

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 108-06

AN ORDINANCE

approving the C-P Development Plan of Woodland Springs Lot 103-B; 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 C-P Development Plan of Woodland Springs Lot 103-B, dated February 21, 2006, located on the west side of Woodland Springs Court, south of Clark Lane. The Director of Planning and Development shall use the design parameters set forth in "Exhibit A" which is attached to and made a part of this ordinance as guidance when considering any future revisions to the C-P Development Plan.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2006.

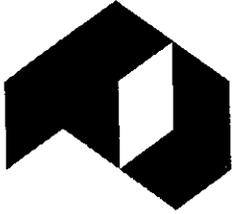
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



A CIVIL GROUP

CIVIL ENGINEERING • PLANNING • SURVEYING

January 23, 2006

Chuck Bondra
Planning Department
P.O. Box N
Columbia, Mo 65205

Re: Revised Design Parameters for proposed Lot 103B of Woodland Springs

Dear Mr. Bondra:

The following are the Design Parameters for the proposed C P plan for Lot 103B of Woodland Springs:

- a) The proposed use for this lot is to construct a 3 story 89 room hotel.
- b) The maximum gross square footage of building floor area on Lot 103B will be 45,207 square feet.
- c) The maximum height of any building on Lot 103B shall be approximately 50 feet.
- d) The minimum distance between any building and any adjacent property line or adjacent right-of-way will be 13.0 feet
- e) The minimum distance between the edge of any driveway, parking area, and any adjacent property line or adjacent right-of-way will be 5 feet
- f) The maximum number of freestanding signs on the site is one, the maximum square footage of sign surface area, and the maximum height of each sign will be:
 1. Freestanding sign near entrance: 12' height, 51 square feet.
 2. Wall signs : north face, 4'-4" x 15'-6" = 67 square feet
south face, 5'-5" x 19'-5" = 105.3 square feet
east face, 5'-8" x 9'-0" = 51 square feet
west face, 5'-8" x 9'-0" = 51 square feet
(total wall square footage = 274.6 sq. ft)
 3. directional sign: 2'-6" x 4' x 1" = 10.2 square feet

1010 FAY STREET
COLUMBIA, MISSOURI
PHONE: 573-817-5750 FAX: 573-817-1677

Note: From Section 23-25 of the Sign Regulations, the wall signs for a hotel are limited to the walls having street frontage, therefore this project is considered to only have direct frontage off Woodland Springs Court. However from Section 23-25 (d) - Any property within 100 feet of the right-of-way of Interstate 70 is allowed to be classified under the Interstate Column in the C-3 zoning district which would allow for a total maximum wall sign area of 288 sq. ft.. The total above wall sign area being proposed is 274.3 sq. ft. which is less than what is allowed.

Under this proposed request, the only variation from the requirements within the C-3 zoning district is to allow the wall sign area to be distributed to the four faces of the building as reflected above and on the site plan.

All other proposed signs are within the allowable specifications for the C-3 zoning district.

*The above interpretation of the sign regulations was confirmed with the City of Columbia's Protective Inspection Department on 1/20/06.

g) 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 will be: 24.3% landscaped, 25.4% existing vegetation.

h) The maximum height, number of light poles and type of fixtures will be: 20' in height, 8 light poles, inward and downward directed shoebox fixtures.

Sincerely,

A Civil Group


Neal R. Slattery, PLS, EIT

Source

Timothy Teddy

TO: City Council
FROM: City Manager and Staff
DATE: March 10, 2006



RE: A proposed C-P (Planned Business District) development plan to be known as "Woodland Springs Lot 103B." The subject property is located on the west side of Woodland Springs Court, south of Clark Lane and contains approximately 2.23 acres. The proposed development would consist of an 89-room Fairfield Inn & Suites hotel. (Case 38-CP-04)



Fiscal Impact

YES

NO


Other Info.

EXECUTIVE SUMMARY

This proposal would allow for an 89-room Fairfield Inn & Suites hotel on property which was rezoned from A-1 to C-P in 1997. The proposed hotel typifies the rapid commercial development of "Woodland Springs." The plan meets all zoning regulation requirements and staff has identified no problems.

At its meeting of March 9, 2006, the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the proposed C-P development plan. No one from the public spoke in opposition.

A staff report, locator map, a reduced copy of the plan and excerpts from the minutes of the Planning and Zoning Commission meeting are attached.

SUGGESTED COUNCIL ACTION

The Planning and Zoning Commission recommends approval of the proposed C-P development plan.

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING – MARCH 9, 2006**

ITEM NO. 38-CP-04

NAME OF DEVELOPMENT

- Woodland Springs Lot 103B C-P Development Plan

APPLICANT

A Civil Group

LOCATION

South of Clark Lane (Route PP), on the west side of Woodland Springs Court

PROPERTY SIZE

Approximately 2.32 acres

EXISTING ZONING

C-P (Planned Business District)

HISTORY

The subject property was annexed into the City in 1969 and zoned A-1. It was rezoned to C-P in 1997.

GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT

This is a commercial development consisting of an 89-room hotel structure of approximately 45,207 square feet. Maximum building height would be 50 feet.

EXISTING CONDITIONS

	<u>ZONING</u>	<u>LAND USE</u>
SITE	C-P	Undeveloped

NORTH	C-P	Commercial
SOUTH	C-P	Commercial & undeveloped
EAST	C-P	Commercial
WEST	C-P	Undeveloped

ACCESS

Primary access to the site will be off Woodland Springs Court, a local non-residential street.

PEDESTRIAN CIRCULATION

A five-foot sidewalk will be constructed along the west side of Woodland Springs Court. The plan shows a sidewalk connection from the street sidewalk to the hotel building.

ON-SITE PARKING

Total required parking for the proposed development is 94 spaces. Required bicycle parking is 8 spaces, which are provided. Parking provided directly on Lot 103B will be 82 spaces, 4 of which are handicap-accessible. The presence of the bicycle spaces reduces the required vehicle parking to 86 spaces. There also will be 8 parking spaces available from Lot 103A, which is adjacent to the property on the west and south. A shared use agreement will be negotiated with the future developer of Lot 103A. The owner/developer of Lot 103B currently owns Lot 103A, and any sales contract will include a provision for a shared parking agreement. The Plan contains a note on Sheet 3 regarding the shared parking situation. With the 8 available spaces from Lot 103A, total available parking will be 90 spaces.

PUBLIC UTILITIES

City water, electrical, and sewer utilities are available to the site.

SITE CHARACTERISTICS

The site was previously wooded. It has now been cleared and graded for construction. It is in the Hinkson Creek drainage basin.

LANDSCAPING/STORM WATER MANAGEMENT

A landscape plan has been approved by the Public Works Department. The plan shows that approximately 49.7% of the site will be in open space. Fifteen percent is the minimum requirement.

A conceptual storm water management plan has been reviewed and approved by the Public Works Department.

SIGNS

The C-P District has no specific sign requirements. The plan proposes one freestanding sign at the site entrance. This sign will be 12' high, with an area of 51 square feet. This meets C-3 zoning requirements for properties on local non-residential streets.

The plan proposes four wall signs, one on each face of the building. Specific square footages for each sign are noted in the design parameters letter. Woodland Springs Court is a local non-residential street, and provides the direct access to this property. But Section 23-25 (d) of the Sign Regulations provides that any property within 100' of the Interstate 70 right-of-way may be classified under the Interstate regulations for C-3 zoning. By that standard, up to 288 square feet of wall signage is allowed. The plan includes a total wall signage area of 274.3 square feet.

ON-SITE LIGHTING

The property will be lighted by 8 pole lights. These will be a maximum of 20' in height, with shielded downward directed shoebox fixtures.

CITY-RECOGNIZED NEIGHBORHOOD ASSOCIATIONS AFFECTED

None.

FIRE PROTECTION SERVICES

Fire protection will be provided by the City of Columbia Fire Department.

PARKLAND NEEDS/GREENBELT

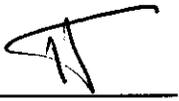
Neighborhood parkland is not an issue in this case. There is no designated greenbelt on or adjacent to the subject site.

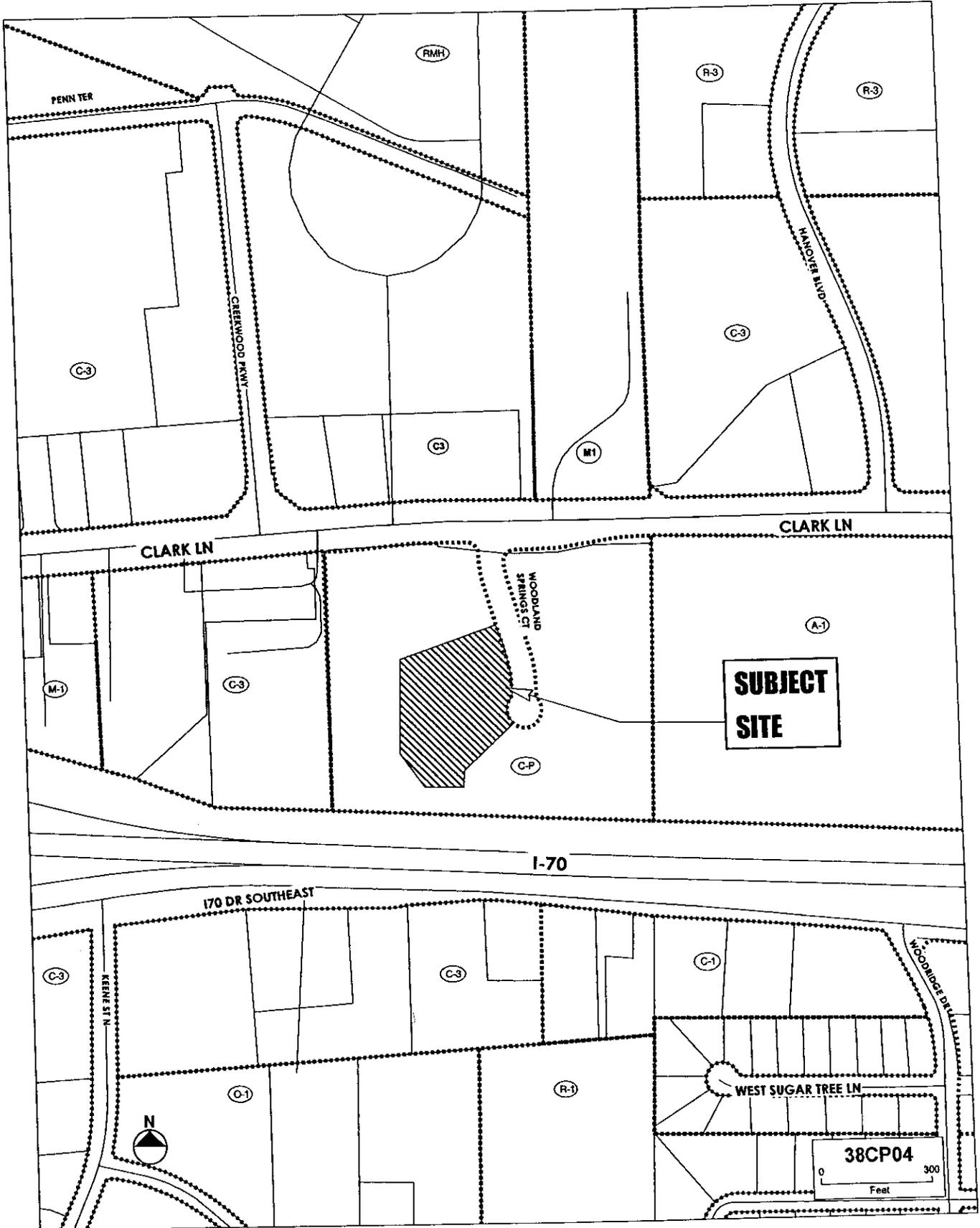
DISCUSSION

The proposed C-P development plan will allow for construction of a Fairfield Inn hotel with a total of 89 guest rooms. Maximum square footage of the structure will be 45,207. The plan meets all Zoning Ordinance requirements and Staff has identified no concerns.

STAFF RECOMMENDATION

Approval of the C-P development plan.

Written by . Approved by .



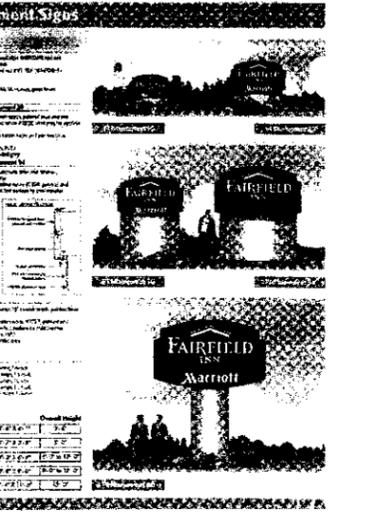


ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Channel Letter Sign	1	Sq. Ft.	100.00	100.00
2	Alternate Channel Letter Solutions	1	Sq. Ft.	100.00	100.00
3	Single Faced Wall-Mounted Signs	1	Sq. Ft.	100.00	100.00
4	Directional Signs	1	Sq. Ft.	100.00	100.00
5	Standard Monument Sign	1	Sq. Ft.	100.00	100.00

A TYPICAL CHANNEL LETTER SIGNS
N.T.S.



B SINGLE FACED WALL-MOUNTED SIGNS
N.T.S.

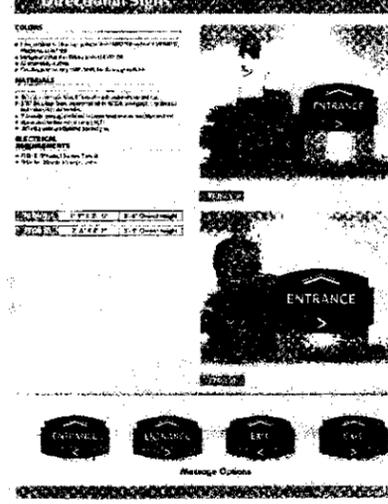


C STANDARD MONUMENT SIGN
N.T.S.



ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Alternate Channel Letter Solutions	1	Sq. Ft.	100.00	100.00
2	Directional Signs	1	Sq. Ft.	100.00	100.00

A ALTERNATE CHANNEL LETTER SOLUTIONS
N.T.S.



E DIRECTIONAL SIGNS
N.T.S.

EXTERIOR SIGN LOCATION
* SEE SITE PLAN - SHEET 3 OF 3 FOR ALL EXTERIOR SIGN LOCATIONS.

A. WALL SIGN - NORTH FACE, 4'-0" X 15'-0" = 60 SQ. FT.
SOUTH FACE, 5'-0" X 10'-0" = 50 SQ. FT.

B. WALL SIGN - EAST FACE, 5'-0" X 8'-0" = 40 SQ. FT.
WEST FACE, 5'-0" X 8'-0" = 40 SQ. FT.
(TOTAL WALL SIGN SQUARE FOOTAGE = 120 SQ. FT.)

C. FREE STANDING MONUMENT SIGN, 5'-0" X 8'-0" = 40 SQ. FT.,
12' TALL

E. DIRECTIONAL SIGN, 2'-0" X 4'-0" = 8 SQ. FT.

NOTES: FROM SECTION 23-26 OF THE SIGN REGULATIONS, THE WALL SIGNS FOR A HOTEL ARE LIMITED TO THE WALLS HAVING STREET FRONTAGE. THEREFORE THIS PROJECT IS CONSIDERED TO ONLY HAVE DIRECT FRONTAGE OFF WOODLAND SPRINGS COURT. HOWEVER FROM SECTION 23-25 (D) - ANY PROPERTY WITHIN 100 FEET OF THE RIGHT-OF-WAY OF INTERSTATE 70 IS ALLOWED TO BE CLASSIFIED UNDER THE INTERSTATE COLLAR IN THE C-3 ZONING DISTRICT WHICH WOULD ALLOW FOR A TOTAL MAXIMUM WALL SIGN AREA OF 200 SQ. FT. THE TOTAL ABOVE WALL SIGN AREA BEING PROPOSED IS 120 SQ. FT. WHICH IS LESS THAN WHAT IS ALLOWED.

UNDER THIS PROPOSED REQUEST, THE ONLY VIOLATION FROM THE REQUIREMENTS WITHIN THE C-3 ZONING DISTRICT IS TO ALLOW THE TOTAL WALL SIGN AREA TO BE DISTRIBUTED TO THE FOUR FACES OF THE BUILDING AS REFLECTED ABOVE AND ON THE SITE PLAN.

ALL OTHER PROPOSED SIGNS ARE WITHIN THE ALLOWABLE SPECIFICATIONS FOR THE C-3 ZONING DISTRICT.

* THE ABOVE INTERPRETATION OF THE SIGN REGULATIONS WAS CONFIRMED WITH THE CITY OF COLUMBIA'S PROTECTIVE INSPECTION DEPARTMENT ON 1/20/06.

DETAIL/COVER SHEET
WOODLAND SPRINGS LOT 103B C-P PLAN
DECEMBER 2, 2004
▲ REVISED: FEBRUARY 21, 2006

CITATION

RECESSED SCOTTS DALE

RECESSED SCOTTS DALE

RECESSED SCOTTS DALE

RECESSED SCOTTS DALE

EXTERIOR LIGHTING STYLES & SPECIFICATIONS
N.T.S.

CITATION

RECESSED SCOTTS DALE

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EXTERIOR LIGHTING STYLES & SPECIFICATIONS
N.T.S.

RECESSED SCOTTS DALE

RECESSED SCOTTS DALE

RECESSED SCOTTS DALE

RECESSED SCOTTS DALE

RECESSED SCOTTS DALE

EXTERIOR LIGHTING STYLES & SPECIFICATIONS
N.T.S.

RECEIVED
FFR 21 2006
PLANNING DEPT.

G2 WOODLAND SPRINGS LOT 103B C-P PLAN
LEGEND & NOTES PLAN

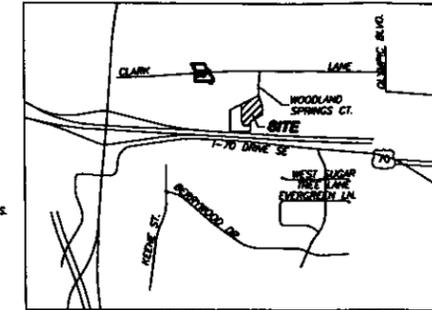
1/12/06

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
1000 FAY STREET
COLUMBIA, MD 21050
PHONE: (410) 731-5700 FAX: (410) 731-6111

ADD	DATE	12/8/04
NS	DATE	PATE04-01
PATE04.01	DATE	2 OF 5

C-P PLAN WOODLAND SPRINGS LOT 103B

DECEMBER 2, 2004
▲ REVISED: FEBRUARY 21, 2006



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. THE TRACT IS ZONED C-P
2. THE MAXIMUM GROSS SQUARE FOOTAGE OF BUILDING FLOOR AREA ON LOT 103B WILL BE 45,207 SQUARE FEET
3. THE MINIMUM DISTANCE BETWEEN ANY BUILDING AND ADJACENT PROPERTY LINE OR ADJACENT RIGHT-OF-WAY WILL BE 3.0 FEET.
4. THE MINIMUM DISTANCE BETWEEN ANY BUILDING AND ADJACENT PROPERTY LINE OR ADJACENT RIGHT-OF-WAY WILL BE 13.0 FEET.
5. THE HEIGHT OF THE BUILDING ON LOT 103B SHALL BE 50 FEET.
6. THE MINIMUM DISTANCE BETWEEN THE EDGE OF ANY DRIVEWAY, PARKING AREA, AND ANY ADJACENT PROPERTY LINE OR ADJACENT RIGHT-OF-WAY WILL BE 5 FEET.
7. THE MINIMUM PERCENTAGE OF THE SITE TO BE MAINTAINED AS OPEN SPACE SHALL BE 49.7% AND SHALL CONSIST OF BOTH MAN MADE LANDSCAPING AND THE NATURAL VEGETATION ALONG THE CREEK CORRIDOR.

SIGNAGE

SEE SITE PLAN - SHEET 3 OF 5 FOR ALL EXTERIOR SIGN LOCATIONS.

- A. WALL SIGN - NORTH FACE, 4'-4" X 15'-8" = 67 SQ. FT.
SOUTH FACE, 5'-5" X 19'-5" = 105.3 SQ. FT.
- B. WALL SIGN - EAST FACE, 5'-8" X 9'-0" = 51 SQ. FT.
WEST FACE, 5'-8" X 9'-0" = 51 SQ. FT.
(TOTAL WALL SIGN SQUARE FOOTAGE = 274.3 SQ. FT.)
- C. FREE STANDING MONUMENT SIGN, 5'-8" X 9'-0" = 51 SQ. FT.,
12' TALL
- E. DIRECTIONAL SIGN, 2'-8" X 4'-1" = 10.2 SQ. FT.

NOTES: FROM SECTION SECTION 23-24 OF THE SIGN REGULATIONS, THE WALL SIGNS FOR A HOTEL ARE LIMITED TO THE WALLS FACING STREET FRONTAGE. THEREFORE THIS PROJECT IS CONSIDERED TO ONLY HAVE DIRECT FRONTAGE OFF WOODLAND SPRINGS COURT, HOWEVER FROM SECTION 23-25 (D) - ANY PROPERTY WITHIN 100 FEET OF THE RIGHT-OF-WAY OF INTEREST IS TO BE CLASSIFIED UNDER THE INTERSTATE COLUMN IN THE C-3 ZONING DISTRICT WHICH WOULD ALLOW FOR A TOTAL MAXIMUM WALL SIGN AREA OF 288 SQ. FT. THE TOTAL ABOVE WALL SIGN AREA BEING PROPOSED IS 274.3 SQ. FT. WHICH IS LESS THAN WHAT IS ALLOWED.

UNDER THIS PROPOSED REQUEST, THE ONLY MAINTENANCE FROM THE REQUIREMENTS WITHIN THE C-3 ZONING DISTRICT IS TO ALLOW THE TOTAL WALL SIGN AREA TO BE DISTRIBUTED TO THE FOUR FACES OF THE BUILDING AS REFLECTED ABOVE AND ON THE SITE PLAN.

ALL OTHER PROPOSED SIGNS ARE WITHIN THE ALLOWABLE SPECIFICATIONS FOR THE C-3 ZONING DISTRICT.

THE ABOVE INTERPRETATION OF THE SIGN REGULATIONS WAS CONFIRMED WITH THE CITY OF COLUMBIA'S PROTECTIVE INSPECTION DEPARTMENT ON 1/20/06.

LEGEND

- STREET SIGN
- EXISTING WATER METER
- GUARD POST
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- HANDICAPPED PARKING
- EXISTING IRON PIPE
- SET-IRON
- REMOVE
- RECORD
- EXISTING SANITARY MANHOLE
- POWER POLE
- ROOF DRAIN
- GUY WIRE
- SHOULDER, SHIELDED AND DOWNWARD DIRECTED LIGHTING
- EXISTING OVER-HEAD ELECTRIC
- EXISTING GAS
- EXISTING SANITARY
- EXISTING WATER
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER
- PROPOSED TELEPHONE

PARKING LIGHTING

ALL PARKING ILLUMINATION WILL BE SHIELDED AND DOWNWARD DIRECTED SHOULDER FIXTURES. THERE WILL BE A TOTAL OF 8 LIGHT POLES WHICH SHALL BE 30 FEET MAXIMUM HEIGHT. SEE SHEET 2 FOR ALL THE LIGHTPOLE INFORMATION. REFER TO THE ELECTRICAL PLAN OF THE ARCHITECTURAL PLAN SET FOR ALL DETAILED LIGHT INFORMATION.

BENCHMARK DATA

TOP OF MANHOLE #408 (NEAR SE CORNER LOT 101)
TOP=703.58

PARKING DATA

LOT 103B REQUIRED:
88 ROOMS X 1 SPACE/ROOM = 88 SPACES (HOTEL GUEST PARKING)
88 ROOMS X 1 SPACE/20 ROOMS = 5 SPACES (HOTEL EMPLOYEE PARKING)
8 BICYCLE SPACES REQUIRED TO CITY OF COLUMBIA SPECS. (SEC. 29-30)
TOTAL REQUIRED = 93, PROVIDED = 82 SPACES (INCLUDING 4 WITH 2 W/M ACCESSIBLE HC)
8 ADDITIONAL SPACES AVAILABLE FROM LOT 103A, TOTAL PROVIDED FOR HOTEL = 90 SPACES.
8 ADDITIONAL PARKING WILL BE AVAILABLE FROM A SPANED PARKING AGREEMENT WITH THE FUTURE DEVELOPER OF LOT 103A. THE OWNER & DEVELOPER OF LOT 103B ALSO CURRENTLY OWNS LOT 103A. AN AGREEMENT WILL PART OF THE SALES CONTRACT IN THE EVENT THAT LOT 103A IS SOLD TO ANOTHER PARTY.

RECEIVED
FFR 21 2006
PLANNING DEPT.

Plotted by: nec, Feb 21 2006 - 8:20am

CS WOODLAND SPRINGS LOT 103B C-P PLAN - BITE PLAN

<p>A CIVIL GROUP CIVIL ENGINEERING, PLANNING, SURVEYING 1000 FAY STREET COLUMBIA, MO 65201 PHONE: (672)411-5750, FAX: (672)411-4177</p>		<p>DATE: 12/6/04</p> <p>DESIGNED BY: NRS</p> <p>CHECKED BY: PATE04-01</p> <p>DATE: 12/6/04</p> <p>SHEET 3 OF 5</p>
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I-70

SCALE 1" = 30'

P:\Projects\Pub\Lot 103B Woodland Springs\Map\WSP103B-C-P\WSP103B-C-P.dwg STEPHAN

GRADING PLAN WOODLAND SPRINGS LOT 103B C-P PLAN

NOVEMBER 18, 2004
REVISED: FEBRUARY 21, 2008

DRAINAGE NOTES

- A 4' x 3' TYPE 'B' INLET, TOP = 715.71, E OUT = 711.46, SUMP = 708.46
- B 10 LF. 15" CMP @ 7.8X, V = 7.8 FT/S
- C 4' x 4' JUNCTION BOX, TOP = 716.0, MATCH CROWN OF RCP, E = 710.7
- D 27 1/2' x 27 1/2' CATCH BASIN W/ MESH NO. 81679-470 TYPE 'A' GRATE, TOP = 715.6, E OUT = 710.5, SUMP = 707.5
- E 20 LF. 15" CMP W/YES @ 12.5X, E OUT = 708.0, V = 9.7 FT/S
- F RP INP = 1' x 4' x 12'

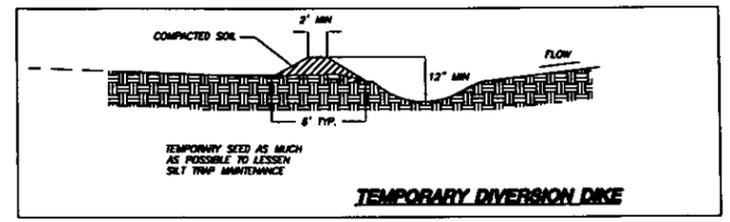
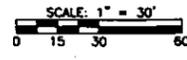
CONTACT MEYER FOR QUESTIONS ON STRUCTURE D, PHONE 1-800-556-5075
NOTE: SEE LANDSCAPING PLAN, SHEET 5 OF 5, FOR STORM PROFILES

NOTE

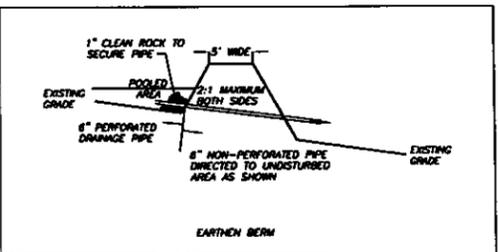
INLETS A & D SHALL INCLUDE OIL AND GRIET SEPARATORS WITHIN THE INLET AND TO BE INSTALLED BEFORE THE OUTLET PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BEST MANAGEMENT PRODUCTS, INC. AT 1-800-504-8008 FOR ALL INFORMATION ON THE 'SHOUT' OIL & GRIET SEPARATOR.

MONR REQUIREMENTS

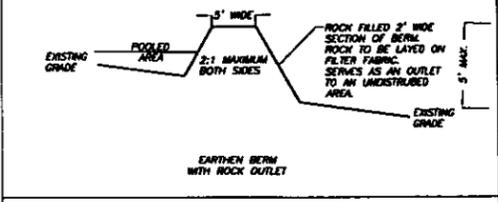
- SUBSTANCES REGULATED BY FEDERAL LAW UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) OR THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA) WHICH ARE TRANSPORTED, STORED OR USED FOR MAINTENANCE, CLEARING OR REPAIRS SHALL BE MANAGED ACCORDING TO THE PROVISIONS OF RCRA AND CERCLA.
- ALL PAINTS, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS (EXCEPT FUELS) AND STORAGE CONTAINERS (SUCH AS DRUMS, CANS, OR CARTONS) SHALL BE STORED SUCH THAT THESE MATERIALS ARE NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION, CONTROL AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAMINANT SYSTEM USED TO IMPLEMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND SHALL ALSO PREVENT THE CONTAMINATION OF GROUNDWATER.
- THE APPLICANT SHALL NOTIFY BY TELEPHONE AND IN WRITING THE DEPARTMENT OF NATURAL RESOURCES, WATER POLLUTION CONTROL PROGRAM, POST OFFICE BOX 176, JEFFERSON CITY, MO 65102, 1-800-361-4827, OF ANY OIL SPILLS OR IF HAZARDOUS SUBSTANCES ARE FOUND DURING THE PROSECUTION OF WORK UNDER THIS PERMIT.



TEMPORARY DIVERSION DIKE



EARTHEN BERM



EARTHEN BERM WITH ROCK OUTLET

TEMPORARY SEDIMENT TRAP

SEE CITY OF COLUMBIA STORM DRAINAGE DESIGN MANUAL SECTION 10.03.7.1 FOR FURTHER INFORMATION

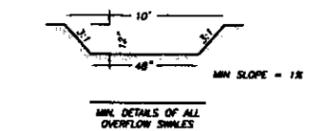
LEGEND

- R/W DIVERSION BERM
- SILT FENCE
- EXISTING FENCE
- FLOWLINE (E)
- EXISTING TREELINE
- PRESERVED TREELINE
- PROPOSED STORM SEWER
- LOW FLOOR ELEVATION
- SILT TRAP
- DETENTION AREA
- DRAINAGE SWALE
- TEMPORARY SILT TRAP WITH ROCK OUTLET
- TEMPORARY SILT TRAP WITH PIPED OUTLET

- THE LAND DISTURBANCE ACTIVITIES FOR THIS PROJECT WILL OCCUR IN THE FOLLOWING ORDER:
 - CLEAR BRUSH AND STRIPPING AND STOCKPILING TOPSOIL
 - OVERALL SITE GRADING
 - RETAINING WALL CONSTRUCTION
 - EXCAVATION FOR UTILITIES
 - PAVING
 - EXCAVATION OF FOOTING AND SLABS FOR BUILDING(S)
 - BACKFILLING AROUND FOUNDATIONS
 - FINISHED SITE GRADING

THE PLACEMENT OF THE BMP'S SHALL OCCUR ON THE FOLLOWING SCHEDULE:

- THE BMP'S LABELED (1) SHALL BE IN PLACE BEFORE ANY LAND DISTURBANCE ACTIVITY TAKES PLACE AND REMAIN FOR THE PROJECT DURATION EXCEPT IF REMOVED TO INSTALL REQUIRED INFRASTRUCTURE.
- ALL BMP'S MARKED (2) SHALL BE IN PLACE IMMEDIATELY AFTER THE SITE IS CLEARED AND THE TOPSOIL IS STOCKPILED AND SHALL REMAIN UNTIL THE FINISHED SITE GRADING OCCURS.
- ALL BMP'S MARKED (3) SHALL BE IN PLACE IMMEDIATELY AFTER THE OVERALL SITE GRADING LEAVING THE SITE OR ONTO THE STREETS AFTER THEY ARE PAVED. THESE MEASURES SHALL REMAIN AS LONG AS POSSIBLE & UNTIL THE INDIVIDUAL LOT GRADING OCCURS FOR BUILDING CONSTRUCTION. THE TEMPORARY SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE LOTS ON WHICH THEY ARE LOCATED ARE BUILT ON. WHEN IT IS NECESSARY TO REMOVE THE R/W DIVERSION BERM, OTHER EROSION CONTROL MEASURES SUCH AS SILT FENCE WILL NEED TO BE UTILIZED.
- ALL BMP'S LABELED (4) SHALL BE INSTALLED IMMEDIATELY AFTER ALL STORM DRAINAGE INLETS HAVE BEEN INSTALLED. THEY SHALL REMAIN IN PLACE UNTIL THE STREETS ARE PAVED WHERE THEY THEN CAN BE REPLACED WITH STORM BALES OR OTHER FORMS OF PROPER GUTTER PROTECTION ARE PLACED IN FRONT OF THE INLET OPENING.
- ALL BMP'S LABELED (5) SHALL BE INSTALLED IMMEDIATELY AFTER THE STORM DRAINAGE PIPES ARE INSTALLED. THESE BMP'S ARE PERMANENT AND SHALL REMAIN INDEFINITELY.
- ANY AREAS THAT HAVE BEEN GRADED WILL BE TEMPORARILY SEEDDED BEFORE EXCEEDING THE 30 DAY PERIOD.
- ALL AREAS SHALL BE PERMANENTLY SEEDDED AFTER ALL PROPOSED STRUCTURES FOR THE PROJECT ARE IN PLACE AND THE TOPSOIL HAS BEEN SPREAD OR REAPPLIED. PERMANENT SEEDING SHALL OCCUR AS SOON AS POSSIBLE TO PROTECT ANY EARTHEN STRUCTURES SUCH AS DICES, CHANNELS OR EMBANKMENTS. ALL DISTURBED AREAS PROPOSED TO REMAIN UNDEVELOPED FOR PERIODS LONGER THAN 12 MONTHS SHALL BE PERMANENTLY SEEDDED.



MIN. DETAILS OF ALL OVERFLOW SWALES
MIN SLOPE = 1%

OVERFLOW SWALE CAPACITY
 $N = (n_0 + n_1 + n_2 + n_3 + n_4)M = (0.020 + 0 + 0 + 0 + 0.005) = 1 = 0.025$

DRAINAGE SWALE

4' F.B.O WITH 3:1 SIDE SLOPES, MIN SLOPE = 0.01 FT/FT, n = 0.025, 1 FOOT DEEP, OCAP = 32.11 CFS > THAN ALL 100 YEAR FLOWS

CONTRACTOR SHALL HAVE THE FLOODING STAINED BY THE ENGINEER EROD TO ANY CONSTRUCTION. THERE WILL BE NO FILL MATERIAL PLACED WITHIN THE 100-YEAR FLOODPLAIN. THE ONLY WORK ALLOWED WILL BE THE PLACEMENT OF THE NECESSARY EROSION CONTROL MEASURES.

TEMPORARY SEDIMENT TRAP A
O.A. = 0.3 AC
TOP = 716.0, HT. = 3'
REQ. VOL. = 1800 FT³ MIN.
POOLED AREA = 55' x 20'

TEMPORARY SEDIMENT TRAP B
O.A. = 0.8 AC
TOP = 716.0, HT. = 3'
REQ. VOL. = 1800 FT³ MIN.
POOLED AREA = 55' x 20'

TEMPORARY SEDIMENT TRAP C
O.A. = 0.8 AC
TOP = 716.0, HT. = 3'
REQ. VOL. = 1800 FT³ MIN.
POOLED AREA = 40' x 20'

TEMPORARY GRAVEL TURN AROUND
O.A. = 0.8 AC
TOP = 716.0, HT. = 3'
REQ. VOL. = 1800 FT³ MIN.
POOLED AREA = 40' x 20'

FUTURE 4000 SQ. FT. RESTAURANT
FF = 716.2

PROPOSED C.O. #1
TOP = 720.5
E IN = 718.00
E IN = 718.75
E OUT = 707.42

EXISTING BUILDING
FF = 720.0

EXISTING 4' x 3' TYPE 'B' INLET
TOP = 718.43
E = 710.96

EXISTING 30\"/>

EXISTING 20\"/>

EXISTING 15\"/>

EXISTING 12\"/>

EXISTING 10\"/>

EXISTING 8\"/>

EXISTING 6\"/>

EXISTING 4\"/>

EXISTING 3\"/>

EXISTING 2\"/>

EXISTING 1\"/>

EXISTING 0\"/>

EXISTING 0\"/>

EXISTING 0\"/>

EXISTING 0\"/>

EXISTING 0\"/>

EXISTING 0\"/>

EROSION CONTROL NARRATIVE

- THE PROJECT CONSISTS OF CONSTRUCTING A 10,000 SQUARE FOOT HOTEL AND A 33,320 SQUARE FOOT PARKING LOT. THE PROJECT WILL REQUIRE A SMALL PUBLIC SEWER CONNECTION FROM THE SOUTH. ALL OTHER UTILITY SERVICE CONNECTIONS WILL RUN ALONG THE SOUTH PROPERTY LINE TO SERVE THE HOTEL NEAR THE SOUTHWEST CORNER. IN ADDITION A MASONRY RETAINING WALL WILL BE INSTALLED IN VARIOUS LOCATIONS ALONG THE NORTHERN PERIMETER OF THE PARKING LOT. IN MY OPINION, THERE ARE NO SIGNIFICANT SILTATION OR EROSION CONTROL PROBLEMS ON THE SITE AT THIS TIME. HOWEVER, CONSTRUCTION OF THESE IMPROVEMENTS WILL CREATE THE POTENTIAL OF SILTATION AND EROSION PROBLEMS IF NOT CAREFULLY MANAGED.
- TO MY KNOWLEDGE THERE ARE NO EXISTING OFF-SITE EROSION, SILTATION PROBLEMS DOWN STREAM FROM THIS DEVELOPMENT. THE DEVELOPMENT WILL HAVE MINOR IMPACTS TO THE RECEIVING STREAMS IMMEDIATELY DOWN STREAM FROM THE SITE DURING THE 1 TO 2 YEARS OF CONSTRUCTION OF THE DEVELOPMENT. AFTER CONSTRUCTION, LAND DISTURBANCE ACTIVITIES WILL DIMINISH AND THEIR EFFECTS OFF-SITE WILL DECREASE TO VERY MINOR IMPACT.
- THE RUNOFF PRODUCING FACTORS ON THE SITE INCLUDE MATURE FOREST, CURRENT WEATHER CONDITIONS, SEASONAL LEAF COVER ON TREES AND PLANTS AND OTHER MATTERS WHICH EFFECT THE ABSORPTION OF A RAINFALL. THE SITE WILL CHANGE TO APPROXIMATELY 50% IMPERVIOUS AREAS. THE FESCUE PASTURES WILL BE REPLACED WITH BUILDING, PARKING LOTS, SIDEWALKS AND LANDSCAPING. MY ESTIMATED CHANGES TO THESE FACTORS WOULD HAVE TO BE APPROXIMATELY 60%.
- THE PEAK DISCHARGE FOR A 10 YEAR STORM ON THE ENTIRE SITE IS 0.7 X 7 X 2.32 = 11.4 CFS.

- THE MANAGEMENT OF THE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER UNTIL ALL AREAS ARE ESTABLISHED WITH NEW GROUND COVER.
- THE CONSTRUCTION OF THE PROJECT SHALL INCLUDE THE PHASES OF: CLEARING, GRADING, STREET AND BUILDING CONSTRUCTION. ALL SURFACES SHALL BE STABLE AND NON-EROSIVE WITHIN THE LESSER OF 30 WORKING DAYS OR 120 CALENDAR DAYS AFTER COMPLETION OF THE WORK AUTHORIZED BY THE LAND DISTURBANCE PERMIT. ALL STOCKPILES SHALL BE PROTECTED W/ SILT FENCE. ALL GRADING ACTIVITIES SHALL BE DONE IN A MANNER THAT CONFORMS TO THE MEASURES SHOWN ON THE PLAN.
- ALL DENuded AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE WITHIN 30 WORKING DAYS WILL BE TEMPORARILY SEEDDED TO CONTROL RUNOFF AND EROSION UNTIL PERMANENT VEGETATION OR OTHER EROSION CONTROLS HAVE BEEN ESTABLISHED.
- THE EROSION CONTROL MEASURES SHOWN ON THE PLAN WERE CHOSEN AS THE BEST MANAGEMENT PRACTICES APPROPRIATE FOR THE SITE.
- THE EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY, TO ASSURE MAXIMUM EFFECTIVENESS OF THE PROTECTIVE MEASURES AND TO ASSURE THAT PREVENTIVE MAINTENANCE EFFORTS WILL BE CARRIED OUT WHEN NEEDED. ALL AREAS SHALL BE RESEDED AFTER GRADING IS COMPLETE. ALL STRUCTURAL MEASURES SHALL BE MAINTAINED AND THE WASTE MATERIALS REMOVED AND DISPOSED OF PROPERLY.
- ALL STORM INLETS WILL HAVE SILT FENCE PLACED AROUND THEM FOR EROSION CONTROL.
- ALL TEMPORARY CONSTRUCTION ENTRANCES SHALL BE 12' W X 30' L X 6\"/>

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE CITY OF COLUMBIA AND STATE OF MISSOURI D.M.R. REGULATIONS IN REGARDS TO LAND DISTURBANCE.
- THE EROSION CONTROL MEASURES ARE SHOWN ON THE PLAN USING SYMBOLS. REFER TO THE LEGEND FOR A LIST AND MEANING OF THE SYMBOLS.
- ALL AREAS DISTURBED SHALL BE SEEDDED AND MULCHED AFTER ALL CONSTRUCTION IS COMPLETE. SEEDING MAY BE PHASED SO THAT GROUND COVER IS ESTABLISHED SOONER.
- THE FINAL CONTOURS SHOWN ARE APPROXIMATE, AND MAY BE CHANGED IN THE FIELD WITH THE PUBLIC WORKS ENGINEERING DEPT. APPROVAL. THE GOAL BEING TO GRADE THE SITE TO MINIMIZE OR ELIMINATE POSSIBLE DRAINAGE PROBLEMS FROM OCCURRING IN THE FUTURE.
- DIVERSION BERMS MAY BE SUBSTITUTED FOR SILT FENCE THAT IS SHOWN ON THE PLAN WITH THE APPROVAL OF THE DEVELOPER'S ENGINEER.
- THE LOW FLOOR ELEVATIONS SHOWN ARE FOR THE LOWEST LIVING FLOOR OF A STRUCTURE. THIS ELEVATION MAY BE REVISED TO FIT A BUILDING DESIGN THAT TAKES INTO ACCOUNT DRAINAGE CONSIDERATIONS.
- THE CONTRACTOR SHALL BE REQUIRED TO HAVE COMPACTION TESTING PERFORMED ON ALL FILL AREAS. THIS DATA MUST BE RECORDED IN A FORM THAT THE AREAS TESTED CAN BE RELOCATED ON A PLAN. THE TESTING REQUIRED SHALL BE ONE PASSING TEST FOR EACH 8 INCHES OF FILL ON EACH LOT WITHIN THE FILLED AREAS.
- DISPOSE OF MATERIAL REMOVED FROM MAINTENANCE OF TRAPS IN BLACK DIRT STOCK PILES.

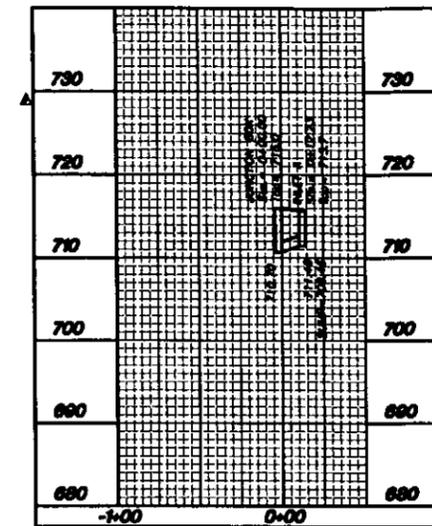
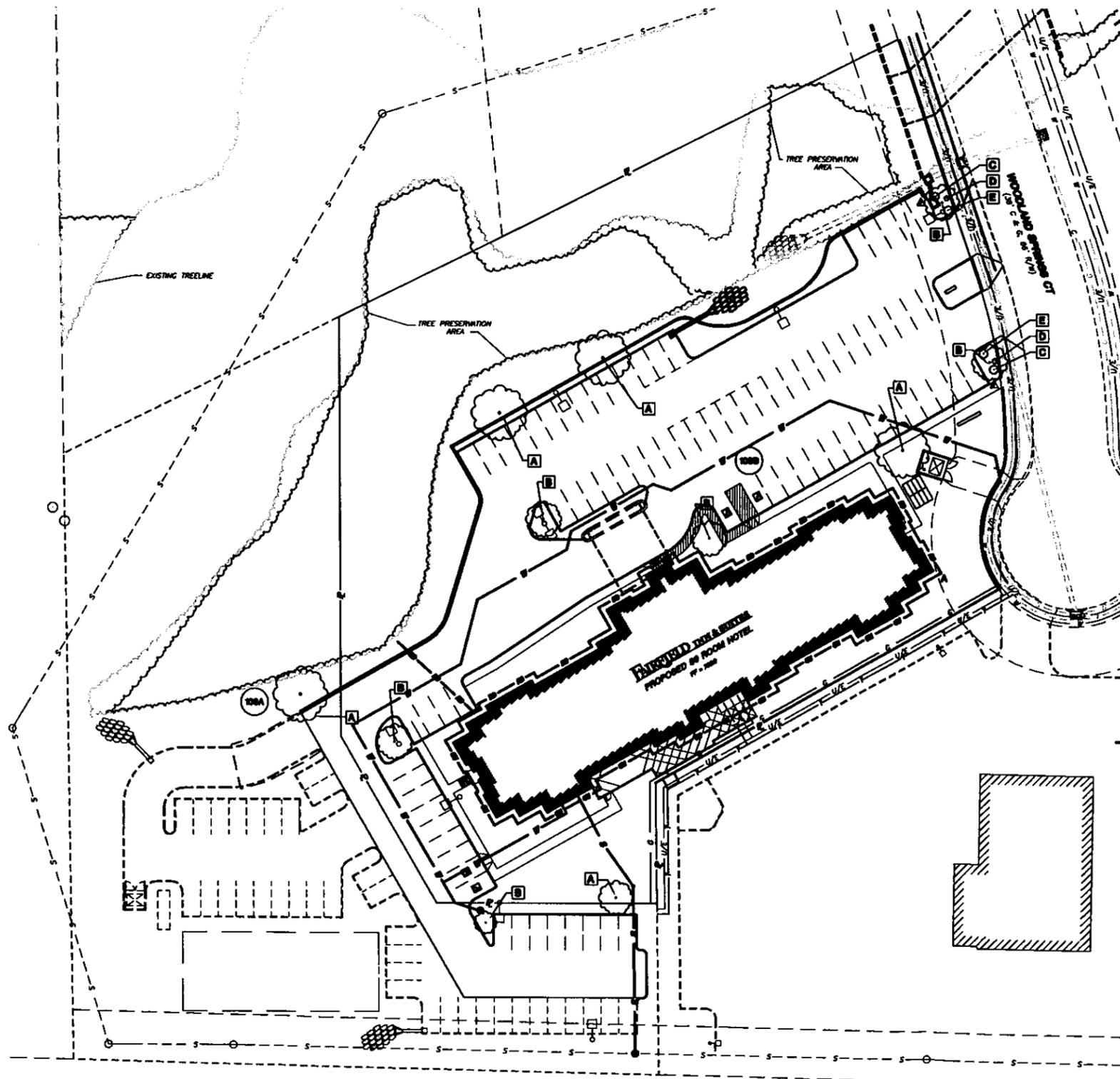
Prepared by: mecl Feb 21 2008 - 8:21am
C4 WOODLANDS SPRINGS LOT 103B C-P PLAN - GRADING PLAN

NO. 1	DATE	BY	DESCRIPTION
1	12/6/04	ADD	
2	NS		
3	PATE04-01		
4			
5			

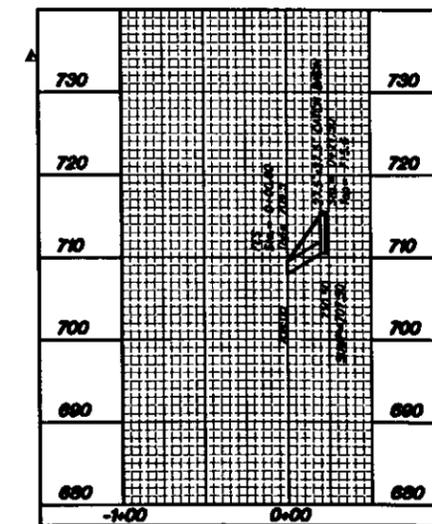
A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
100 FAU STREET
COLUMBIA, MO 65201
PHONE: (314) 731-5754 FAX: (314) 731-4171

LANDSCAPING PLAN
WOODLAND SPRINGS LOT 103B

DECEMBER 6, 2004
 ▲ REVISED: FEBRUARY 21, 2006



STORM LINE B



STORM LINE E

TREE PRESERVATION

SEE THE LAND DISTURBANCE PLAN FOR THE OVERALL SUBDIVISION OF WOODLAND SPRINGS DATED: OCT. 10, 2003.

NOTE: THE TREE PRESERVATION AREA SHOWN ON THIS PLAN IS THE AREA OF EXISTING OAK-HICKORY FOREST TO REMAIN UNDISTURBED AS INDICATED ON THE ORIGINAL LAND PRESERVATION PLAN FOR WOODLAND SPRINGS PLAT 1.

▲ LANDSCAPING NOTES FOR LOT 103B

TOTAL AREA OF LOT= 100,891 SQ.FT. (2.32 AC)
 TOTAL IMPERVIOUS AREA= 50,840 SQ.FT. (50.38)
 TOTAL AREA OF PARKING= 33,580 SQ.FT. (49.7%)
 PARKING LOT TREES= 33,520/4,500= 7.8 OR 8 TREES

LANDSCAPE REQUIREMENTS

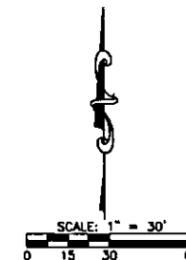
- 29-25a3 54 LF STREET FRONTAGE
 1 TREE REQUIRED
 1 TREE PROVIDED
 27 LF SCREENING REQUIRED
 27 LF SCREENING PROVIDED
- 29-25a4 34,112 SQ FT PARKING AREA
 8 TREES REQUIRED
 8 TREES PROVIDED
- 29-25a7 448 OF TREES PROVIDED ARE MEDIUM TO LARGE SHADE TREES.

▲ LOT 103B PLANT SCHEDULE

SYMBOL	QUANTITY	PLANT TYPE	SIZE
A	5	RED MAPLE	2"
B	6	SUGAR THYME CRABAPPLE	2"
C	2	DIWAT KOREAN LILAC	5 GALLON
D	4	LITTLE PRINCESS SPirea	5 GALLON
E	2	OLD GOLD JUMPER	5 GALLON

RECEIVED
 FEB 21 2006
 PLANNING DEPT.

I-70



GS WOODLAND SPRINGS LOT 103B C-P PLAN - LANDSCAPING PLAN

ROST LANDSCAPING, INC. 245 Trade West Blvd. Columbia, MD 21050 410-445-4445 Designed by: Michelle Zanoni	DATE: 12/6/04 DRAWN BY: ADD CHECKED BY: NRS DESIGNED BY: PATE04-01 SHEET 5 OF 5	A CIVIL GROUP CIVIL ENGINEERING, PLANNING, SURVEYING 1900 FAH STREET COLLEGE PARK, MD 20740 PHONE: (301) 571-5700 FAX: (301) 571-4111
	2006 FEBRUARY 21 2006	

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
March 9, 2006

3) PUBLIC HEARINGS

38-CP-04 A C-P Development plan to be known as "Woodland Springs Lot 103-B," located south of Clark Lark (State Route PP), on the west side of Woodland Springs Court, containing approximately 2.32 acres.

MR. WADE: May we have a staff report, please?

Staff report was given by Mr. Charles Bondra of the Planning and Development Department. Staff recommends approval of the C-P development plan.

MR. WADE: Actually, I have two questions. My assumption is that the pole lights, we're talking about 20 feet in height from the ground to the top of the pole light, not the height of the pole?

MR. BONDRA: I'll need to check the plan.

MR. WADE: Okay. Secondly, as a different kind -- why are building heights limited to 50 feet in commercial areas like this?

MR. BONDRA: Well, I think the new C-P ordinance is something like 45 feet, but you can get -- you get credit for a setback over and above the minimum setback.

MR. WADE: Oh.

MR. BONDRA: The way the new C-P regulations were written last April --

MR. WADE: Yes.

MR. BONDRA: -- they didn't used to have a maximum height at all. And I think the proposal was to put a maximum height in and then to let the applicant justify whatever height above that minimum they wanted to propose. But the Commission and Council can waive that requirement.

MR. WADE: I'm anticipating we may be close to when we need to think about going up in some of these commercial areas rather than out.

MR. BONDRA: This says 20-foot maximum height, so I would assume that means the total height of the pole.

MR. WADE: Okay. I was pretty sure that was, but I just wanted it confirmed. Any other questions of staff?

PUBLIC HEARING OPENED

MR. WADE: Before I do, let me quickly review the rules for the public hearing. The first person speaking in support of a proposal, up to six minutes. Anyone speaking following in support of the proposal, please limit your comments to three minutes or less. And then anyone speaking in opposition

to the proposal, the first person speaking, please limit your comments to six minutes or less, and then people following, three minutes or less. So, with that, open the public hearing.

MR. SLATTERY: Good evening. My name is Neal Slattery; I'm with A Civil Group. Our office is located at 1010 Fay Street, here with Jay Gebhardt from our office, and also the client, Mr. George Pate. The staff has given a pretty clear description of what this project is. One thing I would probably like to add that you might have a question for is probably water quality -- how are we handling it. Surface runoff on this project will drain from the south to the north before it hits the tributary of the Hinkson. We have two oil/grit separators in the inlet structures that will -- also with sumps in the bottom of these inlets that will intercept water and the grit that will drain to that location. What this -- or over 90 percent of this site as displayed are going to go to these inlets right here. So, with that, I'm here to answer any further questions that you may have.

MR. WADE: Mr. Barrow?

MR. BARROW: Well, I wonder if he can talk a little bit more about the -- I guess they're oil filters; is that's what's going on?

MR. SLATTERY: Yes. There are shields that are placed before the outlet pipe. There's a sump condition placed inside the inlet, and it traps all the debris -- the oil and the grit and the sand in the bottom of the inlet. Periodically, these will need to be maintained and cleaned out, so --

MR. BARROW: But other than that, it looks like that water basically goes right into that tributary?

MR. SLATTERY: That's correct.

MR. BARROW: Hitting some rocks first. And is that why the parking lot shows a little crescent moon, because of the creek right there? I mean, you couldn't build sort of a deck out over the creek or --

MR. SLATTERY: We wanted to stay away from the creek in that area. I mean, that was -- we were getting close enough that we felt that we needed to accommodate and make sure that we're far enough away.

MR. BARROW: And how far away are you from the creek?

MR. SLATTERY: The closest point is about -- over 20 to 25 feet. That's the closest point.

MR. BARROW: And as I recall, there was a band of trees that were left growing along this corridor?

MR. SLATTERY: That's correct. The trees are right here, in this section right here.

MR. BARROW: They won't survive the construction?

MR. SLATTERY: They should. I mean, cares will need to be taken. There will be a bout a five- or six-foot masonry retaining wall on the downhill side of this parking. As in all cases, I mean, just going to have to be extra careful around those areas.

MR. BARROW: Thank you.

MR. WADE: Further questions? Thank you. Anyone else wishing to speak in support of this proposal? Anyone wishing to speak in opposition?

PUBLIC HEARING CLOSED

MR. WADE: Commissioners?

MR. HOLDEN: Mr. Chairman?

MR. WADE: Mr. Holden?

MR. HOLDEN: This is a highly developed commercial area, and a hotel seems to fit appropriately with their design, and I would make a motion that we recommend approval to the City Council.

MR. WHEELER: Second.

MR. WADE: It's been moved and seconded that we recommend approval. Is there any discussion on the motion? I guess my only observation is I'm certainly glad we don't have any responsibility for determining how many hotel rooms this city can adequately support because we're sure getting a bunch of them. Any discussion on the motion? Mr. Barrow?

MR. BARROW: Well, I just want to say that if there's shared parking out there, I'm happy to see it. There's -- they have plenty of parking. It's nice to see businesses sharing when they can.

MR. WADE: Further discussion? Roll call, please.

MR. LAMB: The motion has been made and seconded to recommend approval of Item 38-CP-04, a C-P development plan to be known as "Woodland Springs Lot 103-B," located south of Clark Lane (State Route PP), on the west side of Woodland Springs Court, containing approximately 2.32 acres.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Barrow, Mr. Cady, Mr. Daugherty, Mr. Holden, Mr. Lamb, Mr. Rice, Mr. Wade, Mr. Wheeler. Motion carries 8-0.