

For office use:

Case #:	Submission Date:	Planner Assigned:
---------	------------------	-------------------

1. **Select the case type (one application required per case type) and submit this form, including all supplemental materials and fees, to the Community Development Permit Center - 3rd Floor City Hall (701 E. Broadway). Additionally, e-mail this form and all supplemental materials to planning@gocolumbiamo.com. For case types not shown, contact the Planning and Zoning Division at (573)874-7239.**

Concept Review Meeting

- Letter to Community Development Director describing request, noting restrictions of record, easements & right-of-way affecting site
- Locator map* (Indicate existing land uses on subject site and adjacent property. This can be noted in above letter.)
- Legal description of the property*
- A .PDF of sketch plan or plat, if applicable

Preliminary Plat, Final Plat, or Replat

- Letter to Community Development Director describing request, noting total land area in acres, & number of lots proposed
- 5 full-sized copies of subdivision plat
- Digital .PDF copy of plat
- Completed "Preliminary Plat Checklist" or "Final Plat Checklist" for final plats & replats**
- Performance contracts**: Two signed originals (N/A to preliminary plats)
- Construction plans to Public Works (N/A)

No recording fee for preliminary plats

Variance

- Letter to Community Development Director describing request & noting section(s) of the Regulations to which variance is requested
- Locator map*
- Original surveyor sealed legal description of the property (N/A to sidewalk variance requests)
- Editable digital copy of legal description (N/A to sidewalk variance requests)
- "Variance" or "Sidewalk Variance" worksheet** (N/A to variances requested in conjunction with planned developments)

Rezoning or Permanent Zoning

- Letter to Community Development Director stating reason for request, requested zoning district(s), & adjacent land uses & zoning
- Locator map*
- Original surveyor sealed legal description of the property
- Editable digital copy of legal description
- Completed "Statement of Intent" worksheet**, if planned district zoning is requested (N/A)

No fee for A-1 to R-1, or H-P zoning requests

Planned District Development Plan, Minor Amendment, or Major Amendment

- Letter to Community Development Director describing request
- 5 full-sized copies of development plan (No paper copies needed if plan sheets are 11"X17" or smaller)
- Digital .PDF copy of plan
- Completed "Development Plan Checklist" & "Preliminary Plat Checklist" (N/A to amendment requests)**
- Completed "Design Parameters" worksheet** (N/A to PUD plans or minor amendment requests)

Easement/Right-of-way(ROW) Vacation, New Easement Dedication

- Letter to Community Development Director describing request
- Locator map*
- Map showing area(s) to be vacated
- Original surveyor sealed legal description(s) of the area(s) to be vacated, & executable new easement document(s), if applicable
- Editable digital copy of legal description(s) for vacations, & dedications

Annexation Petitions (voluntary and annexation agreement)

- Letter to Community Development Director describing request, noting existing County zoning & requested City zoning district(s)
- Locator map*
- Original surveyor sealed legal description of the property
- Editable digital copy of legal description
- Annexation petition** (signed by all fees interest & notarized)
- Address verified by Building & Site Development (874-7474): House/unit #: _____ Street: _____ City: _____ State: _____
- Business name (if applicable) _____ Tax ID # _____

No rezoning or advertising fee for equivalent or lesser permanent zoning

*The Boone County Parcel Information Viewer provides internet access to locator maps & property deeds (<http://www.showmeboone.com/ASSESSOR/>).

**Forms are available online at http://www.gocolumbiamo.com/Planning/Zoning/application_forms.php.

2. Provide the following project & land use information for the subject property and immediate surroundings:

Plat/Plan Title (if applicable):	Case # from previously held concept review meeting (if applicable):
Location (e.g., distance from street intersection; include address, if applicable):	
Parcel ID#(s) (available at http://www.showmeboone.com/ASSESSOR/ , or from the Boone County Recorder's Office (phone: 573-886-4345):	
Area (acres):	Current zoning:
Current land use (note existing structures, if applicable):	Requested zoning (if applicable):

3. Indicate existing service providers (required for rezoning & subdivision requests):

Sanitary sewer:	Electric:
Water:	Fire protection:

4. Provide contact information for the property owner and applicant/agent/contract purchaser:

Owner:	<input type="checkbox"/> Applicant/ <input type="checkbox"/> Agent/ <input type="checkbox"/> Contract purchaser:
Owner's signature (required for rezoning & development plan requests):	Firm:
Address:	Address:
City/State/Zip:	City/State/Zip:
Phone:	Phone:
Fax:	Fax:
E-mail:	E-mail:

Fee Schedule:

Case Type	Processing		Advertising	Recording	Subtotal
Concept Review	N/A		N/A	N/A	\$0
Preliminary Plat	\$600 + \$10/lot		N/A	N/A	\$
Final Plat	\$400 + \$10/lot		N/A	24X36": \$69 1 st sheet + \$50/add.	\$
Replat	\$300 + \$10/lot			18X24": \$44 1 st sheet + \$25/add.	\$
Plat Vacation (abrogation)	\$300		N/A	N/A	\$
Variance	\$350		N/A	N/A	\$
Easement/ROW Vacation	\$350		N/A	Minimum \$30 (up to 3 sheets) + \$3/additional sheet	\$
Easement Dedication	N/A		N/A		\$
Permanent Zoning*	0-2 ac: \$300 >2-5 ac: \$450 >5-10 ac: \$600	>10-15 ac: \$900 >15-20 ac: \$1200 >20 ac: \$1,500	\$125	N/A	\$
Rezoning					\$
Development Plan					\$
Major Plan Amendment					\$
Minor Plan Amendment	\$200		N/A	N/A	\$
Hearing Continuance	\$100		N/A	N/A	\$
Cellular Tower (new)	\$1500		N/A	N/A	\$
Cellular Tower (co-locate)	\$250		N/A	N/A	\$
Annexation petitions (voluntary or agreement)	\$250		N/A	N/A	\$

*- Fees apply only when permanent zoning is dissimilar to Boone County zoning

For office use:

Case Description:							
Filing Deadline	Concept Review	Public Info Meeting	Council Res. (Annexations)	PZC Meeting	Council Res. (Prelim. Plats)	Council 1 st read	Council 2 nd & 3 rd read
Send postcard (Con Rev: meeting date; Pub Info: 1 wk after submittal)	Send staff comments (2 weeks after submittal)	Send ad & letters (20 days before PZC)	Receive revisions (1 wk after staff comments)	Send 2 nd review comments (1 wk after revisions received)	Send Annexation Council report (13 days before PZC)	Send PZC report (10 days before PZC)	Send Council report (10 days before 1 st read)
Verified complete (Sign & date):	Fees paid (Sign & date):		Ward:	Neighborhood Associations:			Historic structures over 50 years (Y/N):

August 28, 2015

CCEG #112003-1-423

City of Columbia
Planning Department
ATTN: Tim Teddy
701 E. Broadway
Columbia, MO 65201

RE: Discovery Park Subdivision – CP Plan Lot 1

Dear Mr. Teddy:

Please find enclosed the following for the CP Plan of Discovery Park Subdivision Lot 1, Plat 2-B:

CP Plan:

- 5 full-sized copies of the development plan.
- Development Review Application
- Completed Development Plan and Preliminary Plat Checklists (Preliminary Plat Checklist is a copy of the checklist submitted for the preliminary plat currently under review).
- Completed Design Parameters Worksheet.
- Amended Statement of Intent (including updated Impervious Area Allocation and Building Footprint Allocation Worksheets).
- Check in the amount of \$600 for the CP Plan review (5.02 acres).

If you should have any questions concerning this project, please feel free to contact me at this office or by email at mmhall@columbiacivilengineering.com.

Sincerely,



Michael M. Hall, P.E., M.ASCE
Principal Engineer

Encl.

PC: Matt Hollrah - Trittenbach



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Design Parameters Worksheet

For office use:

Case #: 15-201	Submission Date: 8/28/15	Planner Assigned: CES
-------------------	-----------------------------	--------------------------

Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.
49 feet
2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.
16 feet.
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.
Signage will be per the city requirements and be submitted with final development plans
4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to **M-R** districts)
Pervious area is 40%. Impervious is regulated by Ord. 18043 and outlined in the attached worksheets. Landscaping will comply with Ord. 29-25 and Chapter 12A of the City Code.
5. The maximum height and number of light poles and type of fixtures.

Lighting shall be 20' tall max., full cut-off fixtures. Number is unknown at this time, but will be in accordance with Ord. 29-30.1. A Photometric plot will be provided with the final constr. plans

STATEMENT OF INTENT

LOTS 1 DISCOVERY PARK SUBDIVISION PLAT 2-B (Portion of Tract 9 of Ordinance 18043)

AUGUST 28, 2015

Size of Lot 1: 5.02 acres

Requested Zoning of Tract: C-P (planned commercial)

Requested Allowable Uses of Tract: The allowed uses of this property shall be all uses allowed in Zoning Districts C-1, C-2 and C-3 (including pyramiding of such zoning ordinances), excluding, however:

- a. Drive in theaters
- b. Gun clubs
- c. Machine shops
- d. Travel trailer parks
- e. Temporary shelters
- f. Self storage facilities
- g. Halfway houses
- h. Publishing and newspaper publishing
- i. Commercial parking for automobiles and light trucks
- j. Farm machinery sales and services
- k. Kennels for boarding of animals of any kind
- l. Miniature golf courses or driving ranges
- m. Automobile repair shops; provided however that automobile dealerships and all uses attendant thereto shall be a permitted use
- n. Lumber yards, unless part of a home improvement center.

Standards and Criteria/Design Characteristics and Statement of Intent for Lot:

1. Acreage
 - a. Lot 1: 5.02 acres to be developed with:
 - a. The proposed use for this property is three one story multi-tenant office buildings and one two story multi-tenant office building. Building use may be for general office or a combination of general office and medical office.
2. Total Square Footage:
 - a. 45,500 square feet (deductions from Tract 9 as shown Exhibit A "Building Footprint Allocations" prepared by Columbia Civil Engineering Group dated August 28, 2015).
 - b. Total first floor square footage shall be 45,500 square feet.
3. Height and Setbacks:
 - a. The maximum building height shall not exceed and 50' as measured from finished grade.
 - b. Along boundaries of the development, Philips Farm Road and Ponderosa Street – 25'.
4. Parking: Parking will be provided to meet the requirements of the City of Columbia Ordinances in facilities as shown on the approved development plan.
5. Open space/Impervious Surface areas:
 - a. Open/Green Space shall be a minimum of 40%
 - b. Impervious surface shall be a maximum of 60%

c. Impervious areas deductions from Tracts 9 as shown on Exhibit B "Impervious Area Allocations" prepared by Columbia Civil Engineering Group dated August 28, 2015.

6. Comprehensive Traffic Impact Study/Development Agreements:

a. Lot 1 shall be subject to the requirements specified for Tract 9 within Ordinance # 18043

7. Stormwater/Water Quality Protection Plan:

a. Lots 1 shall be subject to the requirements specified for Tract 9 within Ordinance #18043



Nathan Odle, Member

EXHIBIT A



3301 Berrywood Dr., Suite 103 Columbia, MO 65201 (ph) 573-999-7821

Project Number: 112003-1
Project: Discovery
Date: 8/28/2015

Impervious Area Allocations (Basis from Development Agreement - Ordinance 018043)

Tract 9	Area (Ac.)	Percent of Lot	Impervious Area	
Lot 1	5.05	100%	3.00	60%
Lots 2A-D	6.15	100%	4.02	
Partial Lot 3	1.62	91%	0.00	
Partial Lot 4	7.41	84%	3.86	
Par. Lot 301-303	0.20	5%	0.16	79%
Totals	20.43	Acres	11.04	54%
Allotted From Development Agreement			15.01	
Balance Available			3.97	Acres

Percent Impervious

Overall percent Impervious
Note: with 60% imp. On Lot 1
there is a balance forward for
drainage to the Lake of:

3.97
ACRES

Tract 3	Area (Ac.)	Percent of Lot	Impervious Area	
Partial Lot 3	0.16	9%	0.00	
Partial Lot 4	1.15	13%	0.60	
Partial Lot 5	1.14	13%	0.59	
Partial Lot 6	0.76	31%	0.00	
Totals	3.21	Acres	1.19	
Allotted From Development Agreement			9.10	
Balance Available			7.91	Acres

Tract 4	Area (Ac.)	Percent of Lot	Impervious Area	
Partial Lot 4	0.02	0%	0.01	
Partial Lot 5	3.98	46%	2.07	
Partial Lot 6	1.72	69%	0.00	
Partial Lot 7	0.13	14%	0.00	
Toalton HS	21.89	35%	8	Site limited to 35% per plans dated 5/15/09
Totals	27.74	Acres	9.74	
Allotted From Development Agreement			24.72	
Balance Available			14.98	Acres

Tract 5	Area (Ac.)	Percent of Lot	Impervious Area	
Partial Lot 4	0.29	3%	0.15	
Partial Lot 5	3.56	41%	1.85	
Partial Lot 7	0.83	86%	0.00	
Par. Lots 301-303	3.50	91%	2.77	79%
Totals	8.18	Acres	4.77	58%
Allotted From Development Agreement			45.65	
Balance Available			40.88	Acres

Tract 8	Area (Ac.)	Percent of Lot	Impervious Area	
Par. Lots 301-303	0.16	4%	0.13	79%
Totals	0.16	Acres	0.13	79%
Allotted From Development Agreement			19.09	
Balance Available			18.96	Acres

Total Impervious area allotted from DA (Tracts 4, 5, 8 & 9)	104.47 Ac. (Tract 3 Not included in calcs)
Total Impervious area Used to date (Tracts 4, 5, 8 & 9)	25.68 Ac. (Tract 3 Not included in calcs)
Total balance available of Impervious (Tracts 4, 5, 8 & 9)	78.79 Ac. (Tract 3 Not included in calcs)

EXHIBIT B



3301 Berrywood Dr., Suite 103 Columbia, MO 65201 (ph) 573-999-7821

Project Number: 112003-1
Project: Discovery
Date: 8/28/2015

Building Footprint Allocations (Basis from Development Agreement - Ordinance 018043)

Tract 9	Area (Ac.)	Percent of Lot	Building Footprint	Total Space
Lot 1	5.05	100%	45,500	45,500
Lot 2A-D	6.15	100%	49,750	65,375
Lot 3	1.62	91%	0	0
Partial Lot 4	7.41	84%	56,911	157,614
Par. Lot 301-303	0.20	5%	0	0
Totals	20.23 Acres		152,161	268,489
Allotted From Development Agreement			75,000	250,000
Balance Available			-77,161	-18,489

Tract 4	Area (Ac.)	Percent of Lot	Building Footprint	Total Space
Partial Lot 4	0.02	0%	0	0
Partial Lot 5	3.98	46%	see below	see below
Lot 5 Buildings			3,752	3,752
Lot 5 Apartments			26,000	78,000
Partial Lot 6	1.73	70%	0	0
Partial Lot 7	0.13	14%	0	0
Toalton HS			43,560	79,224
Totals	5.86 Acres		73,312	160,976
Allotted From Development Agreement			200,000	425,000
Balance Available			126,688	264,024

* (total is per plans, base is estimate)

NOTE - Per Exhibit D, Paragraph 2, apartments/dwelling units shall be calculated at 1000 SF EA in Tract 4

Tract 5	Area (Ac.)	Percent of Lot	Building Footprint	Total Space
Partial Lot 4	0.29	3%	1,263	1,263
Partial Lot 5	3.56	41%	30,052	46,259
Partial Lot 7	0.83	86%	0	0
Par. Lot 301-303	3.50	91%	25,043	65,290
Totals	8.18 Acres		56,358	112,812
Allotted From Development Agreement			400,000	700,000
Balance Available			343,642	587,188

Totals for Tracts 4, 5 & 9 from Dev. Agrmt.	675,000	1,375,000
Used	281,831	542,277
Balance Forward	393,169	832,723

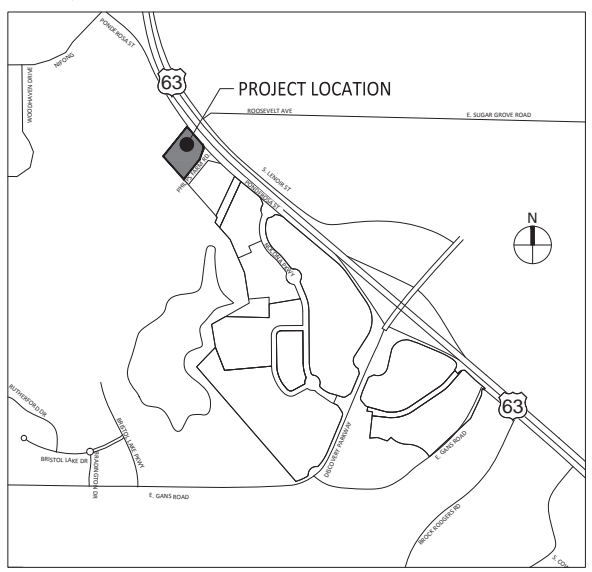
NOTE: Per Exhibit 21 of the Development Agreement, Tract 8 does NOT have a square foot allocation/limitation

Note: there are a total of 78 units proposed in Tract 4 (26 on the first floor), allocated at 1,000 SF per unit, per the Development Agreement

CP PLAN FOR OFFICE PARK NORTH - LOT 1

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.

DR. RAMAN PURI - 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 #53044
EXPIRES 12-31-15

Digitally signed by Michael M. Hall, P.E.
DN: cn=Michael M. Hall, P.E.,
o=Columbia Civil Engineering Group,
ou,
email=mmhall@columbiacivilengineering
group.com, c=US
Date: 2015.08.28 08:29:30 -0500

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

Project Number: 112003-1-423



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

8/27/15

STANDARD ABBREVIATIONS

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

Table of standard abbreviations including AASHTO, AC, ACC, ACI, Aggr, AI, Alt, ASTM, AWC, AWMA, ADA, AI, BC, Bary, Bh, BM, Bench, Ctr, CFS, CI, CIP, CL, CMP, CMU, CO, CP, CWL/CWR/CWS, DA, Dia, DIP, DS, EL, EG, EW, etc.

LEGEND

Legend table with columns for EXISTING and PROPOSED symbols for SANITARY MANHOLE, STORM MANHOLE, ELECTRIC TRANSFORMER, WATER PEDESTAL, HYDRANT, CORPORATION STOP, STORM INTAKE, LIGHT POLE, DECIDUOUS TREE, FLARED END, SIGN, GAS METER, TELEPHONE MANHOLE, TELEPHONE PEDESTAL, BURIED TELEPHONE BOX, SANITARY SEWER MANHOLE, SANITARY CLEANOUT, UTILITY POLE, UTILITY POLE ANCHOR, YARD LIGHT, ELECTRIC MANHOLE, ELECTRIC METER, BURIED ELECTRIC BOX, GPS/CONTROL MONUMENT, EXISTING SPOT, 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 2015.

DR. RAMAN PURI - CHAIRMAN

ACCEPTED BY ORDNANCE OF THE CITY COUNCIL OF COLUMBIA MISSOURI THIS DAY OF 2015.

ROBERT MCDAVID - MAYOR

SHEELA AMIN - CITY CLERK

OWNER & DEVELOPER

OWNER: P134, LLC 3315 BERRYWOOD SUITE 101 COLUMBIA, MISSOURI 65201 573-449-8902

DEVELOPER: TRITTENBACH DEVELOPMENT 3301 BERRYWOOD, SUITE 103 COLUMBIA, MISSOURI 65201 573-449-8902

FLOOD PLAIN NOTE

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

GENERAL NOTES

- 1. ALL TOPOGRAPHY SHOWN ON THESE DRAWINGS IS FROM LEAD INFORMATION OBTAINED FROM BOONE COUNTY RESOURCE MANAGEMENT.
2. THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 3.96 ACRES.
3. MAXIMUM BUILDING HEIGHT SHALL BE NO MORE THAN 59 FEET.
4. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
5. DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
6. THIS PROJECT WILL BE COMPLETED IN ONE OR MORE PHASES.
7. GAS SERVICE IS BEING EXTENDED TO THIS DEVELOPMENT BY OTHERS. SEE AT THIS TIME.
8. 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 BRIDGESTONE PARKWAY (MISSOURI ROUTE AC) GO SOUTHEAST ON PONDEROSA STREET 0.386 MILES, 16' NORTHWEST OF A STEEL T-POST, 32.2' SOUTHWEST OF PONDEROSA STREET, 15.6' NORTHWEST OF A STEEL T-POST, 11.1' NORTH OF A CARBONITE WITNESS POST AT A FENCE AND 9.8' NORTHEAST OF A NAIL AND SHIRINER 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, 32 FEET SOUTH OF THE SOUTH EDGE OF BRINKING LANE OF STADIUM BOULEVARD, 22.8' SOUTHWEST OF THE END OF CURB, 100 FEET WEST OF THE CENTER OF EAST POINT DRIVE AND 34.5' NORTH-NORTHWEST OF A CARBONITE WITNESS POST AT A RIGHT-OF-WAY MARKER.

- 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

Table with columns for LOCATES, SEWER, GAS, and CATV, listing contact information for Missouri One Call System, Columbia Water & Light, Ameron Inc., and Midcom.

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.

MO-DNR LAND DIST. PERMIT NO.

MOA02958 ISSUED ON APRIL 2, 2013

STREAM BUFFER SETBACK

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE LOSS MAP FOR COLUMBIA GUARDIANVILLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

LIGHTING

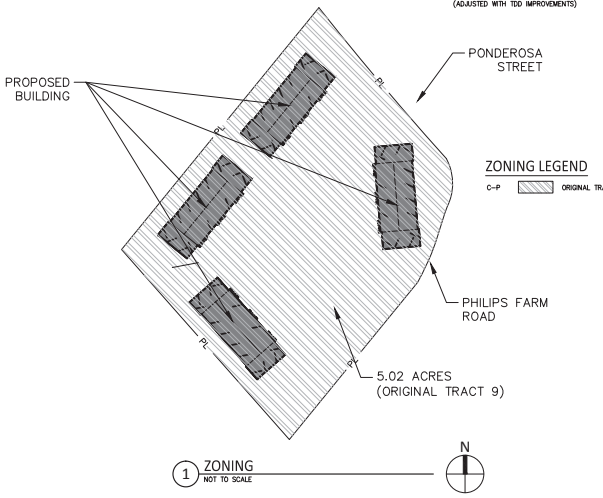
LIGHT POLES SHOWN SHALL BE FULL-CUTOFF SHROUB FIXTURES, INWARD AND DOWNWARD DIRECTED, WHICH MAY BE REDICATED OR CHANGED IN THEIR NUMBER BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. MAXIMUM LIGHT POLE HEIGHT SHALL BE 20 FEET. BUILDING MOUNTED LIGHTING IS UNALLOWED AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 22-301 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.

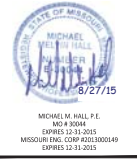
SIGNAGE

FINAL SIGNAGE WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS. SIGNAGE WILL BE IN ACCORDANCE WITH CITY STANDARDS AND ORDINANCE 15043.



1 ZONING NOT TO SCALE

COLUMBIA Civil Engineering Group logo and contact information: 3301 BERRYWOOD DRIVE, SUITE 103, COLUMBIA, MO 65201, PHONE (573) 449-8921.



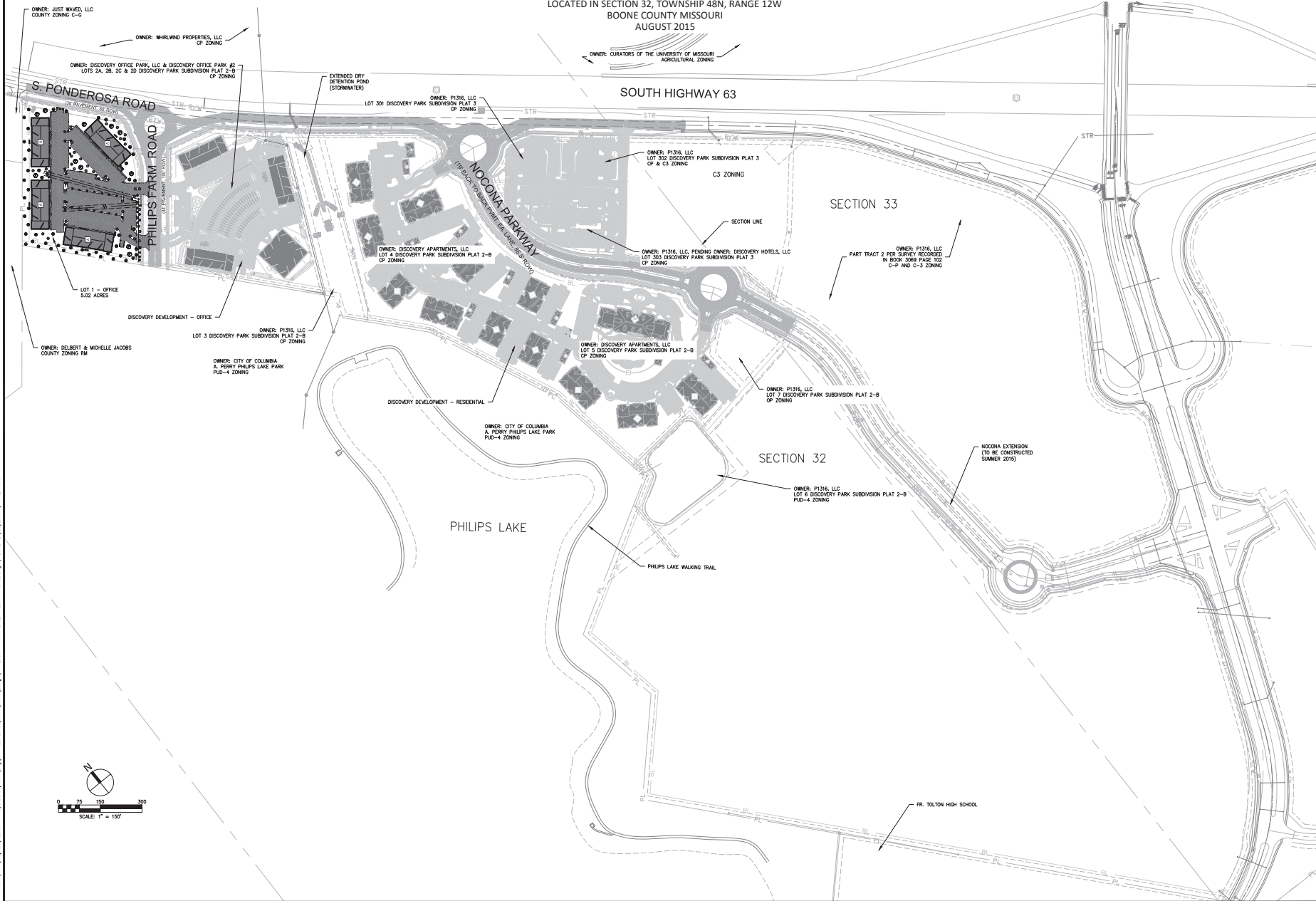
CP PLAN FOR OFFICE PARK NORTH - LOT 1 TRITTENBACH DEVELOPMENT COLUMBIA, MISSOURI

REVISIONS table with columns for No., Description, and Date.

DRAWN: JMB, APPROVED: MMH, ISSUED FOR DATE: 8/27/15, FIELD BOOK.

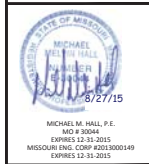
SHEET NAME: ABBREVIATIONS & NOTES, PROJECT NO.: 112003-1-423, CLIENT NO., SHEET NO.: X0.2

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



I:\projects\112003-1-Philis Development\OfficeParkNorth - Lot 1 - OfficePark.dwg | DATE: 8/27/15 15:15 | USER: jmh | PLOT: 112003-1-48 - 0405 - Lot 1 - OfficePark

COLUMBIA
 Civil Engineering Group
 Columbia, MO
 3301 BRIDGWOOD DRIVE, SUITE 101 | COLUMBIA, MO 65201
 PHONE (636) 899-7921



CP PLAN FOR OFFICE PARK NORTH - LOT 1
 TRITTENBACH DEVELOPMENT
 COLUMBIA, MISSOURI

REVISIONS

DRAWN: jmh
 APPROVED: mmh
 ISSUED FOR DATE: 8/27/15
 FIELD BOOK

SHEET NAME
CP PLAN DEVELOPMENT - OVERALL

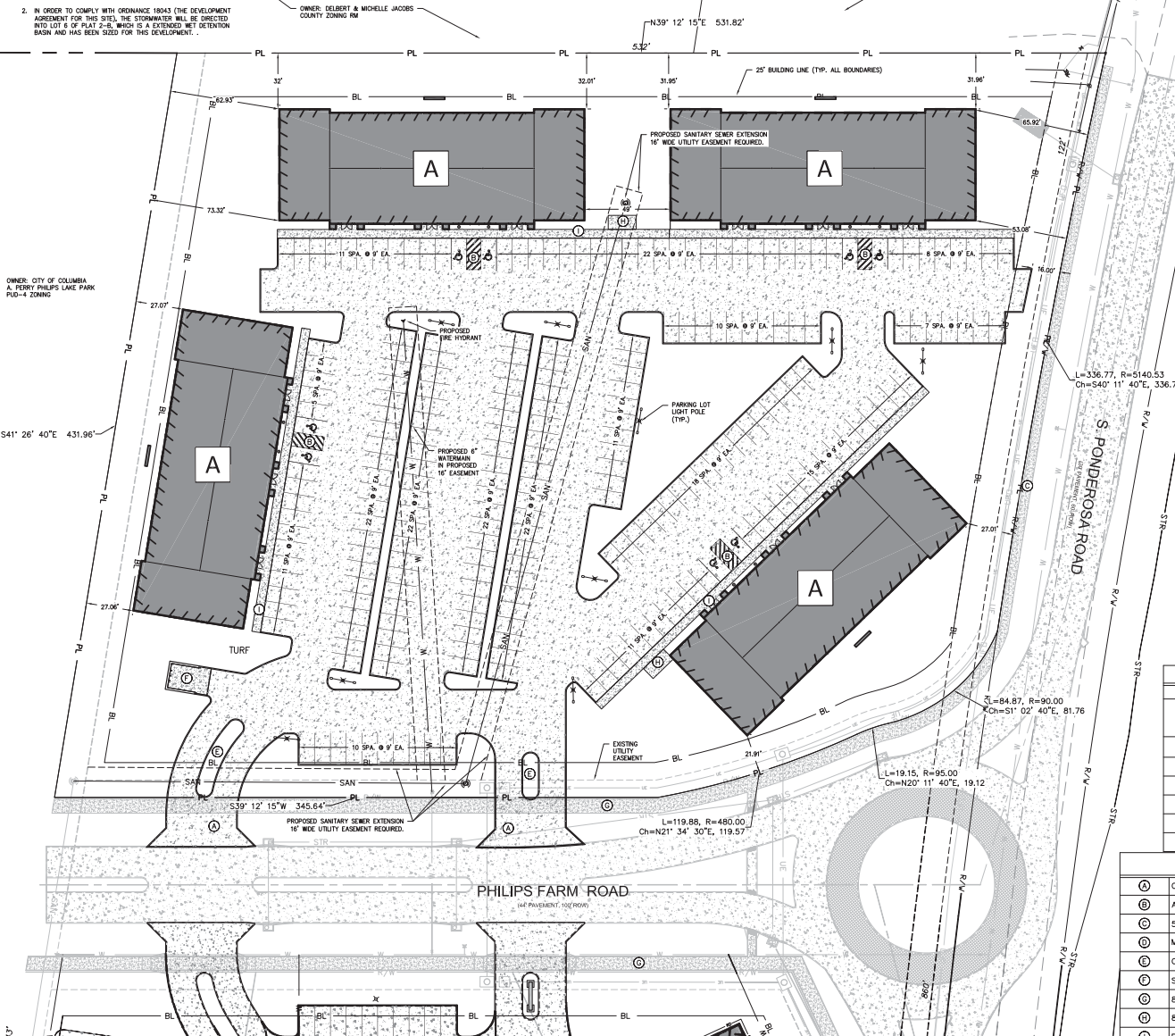
PROJECT NO. 112003-1-423
 CLIENT NO.
 SHEET NO.
C1.0

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 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 =	0.11 ACRES		
TOTAL BUILDING FOOTPRINT AREA =	1.04 ACRES		
TOTAL IMPERVIOUS AREA =	3.00 ACRES	59.8 %	
TOTAL PERVIOUS AREA =	2.02 ACRES	40.2 %	

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 =	TREES		

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 PROVIDED (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 (NOT USED THIS PLAN - SIGNAGE TO BE PROPOSED WITH DEVELOPMENT PLANS ONLY)
(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



CP PLAN FOR OFFICE PARK
NORTH - LOT 1
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS

DRAWN JMB
APPROVED MMH
ISSUED FOR
DATE 8/27/15
FIELD BOOK

SHEET NAME
CP PLAN - LOT 1

PROJECT NO. 112003-1-423
CLIENT NO.
SHEET NO.

C1.1

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

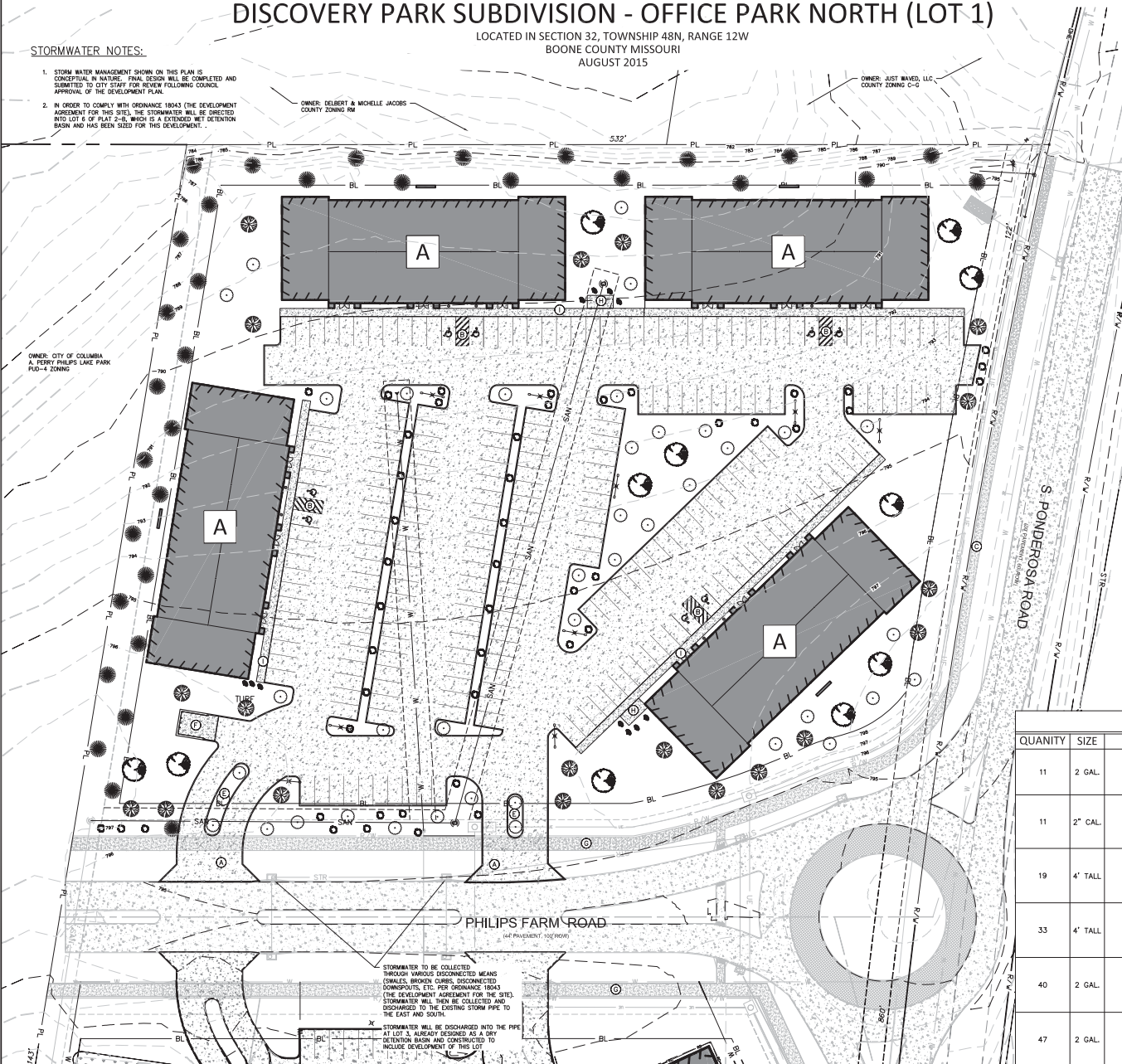
LOCATED IN SECTION 32, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY MISSOURI
AUGUST 2015

STORMWATER NOTES:

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 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 FM

OWNER: JUST WAIKED, LLC
COUNTY ZONING C-O



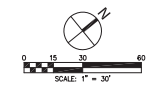
NOTES:

1. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
2. THE LANDSCAPING BUFFERS SHALL CONTAIN NO LESS THAN 4 TREES PER THE CATEGORIES OF PLANTING MATERIAL LISTED IN PARAGRAPH (F) OF SECTION 29-25 IN THE CODE OF ORDINANCE ONE OF WHICH MAY BE 300 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 8 OF PLAT 2-B, WHICH IS AN EXTENDED WET DETENTION BASIN AND HAS BEEN SIZED FOR THIS DEVELOPMENT.
5. THERE IS NO CLIMAX FOREST WITHIN THE LIMITS OF THIS LOT.

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 =	0.11 ACRES
TOTAL BUILDING FOOTPRINT AREA =	1.04 ACRES
TOTAL IMPERVIOUS AREA =	3.00 ACRES
TOTAL PERVIOUS AREA =	2.02 ACRES
	59.8 %
	40.2 %
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 =	TREES



TREE LEGEND

QUANTITY	SIZE	CATEGORY	SPECIES	SYMBOL
11	2 GAL.	ORNAMENTAL GRASS	FEATHER REED GRASS (OR APPROVED EQUAL)	
11	2" CAL.	SHADE TREE (MED.-LARGE)	TRIDENT MAPLE (ACER BUERGERIANUM), RIVER BIRCH (BETULA NIGRA), KENTUCKY COFFEETREE, SWAMP WHITE OAK, PIN OAK (OR APPROVED EQUAL)	
19	4' TALL	ORNAMENTAL TREE	SERVICEBERRY (AMELANCHER ARBOREA), APPALACHIAN REDBUD (CERCIS CANADENSIS) OR APPROVED EQUAL	
33	4' TALL	EVERGREEN TREE	GREEN GIANT ARBORVITAE, SHORT LEAVED PINE, RED CEDAR (OR APPROVED EQUAL), STAGGERED PLACEMENT TO AVOID UNIFORM APPEARANCE	
40	2 GAL.	DECIDUOUS SHRUB	BURNING BUSH (EGLONIMYUS ALATA 'COMPACTA') SPIREA (SPIRAEA X BUMALDA), NEW JERSEY TEA (CEANOTHUS AMERICANUS), CORALBERRY (SYMPHOCARPUS ORBICULATUS) OR APPROVED EQUAL	
47	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 (DRAINS, BROOKS, 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 8, ALREADY DESIGN AS A WET DETENTION BASIN AND CONSTRUCTED TO INCLUDE DEVELOPMENT OF THIS LOT.

COLUMBIA
Civil Engineering Group
Columbia, MO
3201 HERBWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (314) 999-7621



CP PLAN FOR OFFICE PARK
NORTH - LOT 1
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS

DRAWN: JMB
APPROVED: MMH
ISSUED FOR: 8/27/15
FIELD BOOK

SHEET NAME
CP PLAN - LOT 1

PROJECT NO. 112003-1-423
CLIENT NO.
SHEET NO.

C1.2

I:\msh\11-V\Wpba\112003-1-Philps Development\Map OP - Lot Development\OfficeLot #1V112003-1-01 - BASE - Lot 1 - OfficePlan | DATE: 28/09/2015 | TIME: 08:25