

# C-P PLAN OLD HAWTHORNE PLAZA

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 48N, RANGE 12W  
COLUMBIA, BOONE COUNTY, MISSOURI  
JULY 6, 2007

OWNER/DEVELOPER:  
OLD HAWTHORNE PLAZA, LLC.  
3326 SOUTH COUNTY WOODS RD.  
COLUMBIA, MO 65203

PARKING CALCULATIONS:	
OFFICE: 55,000 SQ. FT. @ 1 SPACE PER 300 SQ. FT.:	183 SPACES
BANK: 5,250 SQ. FT. @ 1 SPACE PER 300 SQ. FT.:	18 SPACES
RESTAURANT: 19,650 SQ. FT. @ 1 SPACE PER 100 SQ. FT.:	197 SPACES
RETAIL: 29,050 SQ. FT. @ 1 SPACE PER 200 SQ. FT.:	145 SPACES
<b>TOTAL SPACES REQUIRED:</b>	<b>543 SPACES</b>
PARKING SPACES PROVIDED:	494 SPACES
BICYCLE SPACES: (REQUIRED)	28 SPACES
BICYCLE SPACES: (PROVIDED)	40 SPACES
<b>TOTAL SPACES PROVIDED:</b>	<b>= 534 SPACES</b>

NOTE:  
TO REDUCE THE IMPERVIOUS SURFACE FOR THIS DEVELOPMENT, THE PROPOSED PARKING WAS REDUCED 21 SPACES (4%) OF THE REQUIRED PARKING. WITH THE MIXED USES PROPOSED, SHARED PARKING WILL COUNT FOR THE SHORTAGE OF THE REQUIRED.

- NOTES:**
1. THIS TRACT CONTAINS 12.6 ACRES.
  2. THIS TRACT IS CURRENTLY ZONED C-P.
  3. PART OF THIS PLAN LIES WITHIN THE 100 YEAR FLOOD PLAN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN ON FIRM PANEL # 290034 0150B, REVISED: 6/15/1983.
  4. THE MAXIMUM HEIGHT OF THE PROPOSED BUILDINGS IS 85'. THE HEIGHT SHALL BE DETERMINED USING THE CURRENT ZONING REGULATIONS.
  5. THE MINIMUM DISTANCE FROM ANY BUILDING TO ANY RIGHT-OF-WAY IS 25'. MINIMUM DISTANCE FROM ANY BUILDING TO ANY PERIMETER PROPERTY LINE IS 10'.
  6. THE MINIMUM DISTANCE BETWEEN EDGE OF PARKING/DRIVEWAY AND PROPERTY/RIGHT-OF-WAY LINE SHALL BE 8' MINIMUM.
  7. THERE SHALL BE THREE MONUMENT/PYLON SIGNS ALLOWED FOR THIS TRACT. ONE SIGN SHALL HAVE A MAXIMUM AREA OF 64 SQUARE FEET AND A MAXIMUM HEIGHT OF 12 FEET. ONE SIGN SHALL HAVE A MAXIMUM AREA OF 64 SQUARE FEET AND A MAXIMUM HEIGHT OF 25 FEET. ONE SIGN SHALL HAVE A MAXIMUM AREA OF 100 SQUARE FEET AND A MAXIMUM HEIGHT OF 18 FEET. ALL OTHER SIGNS SHALL BE ACCORDANCE WITH SECTION 23-14 (SHOPPING CENTER SIGNS) OF THE CITY OF COLUMBIA SIGN ORDINANCE.
  8. ALL CONSTRUCTION OF ROLLING HILLS ROAD SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT AGREEMENT.

LIGHTING DETAILS:	
	= CUTOFF FIXTURE, MOUNTING HEIGHT @ 20'

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 19<sup>th</sup> DAY OF July, 2007.

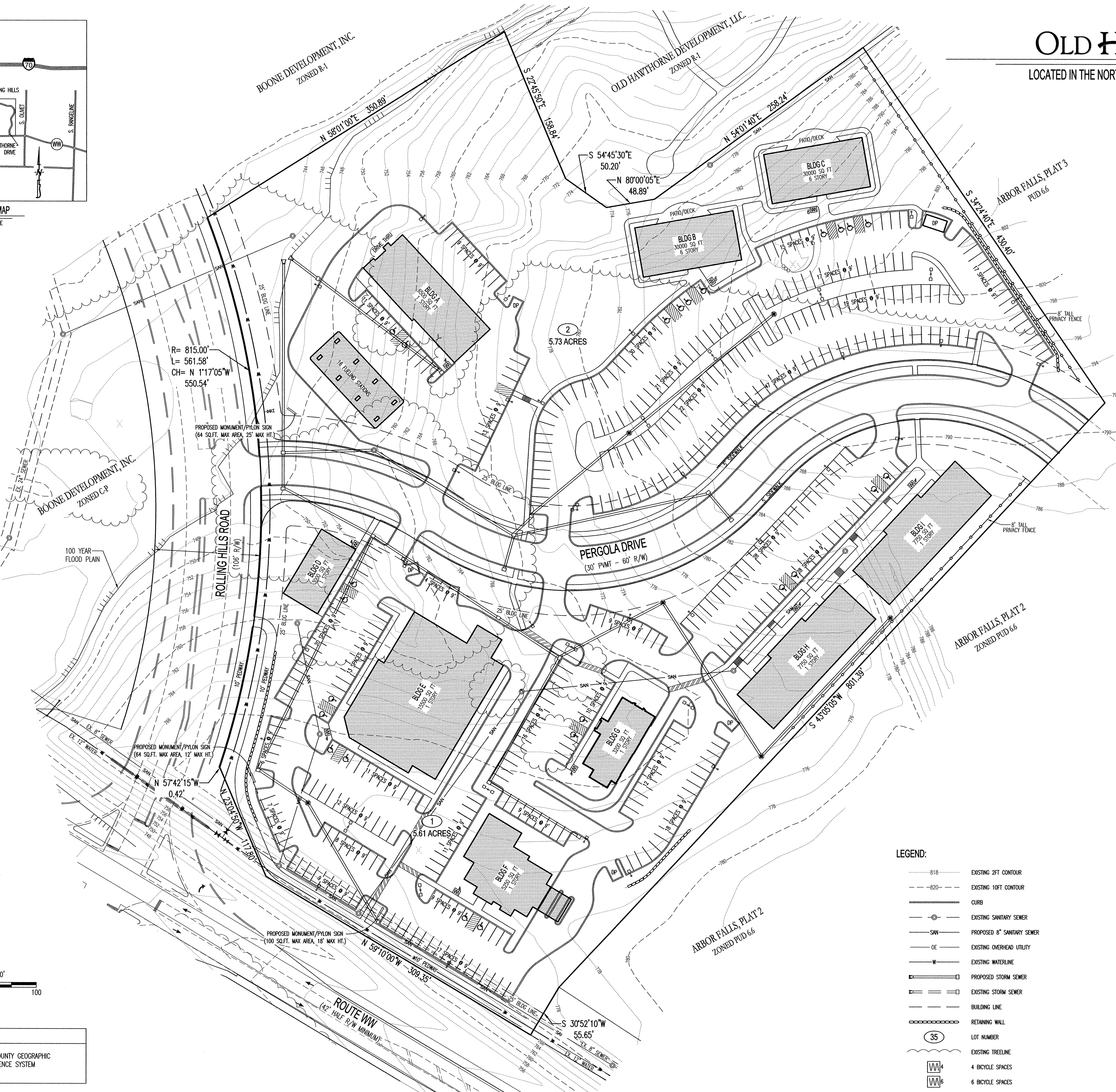
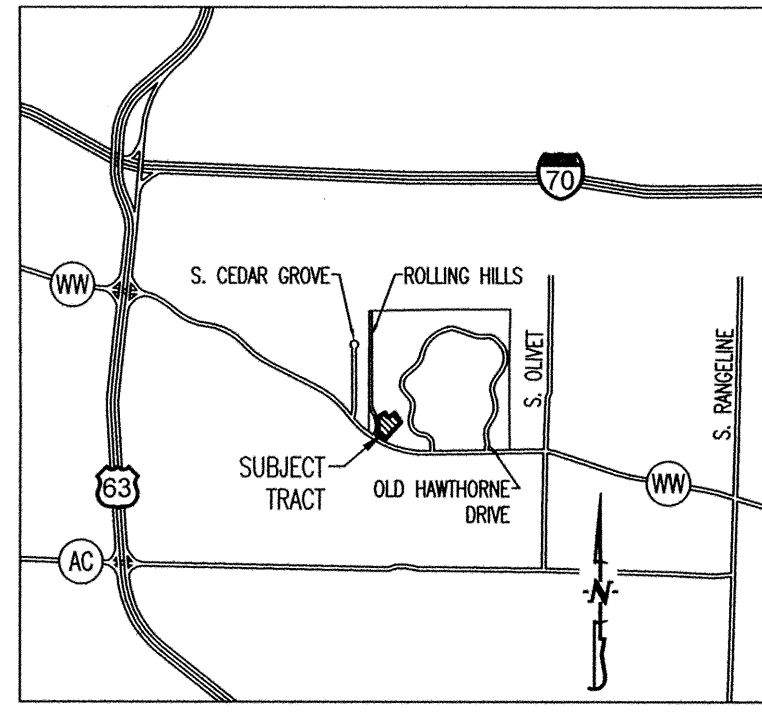
*Jeff Barrow*  
JEFF BARROW - CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 20<sup>th</sup> DAY OF August, 2007.

*Darwin A. Hindman*  
DARWIN A. HINDMAN - MAYOR

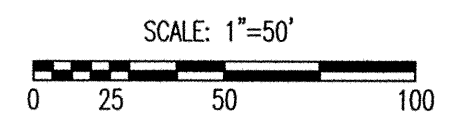
*Sheela Amin*  
SHEELA AMIN - CITY CLERK

PREPARED BY:  
**C CROCKETT  
ENGINEERING  
CONSULTANTS**  
2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292



**LEGEND:**

- EXISTING 2FT CONTOUR
- EXISTING 10FT CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED 8" SANITARY SEWER
- EXISTING OVERHEAD UTILITY
- EXISTING WATERLINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- BUILDING LINE
- RETAINING WALL
- LOT NUMBER
- EXISTING TREE LINE
- 4 BICYCLE SPACES
- 6 BICYCLE SPACES
- DUMPSTER PAD



BENCHMARK INFORMATION	
	BENCHMARK: BOONE COUNTY GEOGRAPHIC REFERENCE SYSTEM
ELEVATION: 831.69	MONUMENT: BO-13

# LANDSCAPE PLAN OLD HAWTHORNE PLAZA

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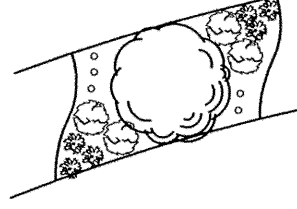

**NOTE:**

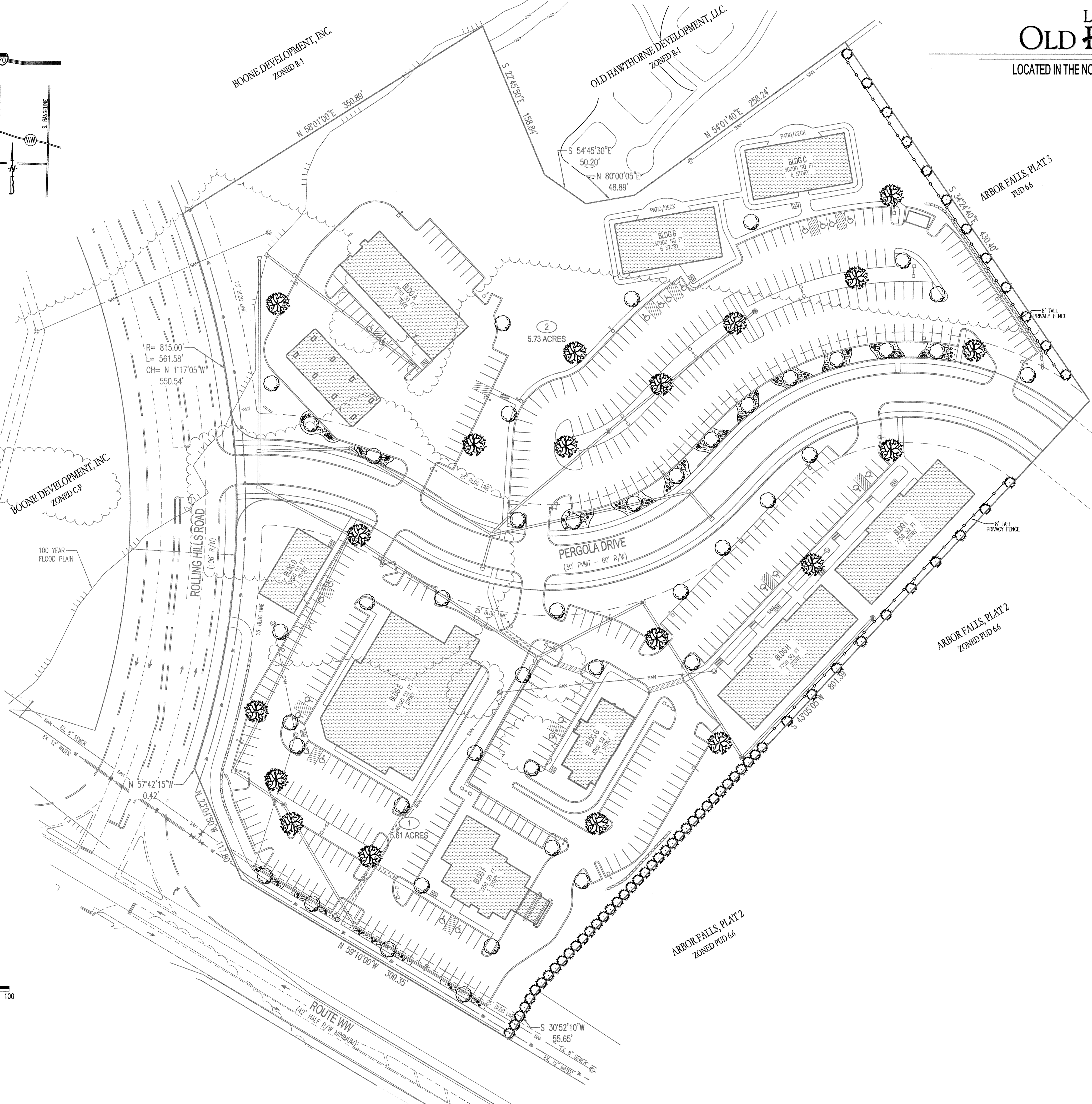
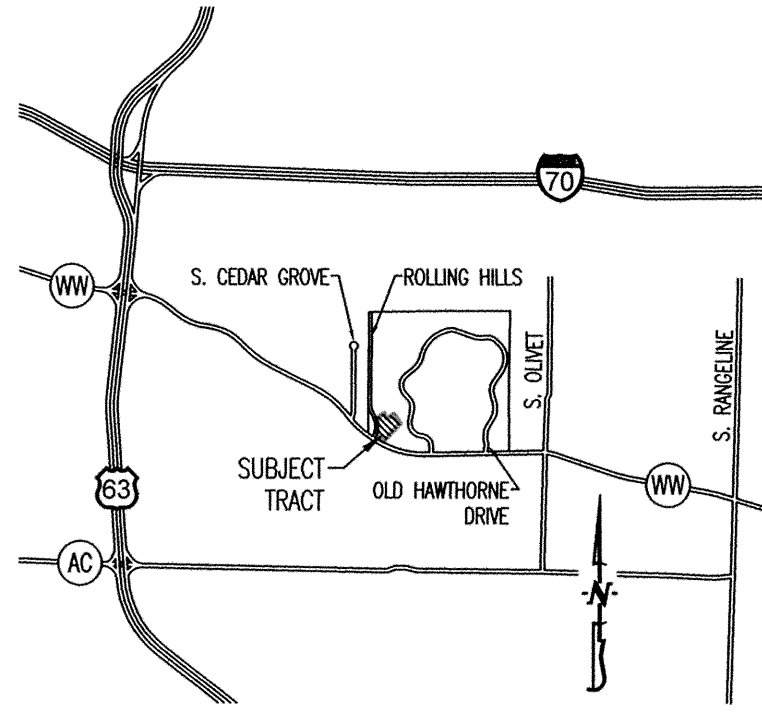
IT IS THE INTENT OF THIS PLAN TO CONFORM TO THE REQUIREMENTS OF CHAPTER 12A. THE EXACT LOCATION AND TYPE OF PLANT MATERIAL MAY VARY FROM WHAT IS SHOWN WITH THE CONSENT OF THE CITY ARBORIST.

LANDSCAPE COMPLIANCE:	
TOTAL PARKING LOT AND DRIVE AREA:	197,452 SQ. FT.
TREES REQUIRED @ 1 TREE PER 4,500 S.F.:	44 TREES
LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W:	680 L.F.
TREES REQUIRED @ 1 PER 50 L.F.:	14 TREES
TOTAL TREES REQUIRED:	56 TREES
MEDIUM TO LARGE TREES REQUIRED:	18 TREES
MEDIUM TO LARGE TREES PROPOSED:	19 TREES
TOTAL TREES PROPOSED:	63 TREES

AREAS:	
TOTAL LOT AREA:	493,970 SQ. FT.
PARKING LOT AREA:	197,452 SQ. FT.
BUILDING & SIDEWALK AREA:	82,306 SQ. FT.
TOTAL IMPERVIOUS AREA:	279,758 SQ. FT. (57% OF LOT)
TOTAL PERVIOUS AREA:	214,212 SQ. FT. (43% OF LOT)

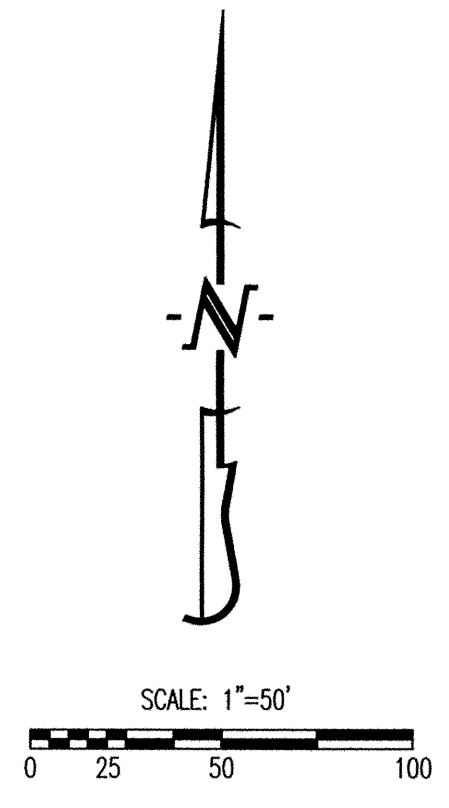
**CLIMAX FOREST:**  
FOR CLIMAX FOREST CALCULATIONS, REFER TO THE OLD HAWTHORNE TREE PRESERVATION PLAN WHICH IS BASED ON THE WHOLE DEVELOPMENT.

- PLANTING NOTES:**
-  MEDIUM TO LARGE SHADE TREE
  -  SMALL DECIDUOUS OR ORNAMENTAL TREE
  -  LANDSCAPED BED CONTAINING SMALL ORNAMENTAL TREES, DECORATIVE GRASSES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, OR ANY COMBINATION THEREOF.
  -  WHITE PINE (6' TALL)



R= 815.00'  
L= 561.58'  
CH= N 1°17'05"W  
550.54'

100 YEAR FLOOD PLAIN



PREPARED BY:  
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