



TREANORHIL

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HOUSE CORPORATION OF MISSOURI ALPHA CHAPTER

PI BETA PHI SORORITY - PD PLAN

511 E. ROLLINS STREET, UNIVERSITY OF MISSOURI, COLUMBIA, MISSOURI



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Issued For: DO PRICING SET

Date: 04/29/22

REVISIONS		
NO	DESCRIPTION	DATE

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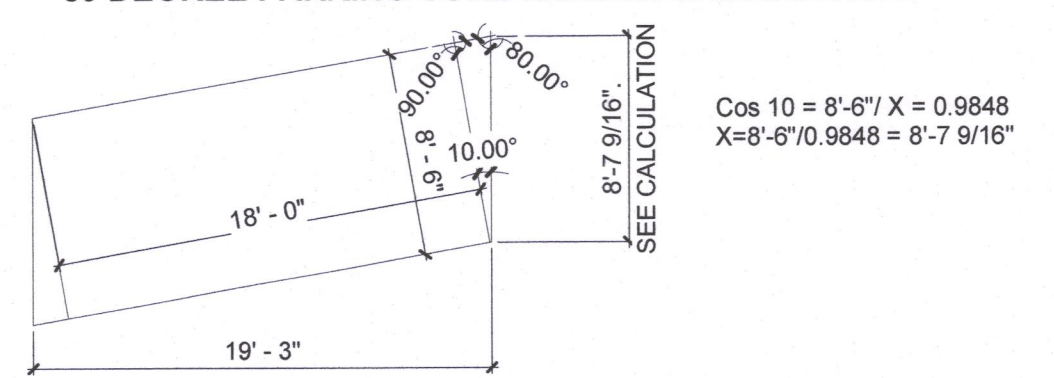
ARCHITECTURAL SITE PLAN

TreanorHil, No. HM0843.1901.00

**PARKING COUNT:**

- Auto Parking:**
- Existing: 33 spaces with 4 spaces encroaching into the front yard
  - Required: 1 space / 2 beds x 80 beds = 40 spaces - 4 Bicycle spaces = 36 spaces
- Total parking proposed 32 spaces
- 10 spaces partially located in Alley ROW
  - 10 spaces located in front yard
  - 12 spaces located in side yard

**80 DEGREE PARKING CURB LENGTH CALCULATION:**



**PARKING ACCESS AISLE WIDTH CALCULATION:**

Per UDC Section 29-4.3(i)(4), Table 4.3-3 (i) if parking spaces are located only on one side of an access aisle, the width of the access aisle may be reduced by twenty (20) percent but not less than twelve (12) feet wide or eighteen (18) feet wide if a designated fire lane.

90 Degree parking: 24'x0.8=19.2' (19'-2 1/2") required, 20'-0" provided

80 Degree parking: 22'x0.8=17.6' (17'-7 1/4") required, 17'-9" provided

**IMPERVIOUS SURFACE AREA IN FRONT AND REAR YARDS CALCULATION:**

- 1) Front Yard impervious area calculation:
- Median front yard setback calculation:  $(28+72)/2 = 50'$
  - Front yard setback area is 180' x 50' = 9,000 SF
  - 30% of front yard setback area is 9,000 x 30% = 2,700 SF
  - Impervious area at front yard is 6,013 SF / 66.8% of front yard setback area
- 2) Rear Yard impervious area calculation:
- Rear yard setback is 15'
  - Rear yard setback area is 181.4' x 15' = 2,721 SF
  - 30% of rear yard setback area is 816 SF
  - Impervious area at rear yard is 2,602 SF / 95.6% of rear yard setback area

**OPEN SPACE CALCULATION:**

- Calculation based on 88' ROW at front yard and 10' ROW at rear yard
- Landscaped area 4,805 sf
  - Total site area: 29,105 sf
  - Percentage of open space: 4,805/29,105 = 16.51%

**Design Exceptions:**

- Sections 29-4.3(f)(3)(i) and (ii) to permit parking to encroach into the front yard and east side yard.
- Section 29-4.3(f)(3)(iv) to permit parking in the rear yard without installation of required screening.
- Sections 29-4.3(f)(1)(v) and 29-4.1(b)(1)(i) to permit paving to exceed 30% or 500 square feet of the required front and rear yards.
- Section 29-4.3 and Table 4.3-1 to reduce the off-street parking requirement such that a minimum of twenty-two (22) parking spaces shall be provided on site as shown on the PD plan; provided, however, the property owner shall also install twelve (12) additional parking spaces located partially in public right-of-way (2 in Rollins ROW + 10 in Alley ROW) pursuant to the separate right of use license permit approved by Ordinance 24868, so long as such right of use license permit is in effect.
- Section 29-4.3(f)(3)(ii) to permit parking perpendicular to the driveway.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION.

THIS 21<sup>st</sup> DAY OF April, 2022.

Sara Loeb  
SARA LOE, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL PURSUANT TO ORDINANCE #

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

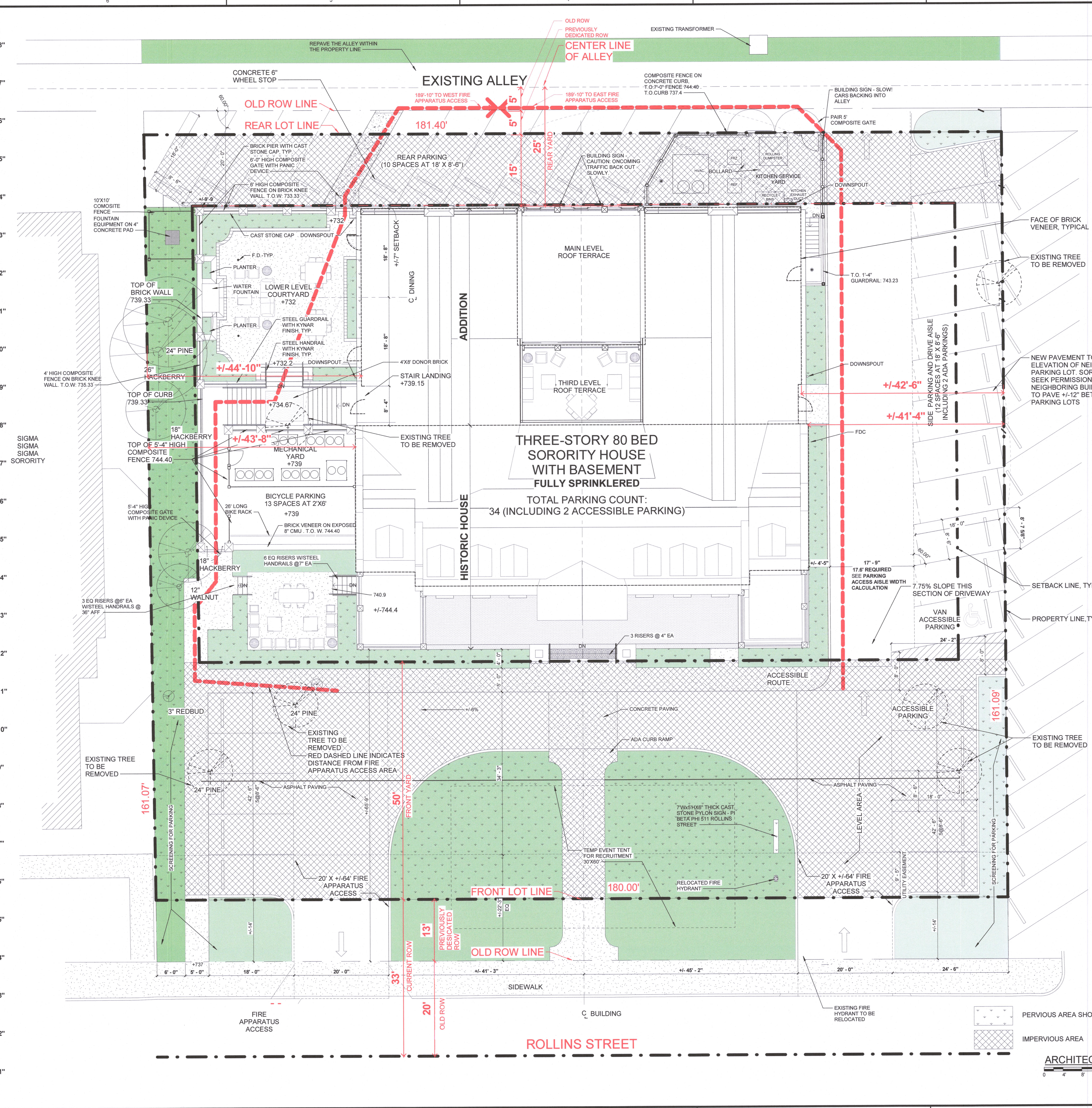
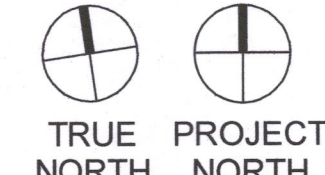
BARBARA BUFFALO, MAYOR

ATTEST:

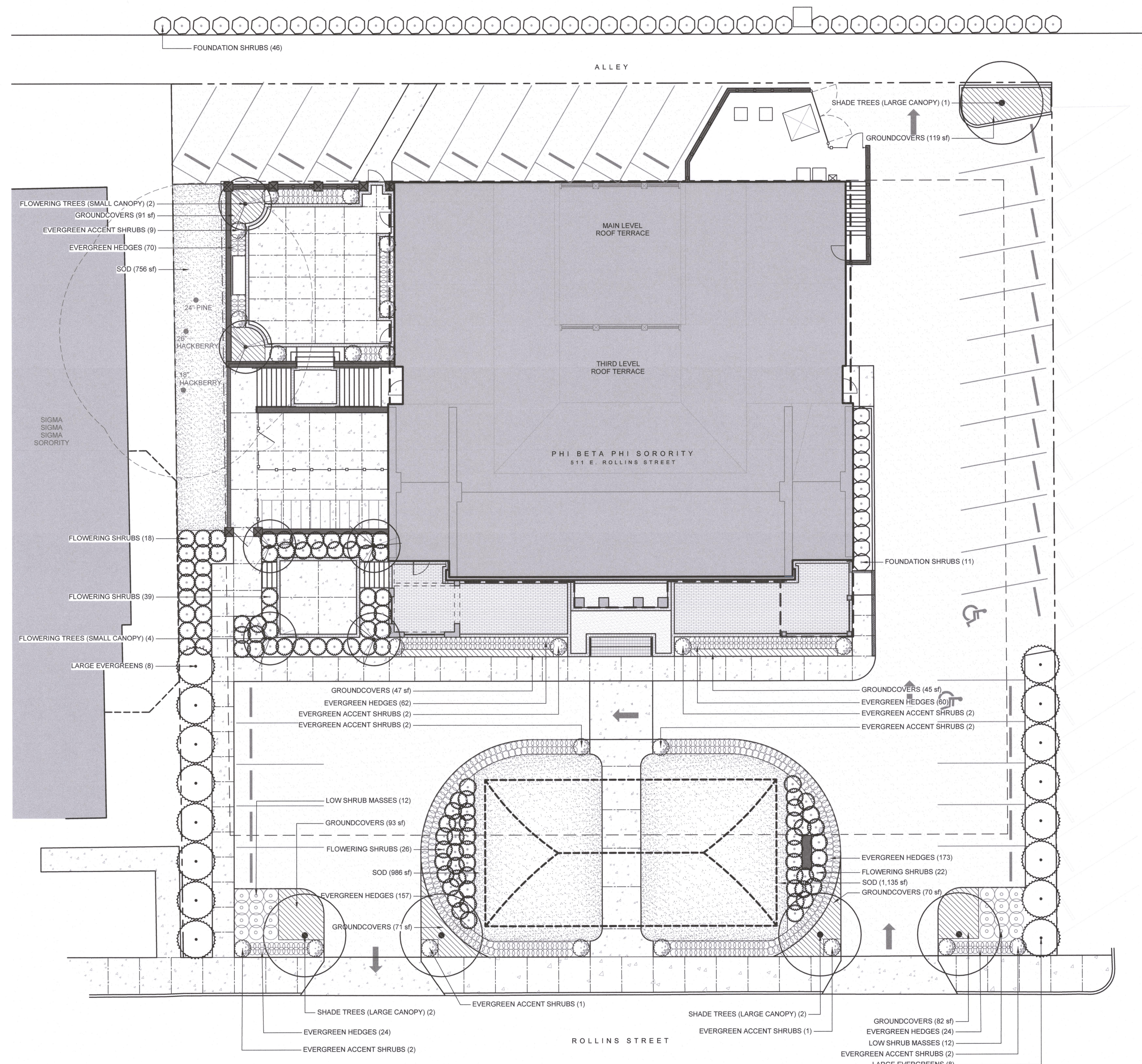
SHEBA AMIN, CITY CLERK

ARCHITECTURAL SITE PLAN

1/8" = 1'-0"



4/29/2022 9:54:05 AM BIM 360://SH0843.2101.00 PI Beta Phi-Missouri/PI Beta Phi-Missouri-New.rvt



CONCEPT PLANT SCHEDULE

	SHADE TREES (LARGE CANOPY) ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE ACER RUBRUM 'SUGAR MAPLE' / SUGAR MAPLE QUERCUS NUTTALLII / NUTTALL OAK QUERCUS PHELLOS / WILLOW OAK ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM ULMUS PARVIFOLIA 'BOSQUE' / BOSQUE ELM	5
	FLOWERING TREES (SMALL CANOPY) AMELANCHIER X 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY CERCIS CANADENSIS / EASTERN REDBUD CORNUS FLORIDA / EASTERN DOGWOOD LAGERSTROEMIA X 'NATCHEZ' / WHITE CRAPE MYRTLE MULTI-TRUNK PRUNUS X YEDOENSIS / YOSHINO CHERRY VITEX AGNUS-CASTUS / CHASTE TREE	6
	LARGE EVERGREENS CEDRUS DEODARA / DEODAR CEDAR CRYPTOMERIA JAPONICA / JAPANESE CEDAR MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA THUJA STANDISHII X PPLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE X CUPRESSOCYPARIS LEYLANDII / LEYLANDI CYPRESS	16
	FOUNDATION SHRUBS CLEYERA JAPONICA 'BRONZE BEAUTY' ILEX CORNUTA 'BURFORDII' / BURFORD CHINESE HOLLY ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY LIGUSTRUM JAPONICUM 'RECURVIFOLIUM' / WAX LEAF LIGUSTRUM PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL	57
	FLOWERING SHRUBS AZALEA INDICA 'FORMOSA' / FORMOSA AZALEA AZALEA INDICA 'MRS. G.G. GERBING' / MRS. G.G. GERBING AZALEA HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' TM / BAILMER HYDRANGEA HYDRANGEA PANICULATA 'LITTLE LIME LIGHT' / DWARF LIMELIGHT HYDRANGEA HYDRANGEA PANICULATA 'TARDIVA' / TARDIVA HYDRANGEA LOROPETALUM CHINENSE 'EVER RED SUNSET' / EVER RED SUNSET LOROPETALUM LOROPETALUM CHINENSE 'PURPLE DIAMOND' / FRINGE FLOWER ROSA X 'KNOCKOUT' TM / ROSE ROSA X 'PINK DRIFT' / PINK DRIFT ROSE	105
	LOW SHRUB MASSES CEPHALOTAXUS HARRINGTONIA PROSTRATA / PROSTRATE PLUM YEW GARDENIA RADICANS / DWARF GARDENIA ILEX VOMITORIA 'SCHILLINGS DWARF' / DWARF SCHILLINGS HOLLY RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN RHAPHIOLEPIS INDICA NANA / DWARF INDIAN HAWTHORN ROSA X 'PINK DRIFT' / PINK DRIFT ROSE	24
	EVERGREEN ACCENT SHRUBS BUXUS SEMPERVIRENS / AMERICAN BOXWOOD	23
	EVERGREEN HEDGES BUXUS MICROPHYLLA 'WINTERGREEN' / WINTERGREEN BOXWOOD BUXUS MICROPHYLLA KOREANA / KOREAN BOXWOOD	570
	GROUNDCOVERS HEDERA HELIX / ENGLISH IVY JUNIPERUS CHINENSIS 'PARSONII' / PARSON JUNIPER JUNIPERUS CHINENSIS 'SARGENTII' / SARGANT JUNIPER LIRIOPE MUSCARI / LILY TURF LIRIOPE SPIGATA / CREEPING LILY TURF TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	618 SF 2,569 161 643 643 2,569
	SOD CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS FESTUCA ARUNDINACEA / TALL FESCUE ZOYSIA X 'ZEON' / ZEON ZOYSIA	2,877 SF

REQUIRED TREE CALCULATIONS:

- TREES REQUIRED AT ROLLINS STREET:**  
REQUIRED: 1 TREE/ 60' OF STREET FRONTAGE  
X 180' STREET FRONTAGE  
3 TREES REQUIRED  
PROVIDED: 4 TREES PROVIDED
- TREES REQUIRED FOR PARKING PAVEMENT:**  
REQUIRED: 1 TREE/ 4,000 SF OF PARKING PAVEMENT  
X 11,813 SF PARKING PAVEMENT  
3 TREES REQUIRED  
PROVIDED: 7 TREES PROVIDED
- REQUIRED SIGNIFICANT TREE PRESERVATION**  
REQUIRED: % OF SIGNIFICANT TREES TO BE PRESERVED 25%  
SIGNIFICANT TREES (DBH > 20") ON SITE = 6  
MIN. NO. OF SIGNIFICANT TREES TO BE PRESERVED = 1.5  
PROPOSED NO. OF SIGNIFICANT TREES TO BE PRESERVED = 2

SCHEMATIC LANDSCAPE PLAN  
SCALE: 1" = 10'