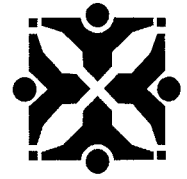


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 247-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 4, 2014

Re: Boone Medical Park Plat 1 - final major plat (Case #14-122)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to ordinance

Supporting documentation includes: Locator maps, proposed final plat, existing preliminary plat/C-P development plan

Executive Summary

A request by Boone Hospital Center (owner) for approval of a final plat of C-P (Planned Business District) zoned land, to be known as "Boone Medical Park Plat 1". The 13.19-acre subject site is located on the southeast corner of Nifong and Forum Boulevards. (Case #14-122)

Discussion

The applicant is requesting approval of a one-lot final major subdivision plat to allow for the development of a medical and commercial complex. The proposed plat substantially conforms with the preliminary plat/C-P development plan of Boone Hospital Medical Park South, which was approved by Council on April 1, 2013.

The plat has been reviewed by City departments and external agencies, and meets all applicable requirements of the City's Zoning and Subdivision Regulations.

Locator maps, a copy of the proposed plat, and the existing preliminary plat/C-P plan are attached.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: Development/Redevelopment of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands will be offset by increased property and/or sales tax revenues and user fees.

Vision & Strategic Plan Impact

Vision Impact: N/A

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Strategic Plan: N/A

Comprehensive Plan Impact: N/A

Suggested Council Action

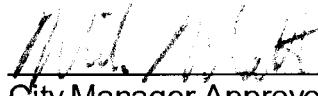
Approval of the proposed plat

Legislative History

Preliminary plat/C-P development plan of Boone Medical Hospital Park South (Case 13-8), approved by B72-13 on April 1, 2013

A handwritten signature in black ink, appearing to be "Z. H. Z. M.", written over a horizontal line.

Department Approved

A handwritten signature in black ink, appearing to be "M. L. M. S.", written over a horizontal line.

City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 247-14

AN ORDINANCE

approving the Final Plat of Boone Medical Park Plat 1, a major subdivision; accepting the dedication of rights-of-way and easements; authorizing a performance contract; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Final Plat of Boone Medical Park Plat 1, as certified and signed by the surveyor on July 25, 2014, a major subdivision located on the southeast corner of Nifong Boulevard and Forum Boulevard, containing approximately 13.19 acres in the City of Columbia, Boone County, Missouri, and hereby authorizes and directs the Mayor and City Clerk to sign the plat evidencing such approval.

SECTION 2. The City Council hereby accepts the dedication of all rights-of-way and easements as dedicated upon the plat.

SECTION 3. The City Manager is hereby authorized to execute a performance contract with the Board of Trustees of Boone County Hospital in connection with the approval of the Final Plat of Boone Medical Park Plat 1. The form and content of the contract shall be substantially as set forth in "Exhibit A" attached hereto.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PERFORMANCE CONTRACT

This contract is entered into on this _____ day of _____, 20 14 between the City of Columbia, MO (“City”) and Trustees of the Boone County Hospital (“Subdivider”).

City and Subdivider agree as follows:

1. Subdivider shall construct, erect and install all improvements and utilities required in connection with the final plat of Boone Medical Park, Plat 1, including sidewalks and all improvements and utilities shown on the plat and related construction plans, within 36 months after the City Council approves the plat.
2. If street, utility or other construction of public improvements should occur on or adjacent to land in the subdivision at the initiative of the City Council, as benefit assessment projects, Subdivider agrees to bear Subdivider’s equitable and proportionate share of construction costs, as determined by such assessments.
3. No utility service connections or occupancy permits shall be issued to the Subdivider or to any other person for any structure on land in the subdivision unless and until all utilities and improvements have been constructed, erected and installed in the structure and upon the lot or lots on which the structure is situated in accordance with all applicable ordinances, rules and regulations of the City.
4. No occupancy permit shall be issued to Subdivider or any other person for any structure constructed on land in the subdivision unless the street and sidewalk adjacent to the structure have been completed in compliance with the City’s Standard Street Specifications.
5. City may construct, erect or install any improvement or utility not constructed, erected or installed by Subdivider as required by this contract. City may perform such work using City employees or City may contract for performance of the work. Subdivider shall reimburse City for all costs and expenses incurred by City in connection with the construction, erection or installation of improvements in utilities under this paragraph. Subdivider agrees to pay City all expenses and costs, including reasonable attorneys’ fees, incurred by City in collecting amounts owed by Subdivider under this paragraph.
6. City shall not require a bond or other surety to secure the construction of the improvements and utilities required in connection with the final plat.
7. The obligations of Subdivider under this contract shall not be assigned without the express consent of the City Council.

8. The remedies set forth in this contract are not exclusive. City does not waive any other remedies available to enforce Subdivider's obligations under this contract or to recover damages resulting from Subdivider's failure to perform its obligations under this contract.

9. This contract is not intended to confer any rights or remedies on any person other than the parties.

IN WITNESS WHEREOF, the parties have executed this contract on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

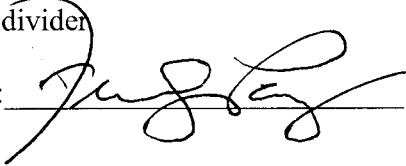
BY: _____
Mike Matthes, City Manager

ATTEST:

Sheela Amin, City Clerk

APPROVED AS TO FORM:

Nancy Thompson City Counselor

Subdivider
BY:  _____



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Locator maps, proposed final plat, existing preliminary plat/C-P
development plan

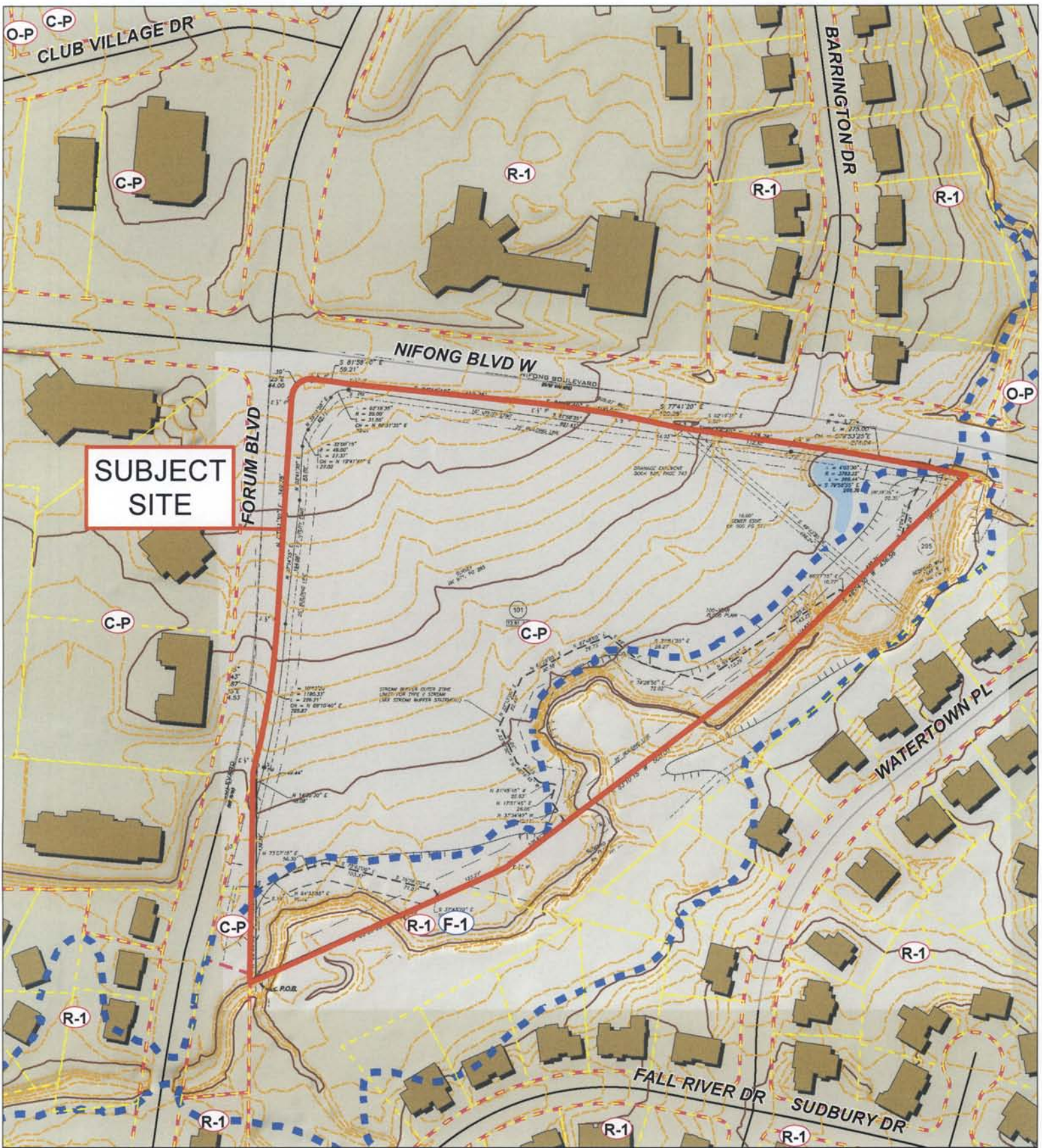


14-122: Boone Medical Park Plat 1 Final Major Plat



Hillshade Data: Boone County GIS Office
 Parcel Data Source: Boone County Assessor
 Imagery: Boone County Assessor's Office, Sanborn Map Company
 Created by The City of Columbia - Community Development Department





14-122: Boone Medical Park Plat 1 Final Major Plat



Hillshade Data: Boone County GIS Office
 Parcel Data Source: Boone County Assessor
 Imagery: Boone County Assessor's Office, Sanborn Map Company
 Created by The City of Columbia - Community Development Department

0 112.5 225 450
 Feet

FILED FOR RECORD, BOONE COUNTY, MISSOURI
BETTY JOHNSON, RECORDER OF DEEDS

NOTES

1. THIS IS AN URBAN CLASS SURVEY.
2. PERMANENT MONUMENTS ARE TO BE SET AFTER STREET CONSTRUCTION IS COMPLETE.
3. ALL IRONS ARE TO BE SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED.
4. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CH. FOR CHORD DIMENSIONS.
5. SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.

FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP #29019C0290D DATED: MARCH 17, 2011

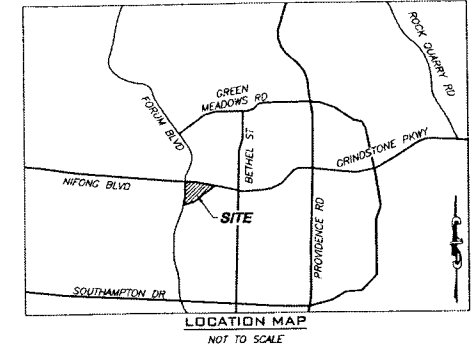
STREAM BUFFER STATEMENT

THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FINAL PLAT

BOONE MEDICAL PARK PLAT 1

A PLAT OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 971, PAGE 285
JULY 25, 2014



KNOW ALL MEN BY THESE PRESENTS

BOARD OF TRUSTEES OF BOONE COUNTY HOSPITAL ALSO KNOWN AS BOONE HOSPITAL CENTER, BEING SOLE OWNER OF THE BELOW DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, FRED PARRY AND JAN BECKETT HAVE CAUSED THESE PRESENTS TO BE SIGNED.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

NIFONG BOULEVARD AND FORUM BOULEVARD ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE FOREVER.

FRED PARRY, CHAIRPERSON

JAN BECKETT, SECRETARY

STATE OF MISSOURI } SS

COUNTY OF BOONE }

ON THIS _____ DAY OF _____ IN THE YEAR 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FRED PARRY AND JAN BECKETT KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN FINAL PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING TRACT 1 OF THE SURVEY RECORDED IN BOOK 971, PAGE 285 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE ALONG THE WEST LINE OF SAID TRACT, 100'39'50"; 143.29 FEET TO THE NORTHEAST CORNER OF LOT 25 OF WOODRALL SOUTH PLAT 1 AS RECORDED IN PLAT BOOK 20, PAGE 74; THENCE N01°00'30"E, 188.83 FEET, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF FORUM BOULEVARD; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE, ALONG A 1185.43-FOOT RADIUS CURVE TO THE LEFT, 224.87 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N09°09'25"E, 224.53 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT 1 OF THE SURVEY RECORDED IN BOOK 971, PAGE 285; THENCE ALONG THE LINES OF SAID TRACT 1 FOR THE FOLLOWING ELEVEN (11) CALLS: THENCE N03°41'30"E, 349.78 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 49.39 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S01°51'25"E, 44.00 FEET; THENCE S01°58'40"E, 59.21 FEET; THENCE S04°16'10"E, 312.75 FEET; THENCE S01°58'40"E, 100.00 FEET; THENCE S7°41'20"E, 100.28 FEET; THENCE S01°58'40"E, 178.76 FEET; THENCE ALONG A 3774.72-FOOT RADIUS CURVE TO THE RIGHT, 275.00 FEET; THENCE S53°10'15"W, 500.00 FEET; THENCE S05°39'00"W, 436.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.19 ACRES.

I HEREBY CERTIFY THAT I SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY

A CIVIL GROUP

CORPORATE NUMBER 2001008115

Jan Beckett
JAN BECKETT
LS-2001001909
DATE 7/25/14

STATE OF MISSOURI } SS

COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS _____ DAY OF _____ 2014.

SPENCER M. HASKAMP

NOTARY PUBLIC MY COMMISSION EXPIRES JULY 11, 2015.

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MO 65203
PHONE: (573) 817-5750
WWW.ACIVILGROUP.COM

LEGEND

- IRON PIPE CAP #2001008115
- E EXISTING
- S SET
- PM● PERMANENT MONUMENT
- (R) RADIAL LINE
- REC. RECORD
- DH X DRILL HOLE WITH CHISELED "X"
- ± CENTERLINE
- 10,000 SQUARE FEET
- 13.19 AC. ACRES
- X --- EXISTING FENCE
- EXISTING STONE
- IP ○ IRON PIPE
- RB ○ REBAR
- DH X CUT-CROSS
- (C100) CURVE NUMBER
- STREAM BUFFER (OUTER ZONE)
- STREAM BUFFER (STREAM SIDE ZONE)
- 100-YEAR FLOOD PLAIN

SCALE: 1" = 60'

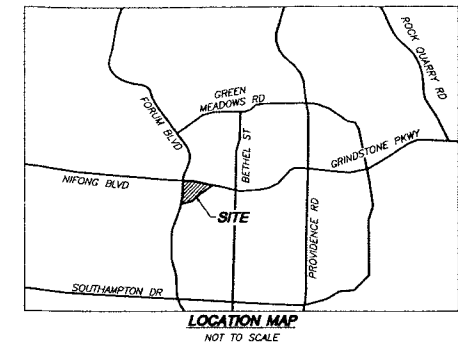
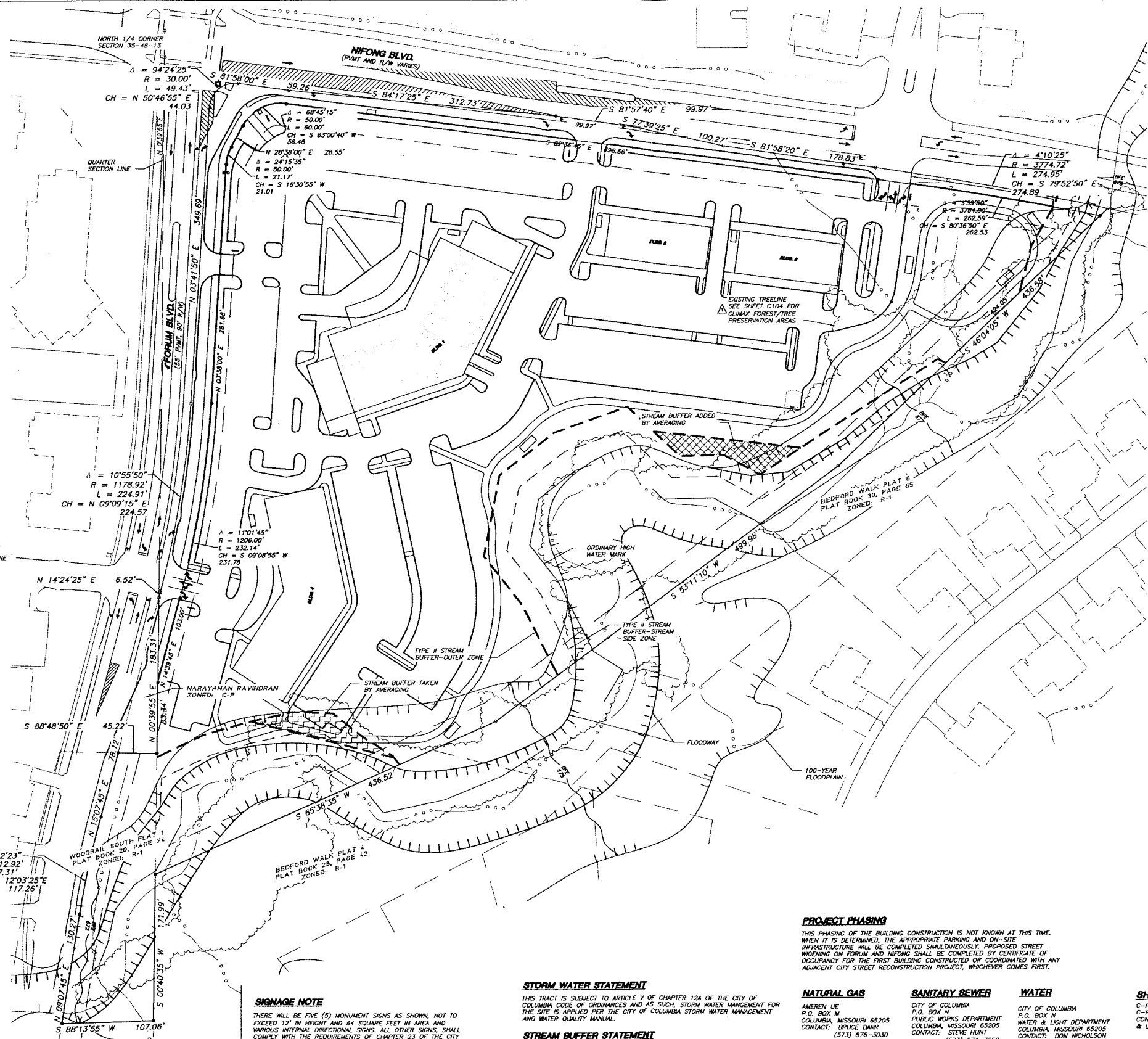
BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

RECEIVED AND ACCEPTED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____ 2014.

ROBERT McDONALD, MAYOR

SHEELA AMIN, CITY CLERK

- LEGEND**
- EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING SANITARY CLEANOUT
 - PROPOSED SANITARY CLEANOUT
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING GUY WIRE
 - EXISTING LIGHT POLE
 - PROPOSED LIGHT POLE
 - EXISTING ELECTRIC METER
 - PROPOSED ELECTRIC METER
 - EXISTING GAS METER
 - PROPOSED GAS METER
 - EXISTING WATER METER
 - PROPOSED WATER METER
 - EXISTING CABLE BOX
 - EXISTING ELECTRIC TRANSFORMER
 - PROPOSED ELECTRIC TRANSFORMER
 - EXISTING TELEPHONE BOX
 - EXISTING UTILITY POLE
 - EXISTING WATER VALVE
 - PROPOSED WATER VALVE
 - PROPOSED HANDICAPPED SPACE
 - EXISTING HANDICAPPED SPACE
 - IRON PIPE CAP #2001006115
 - EXISTING SET
 - RECORD
 - BORE HOLE
 - BENCH MARK
 - DRILL HOLE
 - IRON PIPE
 - REBAR
 - MONUMENT
 - PERMANENT MONUMENT
 - RIGHT OF WAY MARKER
 - STONE
 - EXISTING STREET SIGN
 - EXISTING BOLLARD
 - EXISTING ROOF DRAIN
 - EXISTING SPRINKLER VALVE
 - EXISTING WALKWAY
 - EXISTING FLAGPOLE
 - BOONE COUNTY SURVEY
 - FINISH GRADE
 - TOP OF CURB
 - TOP OF PAVEMENT
 - FINISH FLOOR
 - RADIAL LINE
 - CENTERLINE
 - 0.000 SQUARE FEET
 - 00.00 AC ACRES
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING UNDERGROUND ELECTRIC
 - PROPOSED UNDERGROUND ELECTRIC
 - EXISTING OVER-HEAD ELECTRIC
 - PROPOSED OVER-HEAD ELECTRIC
 - EXISTING UNDERGROUND TELEPHONE
 - PROPOSED UNDERGROUND TELEPHONE
 - EXISTING OVER-HEAD TELEPHONE
 - PROPOSED OVER-HEAD TELEPHONE
 - EXISTING FIBER OPTIC CABLE
 - PROPOSED FIBER OPTIC CABLE
 - EXISTING GAS
 - PROPOSED GAS
 - EXISTING SANITARY
 - PROPOSED SANITARY
 - EXISTING SANITARY FORCEMAIN
 - PROPOSED SANITARY FORCEMAIN
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING CABLE TELEVISION
 - PROPOSED ROOF DRAIN
 - EXISTING FLOWLINE (E)
 - EXISTING TREELINE
 - PRESERVED TREELINE
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - 100-YR FLOODPLAIN
 - FLOODWAY



OWNER:
THE BOARD OF TRUSTEES OF
BOONE COUNTY HOSPITAL
1600 EAST BROADWAY
COLUMBIA, MO 65201

SITE DATA
EXISTING ZONING: R-1 AND O-P
PROPOSED ZONING: C-P, PLANNED
BUSINESS DISTRICT
ACREAGE: 13.77 ACRES
LOCATION: SOUTHEAST CORNER OF THE
INTERSECTION OF NIFONG BLVD AND
FORUM BLVD IN SOUTH COLUMBIA,
MISSOURI

- GENERAL NOTES:**
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTS PLANS FOR ACCURATE DIMENSIONS.
 - ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. SEE APPROPRIATE UTILITY CONSTRUCTION PLANS FOR FURTHER DETAIL.
 - ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
 - ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
 - DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
 - BUILDING 2 AND BUILDING 3 MAY BE COMBINED INTO ONE BUILDING WITHOUT A PLAN REVISION.

BENCHMARK DATA
CUT CROSS ON THE B/C ALONG THE WEST SIDE OF FORUM BLVD APPROXIMATELY 180' NORTH OF THE PRIVATE DRIVE ON THE WEST SIDE OF FORUM BLVD.
ELEV: 691.00

PARKING DATA
REQUIRED FOR MEDICAL OFFICE/RETAIL:
1 SPACE/200 SQ. FT.
128,920 SQ. FT./200 = 645 SPACES
5% REDUCTION FOR TRANSIT STOP = 32 SPACES
TOTAL REQUIRED: 613 SPACES
PROVIDED:
581 PARKING SPACES WITH BASEMENT PARKING AND 542 WITHOUT BASEMENT PARKING (24 OF WHICH ARE HANDICAPPED SPACES, WITH 12 BEING VAN ACCESSIBLE, AND 28 BEING BICYCLE SPACES)

LEGAL DESCRIPTION
TWO TRACTS OF LAND LOCATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 971, PAGE 285 AND LOT 25 OF WOODRILL SOUTH PLAT 1 AS RECORDED IN PLAT BOOK 20, PAGE 74, BOTH BEING OF THE BOONE COUNTY RECORDS AND CONTAINING 13.77 ACRES.

PROJECT PHASING
THIS PHASING OF THE BUILDING CONSTRUCTION IS NOT KNOWN AT THIS TIME. WHEN IT IS DETERMINED, THE APPROPRIATE PARKING AND ON-SITE INFRASTRUCTURE WILL BE COMPLETED SIMULTANEOUSLY. PROPOSED STREET WIDENING ON FORUM AND NIFONG SHALL BE COMPLETED BY CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING CONSTRUCTED OR COORDINATED WITH ANY ADJACENT CITY STREET RECONSTRUCTION PROJECT, WHICHEVER COMES FIRST.

- NATURAL GAS**
AMEREN UE
P.O. BOX M
COLUMBIA, MISSOURI 65205
CONTACT: BRUCE DANK
(573) 876-3630
- SANITARY SEWER**
CITY OF COLUMBIA
P.O. BOX N
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: STEVE HUNT
(573) 874-7250
- WATER**
CITY OF COLUMBIA
P.O. BOX N
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DON NICHOLSON
(573) 874-7315
- TELEPHONE**
CENTURYLINK
628 E CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: DON WILSON
(573) 886-3500
- CABLE TV**
METACOM
601 NORTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: JIMMY RUNYON
(573) 443-1535
- ELECTRICITY**
CITY OF COLUMBIA
P.O. BOX N
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: JONI TROYER
(573) 874-7321

STORM WATER STATEMENT
THIS TRACT IS SUBJECT TO ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND AS SUCH, STORM WATER MANAGEMENT FOR THE SITE IS APPLIED PER THE CITY OF COLUMBIA STORM WATER MANAGEMENT AND WATER QUALITY MANUAL.

STREAM BUFFER STATEMENT
THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE 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.

FLOOD PLAIN STATEMENT
THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAIN MAP #2901R02900 DATED MARCH 17, 2011.

SIGNAGE NOTE
THERE WILL BE FIVE (5) MONUMENT SIGNS AS SHOWN, NOT TO EXCEED 12' IN HEIGHT AND 64 SQUARE FEET IN AREA AND VARIOUS INTERNAL DIRECTIONAL SIGNS. ALL OTHER SIGNS, SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 23 OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS IT RELATES TO C-3 DISTRICTS.

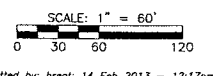
LIGHTING NOTE
LIGHT POLES SHOWN SHALL BE SEMI-CUTOFF SHOEBOX FIXTURES, INWARD AND DOWNWARD DIRECTED, WHICH MAY BE RELOCATED OR CHANGED IN TOTAL NUMBER BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. MAXIMUM LIGHT POLE HEIGHT WILL BE 28 FEET. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL 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.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 7th DAY OF March 2013

DOUG WHEELER, CHAIRPERSON

SHEILA AMM, CITY CLERK

ROBERT McDAVID, MAYOR



Plotted by: Brent; 14 Feb 2013 - 12:17pm

Coil Construction

**BOONE HOSPITAL
MEDICAL PARK SOUTH
C-P PLAN**
JANUARY 14, 2013
COVER SHEET
C 101

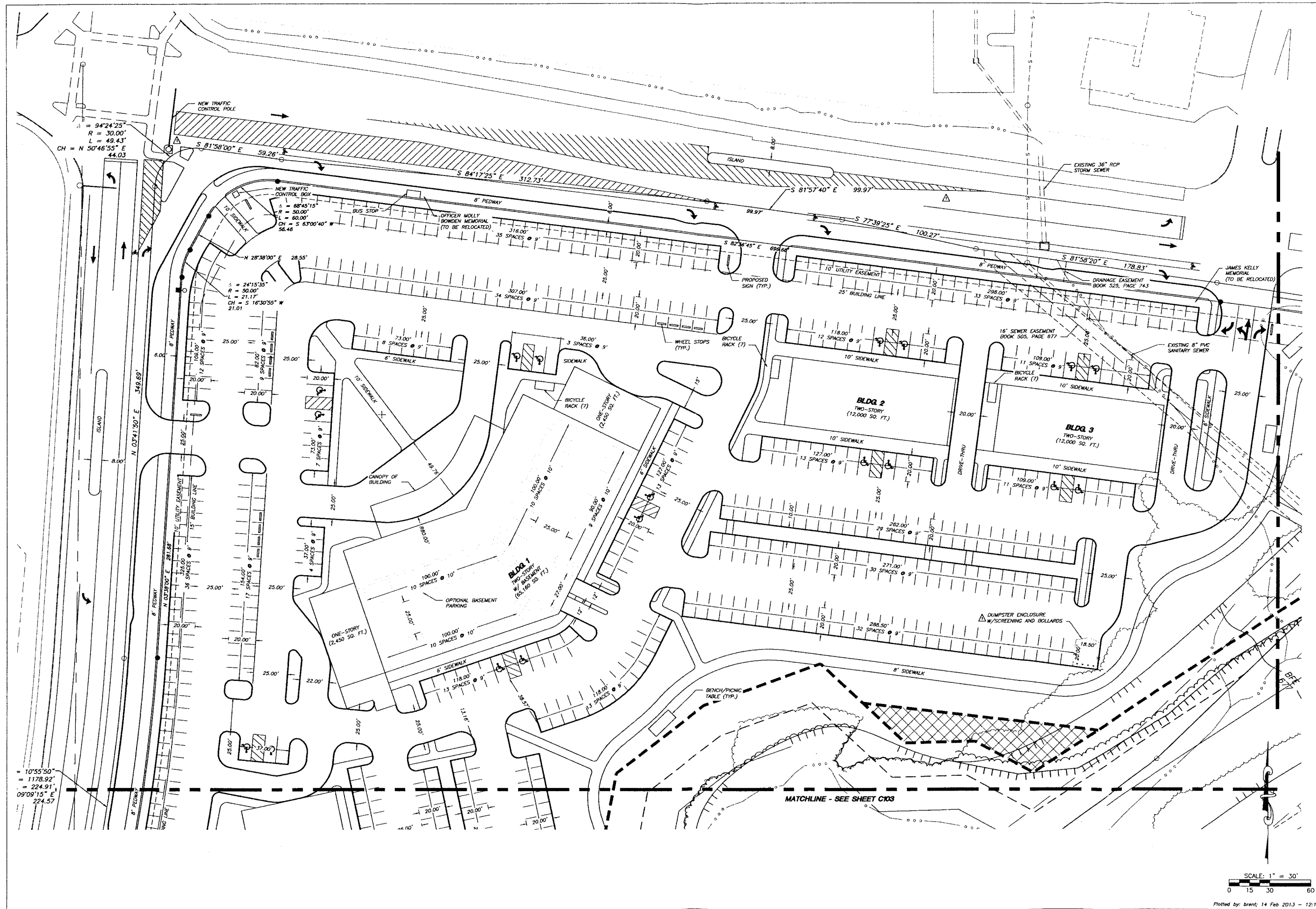
A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
940 DEERWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65209
PHONE: (573) 861-5756 FAX: (573) 861-1071
CERTIFICATE OF AUTHORITY EXAMINER
THIS DOCUMENT HAS BEEN ELECTRONICALLY
SIGNED, SEALED AND DATED.

JAY ALAN GERHARDT
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
NUMBER E-25082
EXPIRATION DATE 12/31/2015

JAY GERHARDT MO C-25075

NO.	DATE	DESCRIPTION	BY
1	02/14/13	CITY COMMENTS	KPM
2	02/06/13	CITY COMMENTS	KPM

ACC. JOB# COL12.08
DRAWING# COL12-08 C-P PLAN
ENGINEER: JC
P.L.M.: KPM
DRAWN BY: BMB
PLOTTED: 02/06/13
DWG C 101
SHEET 1 OF 4



PROJECT: COIL CONSTRUCTION BOONE HOSPITAL TRUSTEES - ST. LOUIS & WINDON C-P PLAN DRAWING: COIL 12-08 C-P PLAN DRAWING: C102



**BOONE HOSPITAL
MEDICAL PARK SOUTH
C-P PLAN**

JANUARY 14, 2013
C-P SITE PLAN
C 102



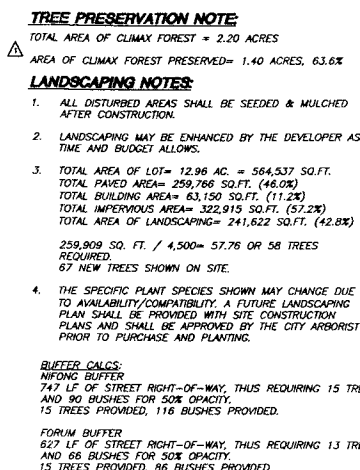
A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
3401 BEDFORD BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PHONE: (573) 441-5754 FAX: (573) 441-4411
CERTIFICATE OF AUTHORITY EXAMINER
THIS DOCUMENT HAS BEEN ELECTRONICALLY
SIGNED, SEALED AND DATED.











JAY GERHARDT HAS E-35052


NO.	DATE	DESCRIPTION	BY
1	02/14/13	NO CHANGES THIS SHEET	KPM
2	02/14/13	CITY COMMENTS	KPM
3	02/14/13	DESCRIPTION	BY
4	02/14/13	DESCRIPTION	BY
5	02/14/13	DESCRIPTION	BY
6	02/14/13	DESCRIPTION	BY
7	02/14/13	DESCRIPTION	BY
8	02/14/13	DESCRIPTION	BY
9	02/14/13	DESCRIPTION	BY
10	02/14/13	DESCRIPTION	BY
11	02/14/13	DESCRIPTION	BY
12	02/14/13	DESCRIPTION	BY
13	02/14/13	DESCRIPTION	BY
14	02/14/13	DESCRIPTION	BY
15	02/14/13	DESCRIPTION	BY
16	02/14/13	DESCRIPTION	BY
17	02/14/13	DESCRIPTION	BY
18	02/14/13	DESCRIPTION	BY
19	02/14/13	DESCRIPTION	BY
20	02/14/13	DESCRIPTION	BY
21	02/14/13	DESCRIPTION	BY
22	02/14/13	DESCRIPTION	BY
23	02/14/13	DESCRIPTION	BY
24	02/14/13	DESCRIPTION	BY
25	02/14/13	DESCRIPTION	BY
26	02/14/13	DESCRIPTION	BY
27	02/14/13	DESCRIPTION	BY
28	02/14/13	DESCRIPTION	BY
29	02/14/13	DESCRIPTION	BY
30	02/14/13	DESCRIPTION	BY
31	02/14/13	DESCRIPTION	BY
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SCALE: 1" = 30'
0 15 30 60
Plotted by: brent; 14 Feb 2013 - 12:18pm



-  (44) MED./LG SHADE TREE-2" CAL. (REGAL PRINCE OAK, GREEN PILLAR PIN OAK, NORTHERN RED OAK)
-  (52) MED./LG SHADE TREE-2" CAL. (BRANDYWINE OR SUN VALLEY MAPLE)
-  (22) ORNAMENTAL TREE-4' TALL (EDITH BOGUE MAGNOLIA, RED BUD)
-  (79) EVERGREEN TREE-6' TALL (NORWAY SPRUCE, EASTERN WHITE PINE, GREEN GIANT ARBORVITAE)
-  (114) SMALL DECIDUOUS SHRUB-2 GAL. (DWARF BUSH HONEYSUCKLE, NEW JERSEY TEA)
-  (106) EVERGREEN SHRUB-2 GAL. (GREEN MOUNTAIN BOXWOOD)
-  LAWN/TURF GRASS
-  ORNAMENTAL GRASSES (FEATHER REED GRASS)

SCALE: 1" = 60'



A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 30, 60, and 120, representing feet.

Plotted by: Kevin: 08 Mar 2013 - 11:57am