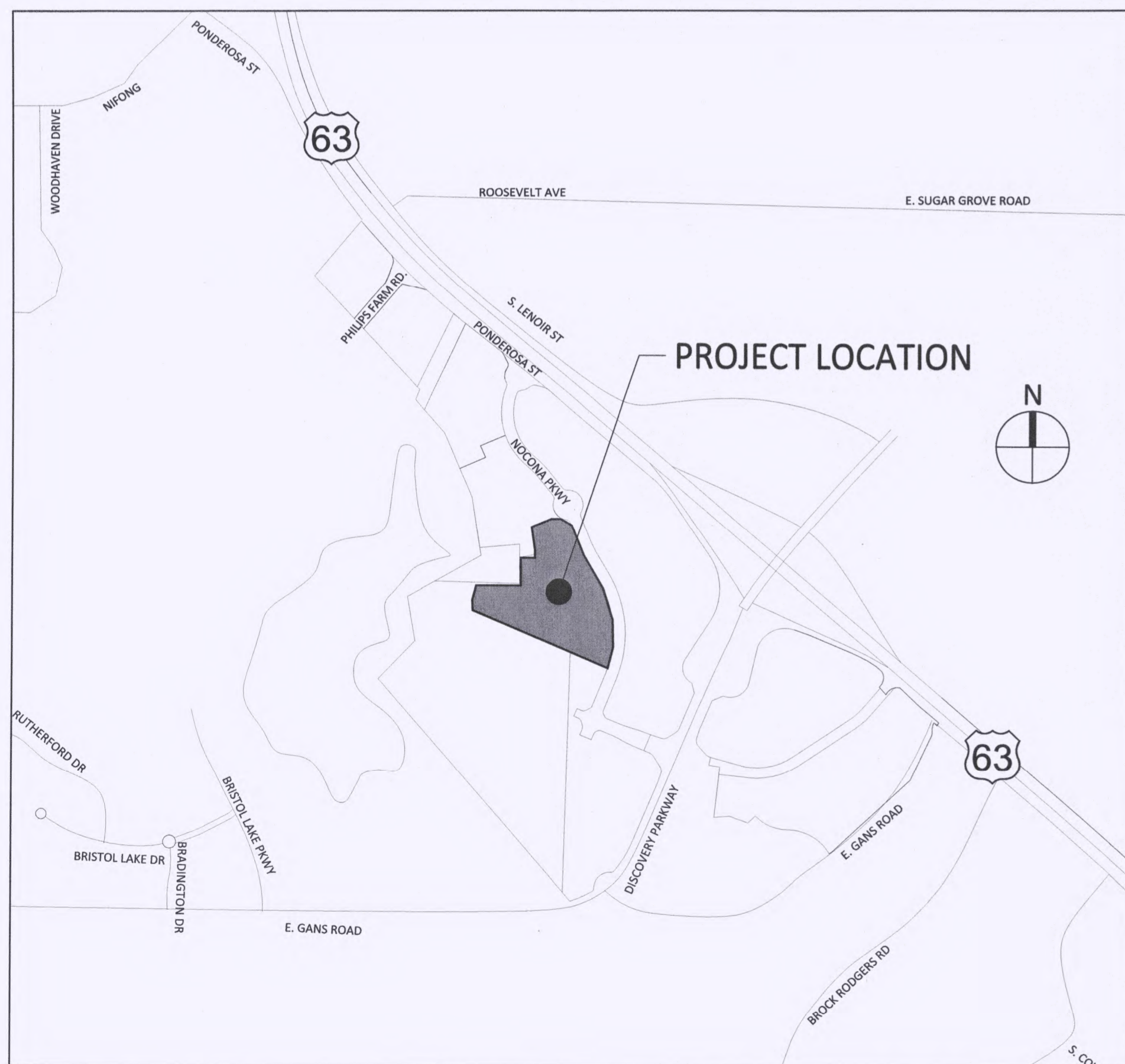


MINOR AMENDMENT TO PD PLAN FOR PLAT 4 DISCOVERY PARK SUBDIVISION

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
APRIL, 2018

Project Location Map



Index of Drawings

SHEET NUMBER	SHEET TITLE
X0.1	COVER SHEET
X0.2	ABBREVIATIONS & NOTES
C1.0	OVERALL DEVELOPMENT PLAN
C1.1	PD PLAN
C1.2	PD PLAN & LANDSCAPING CONCEPT

APPROVED AS A MINOR REVISION ON THIS 17TH DAY OF JUNE 2018.

Timothy Teddy
TIMOTHY TEDDY - DIRECTOR OF COMMUNITY DEVELOPMENT



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 12-31-19

Digitally signed by Michael Melvin Hall, P.E., M.ASCE
DN: cn=US, e=mmhall@mcclure.com, ou=Senior Project Manager, cn=Michael Melvin Hall, P.E., M.ASCE
Date: 2018.06.04 09:41:00 -0500



MISSOURI ENGINEERING CORPORATION NUMBER 2006023253, EXPIRES 12-31-2018
McClure Engineering Company 1901 Pennsylvania Dr., Suite A, Columbia, MO 65201
Phone (573) 814-1568

Project Number: 80318014-00; CITY OF COLUMBIA #16-173

Set No:

4/26/18

STANDARD ABBREVIATIONS

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

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

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
		PROPERTY LINE	PROPERTY LINE
		UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
		UNDERGROUND FIBER OPTIC	UNDERGROUND FIBER OPTIC
		UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
		GAS MAIN	GAS MAIN
		WATER MAIN	WATER MAIN
		SANITARY SEWER	SANITARY SEWER
		SANITARY SEWER SERVICE	SANITARY SEWER SERVICE
		STORM SEWER	STORM SEWER
		EASEMENT	EASEMENT
		SETBACK	SETBACK
		RIGHT OF WAY	RIGHT OF WAY
		MINOR CONTOUR	MINOR CONTOUR
		MAJOR CONTOUR	MAJOR CONTOUR
		SEWALK	SEWALK
		PAVEMENT	PAVEMENT
		STREAM BUFFER	STREAM BUFFER
		BUILDING	BUILDING
		PARKING STRIPE	PARKING STRIPE
		50-YEAR FLOODPLAIN	50-YEAR FLOODPLAIN
		100-YEAR FLOODPLAIN	100-YEAR FLOODPLAIN
		SILT FENCE	SILT FENCE
		GRADING LIMITS	GRADING LIMITS
		STORM CULVERT	STORM CULVERT

OWNER & DEVELOPER

OWNER:
P1316, LLC
4220 PHILIPS FARM ROAD
573-449-9902

DEVELOPER:
CATALYST DESIGN WORKS
4240 PHILIPS FARM, SUITE 101 ROAD
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 #29019C02950 DATED MARCH 17, 2011.

GENERAL NOTES

- ALL TOPOGRAPHY SHOWN ON THESE DRAWINGS IS FROM LIDAR INFORMATION OBTAINED FROM BOONE COUNTY RESOURCE MANAGEMENT AND FIELD SURVEYS.
- THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 12.51 ACRES
- MAXIMUM BUILDING HEIGHT SHALL BE NO MORE THAN 54 FEET.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
- DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- THIS PROJECT WILL BE COMPLETED IN ONE OR MORE PHASES.
- GAS SERVICE IS BEING EXTENDED TO THIS DEVELOPMENT BY AMEREN UE AT THIS TIME.
- DEVELOPER WILL COORDINATE WITH COLUMBIA WATER AND LIGHT FOR THE DESIGN OF ELECTRIC SERVICE FOR THIS AREA.

ZONING AND USE NOTES

ZONING C-P AND O-P

BENCHMARK INFORMATION

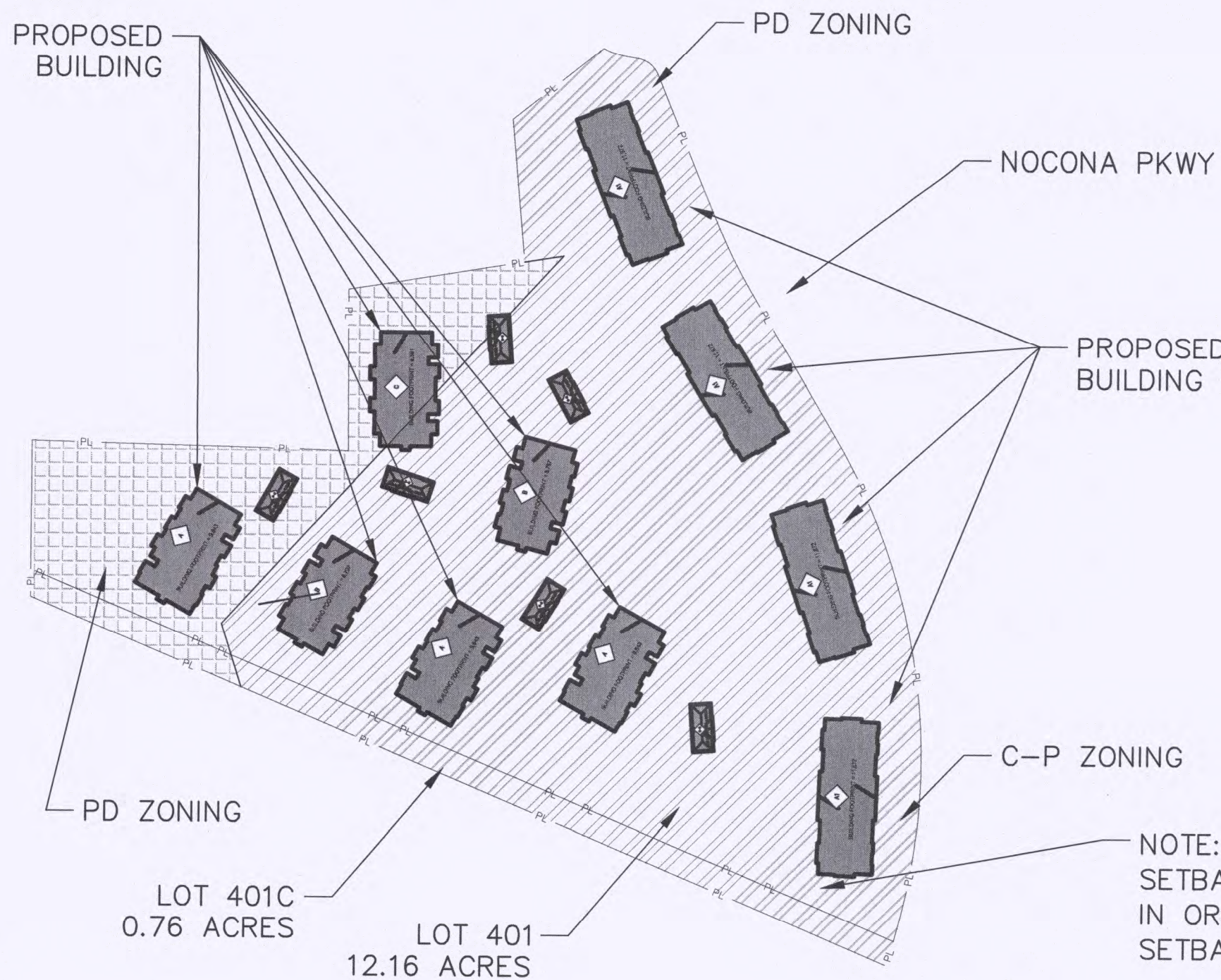
DNR GRS ALUMINUM DISK STAMPED BO-15. IN A 12" CONCRETE MONUMENT. FROM THE INTERSECTION OF PONDEROSA STREET AND GRINOSTONE PARKWAY (MISSOURI ROUTE AC) GO SOUTHEAST ON PONDEROSA STREET 0.86 MILES. 16' NORTHEAST OF A STEEL T-POST, 32.5' SOUTHWEST OF PONDEROSA STREET, 15.9' NORTHWEST OF A STEEL T-POST, 11.1' 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 THE 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. ELEVATION = 791.61'

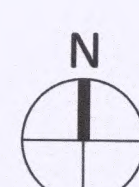
- TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7034 = 790.18 (ADJUSTED WITH TDD IMPROVEMENTS)
- TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7033 = 789.27 (ADJUSTED WITH TDD IMPROVEMENTS)
- TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7032 = 773.66 (ADJUSTED WITH TDD IMPROVEMENTS)
- TOP OF CITY OF COLUMBIA SANITARY MANHOLE 707 = 777.97 (ADJUSTED WITH TDD IMPROVEMENTS)
- TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7035 = 791.64 (ADJUSTED WITH TDD IMPROVEMENTS)

ZONING LEGEND

- C-P NOW PD
- O-P NOW PD



1 ZONING NOT TO SCALE



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
GAS:	AMEREN UE 3301 LEAONE IND. BLVD. COLUMBIA, MO 65201 BRUCE DARR 573-876-3030 1-800-522-7583
ELECTRIC:	COLUMBIA WATER & LIGHT 701 E. BROADWAY COLUMBIA, MO 65201 DONNIE NICHOLSON (573) 874-7315
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:
LOT 7 OF DISCOVERY PARK SUBDIVISION PLAT 2B (RECORDED IN PLAT BOOK 0048, PAGE 0045) AND PART OF TRACT 2 OF THE SURVEY (RECORDED IN BOOK 3069, PAGE 102) LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

PROPOSED DESCRIPTION:
ALL OF LOTS 401 AND 401C, DISCOVERY PARK SUBDIVISION, PLAT 4, LOCATED IN SECTIONS 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

THERE ARE NO REGULATED STREAMS WITHIN OR ABUTTING THIS TRACT 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, TOTAL NUMBER ESTIMATED TO BE 42. 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

ONE MONUMENT SIGN IS PROPOSED NEAR THE ROUNDABOUT AT THE NE CORNER OF LOT 401, WHICH WILL BE A MAXIMUM OF 8' TALL AND SIGNAGE AREA SHALL NOT BE MORE THAN APPROXIMATELY 34 SQUARE FEET. SIGN SHALL BE OF MASONRY CONSTRUCTION AND MAY HAVE A LANDSCAPE PLANTER ATTACHED. SIGN WILL BE SIMILAR TO THE EXISTING SIGN ON LOT 5 OF DISCOVERY PARK PLAT 2B.

ONE MONUMENT SIGN IS PROPOSED AT THE SE CORNER OF LOT 401 ALONG NOCONA PARKWAY, WHICH WILL BE A MAXIMUM OF 8' TALL AND SIGNAGE AREA SHALL NOT BE MORE THAN APPROXIMATELY 34 SQUARE FEET. SIGN SHALL BE OF MASONRY CONSTRUCTION AND MAY HAVE A LANDSCAPE PLANTER ATTACHED. SIGN WILL BE SIMILAR TO THE EXISTING SIGN ON LOT 5 OF DISCOVERY PARK PLAT 2B.

DIRECTIONAL SIGNS MAY BE INSTALLED AT BUILDING ENTRANCES AS NEEDED. WALL MOUNTED SIGNAGE IS NOT KNOWN AT THIS TIME.

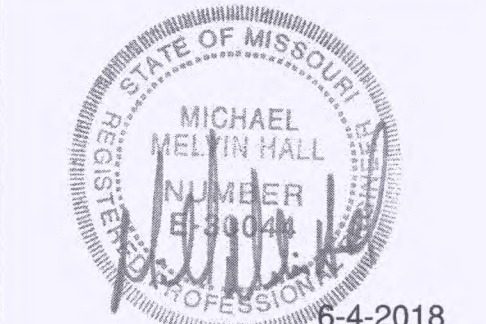
FINAL SIGNAGE WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS. SIGNAGE WILL BE IN ACCORDANCE WITH CITY STANDARDS AND ORDINANCE 16043.



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Columbia, Missouri 65201
(573)814-1568

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NO. 83004
EXPIRES 12-31-2019
MISSOURI ENG. CORP #2006023253
EXPIRES 12-31-2018

PD PLAN FOR PLAT 4
DISCOVERY PARK SUBDIVISION
CATALYST DESIGN WORKS
COLUMBIA, MISSOURI

REVISIONS

	CITY COMMENTS	9/27/16
	CITY COMMENTS	10/28/16
	RECYCL. ENCL.	4/26/18

DRAWN	NPT
APPROVED	MMH
ISSUED FOR	----
DATE	4/26/18
FIELD BOOK	

SHEET NAME
ABBREVIATIONS & NOTES

PROJECT NO. 80318014
CITY NO. #16-173
SHEET NO.

X0.2

MINOR AMENDMENT TO PD PLAN FOR
DISCOVERY PARK SUBDIVISION - PLAT 4
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY MISSOURI
APRIL 2018



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MICHAEL M. HALL, P.E.
MO # 83044
EXPIRES 12-31-2019
MISSOURI ENG. CORP #2006023253
EXPIRES 12-31-2018

**PD PLAN FOR PLAT 4
DISCOVERY PARK SUBDIVISION**
CATALYST DESIGN WORKS
COLUMBIA, MISSOURI

REVISIONS

△ CITY COMM./REV.	9/27/16
△ RECYLC. ENCL.	4/26/18

DRAWN	NPT
APPROVED	MMH
ISSUED FOR DATE	4/26/18
FIELD BOOK	

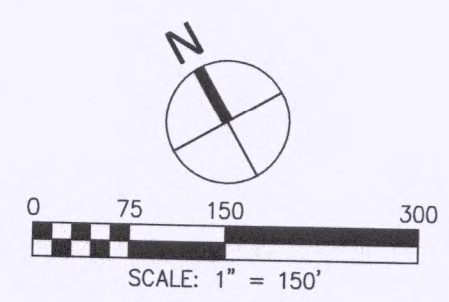
SHEET NAME
OVERALL DEVELOPMENT PLAN

PROJECT NO. 80318014
CITY REV. NO. #16-173
SHEET NO.

C1.0



**THIS PLAN REVISION WAS MADE TO ADD A RECYCLING CONTAINER & ENCLOSURE AS SHOWN CLOUDED ON THE ADJACENT DRAWING



I:\projects\172003-1 Philips Development\Residential\172003-1-500 - Base - Area II Concept.dwg | DATE: 28/06/2016 | TIME: 15:23

RESIDENTIAL PARKING CALCULATION – LOT 401: \triangle

KEY	NO. BLDGS	DESCRIPTION	TOTAL
A1	4	- APARTMENTS 8 STUDIO, 28 1BR, 12 2BR	74 SPACES / BLDG = 296 SPACES
A	3	- APARTMENTS 18 1BR, 6 2BR	39 SPACES / BLDG = 117 SPACES
B	2	- APARTMENTS 24 1BR	36 SPACES PER BLDG = 72 SPACES
C	1	- APARTMENTS 24 1BR	36 SPACES PER BLDG = 36 SPACES
G2	6	- FOUR CAR GARAGE	-4 SPACES / UNIT = -24 SPACES
TOTAL SPACES REQUIRED			= 497 SPACES
VISITOR SPACES REQUIRED (1 SPACE PER 5 UNITS) 336 TOTAL UNITS			= 68 SPACES
TOTAL SPACES WITH VISITOR			= 565 SPACES
TOTAL HANDICAPPED SPACES REQUIRED (2 VAN ACCESSIBLE REQUIRED, 12 PROV.)			= 12 SPACES
TOTAL BICYCLE SPACES REQUIRED (5% OF TOTAL)			= 30 SPACES
TOTAL BICYCLE SPACES PROVIDED			= 154 SPACES
MAXIMUM PARKING REDUCTION FOR BIKE SPACES			= 30 SPACES
PARKING SPACES IN DEVELOPMENT (INCL. HANDICAPPED)			= 547 SPACES
PARKING REDUCTION TAKEN FOR BIKE SPACES			= 18 SPACES

RESIDENTIAL UNIT CALCULATION: \triangle

(LOT 401 REPRESENTED IN THIS CHART)

#	LOT LOC.	TOTAL NUMBER OF UNITS	BUILDING QTY.	UNIT/B LDG.	UNIT TOTAL
A1		APARTMENT BLDG.	4	48	192
A		APARTMENT BLDG.	3	24	72
B		APARTMENT BLDG.	2	24	48
C		APARTMENT BLDG.	1	24	24
TOTAL NUMBER OF UNITS					336

RESIDENTIAL DENSITY CALCULATION - PLAT 4: \triangle

(LOTS 401 & 402C REPRESENTED IN THIS CHART)

LOT AREA	12.51 ACRES
PROPOSED NUMBER OF UNITS	336
PROPOSED DENSITY	26.9 UNITS/ACRE

LABEL LEGEND \triangle

- ① ENTRANCE
- ② ACCESSIBLE PARKING
- ③ 5' WIDE SIDEWALK
- ④ MONUMENT SIGN (SEE NOT SHEET X0.2 FOR ADDITIONAL INFORMATION – TWO LOCATIONS)
- ⑤ DUMPSTER ENCLOSURE 14'X20' MIN. WITH 20' LOADING PAD
- ⑥ 8' WIDE CITY SIDEWALK
- ⑦ BICYCLE SPACES PER CITY OF COLUMBIA REQ. WITH 11 CAP. (14 PROVIDED)
- ⑧ PED. CROSSWALK

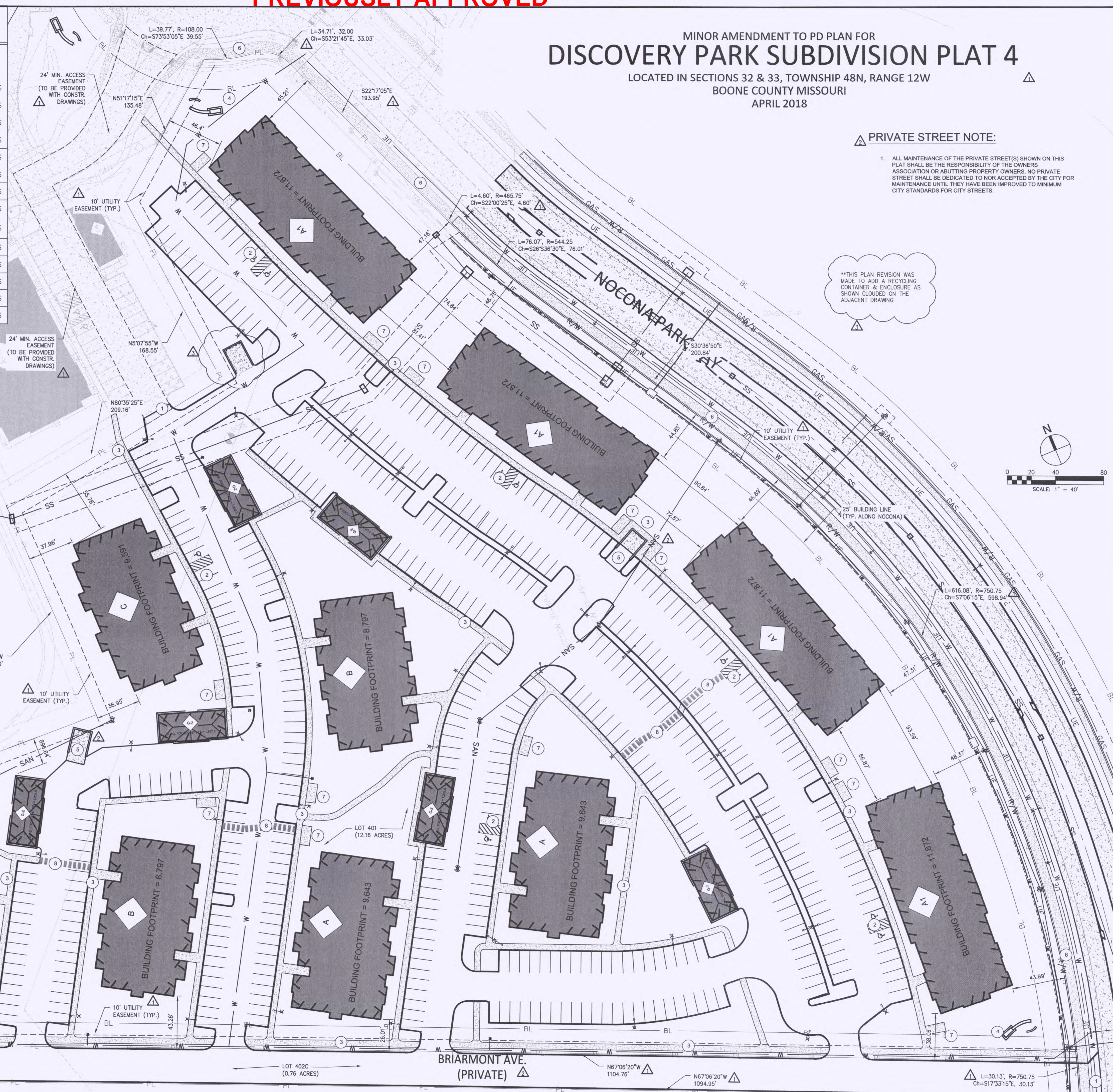
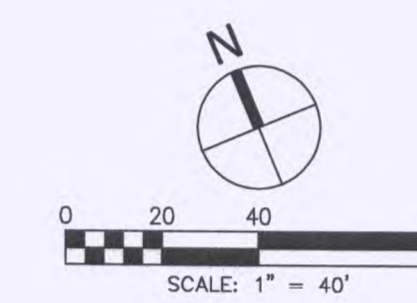
**MINOR AMENDMENT TO PD PLAN FOR
DISCOVERY PARK SUBDIVISION PLAT 4**

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY MISSOURI
APRIL 2018

PRIVATE STREET NOTE:

- ALL MAINTENANCE OF THE PRIVATE STREET(S) SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. NO PRIVATE STREET SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR CITY STREETS.

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(573)814-1568

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MICHAEL M. HALL, P.E.
M.O.E. # 00048
EXPIRES 12-31-2019
MISSOURI ENG. CORP #2006023253
EXPIRES 12-31-2018

**PD PLAN FOR PLAT 4
DISCOVERY PARK SUBDIVISION
CATALYST DESIGN WORKS
COLUMBIA, MISSOURI**

REVISIONS

\triangle CITY COMM./REV	9/27/16
\triangle CITY COMMENTS	10/28/31
\triangle RECYCL. ENCL.	4/26/18

DRAWN	NPT
APPROVED	MMH
ISSUED FOR DATE	4/26/18
FIELD BOOK	

SHEET NAME
PD PLAN

PROJECT NO. 80318014
CITY REV. NO. #16-173
SHEET NO.

I:\mhall\1\civil\Structural\SSC_80318014-00 - Area II Recycling Container Location\Design\Output\PLAN\11-2003-1-401 - Base - AREA II.C1.C1-2.dwg | DATE: 04/26/2018 | TIME: 09:25

MINOR AMENDMENT TO PD PLAN FOR DISCOVERY PARK SUBDIVISION PLAT 4

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY MISSOURI
APRIL 2018



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MICHAEL M. HALL, P.E.
MO # 83044
MISSOURI ENG. CORP #205523253
EXPIRES 12-31-2019

PD PLAN FOR PLAT 4
DISCOVERY PARK SUBDIVISION
CATALYST DESIGN WORKS
COLUMBIA, MISSOURI

REVISIONS	
△ CITY COMM./REV.	9/27/16
△ CITY COMMENTS	10/28/16
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DRAWN	NPT
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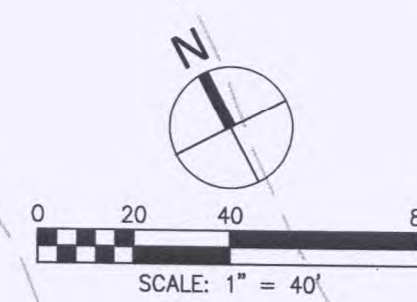
SHEET NAME
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TREE LEGEND △				
QUANTITY	SIZE	CATEGORY	SPECIES	SYMBOL
75	2" CAL.	SHADE TREE (MED. - LG.)	TRIDENT MAPLE (ACER BUERGERIANUM) RIVER BIRCH (BETULA NIGRA) OR APPROVED EQUAL	
53	4' TALL	ORNAMENTAL TREE	SERVICEBERRY (AMELANCHER ARBOREA), APPALACHIAN REDBUD (CERCIS CANADENSIS) OR APPROVED EQUAL	
104	4' TALL	EVERGREEN TREE (AND/OR VIBURNUM ALONG PROPERTY LINE FOR SCREENING)	EVERGREEN - GREEN GIANT ARBORVITAE (OR APPROVED EQUAL), VIBURNUM - PRAGUE OR LEATHERLEAF AT 15' CENTERS. STAGGERED PLACEMENT TO AVOID UNIFORM APPEARANCE	
57	2 GAL.	DECIDUOUS SHRUB	BURNING BUSH (EUONYMUS ALATA 'COMPACTA') SPIREA (SPIRAEA X BUMALDA) OR APPROVED EQUAL	
32	2 GAL.	EVERGREEN SHRUB	HARDY BOXWOOD (BUXUS SINICA INSULARIS) JUNIPER (JUNIPERUS CHINENSIS 'SEA GREEN') OR APPROVED EQUAL	

CALCULATIONS - PLAT 4: △
(LOTS 401&402C REPRESENTED IN THIS CHART)

AREA	
TOTAL LOT AREA =	12.92 ACRES
TOTAL PARKING LOT AREA =	4.81 ACRES
TOTAL SIDEWALK AREA =	0.74 ACRES
TOTAL BUILDING FOOTPRINT AREA =	2.55 ACRES
TOTAL IMPERVIOUS AREA =	8.10 ACRES 63%
TOTAL PERVIOUS AREA =	4.82 ACRES 37%

LANDSCAPE COMPLIANCE	
TOTAL PARKING LOT & DRIVE AREA	209,419 SQ. FT.
TOTAL REQUIRED @ 1 TREE/4500 SQ. FT.	47 TREES
TOTAL TREES PROVIDED =	47 TREES
MEDIUM TO LARGE TREES REQUIRED (30%) =	14 TREES
LARGE TREES PROVIDED =	(SEE PLAN) 75 LARGE
TOTAL TREES PROVIDED =	(SEE PLAN) 232 TOTAL
LANDSCAPE REQUIRED (15% OF TOTAL LOT)	1.94 ACRES
LANDSCAPE PROVIDED	(SEE PLAN) 4.82 ACRES

- NOTES:**
- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION
 - THE LANDSCAPING BUFFERS SHALL CONTAIN NO LESS THAN 4 TYPES OF THE CATEGORIES OF PLANTING MATERIAL LISTED IN PARAGRAPH (F) OF SECTION 29-25 IN THE CODE OF ORDINANCE ONE OF WHICH MAY BE SOO OR SEEDING.
 - 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.
 - 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 AN EXTENDED WET DETENTION BASIN AND HAS BEEN SIZED FOR THIS DEVELOPMENT.
 - PART OF THE PROPERTY ABUTS RESIDENTIAL ZONED PROPERTY. AREAS TOUCHING LOT 6 SHALL HAVE PLANTINGS SHOWN. SCREENING MUST ACHIEVE 80% OPACITY TO 6' HEIGHT IN 4 GROWING SEASONS.
 - THERE IS NO CLIMAX FOREST WITHIN THE LIMITS OF THIS LOT.
- STORMWATER NOTES:**
- STORM WATER MANAGEMENT SHOWN ON THIS DRAWING IS CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY STAFF FOR REVIEW FOLLOWING COUNCIL APPROVAL OF THE DEVELOPMENT PLAN
 - IN ORDER TO COMPLY WITH ORDINANCE 18043 (THE DEVELOPMENT AGREEMENT FOR THIS SITE), THE STORM WATER WILL BE DIRECTED INTO LOT 6 OF PLAT 2-B, WHICH IS AN EXTENDED WET DETENTION BASIN AND HAS BEEN SIZED FOR THIS DEVELOPMENT.
 - EXCEPTION WILL BE AREAS THAT CANNOT DRAIN BY GRAVITY. THOSE AREAS WILL HAVE SEPARATE WATER QUALITY.
- STORMWATER TO BE COLLECTED THROUGH VARIOUS DISCONNECTED MEANS (SWALES, BROKEN CURBS, DISCONNECTED DOWNSPOUTS, ETC. PER ORDINANCE 18043 (THE DEVELOPMENT AGREEMENT FOR THE SITE).
- STORMWATER WILL BE DISCHARGED INTO LOT 6, ALREADY DESIGNED AS A WET DETENTION BASIN AND CONSTRUCTED TO INCLUDE DEVELOPMENT OF THIS LOT. AREAS WHICH CANNOT DISCHARGE INTO LOT 6 WILL HAVE SEPARATE WATER QUALITY DESIGNS PRIOR TO DISCHARGE INTO PHILIPS LAKE.
- PLANT GREEN GIANT OR VIBURNUM AT 15' CENTERS AS SHOWN FOR SCREENING RESIDENTIALLY ZONED LOT 6 (A STORMWATER BASIN) PER 29-17(d)(6)

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