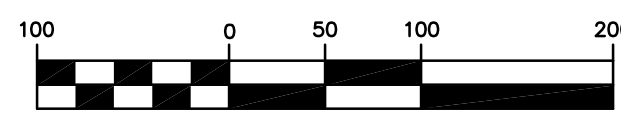
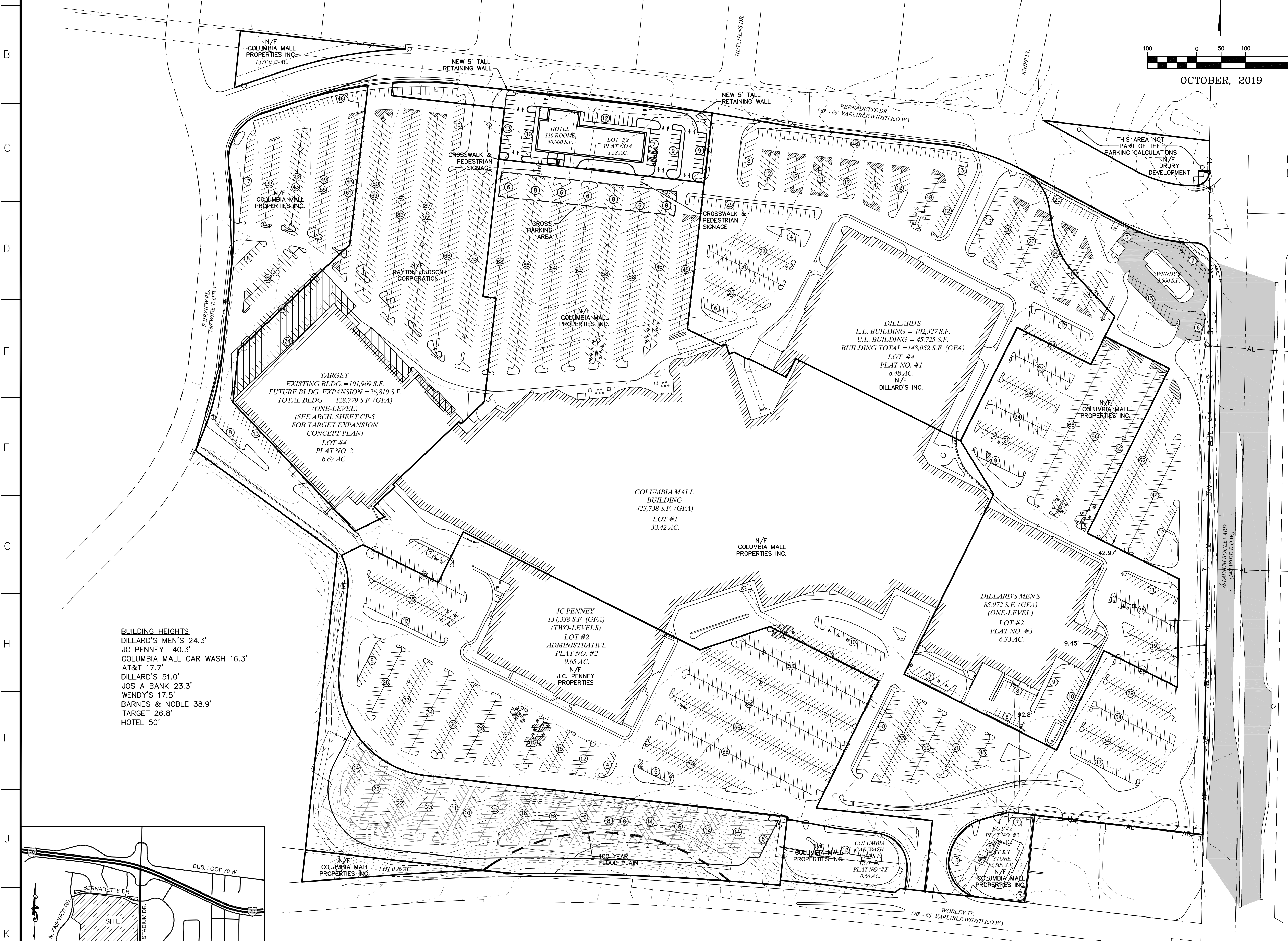


**PROPOSED MAJOR REVISION  
TO COLUMBIA MALL  
PD DEVELOPMENT PLAN (HOTEL PARCEL)**



OCTOBER, 2019



**NARRATIVE FOR MAJOR REVISION TO COLUMBIA MALL C-P PLAN**  
COLUMBIA MALL PROPERTIES IS SEEKING THE APPROVAL OF A MAJOR REVISION TO THE COLUMBIA MALL C-P PLAN THAT INVOLVES THE CREATION OF A NEW 1.58 AC. LOT FROM THE MAIN MALL PARCEL.

**OWNERS:**  
COLUMBIA MALL PROPERTIES, INC.  
A.A. BOX 617905  
110 NORTH WACKER DRIVE  
CHICAGO, IL 60606

**DILLARD'S INC.**  
4501 NORTH BEACH STREET  
FORT WORTH, TX 76137-3218

**J.C. PENNEY PROPERTIES, INC.**  
P.O. BOX 10001  
DALLAS, TX 75301-0001

**DAYTON-HUDSON CORPORATION**  
P.O. BOX 9456  
MINNEAPOLIS, MN 55440-9456

EXISTING ZONING - PD  
TRACT SIZE 66.92 ACRES, SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST

**LEGAL DESCRIPTION**  
A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST BOONE COUNTY, MISSOURI, BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 516, PAGE 573; BOOK 516, PAGE 572; BOOK 516, PAGE 370; BOOK 1744, PAGE 576; BOOK 590, PAGE 439; BOOK 550, PAGE 405 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
LOT 2, 3 AND 4 OF COLUMBIA MALL PLAT NO. 1 AS RECORDED IN PLAT BOOK 18, PAGE 61; LOTS 2, 3 AND 4 OF COLUMBIA MALL PLAT NO. 2 AS RECORDED IN PLAT BOOK 19, PAGE 32; LOT 1 AND 2 OF THE ADMINISTRATIVE PLAT OF LOT 1 OF COLUMBIA MALL PLAT NO. 2 AS RECORDED IN BOOK 584, PAGE 587 AND A TRACT OF LAND DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID COLUMBIA MALL PLAT NO. 1; THENCE WITH THE SOUTH LINE OF SAID PLAT SB8424'30"E, A DISTANCE OF 365.63 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST WORLEY STREET; THENCE WITH SAID RIGHT-OF-WAY LINE ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,806.60 FEET, A DISTANCE OF 182.32 FEET; THE CHORD OF SAID CURVE HAVING A BEARING AND DISTANCE OF S8609'50W 183.30 FEET; THENCE CONTINUING WITH SAID RIGHT-OF-WAY LINE, S8447'00W, 187.87 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N0510'50E, 65.26 FEET TO THE POINT OF THE BEGINNING AND CONTAINING 0.26 ACRES FOR A TOTAL OF 66.92 ACRES.

**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 ORDINANCES. THE SUBJECT PROPERTY DOES NOT HAVE A STREAM BUFFER.

**FLOOD PLAIN STATEMENT:**  
A SMALL PORTION OF THIS TRACT IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAIN MAPS #2901902060 AND #2901902020E, MAP REVISED DATES MARCH 17, 2011 AND APRIL 19, 2017.

**TREE PRESERVATION:**  
THERE IS NO CLIMAX TIMBER, AS DEFINED BY THE ORDINANCES OF THE CITY OF COLUMBIA ON THIS TRACT.

**PARKING DATA:**  
EXISTING GROSS FLOOR AREA = 947,695 SQ. FT. (INCLUDES TARGET EXPANSION)

**PARKING SPACE ANALYSIS WITH PROPOSED REVISION:**  
NET PARKING SPACES REQUIRED BY ORDINANCE:  
1 SPACE/400 SQ. FT. FOR 932,379 SQ. FT. = 2,331 SPACES  
HOTEL REQUIRED PARKING SPACES:  
2 SPACES/3 GUEST ROOMS PLUS  
1 SPACE/200 SQ. FT. OF MEETING ROOMS = 82 SPACES  
TOTAL PARKING SPACES REQUIRED BY ORDINANCE = 2,413 SPACES  
\*TOTAL NUMBER OF EXISTING PARKING SPACES = 3,384 SPACES  
\*\*DOES NOT INCLUDE FUTURE TARGET EXPANSION OR FUTURE PARKING IN SOUTH DETENTION BASIN AREA.  
\*\*\*TOTAL NUMBER OF PARKING SPACES PROPOSED = 3,528 SPACES  
\*\*\*INCLUDES FUTURE TARGET EXPANSION & FUTURE PARKING IN SOUTH DETENTION BASIN AREA & EXCLUDES EXISTING PARKING TO BE REMOVED DUE TO TARGET EXPANSION.  
\*\*\*\*TOTAL NUMBER OF PROPOSED PARKING SPACES INCLUDING HOTEL = 3,388 SPACES  
\*\*\*\*DOES NOT INCLUDE FUTURE TARGET EXPANSION OR FUTURE PARKING IN SOUTH DETENTION BASIN AREA.  
\*\*\*\*\*TOTAL NUMBER OF PROPOSED PARKING SPACES INCLUDING HOTEL = 3,537 SPACES  
\*\*\*\*\*INCLUDES FUTURE TARGET EXPANSION & FUTURE PARKING IN SOUTH DETENTION BASIN AREA & EXCLUDES EXISTING PARKING TO BE REMOVED DUE TO TARGET EXPANSION.

NET LOSS OF PARKING DUE TO THIS MAJOR REVISION IS 106 SPACES

**ACCESSIBLE PARKING SPACE REQUIREMENT:**  
20 AC. SPACES FOR FIRST 1,000 SPACES PROVIDED PLUS  
1 AC SPACE PER 100 SPACES OVER 1,000 SPACES = 34 H.C. SPACES REQUIRED  
1/8 OF TOTAL AC. SPACES TO HAVE 96" VAN ACCESSIBLE AISLE (5 SPACES)  
7/8 OF TOTAL AC. SPACES TO HAVE 60" VAN ACCESSIBLE AISLE (29 SPACES)  
AC. SPACES PROVIDED = 83 AC. TOTAL SPACES (75 WITH 96" VAN ACCESSIBLE AISLE)

**LANDSCAPING DATA:**  
TOTAL ACREAGE = 66.92 ACRES  
MINIMUM GREEN SPACE REQUIRED BY ORDINANCE @ 15% = 10.04 ACRES  
TOTAL CURRENT GREEN SPACE = 9.02 ACRES (13.5%)  
(INCLUDES PAVEMENT)  
GREEN SPACE AFTER TARGET EXPANSION SOUTH AND PARKING LOT ADDITION = 9.06 ACRES  
GREEN SPACE AFTER HOTEL PROJECT = 9.06 AC.

AREA OF PARKING, DRIVES AND SIDEWALKS = 1,800,085 SQ. FT.  
NO. OF TREES REQUIRED = 1,800,085/4,000 = 451 TREES  
NO. OF TREES TO BE REMOVED = 19 TREES  
NO. OF TREES TO BE ADDED = 41 TREES

**DESIGN MODIFICATION:**  
STREET LANDSCAPING STRIP REQUIRED BY ORDINANCE (SEC. 29-4.4.d.1) = 6'  
REQUESTED STREET LANDSCAPING STRIP (LOT #2, PLAT #4) = 1'

**LOT SUMMARY:**

COLUMBIA MALL PROPERTIES	33.42 AC.
COLUMBIA MALL PROPERTIES	0.37 AC.
COLUMBIA MALL PROPERTIES	0.26 AC.
TARGET	6.67 AC.
DILLARD'S	8.48 AC.
DILLARD'S MEN'S	6.33 AC.
JC PENNEY	9.65 AC.
CAR WASH	0.66 AC.
AT&T	0.58 AC.
DRURY DEVELOPMENT	0.50 AC.
TOTAL	66.92 AC.

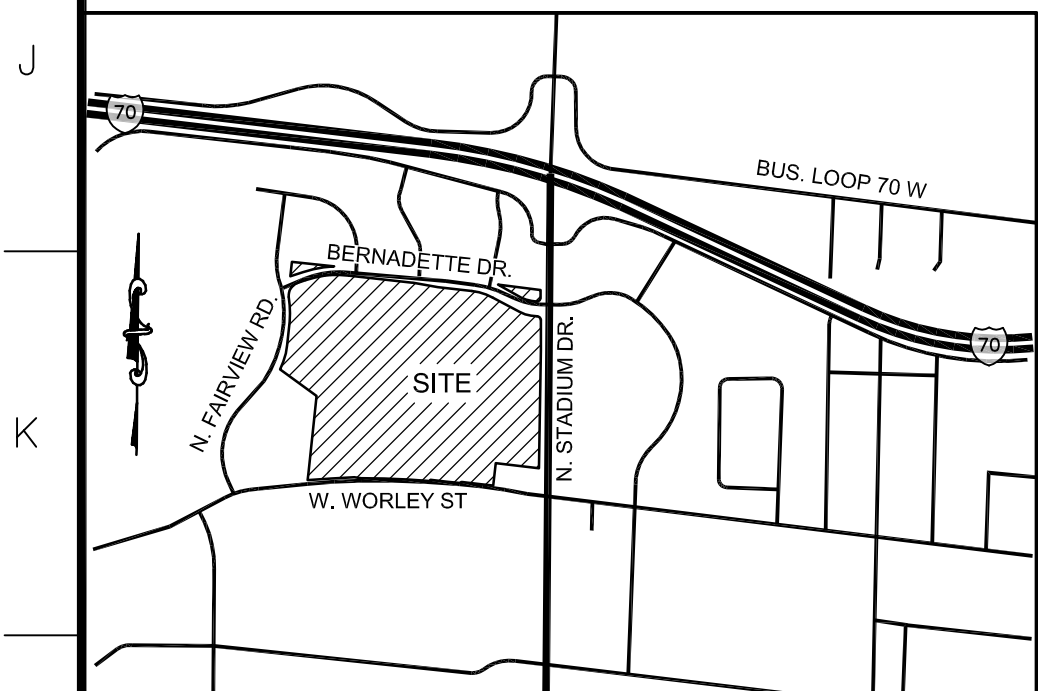
**HOTEL SITE DATA:**

BUILDING	0.39 AC.
PARKING	0.99 AC.
GREENSPACE	0.20 AC.
TOTAL	1.58 AC.
% GREENSPACE	12.66%

**PARKING DATA:**

HOTEL (110 ROOMS)	50,000 S.F.
MEETING SPACE	2,000 S.F.
CITY REQ'D. PARKING	82 SPACES
ON-SITE SPACES	60 SPACES
CROSS-PARKING SPACES	48 SPACES
TOTAL PARKING	108 SPACES

**BUILDING HEIGHTS**  
DILLARD'S MEN'S 24.3'  
JC PENNEY 40.3'  
COLUMBIA MALL CAR WASH 16.3'  
AT&T 17.7'  
DILLARD'S 51.0'  
JOS A BANK 23.3'  
WENDY'S 17.5'  
BARNES & NOBLE 38.9'  
TARGET 26.8'  
HOTEL 50'



VICINITY MAP  
NOT TO SCALE

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019  
SARA LOE, CHAIRPERSON  
APPROVED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019  
BRIAN TREECE, MAYOR SHEELA AMIN, CITY CLERK

NOTE:  
INFORMATION SHOWN HEREON FOR THE DILLARD'S SOUTH PARCEL WAS OBTAINED FROM THE ALTA SURVEY PREPARED BY COCHRAN DATED JULY 26, 2019. INFORMATION SHOWN HEREON FOR THE REMAINING PARCELS WAS OBTAINED FROM THE ALTA SURVEY PREPARED BY CORNERSTONE REGIONAL SURVEYING LLC DATED JULY 3, 2018.

**COLUMBIA MALL  
COLUMBIA, MISSOURI**

**PD DEVELOPMENT PLAN (HOTEL PARCEL)**

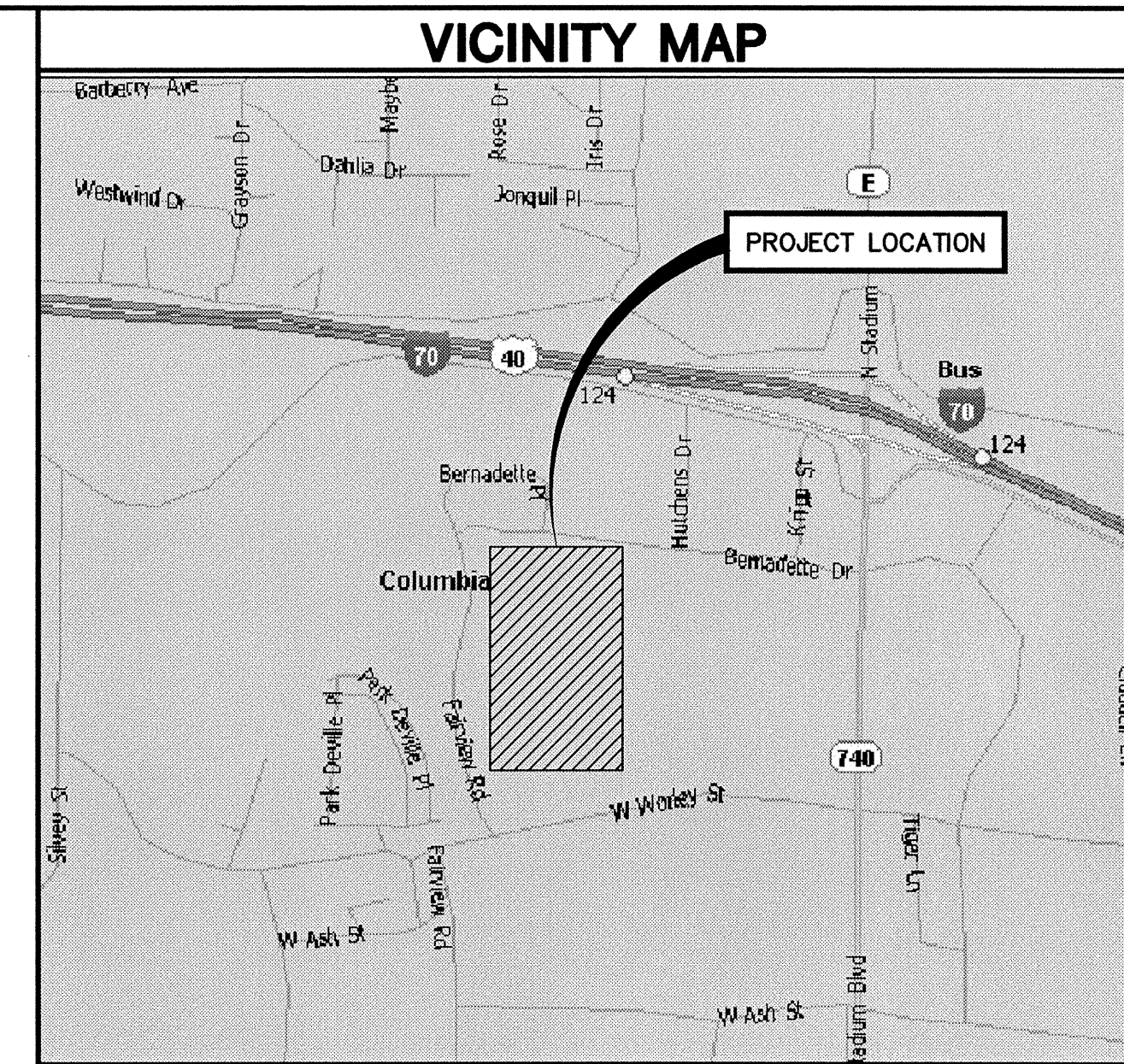
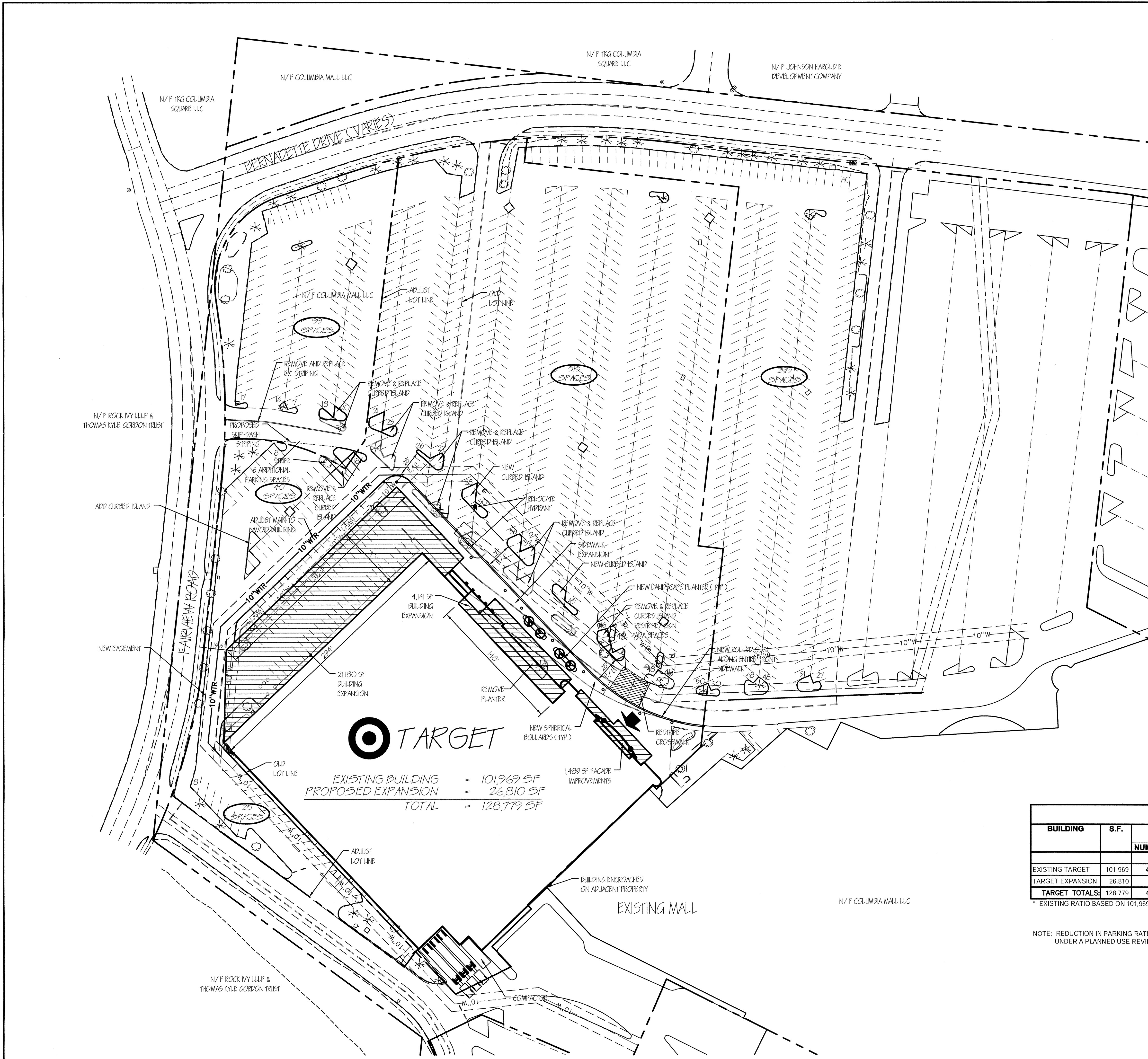
DATE:	DATE:	DATE:
	TJG	
DATE:	DATE:	DATE:
	OCT. 29, 2019	
SCALE:	SCALE:	SCALE:
	1" = 100'	
PROJ. NO.:	PROJ. NO.:	PROJ. NO.:
	19-7800	
DWG. NO.:	DWG. NO.:	DWG. NO.:
	PD-1	

636-594-0540 (tel.)  
636-594-0512 (fax)  
mail@cochrans.com  
Cochran  
Civil Engineering  
Land Surveying  
Architecture  
Site Development  
General Consulting  
Master Planning

Missouri State Certificate of Authority Numbers:  
Survey: 000380  
Engineering: 003655  
Architecture: 2002014240

Three working days prior to the start of any excavation call 1-800-NC-RITE for utility location information.

All OSHA rules & regulations governing construction required by these plans shall be strictly followed (i.e. trenching, blasting, etc.).



SITE DATA	
ZONING	= C-P PLANNED BUSINESS
OVERALL PARCEL	= 66.92 AC
OLD TARGET PARCEL	= 6.67 AC
NEW TARGET PARCEL	= 8.40 AC

**NOTES**  
 1. ADDITIONAL OPEN SPACE HAS BEEN PROVIDED FOR THE BUILDING EXPANSION AREA AS REQUIRED BY ORDINANCE.

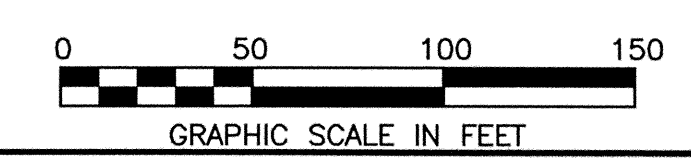
**SITE LOCATION**  
 38.9 DEGREES NORTH LONGITUDE  
 92.4 DEGREES WEST LATITUDE

	<b>TARGET</b>
EXISTING BUILDING	= 101,969 SF
PROPOSED EXPANSION	= 26,810 SF
<b>TOTAL</b>	<b>= 128,779 SF</b>

BUILDING	S.F.	EXISTING			MUNICIPALITY REQUIRED			PROVIDED		
		NUMBER	DIMS.	RATIO	NUMBER	DIMS.	RATIO	NUMBER	DIMS.	RATIO
EXISTING TARGET	101,969	494	9'x18'	4.8	510	9'x18'	5.0	494	9'x18'	
TARGET EXPANSION	26,810				134	9'x18'	5.0	86	9'x18'	
<b>TARGET TOTALS:</b>	<b>128,779</b>	<b>494</b>	<b>9'x18'</b>	<b>4.8*</b>	<b>644</b>	<b>9'x18'</b>	<b>5.0</b>	<b>580</b>	<b>9'x18'</b>	<b>4.5</b>

\* EXISTING RATIO BASED ON 101,969 S.F.

NOTE: REDUCTION IN PARKING RATIO WILL REQUIRE APPROVAL UNDER A PLANNED USE REVIEW PROCESS.



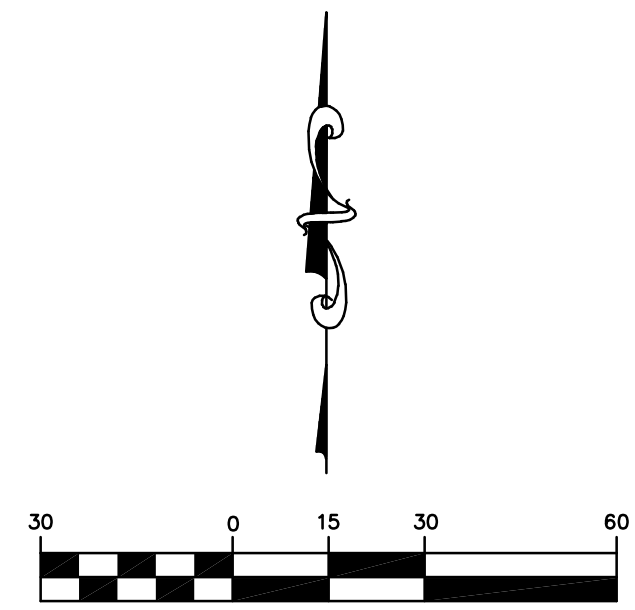
No.	DATE	REVISION

**PROJECT No:** 63458  
**DATE:** MAR 07  
**DES. TAC:** DR. SMJ  
**CKD. TAC:** CKD. TAC

**WOOLPERT, INC**  
 343 Fountains Parkway, Suite 100  
 Fairview Heights, Illinois  
 62208-2044  
 618.632.7004  
 618.632.0100

**TARGET No. T-0239**  
**COLUMBIA, MISSOURI**  
 2400 BERNADETTE DRIVE  
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI  
**CONCEPT PLAN**

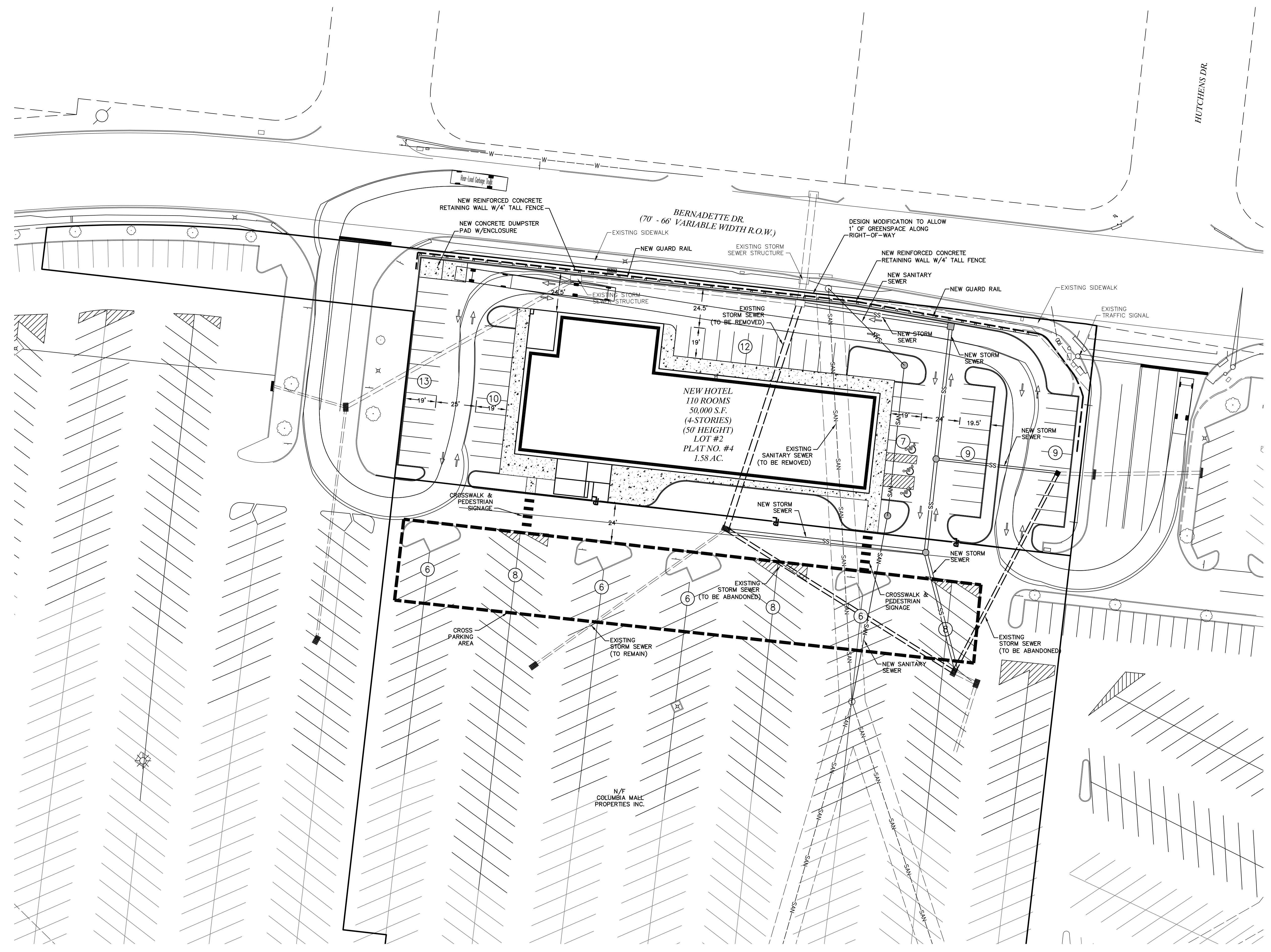
# SITE/UTILITY PLAN



OCTOBER, 2019

## LEGEND

EXISTING	PROPOSED



636-594-0540 (tel.)  
636-594-0512 (fax)  
mail@ochran.com

**COCHRAN**

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

630A E. Independence Dr.  
Union, Missouri 63084

Missouri State Certificate  
of Authority Numbers:  
Survey : 000380  
Engineering : 001655  
Architecture : 2002014240

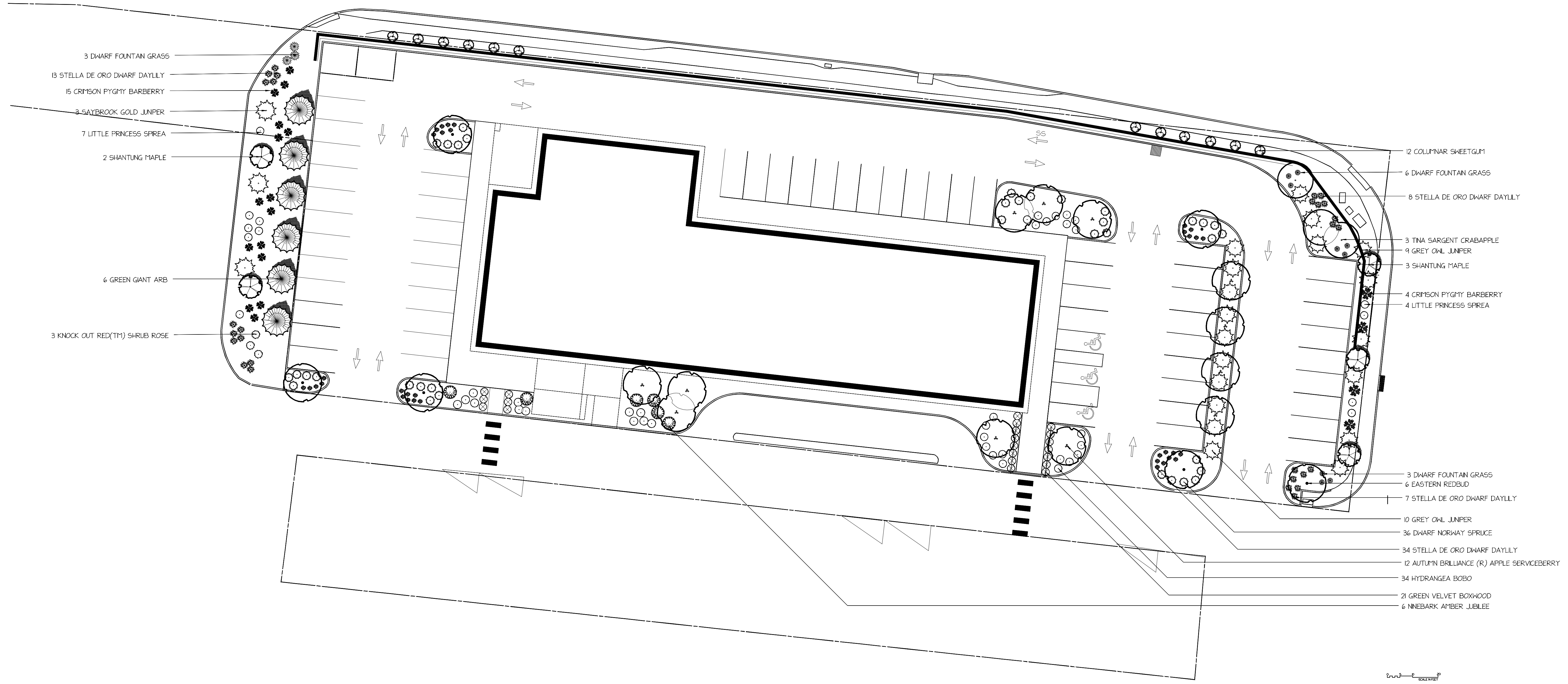
Three working days prior to  
the start of any excavation  
work, the contractor shall  
call 1-800-UGC-RTTE for utility  
location information.

All OSHA rules & regulations  
and applicable local codes  
governing excavation  
construction required by these  
plans shall be strictly followed  
(i.e. Trenching, Blasting, etc.)

COLUMBIA MALL  
COLUMBIA, MISSOURI

DATE:	DATE:
DESIGNER:	APPROVED BY:
TJG	
DATE:	DATE:
OCT. 29, 2019	
SCALE:	SCALE:
1" = 30'	
PROJ. NO.:	PROJ. NO.:
19-7800	
DWG. NO.:	DWG. NO.:
C1	

DWG NAME: F:\19-7800 - Columbia Mall Brookfield Properties\AutoCad Drawings\XXXX - Plan Sheets\SITE-UTILITY PLAN - HOTEL.dwg LAYOUT TAB: SITE-UTILITY PLAN PLOTTED ON: Oct 29, 2019 - 4:24pm PLOTTED BY: rgates



- 3 DWARF FOUNTAIN GRASS
- 13 STELLA DE ORO DWARF DAYLILY
- 15 CRIMSON PYGMY BARBERRY
- 3 SAYBROOK GOLD JUNPER
- 7 LITTLE PRINCESS SPREA
- 2 SHANTUNG MAPLE
- 6 GREEN GIANT ARB
- 3 KNOCK OUT RED(TM) SHRUB ROSE

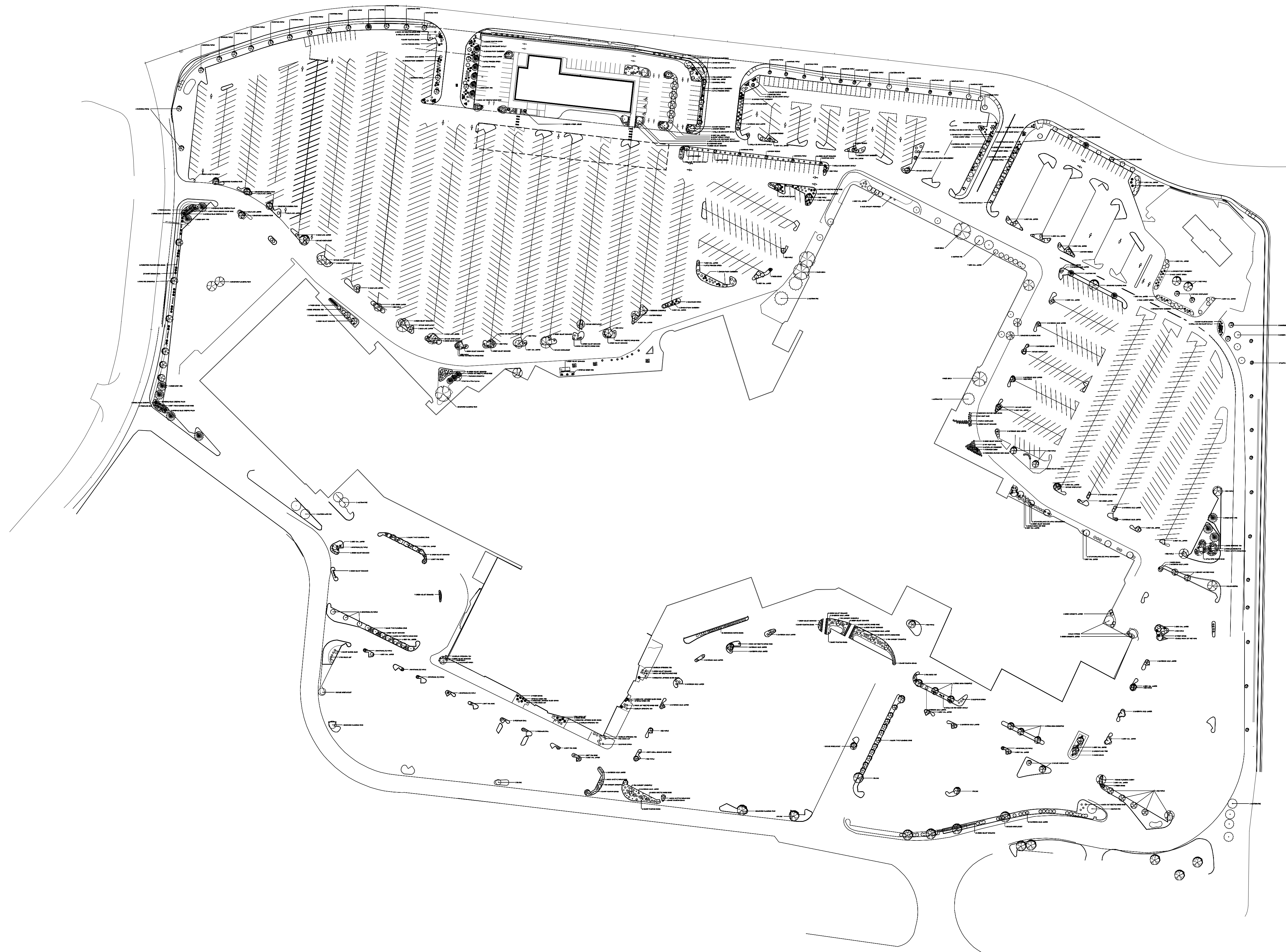
- 12 COLUMNAR SHEETGUM
- 6 DWARF FOUNTAIN GRASS
- 8 STELLA DE ORO DWARF DAYLILY
- 3 TINA SARGENT CRABAPPLE
- 9 GREY OWL JUNPER
- 3 SHANTUNG MAPLE
- 4 CRIMSON PYGMY BARBERRY
- 4 LITTLE PRINCESS SPREA
- 3 DWARF FOUNTAIN GRASS
- 6 EASTERN REDBUD
- 7 STELLA DE ORO DWARF DAYLILY
- 10 GREY OWL JUNPER
- 36 DWARF NORWAY SPRUCE
- 34 STELLA DE ORO DWARF DAYLILY
- 12 AUTUMN BRILLIANCE (R) APPLE SERVICEBERRY
- 34 HYDRANGEA BOBO
- 21 GREEN VELVET BOXWOOD
- 6 NINEBARK AMBER JUBILEE

Qty	Common Name	Size/Condition
<b>Trees</b>		
12	AUTUMN BRILLIANCE (R) APPLE SERVICEBERRY	6-7
5	SHANTUNG MAPLE	2' B&B
6	EASTERN REDBUD	2' B&B
12	COLUMNAR SHEETGUM	2' B&B
3	TINA SARGENT CRABAPPLE	2' B&B
6	GREEN GIANT ARB	7-8' B&B
<b>Shrubs</b>		
21	GREEN VELVET BOXWOOD	15' - 5 gal
11	CRIMSON PYGMY BARBERRY	3 gal
34	HYDRANGEA BOBO	3 gal
3	SAYBROOK GOLD JUNPER	5 gal
11	GREY OWL JUNPER	5 gal
36	DWARF NORWAY SPRUCE	18-21" #5
6	NINEBARK AMBER JUBILEE	5 gal
3	KNOCK OUT RED(TM) SHRUB ROSE	3 gal
11	LITTLE PRINCESS SPREA	5 gal
<b>Ornamental Grasses</b>		
12	DWARF FOUNTAIN GRASS	3 gal
<b>Perennials and Annuals</b>		
62	STELLA DE ORO DWARF DAYLILY	1 Gal

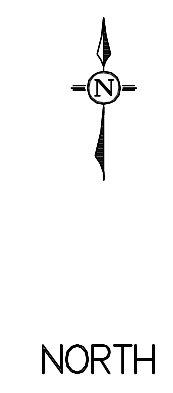
CONCEPTUAL LANDSCAPE PLAN  
HOTEL - COLUMBIA MALL

DATE 10/29/2019  
SCALE 1"=20'  
DRAWING # 1

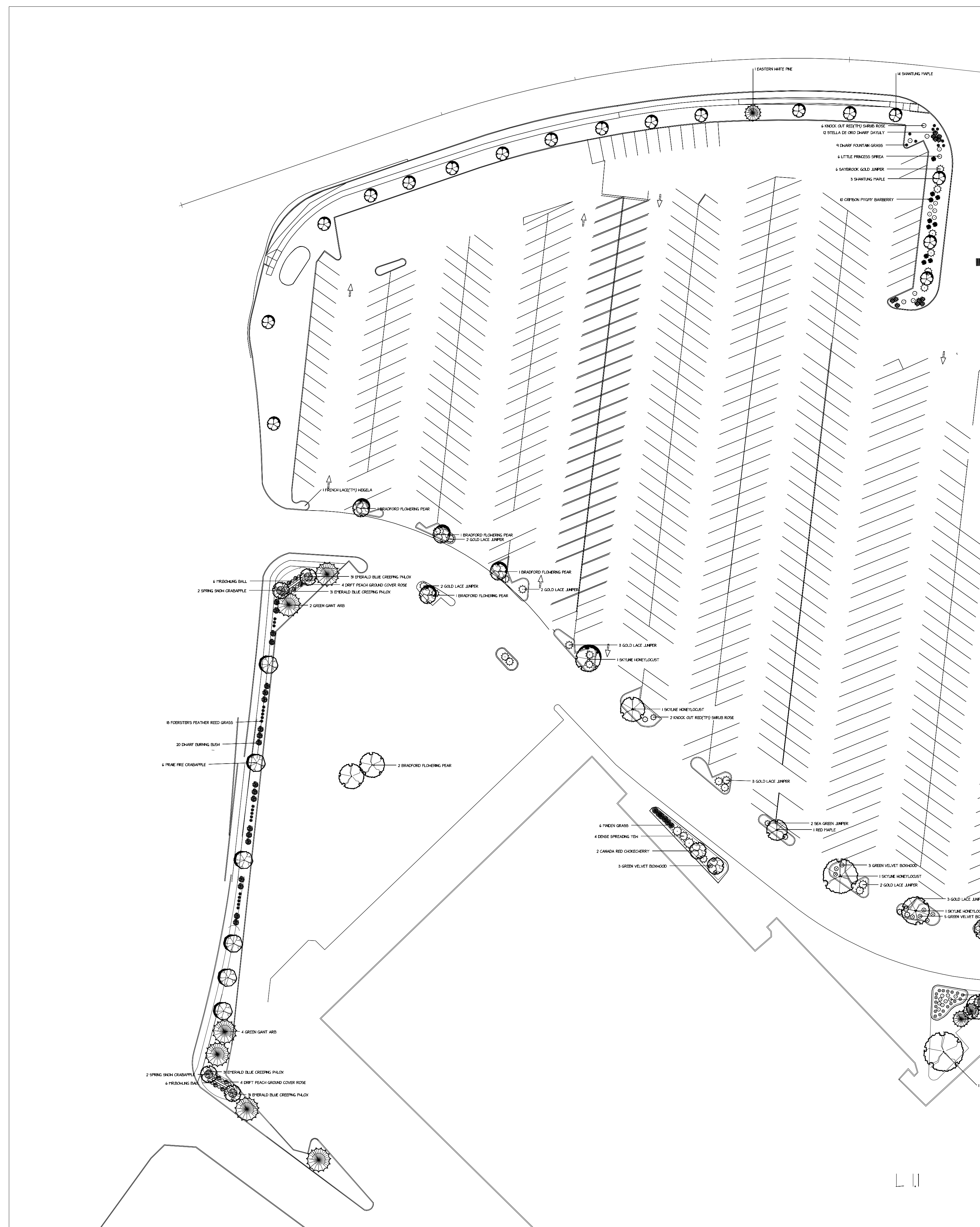




Qty	Common Name
<b>Trees</b>	
9	ARMSTRONG (R) MAPLE
12	FLAME AMUR MAPLE (CLUMP)
18	AUTUMN BRILLIANCE (R) APPLE SERVICEBERRY
29	RED MAPLE
5	SHANTUNG MAPLE
47	SHANTUNG MAPLE
5	RIVER BIRCH
19	EASTERN REDBUD
21	SKYLINE HONEYLOCUST
12	COLUMNAR SWEETGUM
1	PROFUSION CRABAPPLE
6	PRAIRIE FIRE CRABAPPLE
10	SPRING SNOW CRABAPPLE
23	SUGAR TITE FLOWERING CRAB
11	TINA SARGENT CRABAPPLE
12	BRADFORD FLOWERING PEAR
2	LONDON PLANE TREE
15	AUSTRIAN PINE
3	EASTERN WHITE PINE
4	EASTERN WHITE PINE
1	YOSHINO FLOWERING CHERRY
2	CANADA RED CHOKECHERRY
3	PIN OAK
1	WILLOW WEEPING
6	GREEN GIANT ARB
2	BALD CYPRESS
2	EMERALD ARBORVITAE
5	EMERALD GREEN ARB
<b>Conifers</b>	
9	GREEN GIANT ARB
<b>Shrubs</b>	
33	GREEN VELVET BOXWOOD
25	GREEN VELVET BOXWOOD
1	GREEN VELVET BOXWOOD
94	CRIMSON PYGMY BARBERRY
3	Soft Serve False Cypress
9	DRIFT PINK ROSE
22	DWARF BURNING BUSH
9	HYDRANGEA BOBO
8	ALICE OAKLEAF HYDRANGEA
17	GOLD LACE JUNIPER
139	SAYBROOK GOLD JUNIPER
3	SEA GREEN JUNIPER
7	GREEN SARGENT'S JUNIPER
173	GREY OWL JUNIPER
36	DWARF NORWAY SPRUCE
2	NINEBARK AMBER JUBILEE
8	DRIFT PEACH GROUND COVER ROSE
6	DOUBLE KNOCK OUT RED ROSE
90	KNOCK OUT(TM) SHRUB ROSE
13	PINK KNOCK OUT
6	GOLDMOUND SPIREA
2	GOLDMOUND SPIREA
32	LITTLE PRINCESS SPIREA
21	MAGIC CARPET SPIREA
10	DENSE SPREADING YEW
18	EVERLOW SPREADING YEW
18	MIRROWLING BALL
1	FRENCH LACE(TM) WEGELA
<b>Ornamental Grasses</b>	
33	FOERSTER'S FEATHER REED GRASS
25	MADEN GRASS
6	VAREGATED JAPANESE SILVER GRASS
6	DWARF FOUNTAIN GRASS
88	DWARF FOUNTAIN GRASS
25	SHENANDOAH SWITCH GRASS
<b>Perennials and Annuals</b>	
4	PURPLE CONEFLOWER
163	STELLA DE ORO DWARF DAYLILY
14	LITTLE SPIRE RUSSIAN SAGE
124	EMERALD BLUE CREEPING PHLOX
11	AUTUMN JOY STONECROP
25	MAY NIGHT SAGE
<b>Other Plants</b>	
181	GREEN VELVET BOXWOOD
28	HYDRANGEA BOBO
1	ROBINSON CRABAPPLE
1	PIN OAK
1	DRIFT CORAL GROUND COVER ROSE



COLUMBIA MALL LANDSCAPE  
 2300 BERNADETTE DR  
 SCALE 1"=100'  
 DATE 10/30/2019  
 DRAWING # L 10



Qty	Common Name
<b>Trees</b>	
2	RED MAPLE
17	SHANTUNG MAPLE
4	SKYLINE HONEYLOCUST
1	PROFUSION CRABAPPLE
6	PRAIRIE FIRE CRABAPPLE
4	SPRING SNOW CRABAPPLE
7	BRADFORD FLOWERING PEAR
1	EASTERN WHITE PINE
2	CANADA RED CHOKECHERRY
6	GREEN GIANT ARB
<b>Shrubs</b>	
32	GREEN VELVET BOXWOOD
10	CRIMSON PYGMY BARBERRY
3	Soft Serve False Cypress
20	DWARF BURNING BUSH
17	GOLD LACE JUNIPER
2	SEA GREEN JUNIPER
6	SATBROOK GOLD JUNIPER
8	DRIFT PEACH GROUND COVER ROSE
20	KNOCK OUT RED (TM) SHRUB ROSE
6	LITTLE PRINCESS SPREA
4	DENSE SPREADING YEW
12	MR BOWLING BALL
1	FRENCH LACE (TM) HEBGELA
<b>Ornamental Grasses</b>	
18	FOERSTER'S FEATHER REED GRASS
6	MADEN GRASS
9	DWARF FOUNTAIN GRASS
<b>Perennials and Annuals</b>	
12	STELLA DE ORO DWARF DAYLILY
124	EMERALD BLUE CREEPING PHLOX

COLUMBIA MALL LANDSCAPE

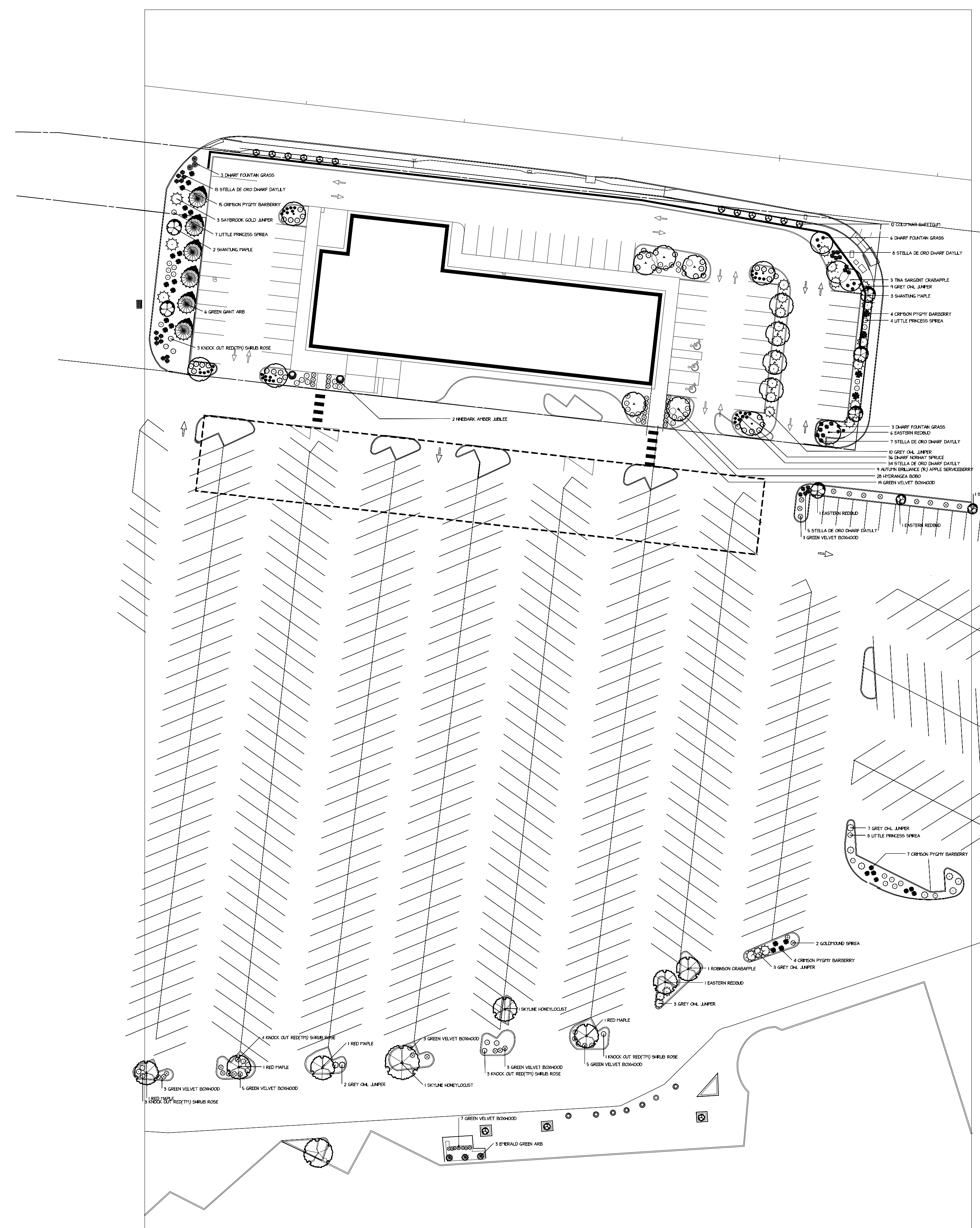
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SCALE 1"=40'  
DATE 10/30/2019  
DRAWING # L 11



NORTH

NORTH

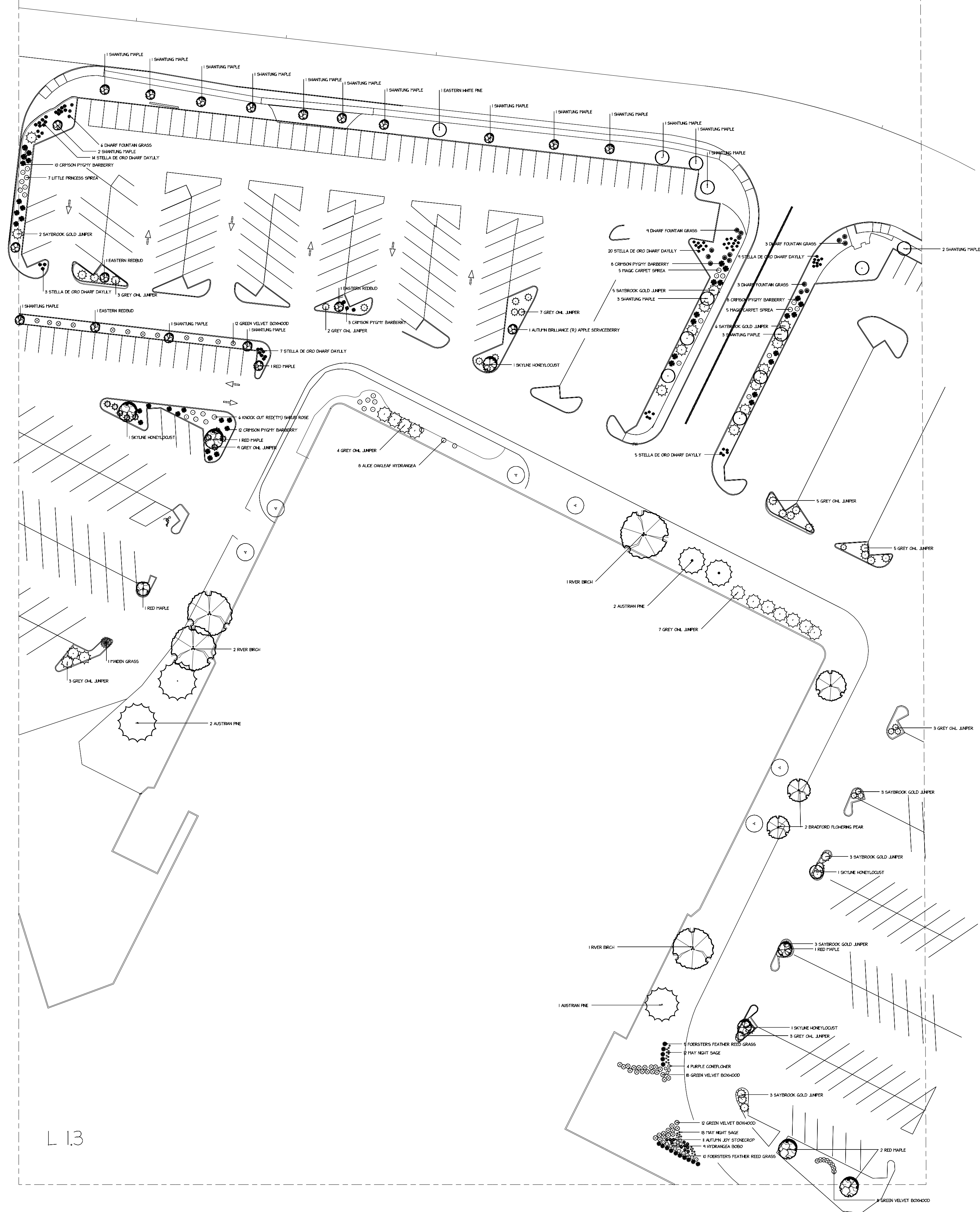


Qty	Common Name
<b>Trees</b>	
9	AUTUMN BRILLIANCE (R) APPLE SERVICEBERRY
4	RED MAPLE
5	SHANTUNG MAPLE
1	SHANTUNG MAPLE
4	EASTERN REDBUD
2	SKYLINE HONEYLOCUST
34	GREY OWL JUNPER
12	COLUMNAR SHEETGUM
1	ROBINSON CRABAPPLE
3	TINA SARGENT CRABAPPLE
6	GREEN GIANT ARB
3	EMERALD GREEN ARB
<b>Shrubs</b>	
56	GREEN VELVET BOXWOOD
30	CRIFSON PYGMY BARBERRY
28	HYDRANGEA BOBO
3	SAYBROOK GOLD JUNPER
36	DWARF NORWAY SPRUCE
2	NNEBARK AMBER JUBILEE
14	KNOCK OUT RED(TM) SHRUB ROSE
2	GOLDFOUND SPREA
19	LITTLE PRINCESS SPREA
<b>Ornamental Grasses</b>	
12	DWARF FOUNTAIN GRASS
<b>Perennials and Annuals</b>	
67	STELLA DE ORO DWARF DAYLILY

L 12

COLUMBIA MALL LANDSCAPE  
2300 BERNADETTE DR

SCALE 1"=40'  
DATE 10/30/2019  
DRAWING # L 12



L 1.3

Qty	Common Name
<b>Trees</b>	
1	AUTUMN BRILLIANCE (R) APPLE SERVICEBERRY
6	RED MAPLE
24	SHANTUNG MAPLE
2	SHANTUNG MAPLE
4	RIVER BIRCH
3	EASTERN REDBUD
4	SKYLINE HONEYLOCUST
2	BRADFORD FLOWERING PEAR
5	AUSTRIAN PINE
1	EASTERN WHITE PINE
<b>Shrubs</b>	
50	GREEN VELVET BOXWOOD
41	CRIMSON PYGMY BARBERRY
9	HYDRANGEA BOBO
8	ALICE OAKLEAF HYDRANGEA
25	SAYBROOK GOLD JUNPER
51	GREY OWL JUNPER
6	KNOCK OUT RED(TM) SHRUB ROSE
7	LITTLE PRINCESS SPIREA
10	MAGIC CARPET SPIREA
<b>Ornamental Grasses</b>	
15	FOERSTER'S FEATHER REED GRASS
1	MADEN GRASS
6	DWARF FOUNTAIN GRASS
15	DWARF FOUNTAIN GRASS
<b>Perennials and Annuals</b>	
4	PURPLE CONEFLOWER
58	STELLA DE ORO DWARF DAYLILY
11	AUTUMN JOY STONECROP
25	MAY NIGHT SAGE

COLUMBIA MALL LANDSCAPE

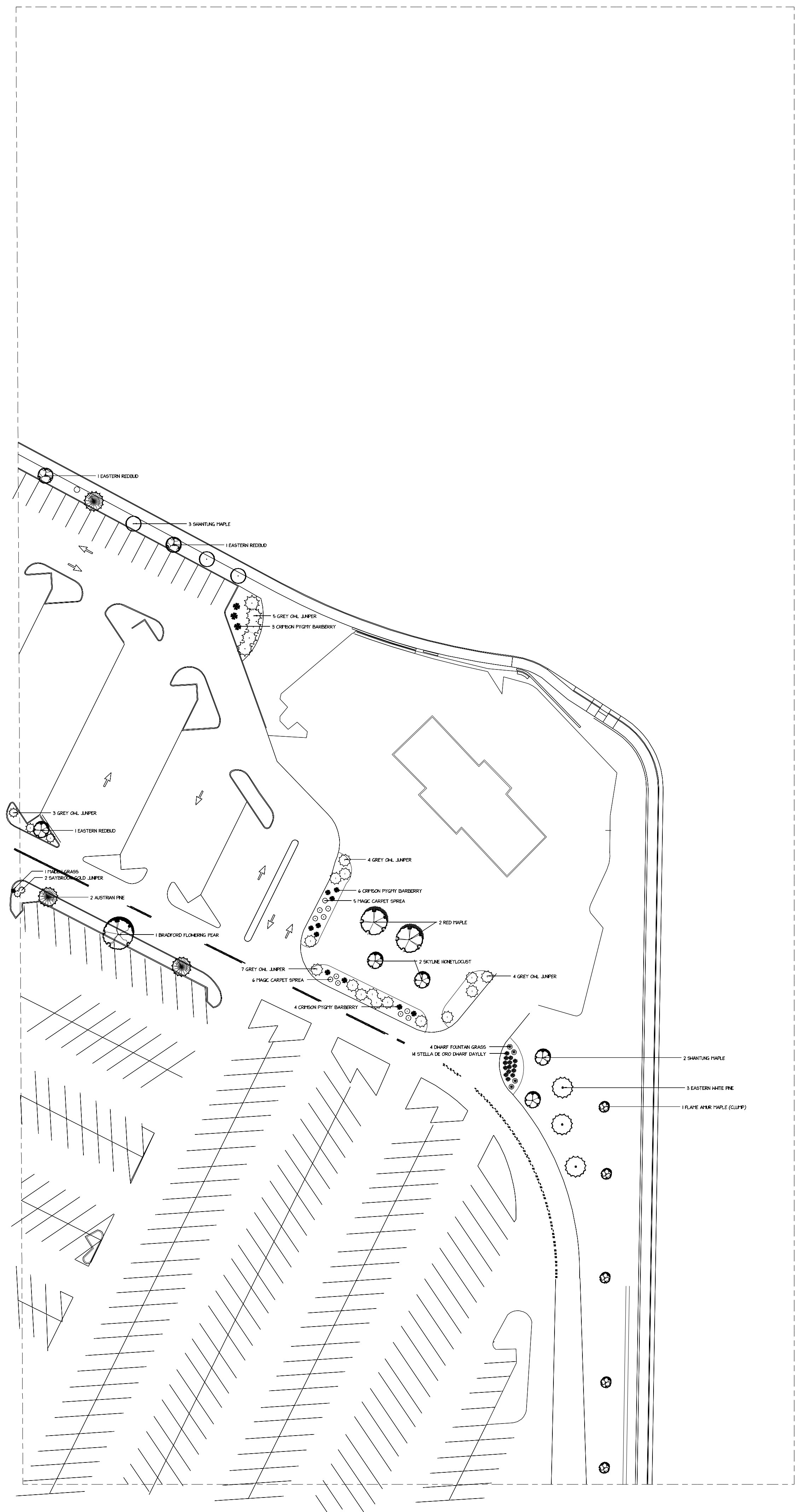
2300 BERNADETTE DR

SCALE 1"=40'  
DATE 10/30/2019  
DRAWING # L 1.3

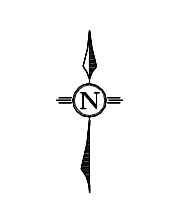


NORTH





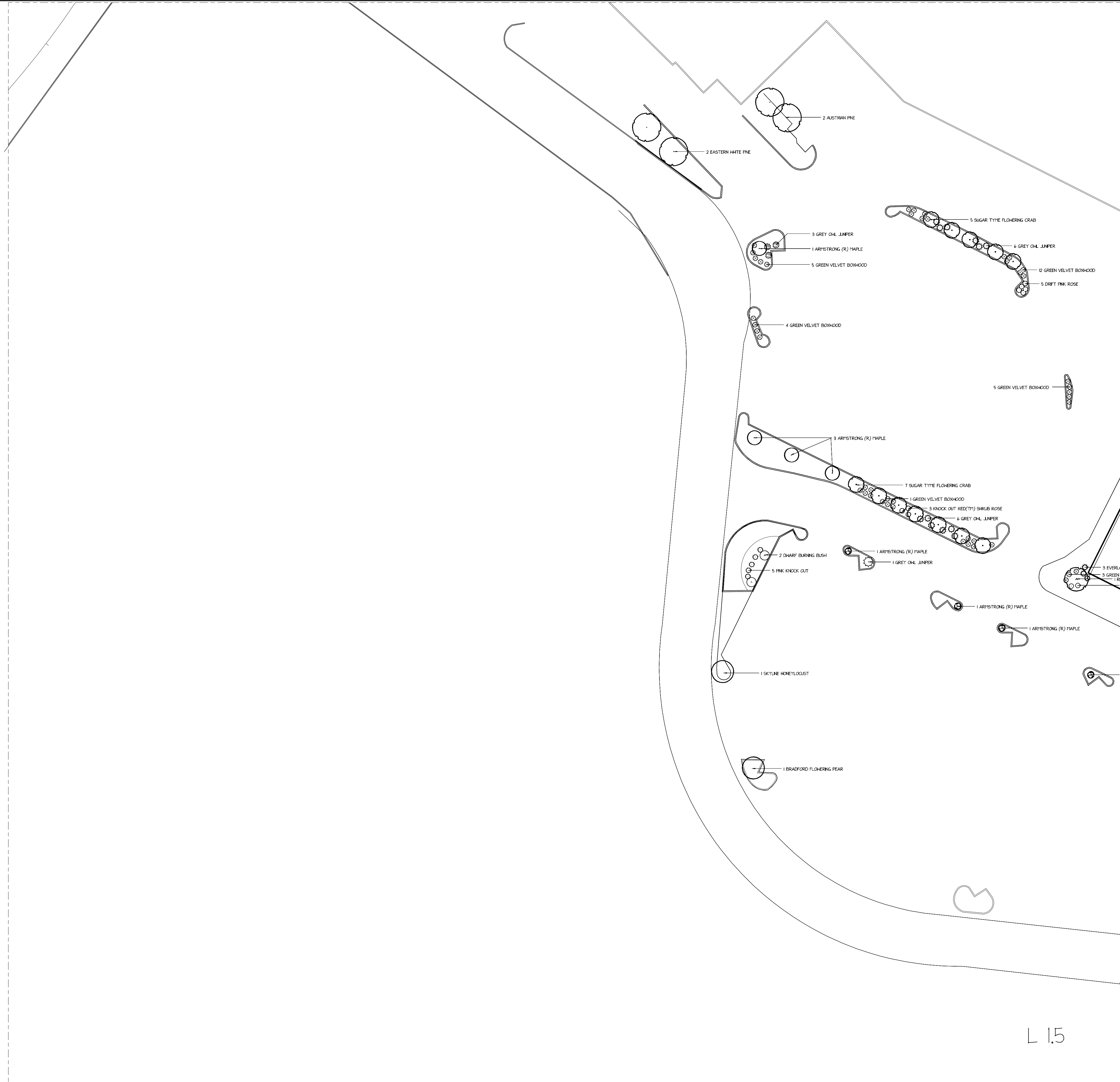
Qty	Common Name
<b>Trees</b>	
1	FLAME MAPLE (CLUMP)
2	RED MAPLE
5	SHANTUNG MAPLE
3	EASTERN REDBUD
2	SKYLINE HONEYLOCUST
1	BRADFORD FLOWERING PEAR
2	AUSTRIAN PINE
3	EASTERN WHITE PINE
<b>Shrubs</b>	
10	CRIMSON PYGMY BARBERRY
2	SAYBROOK GOLD JUNPER
23	GREY OIL JUNPER
11	MAGIC CARPET SPIREA
<b>Ornamental Grasses</b>	
1	MADEN GRASS
4	DWARF FOUNTAIN GRASS
<b>Perennials and Annuals</b>	
14	STELLA DE ORO DWARF DAYLILY



NORTH

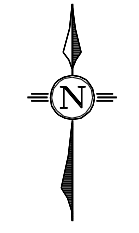
COLUMBIA MALL LANDSCAPE  
2300 BERNADETTE DR

SCALE: 1"=40'  
DATE: 10/30/2009  
DRAWING #: L 14



L 1.5

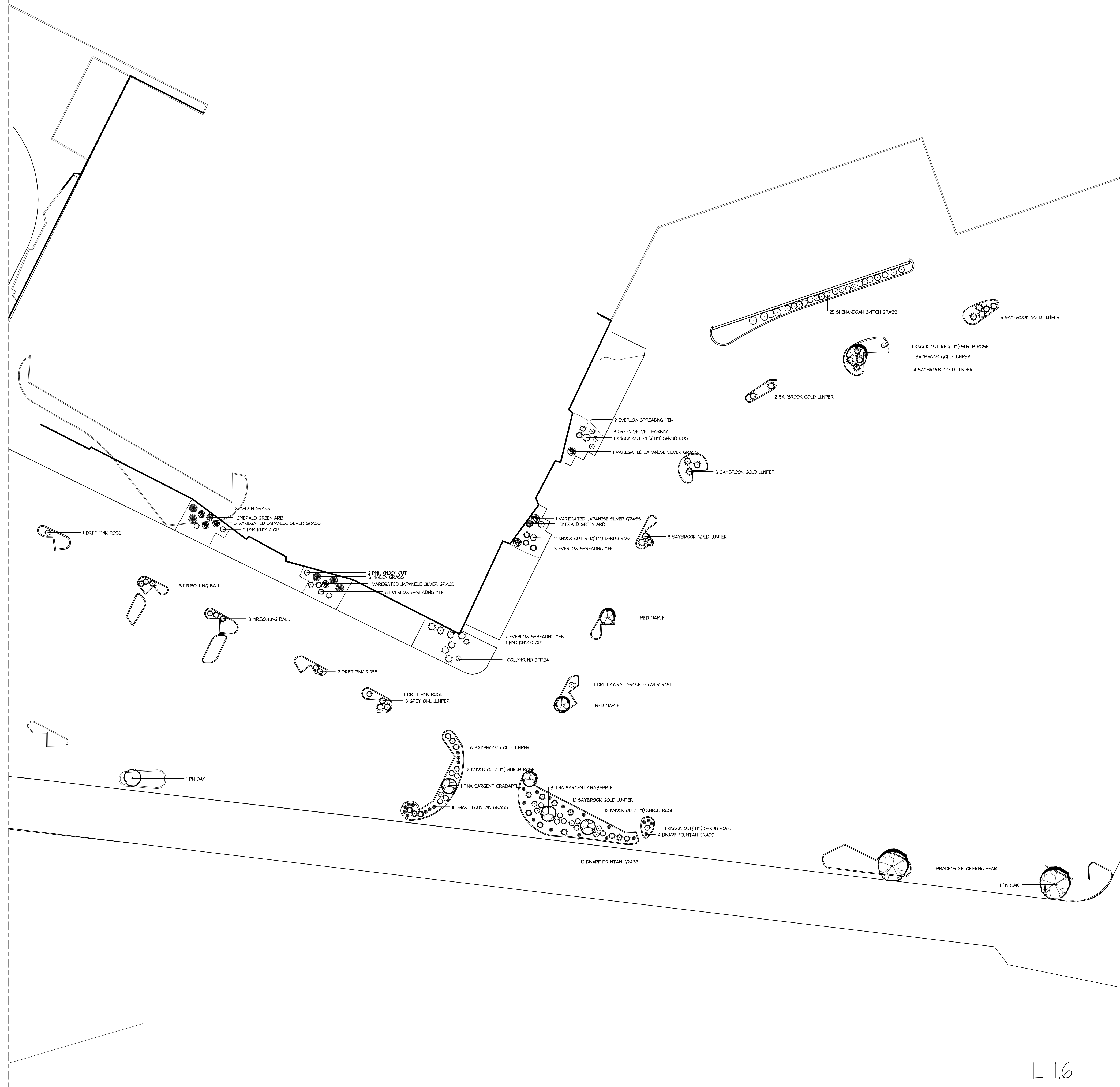
Qty	Common Name
<b>Trees</b>	
8	ARMSTRONG (R) MAPLE
1	RIVER BIRCH
1	SKYLINE HONEYLOCUST
12	SUGAR TYME FLOWERING CRAB
1	BRADFORD FLOWERING PEAR
2	AUSTRIAN PINE
2	EASTERN WHITE PINE
<b>Shrubs</b>	
1	GREEN VELVET BOXWOOD
5	DRIFT PINK ROSE
2	DWARF BURNING BUSH
16	GREY OWL JUNPER
3	KNOCK OUT RED(TM) SHRUB ROSE
5	PINK KNOCK OUT
2	GOLDMOUND SPIREA
3	EVERLOW SPREADING YEW
<b>Other Plants</b>	
29	GREEN VELVET BOXWOOD



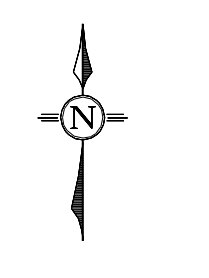
NORTH

COLUMBIA MALL LANDSCAPE  
2300 BERNADETTE DR

SCALE 1"=30'  
DATE 10/31/2019  
DRAWING # L 1.5



Qty	Common Name
<b>Trees</b>	
2	RED MAPLE
4	TINA SARGENT CRABAPPLE
1	BRADFORD FLOWERING PEAR
1	PIN OAK
2	EMERALD GREEN ARB
<b>Shrubs</b>	
3	GREEN VELVET BOXWOOD
4	DRIFT PINK ROSE
34	SAYBROOK GOLD JUNIPER
3	GREY OWL JUNIPER
1	DRIFT CORAL GROUND COVER ROSE
23	KNOCK OUT(TT) SHRUB ROSE
5	PINK KNOCK OUT
1	GOLDMOUND SPIREA
15	EVERLON SPREADING YEW
6	MR.BOWLING BALL
<b>Ornamental Grasses</b>	
5	MADEN GRASS
6	VAREGATED JAPANESE SILVER GRASS
27	DWARF FOUNTAIN GRASS
25	SHENANDOAH SWITCH GRASS
<b>Other Plants</b>	
1	PIN OAK

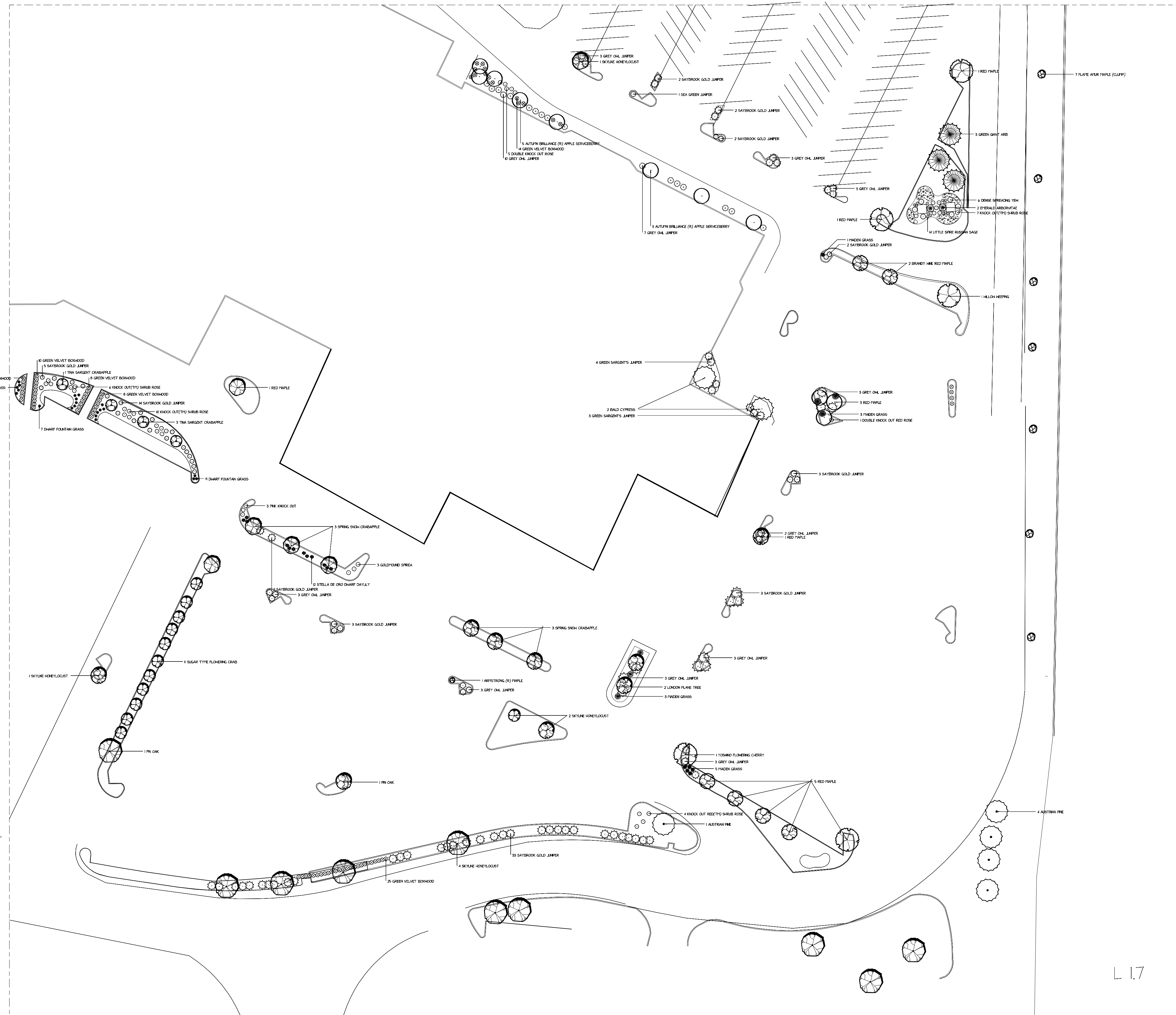


NORTH

COLUMBIA MALL LANDSCAPE  
2300 BERNADETTE DR

SCALE: 1"=30'  
DATE: 10/31/2019  
DRAWING #: L 1.6

L 1.6



Qty	Common Name
<b>Trees</b>	
1	ARMSTRONG (R) MAPLE
7	FLAME AMUR MAPLE (CLUMP)
8	AUTUMN BRILLIANCE (R) APPLE SERVICEBERRY
14	RED MAPLE
8	SKYLINE HONEYLOCUST
6	SPRING SNOW CRABAPPLE
11	SUGAR TYE FLOWERING CRAB
4	TINA SARGENT CRABAPPLE
2	LONDON PLANE TREE
5	AUSTRIAN PINE
1	YOSHINO FLOWERING CHERRY
2	PN OAK
1	WILLOW WEEPING
3	GREEN GIANT ARB
2	BALD CYPRESS
2	EMERALD ARBORVITAE
<b>Shrubs</b>	
33	GREEN VELVET BOXWOOD
25	GREEN VELVET BOXWOOD
1	SEA GREEN JUNIPER
71	SAYBROOK GOLD JUNIPER
7	GREEN SARGENT'S JUNIPER
46	GREY OWL JUNIPER
6	DOUBLE KNOCK OUT RED ROSE
27	KNOCK OUT (TM) SHRUB ROSE
3	PINK KNOCK OUT
3	GOLDMOUND SPIREA
6	DENSE SPREADING YEW
<b>Ornamental Grasses</b>	
12	MAIDEN GRASS
21	DWARF FOUNTAIN GRASS
<b>Perennials and Annuals</b>	
12	STELLA DE ORO DWARF DAYLILY
14	LITTLE SPIRE RUSSIAN SAGE
<b>Other Plants</b>	
14	GREEN VELVET BOXWOOD

COLUMBIA MALL LANDSCAPE  
2900 BERNADETTE DR

SCALE 1"=40'  
DATE 07/31/2019  
DRAWING # L 1.7