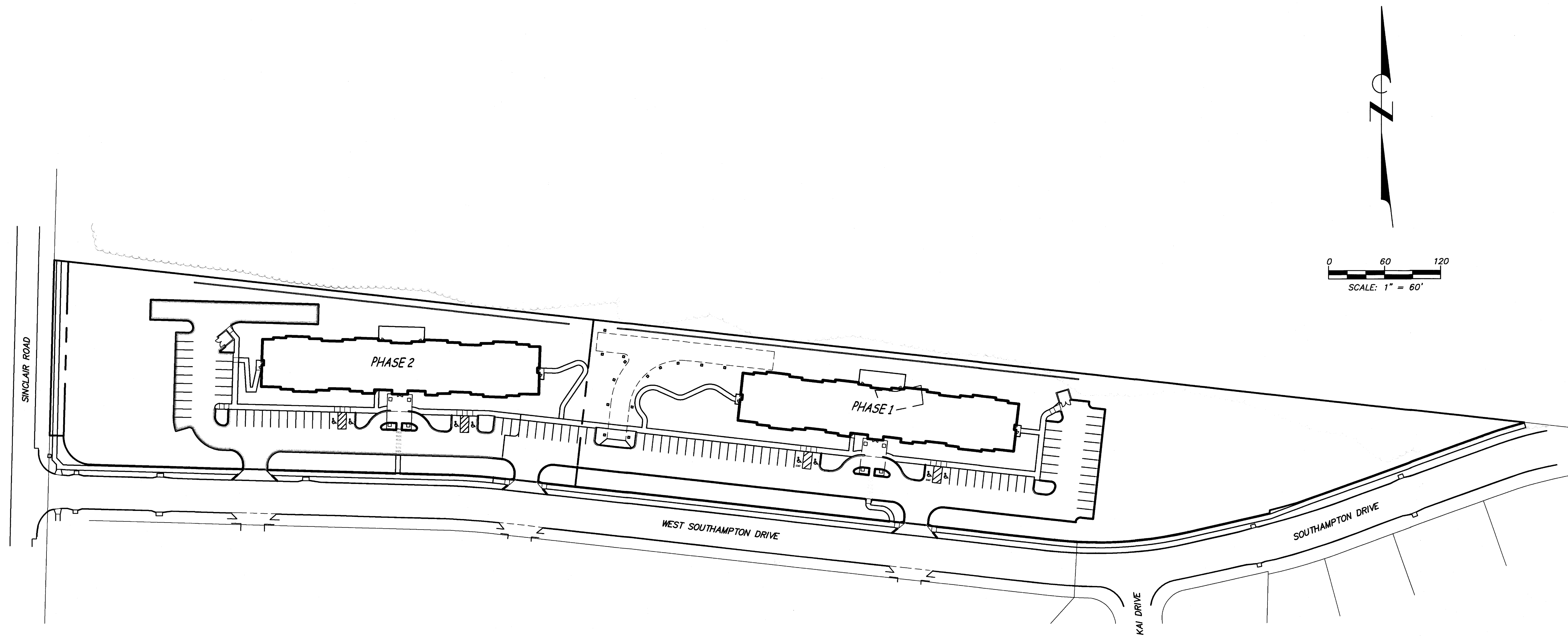
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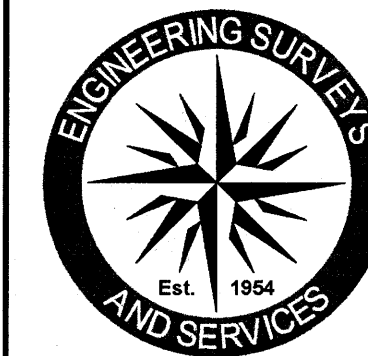
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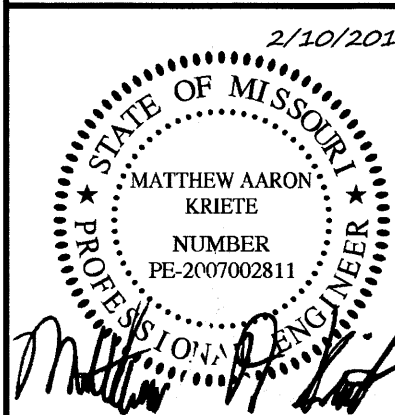


REVISION NOTE:  
① BUILDING FOOTPRINTS, PARKING LAYOUT, ACCESS DRIVEWAYS AND GENERAL SITE LAYOUT HAS BEEN REVISED.



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



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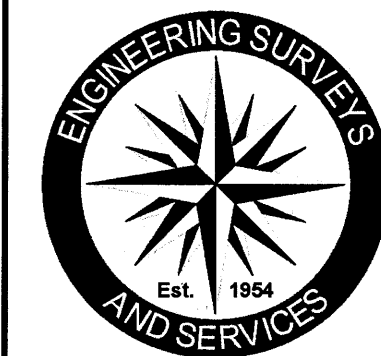
Revised  
① FEBRUARY 10, 2017

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**OVERALL PLAN**

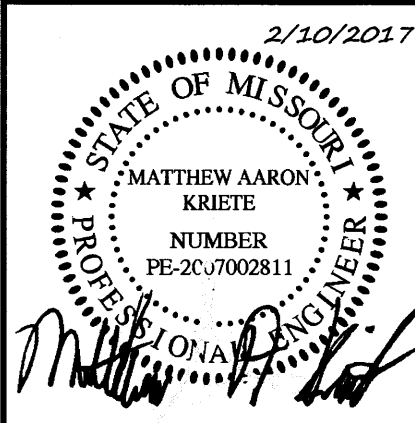
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O-P DEVELOPMENT PLAN  
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1985 & 2045 SOUTHAMPTON DRIVE  
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MATTHEW A. KRIETE  
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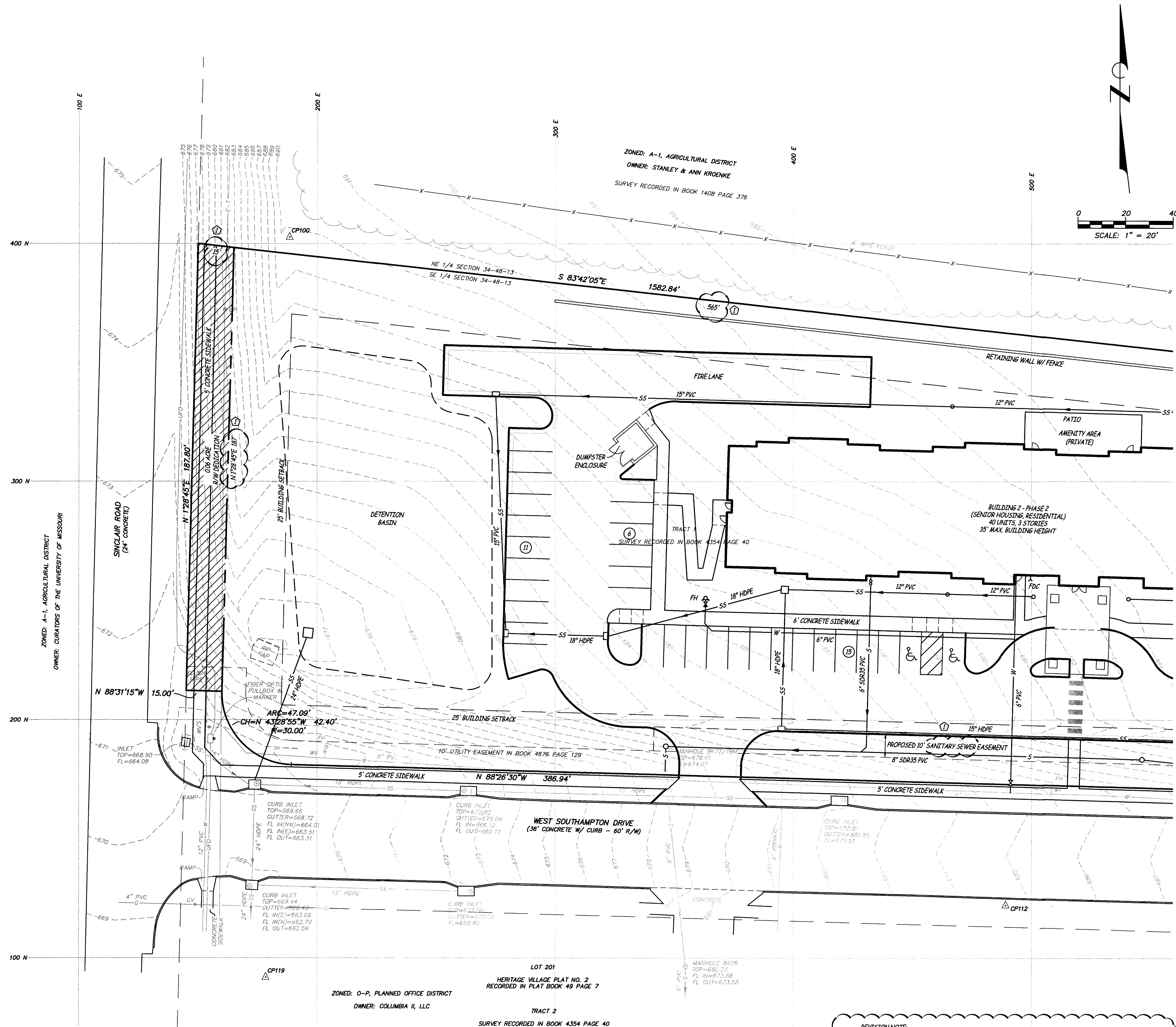
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O-P DEVELOPMENT PLAN

Sheet

C2.01

ES&S PROJECT NO. 13516



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

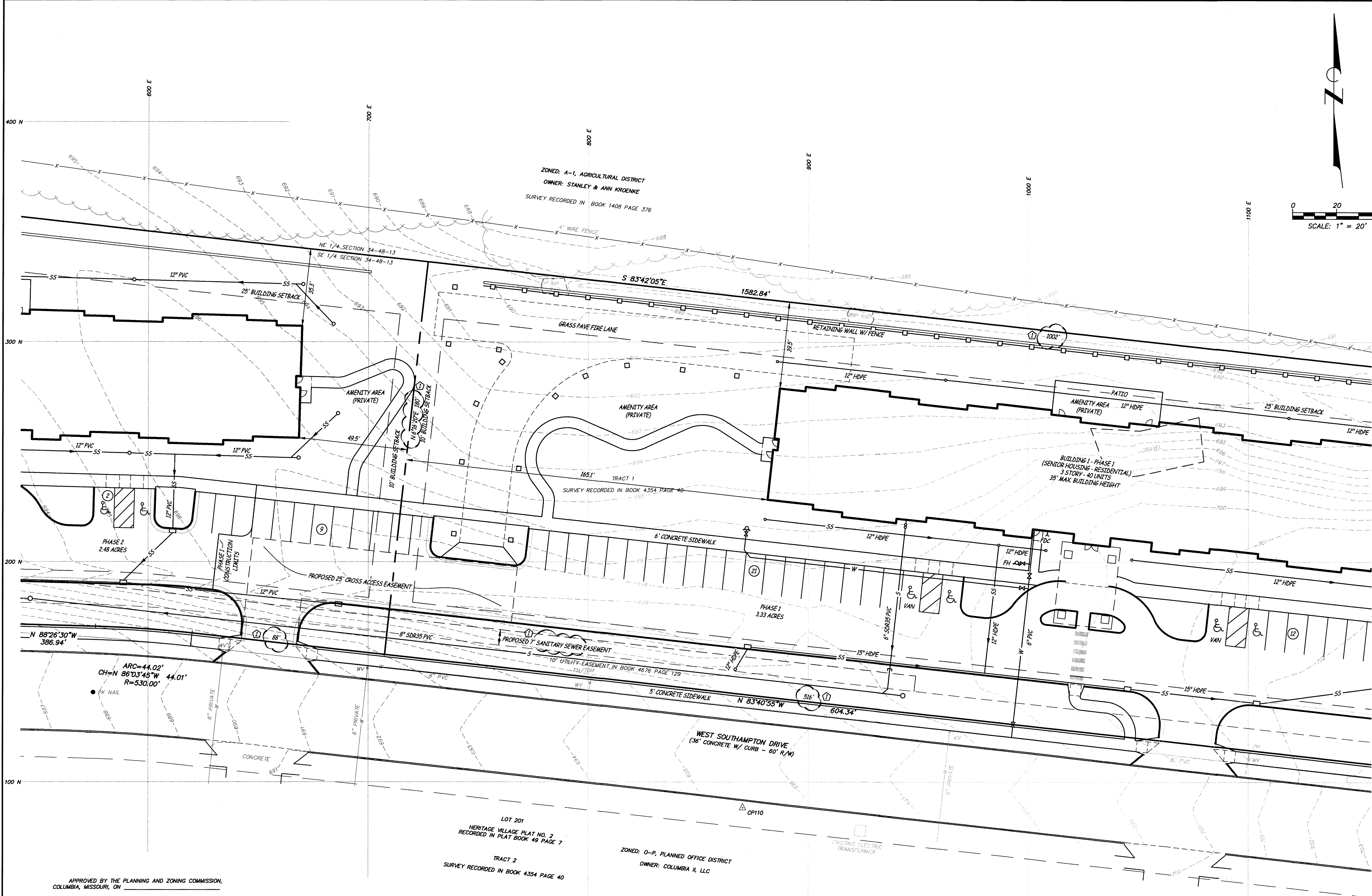
ATTEST: SHEELA AMIN, CITY CLERK

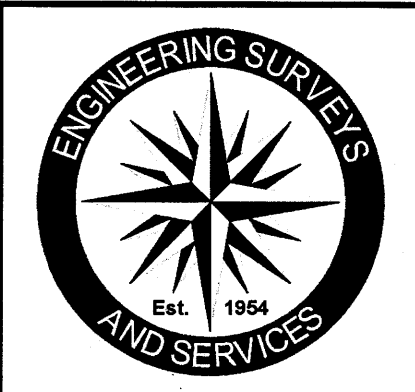
ZONED: O-P, PLANNED OFFICE DISTRICT  
OWNER: COLUMBIA II, LLC

LOT 201  
HERITAGE VILLAGE PLAT NO. 2  
RECORDED IN PLAT BOOK 49 PAGE 7

TRACT 2  
SURVEY RECORDED IN BOOK 4354 PAGE 40

REVISION NOTE:  
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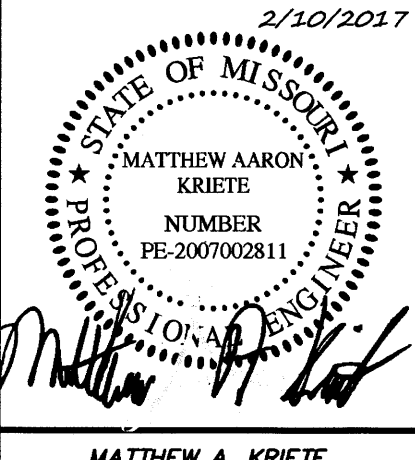
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Other Offices:  
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Missouri Engineering Corporation # 204095018

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

2/10/2017



MATTHEW A. KRIETE  
PROFESSIONAL ENGINEER  
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| Revised                                                                                                                                                 |                   |
| ①                                                                                                                                                       | FEBRUARY 10, 2017 |
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| O-P DEVELOPMENT PLAN                                                                                                                                    |                   |
| Sheet                                                                                                                                                   |                   |
| C2.02                                                                                                                                                   |                   |
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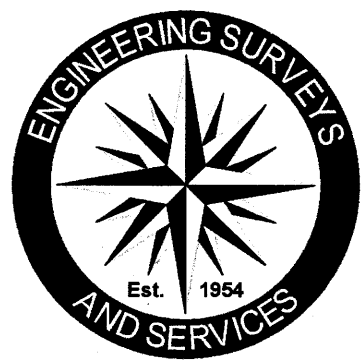
STEPHEN REICHLIN, CHAIRPERSON

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BRIAN TREECE, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

REVISION NOTE:  
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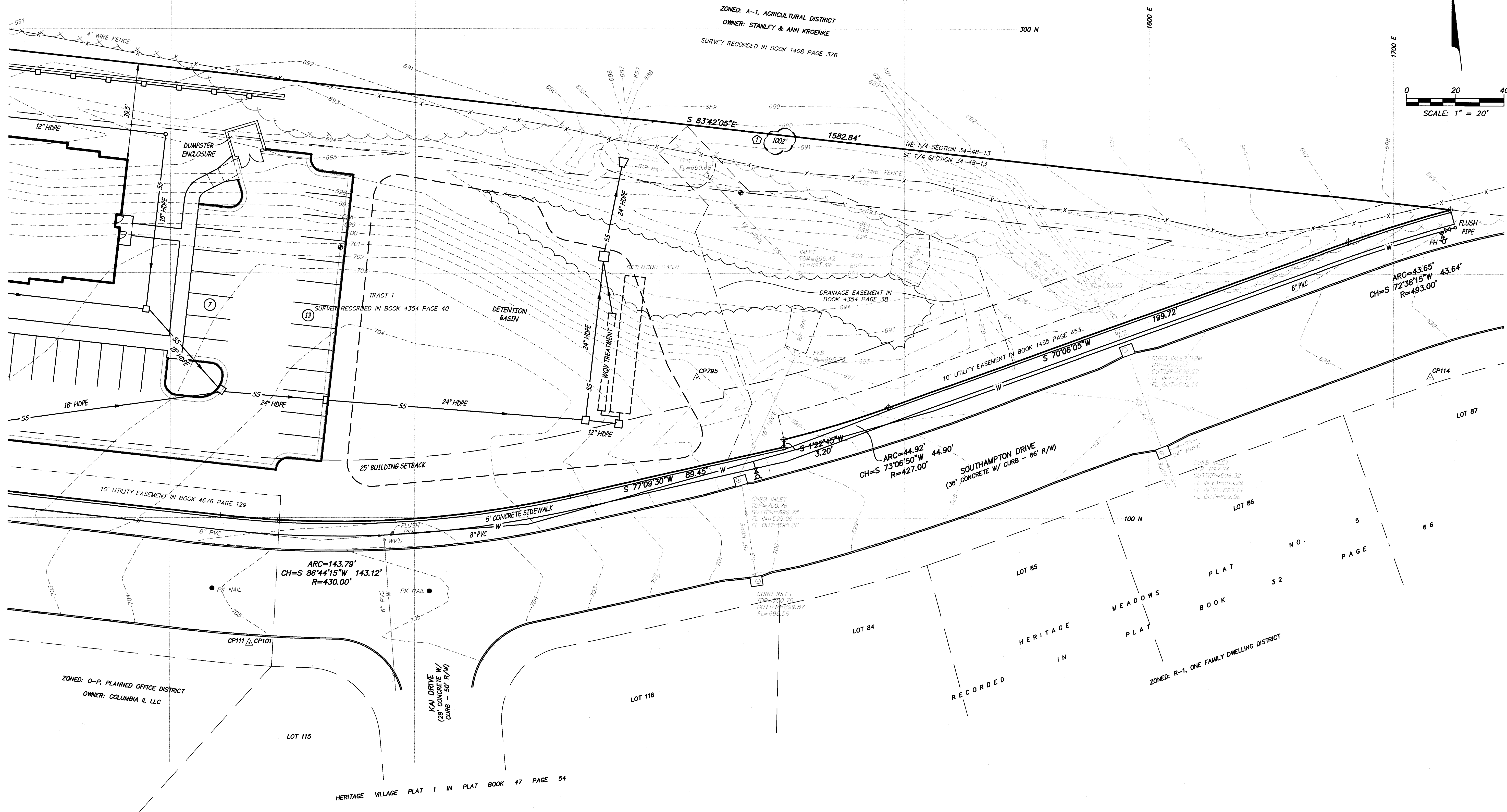
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O-P DEVELOPMENT PLAN

Sheet

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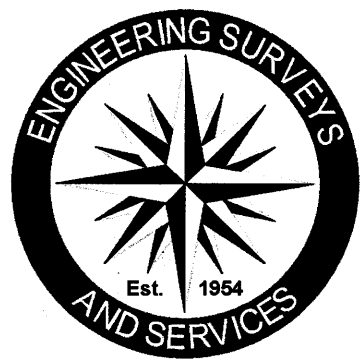
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BRIAN TREECE, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

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LANDSCAPE PLAN

Sheet

C3.01

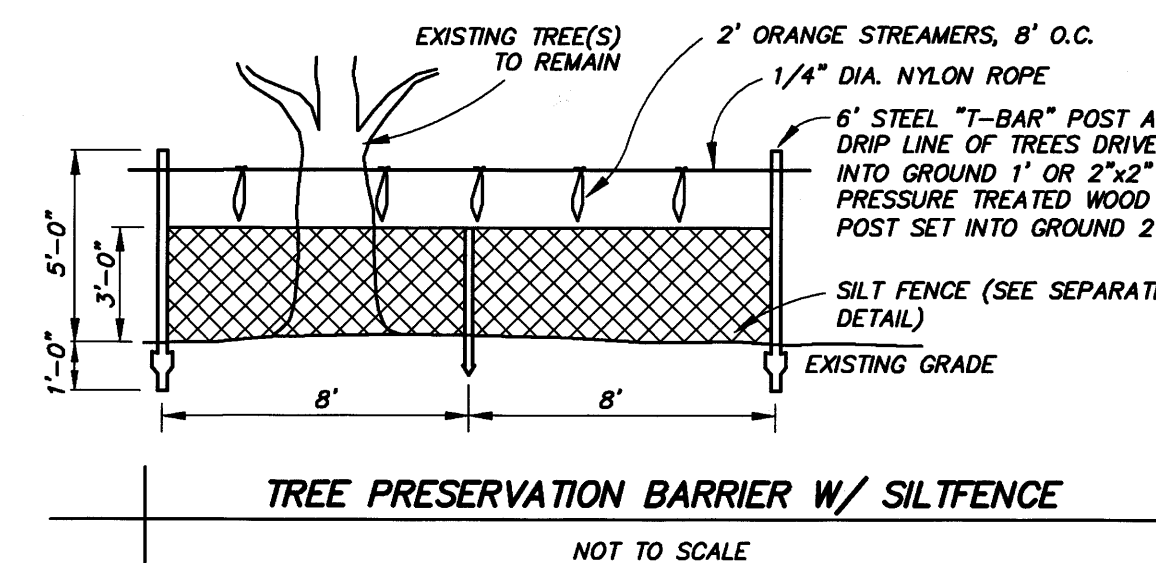
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LANDSCAPE LEGEND

| 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 |              |

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 "SODDED" OR "SEEDED" ARE TO BE PLANTED SODDED 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.



0 30 60  
SCALE: 1" = 30'

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

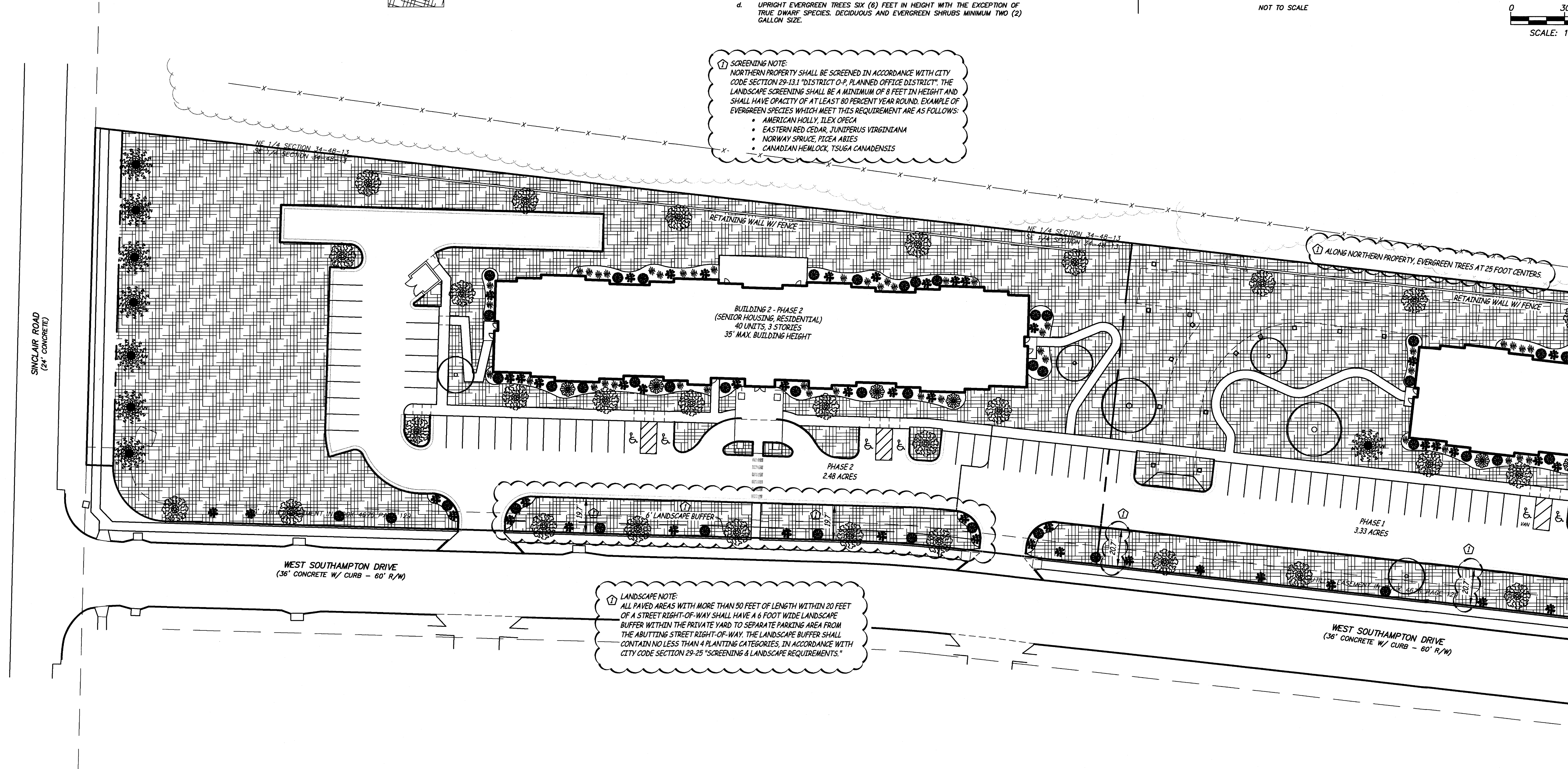
LANDSCAPE NOTE:  
ALL PAVED AREAS WITH MORE THAN 50 FEET OF LENGTH WITHIN 20 FEET OF A STREET RIGHT-OF-WAY SHALL HAVE A 6 FOOT WIDE LANDSCAPE BUFFER WITHIN THE PRIVATE YARD TO SEPARATE PARKING AREA FROM THE ADJUTING STREET RIGHT-OF-WAY. THE LANDSCAPE BUFFER SHALL CONTAIN NO LESS THAN 4 PLANTING CATEGORIES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

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:  
1 TREE/4,500 SQ. FT. OF PAVED AREA  
LARGE TO MEDIUM DECIDUOUS SHADE TREES

|          |                        |
|----------|------------------------|
| 15 TREES | 5 TREES (30% OF TOTAL) |
|----------|------------------------|



APPROVED BY THE PLANNING AND ZONING COMMISSION,  
COLUMBIA, MISSOURI, ON \_\_\_\_\_

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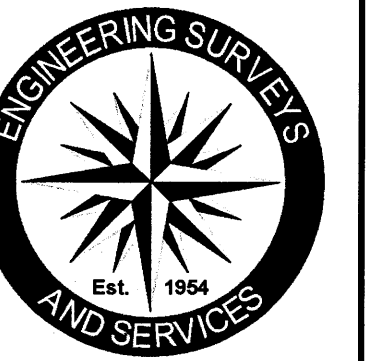
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COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

BRIAN TREECE, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

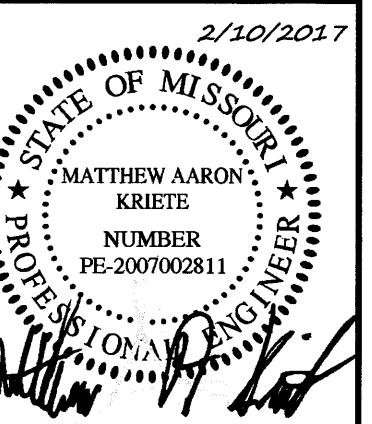
REVISION NOTE:

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



Engineering Surveys and Services  
Consulting Engineers, Scientists and Land Surveyors  
Analytical and Material Laboratories  
1113 Ivy Street, Columbia, Missouri 65201  
573-449-2646 | www.es-sinc.com  
Other Offices:  
Jefferson City, Missouri - Sedalia, Missouri  
Missouri Engineering Corporation # 200405618

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

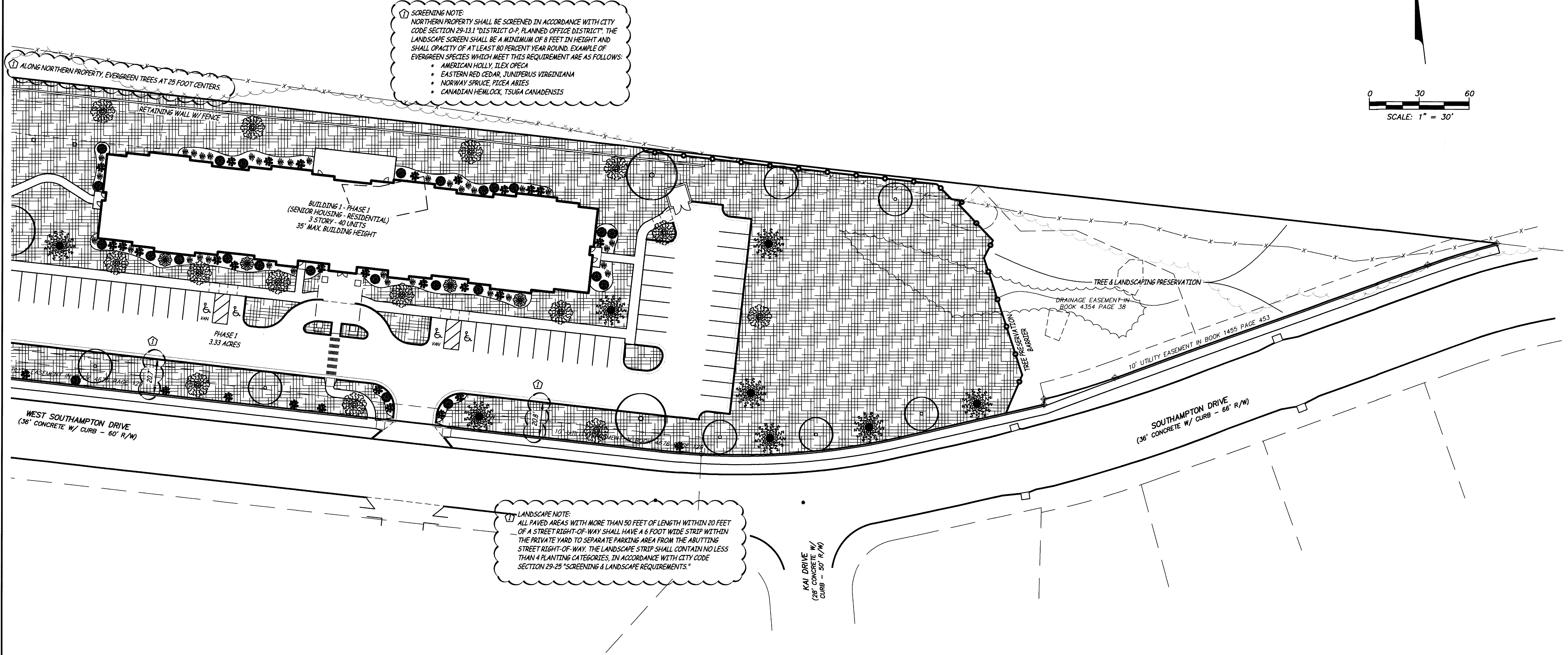
Design: SH Drawn: BR

LANDSCAPE PLAN

Sheet

C3.02

ES&S PROJECT NO. 13516



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 OPAQUE 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."

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

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

F:\COURTNEY\DRAWINGS\13516 O-P PLANNING 2/10/2017