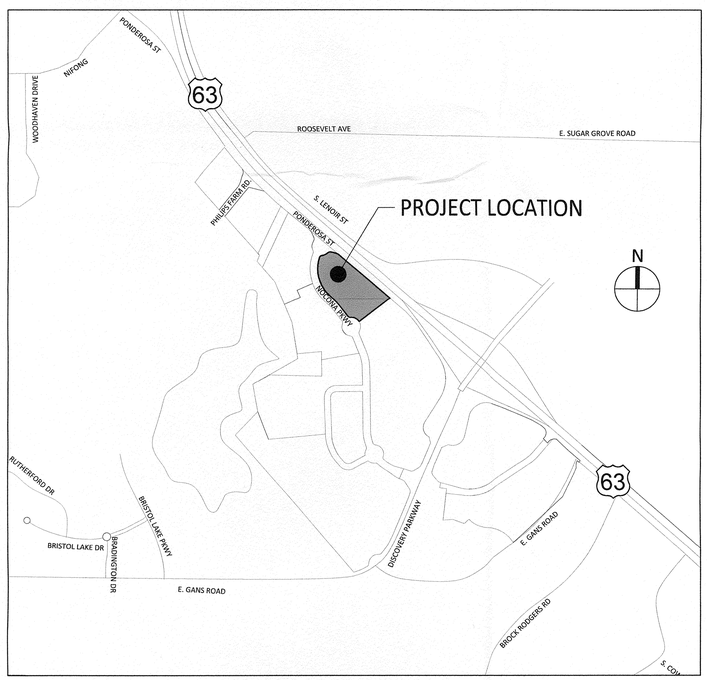
CP PLAN FOR DISCOVERY PARK LOTS 301, 302 & 303

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
MARCH, 2015

Project Location Map



Index of Drawings

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 7th DAY OF May 2015.

~~DR. RAMAN PURI - CHAIRMAN~~
Steve Reichlin - Vice Chairman

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA MISSOURI THIS 1st DAY OF June 2015.

ROBERT MCDAVID – MAYOR

SHEELA AMIN – CITY CLERK

STATE OF MISSOURI
MICHAEL MELVIN HALL
NUMBER E-30044
PROFESSIONAL ENGINEER
4/22/15

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 #30044
EXPIRES 12-31-15

Michael M. Hall, P.E.

Digitally signed by Michael M. Hall, P.E.
DN: cn=Michael M. Hall, P.E., o=Columbia Civil Engineering Group, ou, email=mmhall@columbiacivilengineering.com, c=US
Date: 2015.04.22 15:49:44 -05'00'

Set No:

Project Number: 112003-1-101

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

STANDARD ABBREVIATIONS

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

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

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	Ⓢ	Ⓢ
STORM MANHOLE	Ⓓ	Ⓓ
ELECTRIC TRANSFORMER	E	E
TELEPHONE PEDESTAL	T	T
WATER VALVE	⋈	⋈
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	CO	CO
UTILITY POLE		
UTILITY POLE ANCHOR		
YARD LIGHT		
ELECTRIC MANHOLE	Ⓔ	Ⓔ
ELECTRIC METER		
BURIED ELECTRIC BOX		
GPS/CONTROL MONUMENT		
EXISTING SPOT ELEVATION	XXXX.XX	
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		

	EXISTING	PROPOSED
PROPERTY LINE	PL	PL
UNDERGROUND TELEPHONE	UT UT	UT UT
UNDERGROUND FIBER OPTIC	UFO	UFO
UNDERGROUND ELECTRIC	UE	UE
OVERHEAD ELECTRIC	OHE	OHE
GAS MAIN	GAS GAS	GAS GAS
WATER MAIN	W	W
SANITARY SEWER	SAN	SAN
SANITARY SEWER SERVICE		ST
STORM SEWER	SS	SS
EASEMENT		
SETBACK	BL	BL
RIGHT OF WAY	R/W	R/W
MINOR CONTOUR		
MAJOR CONTOUR		
SIDEWALK		
PAVEMENT		
STREAM BUFFER		
BUILDING		
PARKING STRIPE		
50-YEAR FLOODPLAIN		
100-YEAR FLOODPLAIN		
SILT FENCE		
GRADING LIMITS		GL
STORM CULVERT		

OWNER & DEVELOPER

OWNER:
P1316, LLC
3315 BERRYWOOD SUITE 101
COLUMBIA, MISSOURI 65201
573-449-9902

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 #29019C0195D DATED MARCH 17, 2011.

GENERAL NOTES

1. ALL TOPOGRAPHY SHOWN ON THESE DRAWINGS IS FROM LIDAR INFORMATION OBTAINED FROM BOONE COUNTY RESOURCE MANAGEMENT.
2. THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 3.86 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 AMEREN UE AT THIS TIME.
8. DEVELOPER WILL COORDINATE WITH COLUMBIA WATER AND LIGHT FOR THE DEISGN OF ELECTRIC SERVICE FOR THIS AREA.

ZONING AND USE NOTES

ZONING C-P (LOTS 301 & 303)
C-P & C-3 (LOT 302)

BENCHMARK INFORMATION

DNR GRS ALUMINUM DISK STAMPED BO-15. IN A 12" CONCRETE MONUMENT. FROM THE INTERSECTION OF PONDEROSA STREET AND GRINDSTONE PARKWAY (MISSOURI ROUTE AC) GO SOUTHEAST ON PONDEROSA STREET 0.86 MILES. 16' NORTHEAST OF A STEEL T-POST, 32.5' SOUTHWEST OF PONDEROSA STREET, 15.9' NORTHWEST OF A STEEL T-POST, 11.1' NORTH OF A CARSONITE WITNESS POST AT A FENCE AND 9.9' NORTHEAST OF A NAIL AND SHINER IN A FENCE POST. ELEVATION = 799.74'.

DNR GRS ALUMINUM DISK STAMPED BO-14 IN A 12" CONCRETE MONUMENT. STATION IS LOCATED AT THE MFA OIL COMPANY'S HEADQUARTERS. 32 FEET SOUTH OF THE SOUTH EDGE OF DRIVING LANE OF STADIUM BOULEVARD, 22.9' SOUTHWEST OF HE END OF CURB, 105 FEET WEST OF THE CENTER OF EAST POINT DRIVE AND 34.5' NORTH-NORTHWEST OF A CARSONITE WITNESS POST AT A RIGHT-OF-WAY MARKER.

TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7D34 = 790.18
(ADJUSTED WITH TDD IMPROVEMENTS)
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7D33 = 789.27
(ADJUSTED WITH TDD IMPROVEMENTS)
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7D32 = 773.66
(ADJUSTED WITH TDD IMPROVEMENTS)
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7C7 = 777.97
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7D35 = 791.64
(ADJUSTED WITH TDD IMPROVEMENTS)

UTILITY CONTACT INFORMATION

LOCATES: MISSOURI ONE CALL SYSTEM
1022 B NORTHEAST DRIVE
JEFFERSON CITY, MO 65109
1-800-344-7483

SEWER: CITY OF COLUMBIA
701 E. BROADWAY
COLUMBIA, MO 65201
ALLISON ANDERSON
(573) 874-7250

WATER: COLUMBIA WATER & LIGHT
701 E. BROADWAY
COLUMBIA, MO 65201
DONNIE NICHOLSON
(573) 874-7315

GAS: AMEREN UE
3301 LEMONE IND. BLVD.
COLUMBIA, MO 65201
BRUCE DARR
573-876-3030
1-800-522-7583

ELECTRIC: COLUMBIA WATER & LIGHT
701 E. BROADWAY
COLUMBIA, MO 65201
JONI TROYER
(573) 874-7321

CATV: MEDIACOM
1211 WILKES BLVD
COLUMBIA, MO 65201
JIMMY RUNYON
(573) 443-1535
(855) 633-4226

TELEPHONE: CENTURYLINK
625 CHERRY STREET
COLUMBIA, MO 65201
DON WILSON
(573) 886-3500
(573) 886-3336

LEGAL DESCRIPTION

EXISTING DESCRIPTION:
PART OF TRACT 2 OF THE SURVEY (RECORDED IN BOOK 3069, PAGE 102) LOCATED IN SECTION 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

PENDING DESCRIPTION:
ALL OF LOTS 301, 302 AND 303, DISCOVERY PARK SUBDIVISION PLAT 3 LOCATED IN SECTION 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

MO-DNR LAND DIST. PERMIT NO.

MORA02958 ISSUED ON APRIL 2, 2013

STREAM BUFFER STATEMENT

THESE TRACTS ARE NOT 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.

LIGHTING

LIGHT POLES SHOWN SHALL BE FULL-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 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.

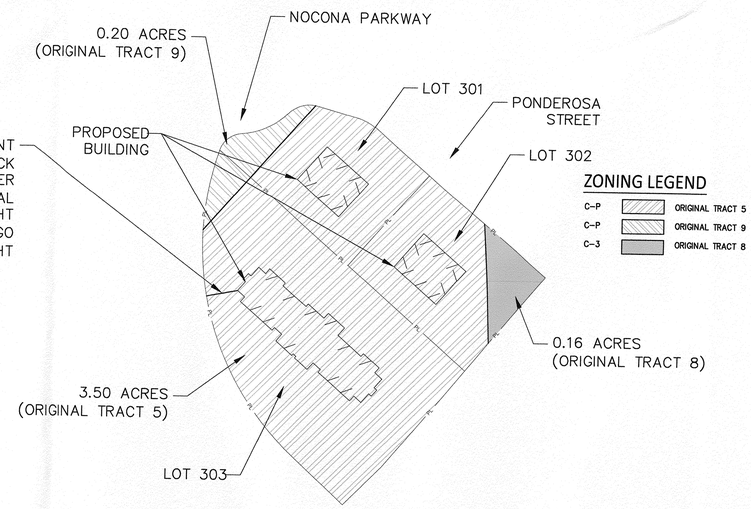
FUTURE INFRASTRUCTURE NOTE

FINAL SIZING OF FUTURE INFRASTRUCTURE WILL BE SIZED UPON SUBMISSION OF FINAL DESIGN PLANS.

⚠ SIGNAGE

FINAL SIGNAGE WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS. SIGNAGE WILL BE IN ACCORDANCE WITH CITY STANDARDS AND ORDINANCE 18043..

NOTE: DEVELOPMENT AGREEMENT REQUIRES 1' ADDITIONAL SETBACK FOR EVERY FOOT OF HEIGHT OVER 45' FOR BUILDINGS IN ORIGINAL TRACT 5. MAX ANTICIPATED HEIGHT IS 55' DISTANCE IS 39', CAN GO TO 59' MAX. HEIGHT



1 ZONING (PLAT 3 LOTS)
NOT TO SCALE

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 7th DAY OF May 2015.

~~DR. RAMAN PURI - CHAIRMAN~~
Steve Reichlin - Vice Chairman

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA MISSOURI THIS 1st DAY OF ~~May~~ June 2015.

ROBERT MCDAVID - MAYOR

SHEELA AMIN - CITY CLERK

COLUMBIA
Civil Engineering Group
Columbia, MO
3301 BERRYWOOD DRIVE SUITE, 103 COLUMBIA, MO 65201
PHONE (573) 999-7821

STATE OF MISSOURI
MICHAEL MELVIN HALL
NUMBER 30044
PROFESSIONAL ENGINEER
4/22/15

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

CP PLAN FOR DISCOVERY PARK LOTS 301, 302 & 303

TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS
⚠ CITY COMMENTS 4/22/15

DRAWN	JMB
APPROVED	MMH
ISSUED FOR	----
DATE	----
FIELD BOOK	

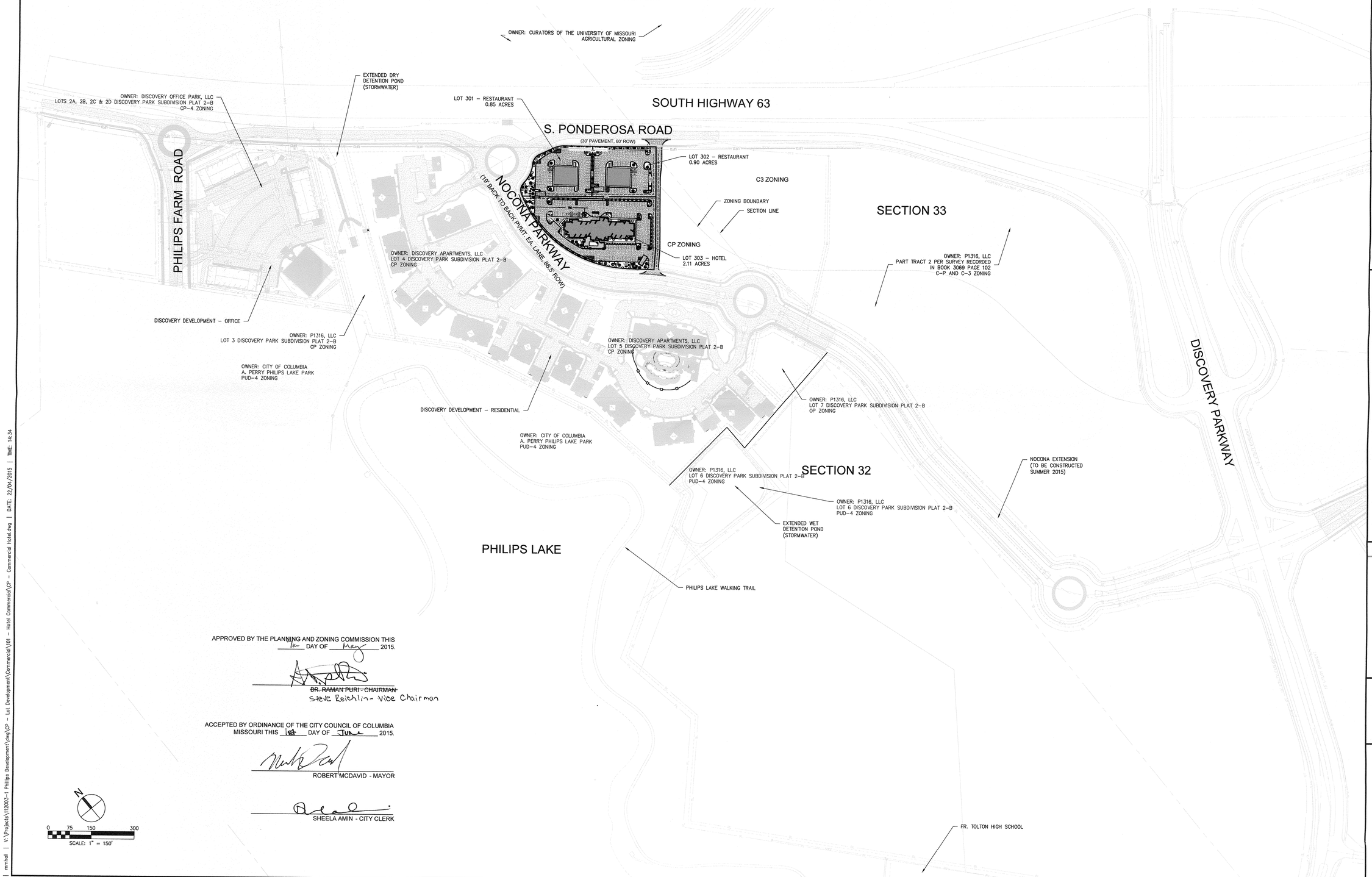
SHEET NAME
ABBREVIATIONS & NOTES

PROJECT NO. 112003-1-101
CLIENT NO.
SHEET NO.
X0.2

C-P PLAN FOR

CP PLAN FOR DISCOVERY PARK LOTS 301, 302 & 303

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY MISSOURI
MARCH 2014



APPROVED BY THE PLANNING AND ZONING COMMISSION THIS
1st DAY OF May 2015.

~~DR. RAMAN PURI - CHAIRMAN~~
Steve Reichlin - Vice Chairman

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
MISSOURI THIS 1st DAY OF June 2015.

ROBERT MCDAVID - MAYOR

SHEELA AMIN - CITY CLERK

N

0 75 150 300
SCALE: 1" = 150'

COLUMBIA
Civil Engineering Group
Columbia, MO
3301 BERRYWOOD DRIVE SUITE. 103 COLUMBIA, MO 65201
PHONE (573) 999-7821

STATE OF MISSOURI
MICHAEL MELVIN HALL
NUMBER E-39044
PROFESSIONAL ENGINEER
4/22/15

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

CP PLAN FOR DISCOVERY PARK LOTS 301, 302 & 303
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS

DRAWN	JMB
APPROVED	MMH
ISSUED FOR	----
DATE	----
FIELD BOOK	

SHEET NAME

CP PLAN DEVELOPMENT - OVERALL

PROJECT NO. 112003-1-101
CLIENT NO.
SHEET NO.
C1.0

mmhall | V:\Projects\112003-1 Phillips Development\dwg\CP - Lot Development\Commercial\101 - Hotel Commercial\CP - Commercial Hotel.dwg | DATE: 22/04/2015 | TIME: 14:34

C-P PLAN FOR

CP PLAN FOR DISCOVERY PARK LOTS 301, 302 & 303

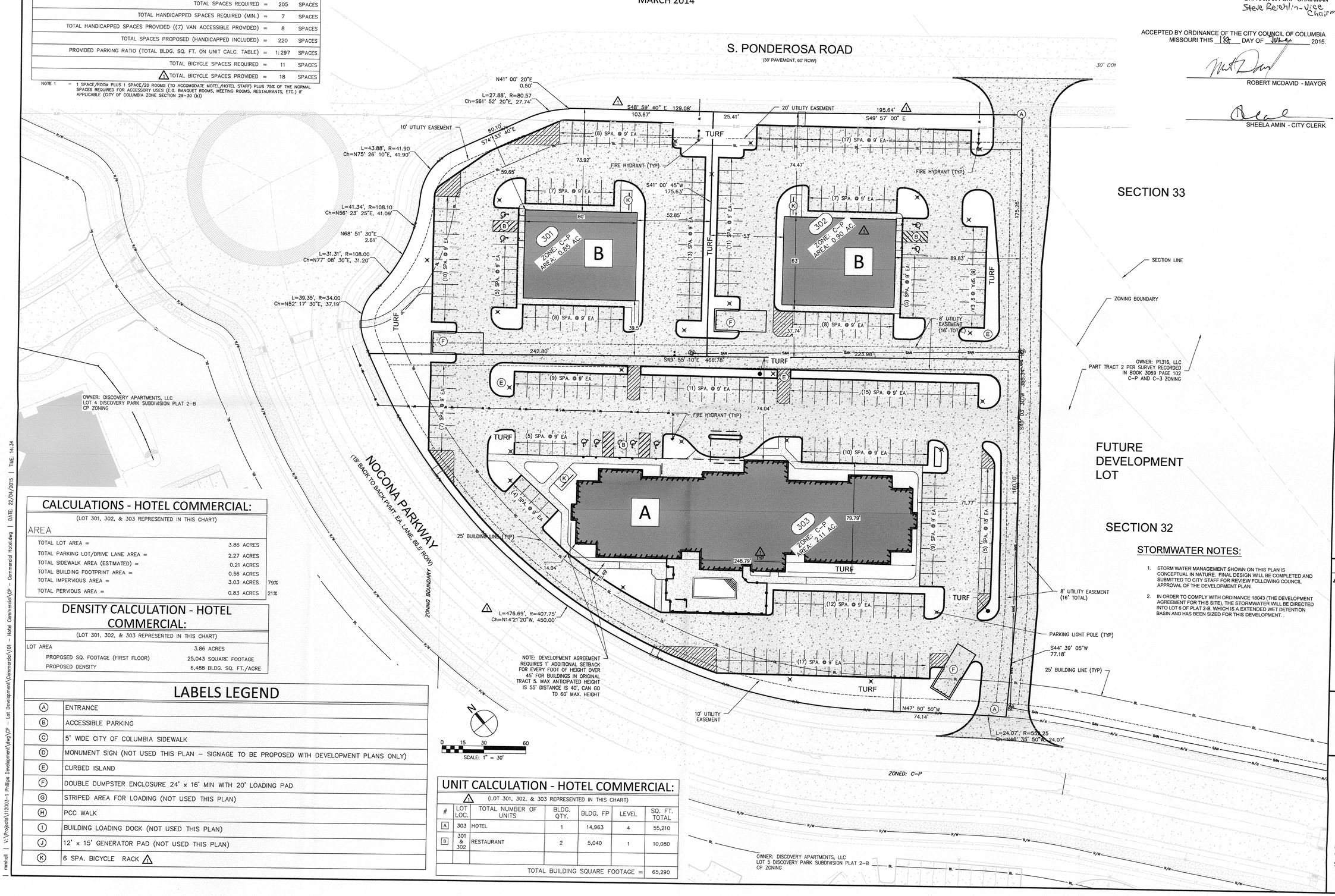
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY MISSOURI
MARCH 2014

PARKING CALCULATION - HOTEL COMMERCIAL:

(LOT 301, 302, & 303 REPRESENTED IN THIS CHART)

A	– HOTEL – HOUSING (96 RMS)	*SEE NOTE 1*	=	104	SPACES
B	– RESTAURANT	1/100 SF	=	101	SPACES
		TOTAL SPACES REQUIRED	=	205	SPACES
		TOTAL HANDICAPPED SPACES REQUIRED (MIN.)	=	7	SPACES
		TOTAL HANDICAPPED SPACES PROVIDED ((7) VAN ACCESSIBLE PROVIDED)	=	8	SPACES
		TOTAL SPACES PROPOSED (HANDICAPPED INCLUDED)	=	220	SPACES
		PROVIDED PARKING RATIO (TOTAL BLDG. SQ. FT. ON UNIT CALC. TABLE)	=	1:297	SPACES
		TOTAL BICYCLE SPACES REQUIRED	=	11	SPACES
		△1 TOTAL BICYCLE SPACES PROVIDED	=	18	SPACES

NOTE 1 – 1 SPACE/ROOM PLUS 1 SPACE/20 ROOMS (TO ACCOMODATE MOTEL/HOTEL STAFF) PLUS 75% OF THE NORMAL SPACES REQUIRED FOR ACCESSORY USES (E.G. BANQUET ROOMS, MEETING ROOMS, RESTAURANTS, ETC.) IF APPLICABLE (CITY OF COLUMBIA ZONE SECTION 29-30 (b))



CALCULATIONS - HOTEL COMMERCIAL:

(LOT 301, 302, & 303 REPRESENTED IN THIS CHART)

AREA		
TOTAL LOT AREA =	3.86 ACRES	
TOTAL PARKING LOT/DRIVE LANE AREA =	2.27 ACRES	
TOTAL SIDEWALK AREA (ESTIMATED) =	0.21 ACRES	
TOTAL BUILDING FOOTPRINT AREA =	0.56 ACRES	
TOTAL IMPERVIOUS AREA =	3.03 ACRES	79%
TOTAL PERVIOUS AREA =	0.83 ACRES	21%

DENSITY CALCULATION - HOTEL COMMERCIAL:

(LOT 301, 302, & 303 REPRESENTED IN THIS CHART)

LOT AREA	3.86 ACRES
PROPOSED SQ. FOOTAGE (FIRST FLOOR)	25,043 SQUARE FOOTAGE
PROPOSED DENSITY	6,488 BLDG. SQ. FT./ACRE

LABELS LEGEND

A	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	DOUBLE DUMPSTER ENCLOSURE 24' x 16' MIN WITH 20' LOADING PAD
G	STRIPED AREA FOR LOADING (NOT USED THIS PLAN)
H	PCC WALK
I	BUILDING LOADING DOCK (NOT USED THIS PLAN)
J	12' x 15' GENERATOR PAD (NOT USED THIS PLAN)
K	6 SPA. BICYCLE RACK △1

UNIT CALCULATION - HOTEL COMMERCIAL:

△1 (LOT 301, 302, & 303 REPRESENTED IN THIS CHART)

#	LOT LOC.	TOTAL NUMBER OF UNITS	BLDG. QTY.	BLDG. FP	LEVEL	SQ. FT. TOTAL
A	303	HOTEL	1	14,963	4	55,210
B	301 & 302	RESTAURANT	2	5,040	1	10,080
					TOTAL BUILDING SQUARE FOOTAGE =	65,290

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 A EXTENDED WET DETENTION BASIN AND HAS BEEN SIZED FOR THIS DEVELOPMENT.

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 7th DAY OF May 2015.

~~DR. RAMAN PURI - CHAIRMAN~~
Steve Reichlin - Vice Chairman

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA MISSOURI THIS 18th DAY OF July 2015.

ROBERT MCDAVID - MAYOR

SHEELA AMIN - CITY CLERK

COLUMBIA Civil Engineering Group
Columbia, MO
3301 BERRYWOOD DRIVE SUITE. 103 COLUMBIA, MO 65201
PHONE (573) 999-7821

MICHAEL MELVIN HALL NUMBER E-30044 STATE OF MISSOURI PROFESSIONAL ENGINEER
4/22/15

MICHAEL M. HALL, P.E.
MO # 30044
EXPIRES 12-31-2015
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CP PLAN FOR DISCOVERY PARK LOTS 301, 302 & 303
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS
△1 CITY COMMENTS 4/22/15

DRAWN	JMB
APPROVED	MMH
ISSUED FOR	----
DATE	----
FIELD BOOK	

SHEET NAME
CP PLAN - LOT 301, 302, & 303

PROJECT NO. 112003-1-101
CLIENT NO.
SHEET NO.
C1.1

mmhall | V:\Projects\112003-1 Phillips Development\dwg\CP - Lot Development\Commercial\CP - Commercial Hotel.dwg | DATE: 22/04/2015 | TIME: 14:34

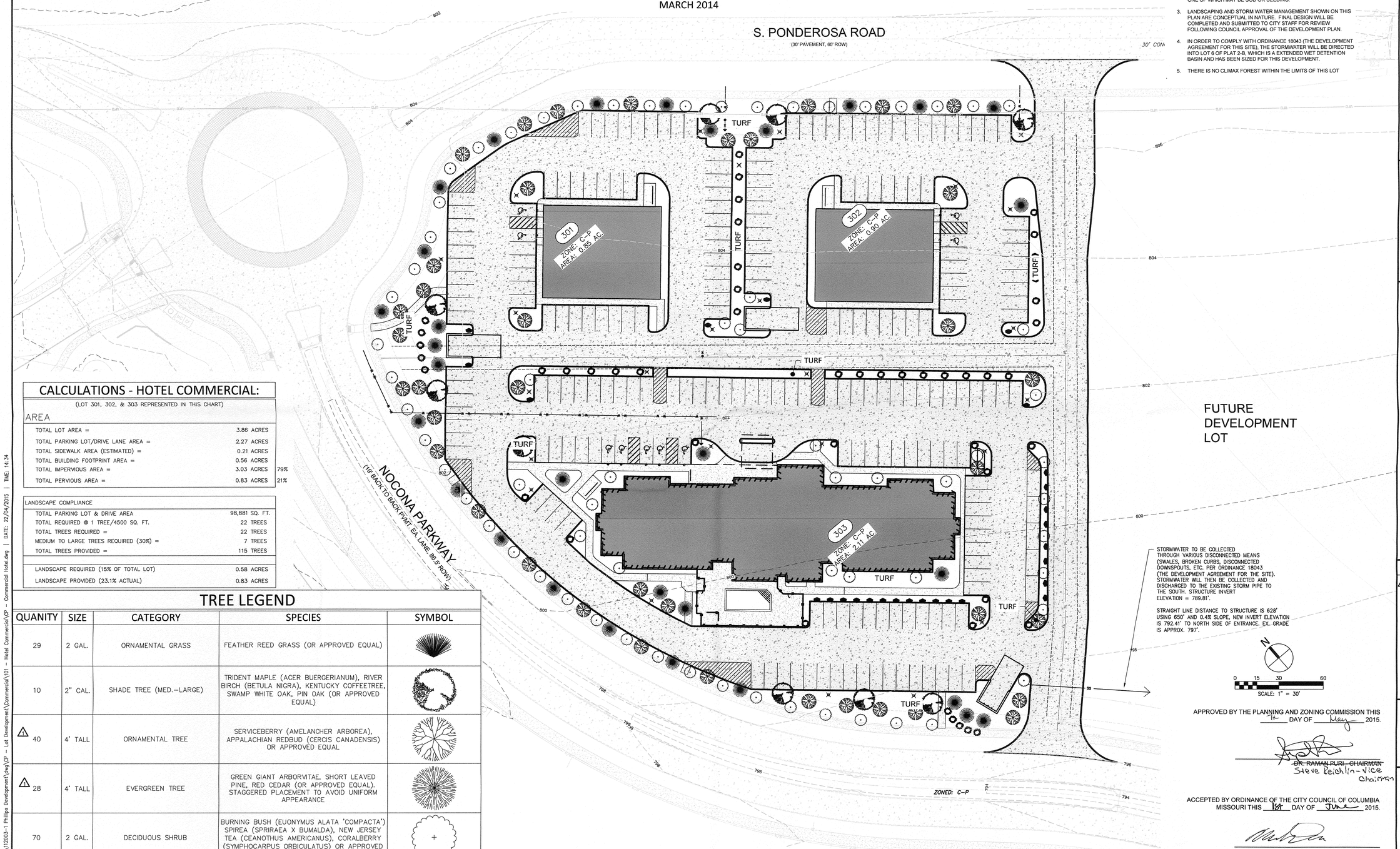
C-P PLAN FOR

CP PLAN FOR DISCOVERY PARK LOTS 301, 302 & 303

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY MISSOURI
MARCH 2014

NOTES:

1. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION
2. △1 THE LANDSCAPING BUFFERS SHALL CONTAIN NO LESS THAN 4 TYPES PF THE CATEGORIES OF PLANTING MATERIAL LISTED IN PARAGRAPH (F) 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 6 OF PLAT 2-8, WHICH IS A EXTENDED WET DETENTION BASIN AND HAS BEEN SIZED FOR THIS DEVELOPMENT.
5. THERE IS NO CLIMAX FOREST WITHIN THE LIMITS OF THIS LOT



CALCULATIONS - HOTEL COMMERCIAL:

(LOT 301, 302, & 303 REPRESENTED IN THIS CHART)

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TOTAL PERVIOUS AREA =	0.83 ACRES	21%

LANDSCAPE COMPLIANCE	
TOTAL PARKING LOT & DRIVE AREA	98,881 SQ. FT.
TOTAL REQUIRED @ 1 TREE/4500 SQ. FT.	22 TREES
TOTAL TREES REQUIRED =	22 TREES
MEDIUM TO LARGE TREES REQUIRED (30%) =	7 TREES
TOTAL TREES PROVIDED =	115 TREES
LANDSCAPE REQUIRED (15% OF TOTAL LOT)	0.58 ACRES
LANDSCAPE PROVIDED (23.1% ACTUAL)	0.83 ACRES

TREE LEGEND

QUANITY	SIZE	CATEGORY	SPECIES	SYMBOL
29	2 GAL.	ORNAMENTAL GRASS	FEATHER REED GRASS (OR APPROVED EQUAL)	
10	2" CAL.	SHADE TREE (MED.-LARGE)	TRIDENT MAPLE (ACER BUERGERIANUM), RIVER BIRCH (BETULA NIGRA), KENTUCKY COFFEETREE, SWAMP WHITE OAK, PIN OAK (OR APPROVED EQUAL)	
△1 40	4' TALL	ORNAMENTAL TREE	SERVICEBERRY (AMELANCHER ARBOREA), APPALACHIAN REDBUD (CERCIS CANADENSIS) OR APPROVED EQUAL	
△1 28	4' TALL	EVERGREEN TREE	GREEN GIANT ARBORVITAE, SHORT LEAVED PINE, RED CEDAR (OR APPROVED EQUAL). STAGGERED PLACEMENT TO AVOID UNIFORM APPEARANCE	
70	2 GAL.	DECIDUOUS SHRUB	BURNING BUSH (EUONYMUS ALATA 'COMPACTA') SPIREA (SPRIRAEA X BUMALDA), NEW JERSEY TEA (CEANOTHUS AMERICANUS), CORALBERRY (SYMPHOCARPUS ORBICULATUS) OR APPROVED EQUAL	+
48	2 GAL.	EVERGREEN SHRUB	HARDY BOXWOOD (BUXUS SINICA INSULARIS) JUNIPER (JUNIPERUS CHINENSIS 'SEA GREEN') OR APPROVED EQUAL	

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 14th DAY OF May 2015.

~~DR. RAMAN PURI - CHAIRMAN~~
Steve Reichlin - Vice Chairman

ACCEPTED BY ORDINANCE OF THE CITY CUSTOM OF COLUMBIA MISSOURI THIS 1st DAY OF June 2015.

ROBERT MCDAVID - MAYOR

SHEELA AMIN - CITY CLERK

COLUMBIA Civil Engineering Group
Columbia, MO
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (573) 999-7821

STATE OF MISSOURI — MICHAEL MELVIN HALL — NUMBER E-30044 — PROFESSIONAL ENGINEER
4/22/15

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

CP PLAN FOR DISCOVERY PARK LOTS 301, 302 & 303
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS
△1 CITY COMMENTS 4/22/15

DRAWN	JMB
APPROVED	MMH
ISSUED FOR	----
DATE	----
FIELD BOOK	

SHEET NAME
CP PLAN - LOT 301, 302, & 303

PROJECT NO. 112003-1-101
CLIENT NO.
SHEET NO.
C1.2

mmhall | K:\Projects\112003-1 Phillips Development\dwg\CP - Lot Development\Commercial\101 - Hotel Commercial\CP - Commercial Hotel.dwg | DATE: 22/04/2015 | TIME: 14:34