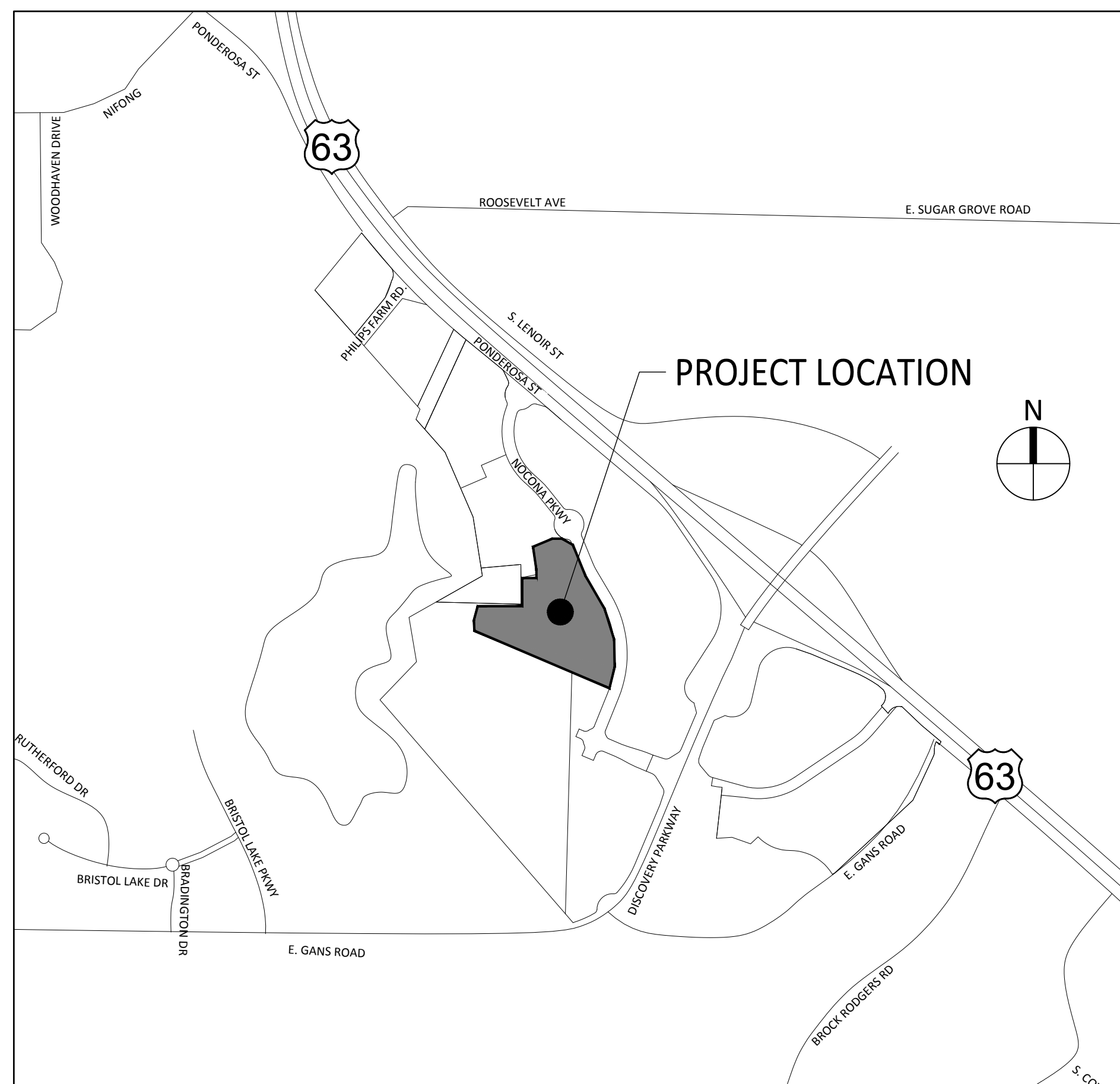


CP/OP PLAN FOR PLAT 4 DISCOVERY PARK SUBDIVISION

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
AUGUST, 2016

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	CP-OP PLAN
C1.2	CP-OP PLAN & LANDSCAPING CONCEPT

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 2016.

RUSTY STRODTMAN ACTING VICE-CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA MISSOURI THIS _____ DAY OF _____ 2016.

BRIAN TREECE - MAYOR

SHEELA AMIN - CITY CLERK



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 12-31-17

Set No: _____

Project Number: 112003-1-401; CITY OF COLUMBIA #16-173



MISSOURI ENGINEERING CORPORATION NUMBER 2013000149, EXPIRES 12-31-2017
Catalyst Design Works, LLC 4240 Philips Farm Road, Suite 101 Columbia, MO 65201
Phone (573) 442-9902

11/18/16

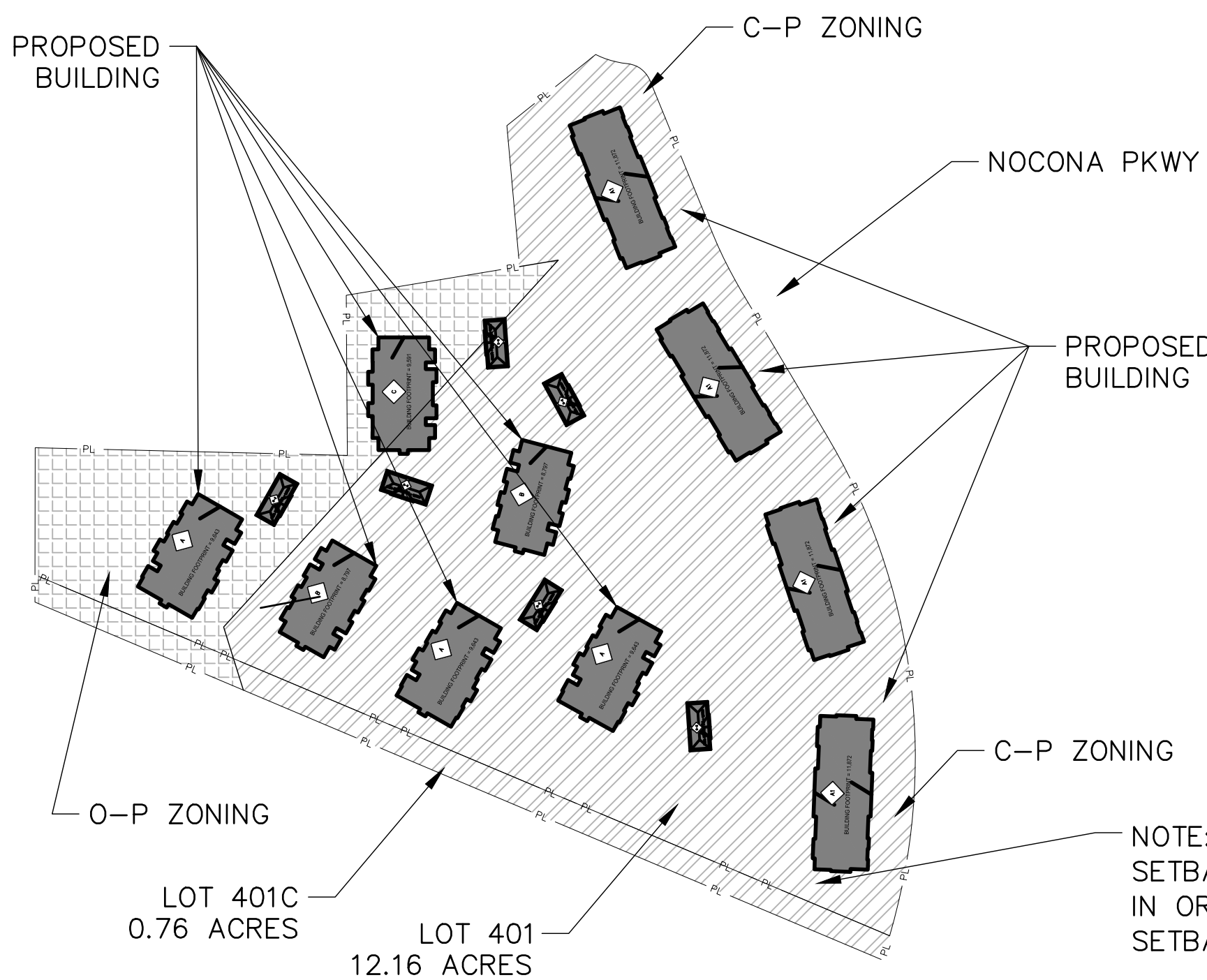
STANDARD ABBREVIATIONS

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/FES	Edge of Pavement/Shoulder	OHE	Overhead Electric
Acc	Accessible	Eqn 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	FF	Finish Floor Elevation	R	Radius
ADA	Americans with Disabilities Act	FG	Finish Grade	RCB/RCP	Reinforced Concrete Box/Pipe
AI	Area Inlet	Fire Hydrant	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	Stm	Steam
CIP	Cast-In-Place/Cast Iron Pipe	IBC	International Building Code	TBM	Temporary Benchmark
CL	Centerline	ID	Inside Dimension	Tele	Telephone
CM	Corrugated Metal Pipe	JBox	Junction Box	TCE	Temporary Construction Easement
CO	Concrete Masonry Unit	LF	Linear Feet	TOC	Top of Curb
CU	Cleanout	LIP	Leave in Place	TOF	Top of Footing
CP	Control Point/Concrete Pipe	LP	Light Pole	TOW	Top of Wall
CWL/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	Dropout/Disconnect Switch	MUTCD	Manual of Uniform Traffic Control Devices	VCP	Vertical Curve
EL	Easement Line	MODOT	Missouri Department of Transportation	VPC	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	PL
		UNDERGROUND TELEPHONE	UT
		UNDERGROUND FIBER OPTIC	UFO
		UNDERGROUND ELECTRIC	UE
		OVERHEAD ELECTRIC	OHE
		GAS MAIN	GAS
		WATER MAIN	W
		SANITARY SEWER	SAN
		SANITARY SEWER SERVICE	ST
		STORM SEWER	SS
		EASEMENT	-----
		SETBACK	BL
		RIGHT OF WAY	R/W
		MINOR CONTOUR	-----
		MAJOR CONTOUR	-----
		SIDEWALK	-----
		PAVEMENT	-----
		STREAM BUFFER	-----
		BUILDING	////
		PARKING STRIPE	-----
		50-YEAR FLOODPLAIN	-----
		100-YEAR FLOODPLAIN	-----
		SILT FENCE	-----
		GRADING LIMITS	GL
		STORM CULVERT	=====



NOTE: ANNEXATION AGREEMENT REQUIRES 1' ADDITIONAL SETBACK FOR EVERY FOOT OF HEIGHT OVER 45' FOR BUILDINGS IN ORIGINAL TRACT 5. MAX. ANTICIPATED HEIGHT IS 50', MINIMUM SETBACK DISTANCE IS 38'. THEREFORE MAX. HEIGHT IS 58.

1 ZONING
NOT TO SCALE

OWNER & DEVELOPER

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

DEVELOPER:
ORIGIN CONSTRUCTORS
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 #28019C02950 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

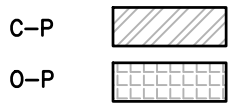
BENCHMARK INFORMATION

DNR GRS ALUMINUM DISK STAMPED 80-15, IN A 12" CONCRETE MONUMENT, FROM THE INTERSECTION OF PONDEROSA STREET AND 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 FENCE AND 9.9' NORTHEAST OF A NAIL AND SHINER IN A FENCE POST. ELEVATION = 799.74'.

DNR GRS ALUMINUM DISK STAMPED 80-14 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 = 751.61'.

- 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



UTILITY CONTACT INFORMATION

LOCATES:	MISSOURI ONE CALL SYSTEM 1022 B NORTHEAST DRIVE JEFFERSON CITY, MO 65209 1-800-344-7483
SEWER:	CITY OF COLUMBIA 701 E. BROADWAY COLUMBIA, MO 65201 ALLISON ANDERSON (573) 874-7250
GAS:	AMEREN UE 3301 LEMONE IND. BLVD. COLUMBIA, MO 65201 BRUCE DARR 573-876-3030 1-800-522-7583
CATV:	MEDIACOM 1211 WILKES BLVD COLUMBIA, MO 65201 JIMMY RUNYON (573) 443-1535 (855) 633-4226
WATER:	COLUMBIA WATER & LIGHT 701 E. BROADWAY COLUMBIA, MO 65201 DONNIE NICHOLSON (573) 874-7315
ELECTRIC:	COLUMBIA WATER & LIGHT 701 E. BROADWAY COLUMBIA, MO 65201 JONI TROYER (573) 874-7321
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.

MORAD2958 ISSUED ON APRIL 2, 2013

STREAM BUFFER STATEMENT

THERE ARE NO REGULATED STREAMS WITHIN OR ADJACENT TO 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.

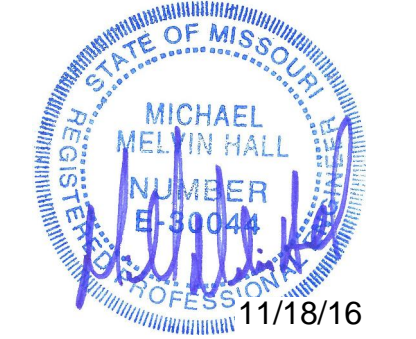
SIGNAGE

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 18043.



MICHAEL M. HALL, P.E.
MO # 30044
EXPIRES 12-31-2017
MISSOURI ENG. CORP #2013000149
EXPIRES 12-31-2017

**CP/OP PLAN FOR PLAT 4
DISCOVERY PARK SUBDIVISION**

ORIGIN CONSTRUCTORS
COLUMBIA, MISSOURI

REVISIONS

	CITY COMMENTS	9/27/16
	CITY COMMENTS	10/28/16

DRAWN	TRW
APPROVED	MMH
ISSUED FOR	----
DATE	11/18/16
FIELD BOOK	

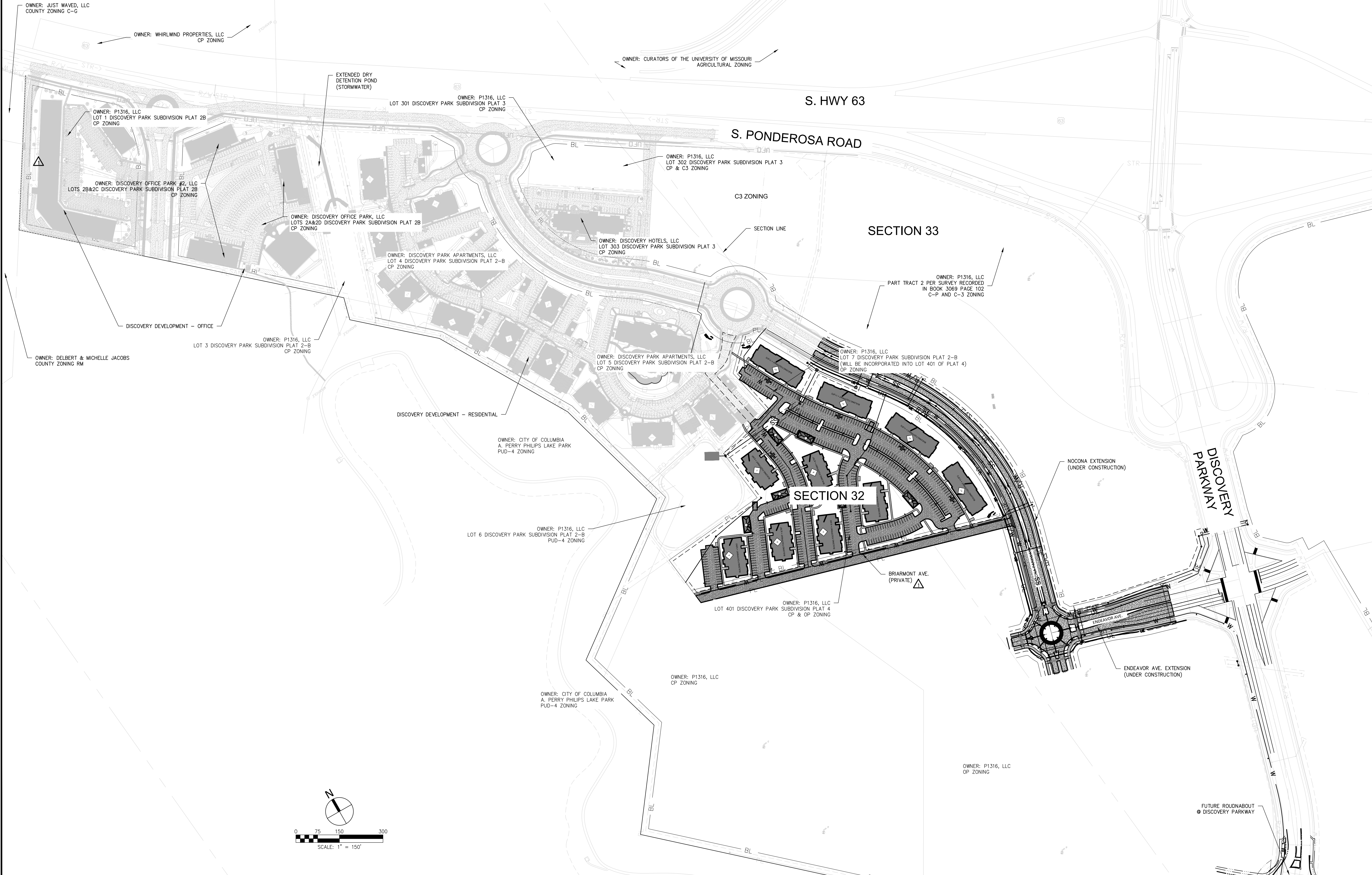
SHEET NAME

ABBREVIATIONS & NOTES

PROJECT NO. 112003-1-401
CITY NO. #16-173
SHEET NO.

X0.2

C-P/OP PLAN FOR
DISCOVERY PARK SUBDIVISION - PLAT 4
 LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
 BOONE COUNTY MISSOURI
 AUGUST 2016



I:\Projects\112003-1\Philips_Development\Map\CP - Lot_Development\Resident\A\Aris\A-1\112003-1-500 - Base - ARB - ARB - Concept.dwg | DATE: 28/06/2016 | TIME: 15:23



**CP/OP PLAN FOR PLAT 4
 DISCOVERY PARK SUBDIVISION**
 ORIGIN CONSTRUCTORS
 COLUMBIA, MISSOURI

REVISIONS

△	CITY COMM./REV. 9/27/16

DRAWN TRW
 APPROVED MMH
 ISSUED FOR DATE 11/18/16
 FIELD BOOK

SHEET NAME
OVERALL DEVELOPMENT PLAN

PROJECT NO. 112003-1-401
 CITY REV. NO. #16-173
 SHEET NO.
C1.0

RESIDENTIAL PARKING CALCULATION - LOT 401: Δ

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: Δ

(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: Δ

(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 Δ

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

C-P/OP PLAN FOR
DISCOVERY PARK SUBDIVISION PLAT 4
 LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
 BOONE COUNTY MISSOURI
 AUGUST 2016

Δ PRIVATE STREET NOTE:

1. ALL MAINTENANCE OF THE PRIVATE STREET(S) SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ADJUTING 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.

CATALYST
 design works
 Columbia, MO
 4240 PHILIPS FARM ROAD, SUITE 101, COLUMBIA, MO 65201
 PHONE (314) 442-9902

STATE OF MISSOURI
 MICHAEL M. HALL
 PROFESSIONAL ENGINEER
 NUMBER 00044
 EXPIRES 12-31-2017
 MISSOURI ENG. CORP #2013000149
 EXPIRES 12-31-2017
 11/18/16

C/P/OP PLAN FOR PLAT 4
 DISCOVERY PARK SUBDIVISION
 ORIGIN CONSTRUCTORS
 COLUMBIA, MISSOURI

REVISIONS

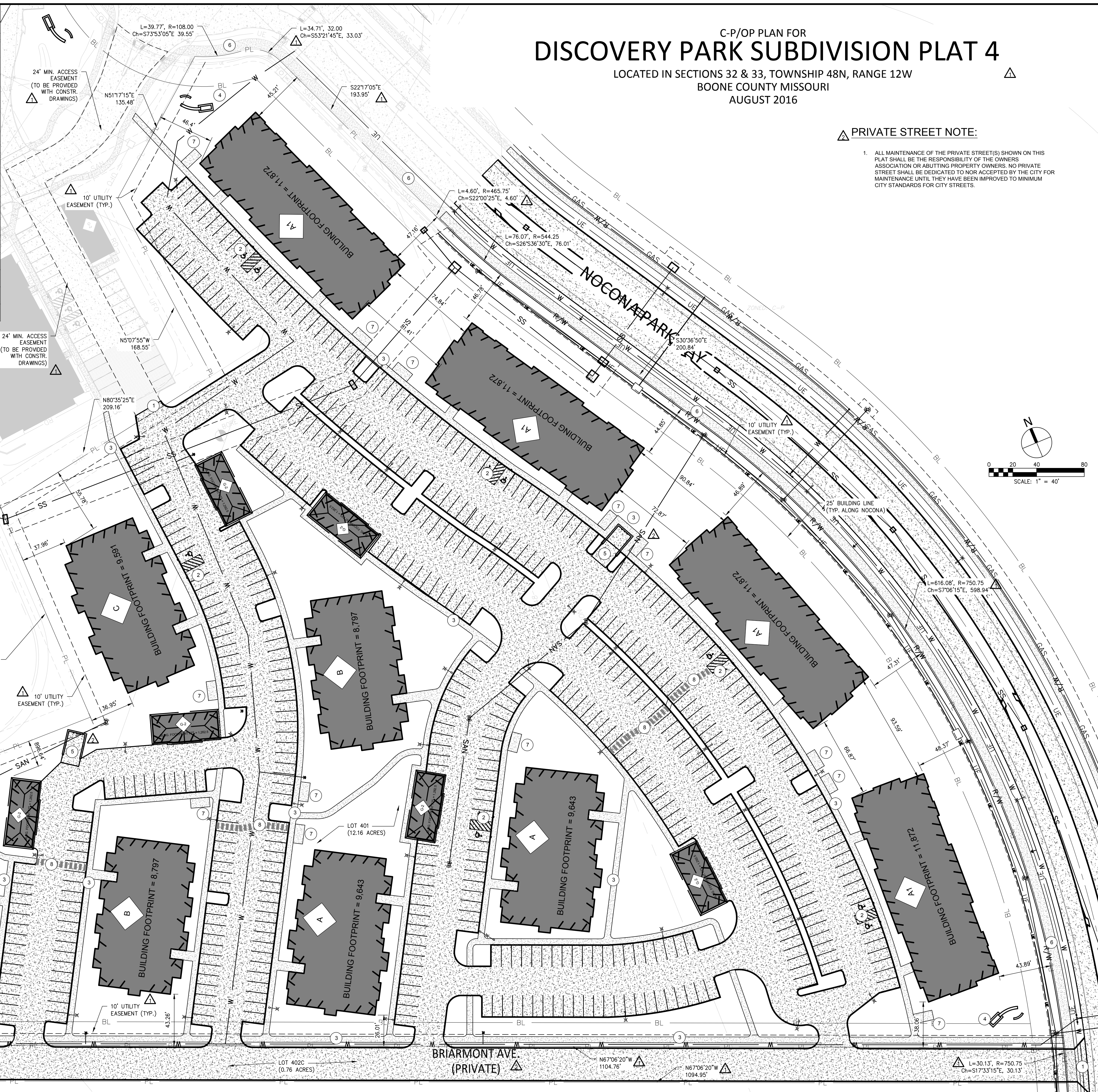
Δ CITY COMM./REV	9/27/16
Δ CITY COMMENTS	10/28/16

DRAWN	MMH
APPROVED	MMH
ISSUED FOR	
DATE	11/18/16
FIELD BOOK	----

SHEET NAME
 CP-OP PLAN

PROJECT NO. 112003-1-401
 CITY REV. NO. #16-173
 SHEET NO.

C1.1



rmmhall | V:\Projects\112003-1-Philips Development\Residential\Plat 4\112003-1-401 - Base - ARIA.txd | DATE: 10/11/2016 | TIME: 08:04

TREE LEGEND Δ				
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 RE 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: Δ
(LOTS 401&402C REPRESENTED IN THIS CHART)

AREA	
TOTAL LOT AREA =	12.92 ACRES
TOTAL PARKING LOT AREA =	4.80 ACRES
TOTAL SIDEWALK AREA =	0.74 ACRES
TOTAL BUILDING FOOTPRINT AREA =	2.55 ACRES
TOTAL IMPERVIOUS AREA =	8.09 ACRES 63%
TOTAL PERVIOUS AREA =	4.83 ACRES 37%

LANDSCAPE COMPLIANCE

TOTAL PARKING LOT & DRIVE AREA	208,991 SQ. FT.
TOTAL REQUIRED @ 1 TREE/4500 SQ. FT.	46 TREES
TOTAL TREES REQUIRED =	46 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) 4.83 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 SOD 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 8' 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.

STORMWATER TO BE COLLECTED THROUGH VARIOUS DISCONNECTED MEANS (SWALES, BROKEN CURBS, DISCONNECTED DOWNSPOUTS, ETC. PER ORDINANCE 18043 (THE DEVELOPMENT AGREEMENT FOR THE SITE)).

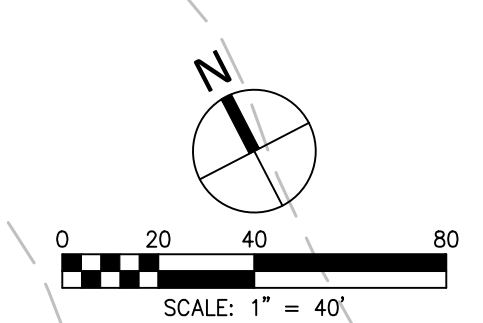
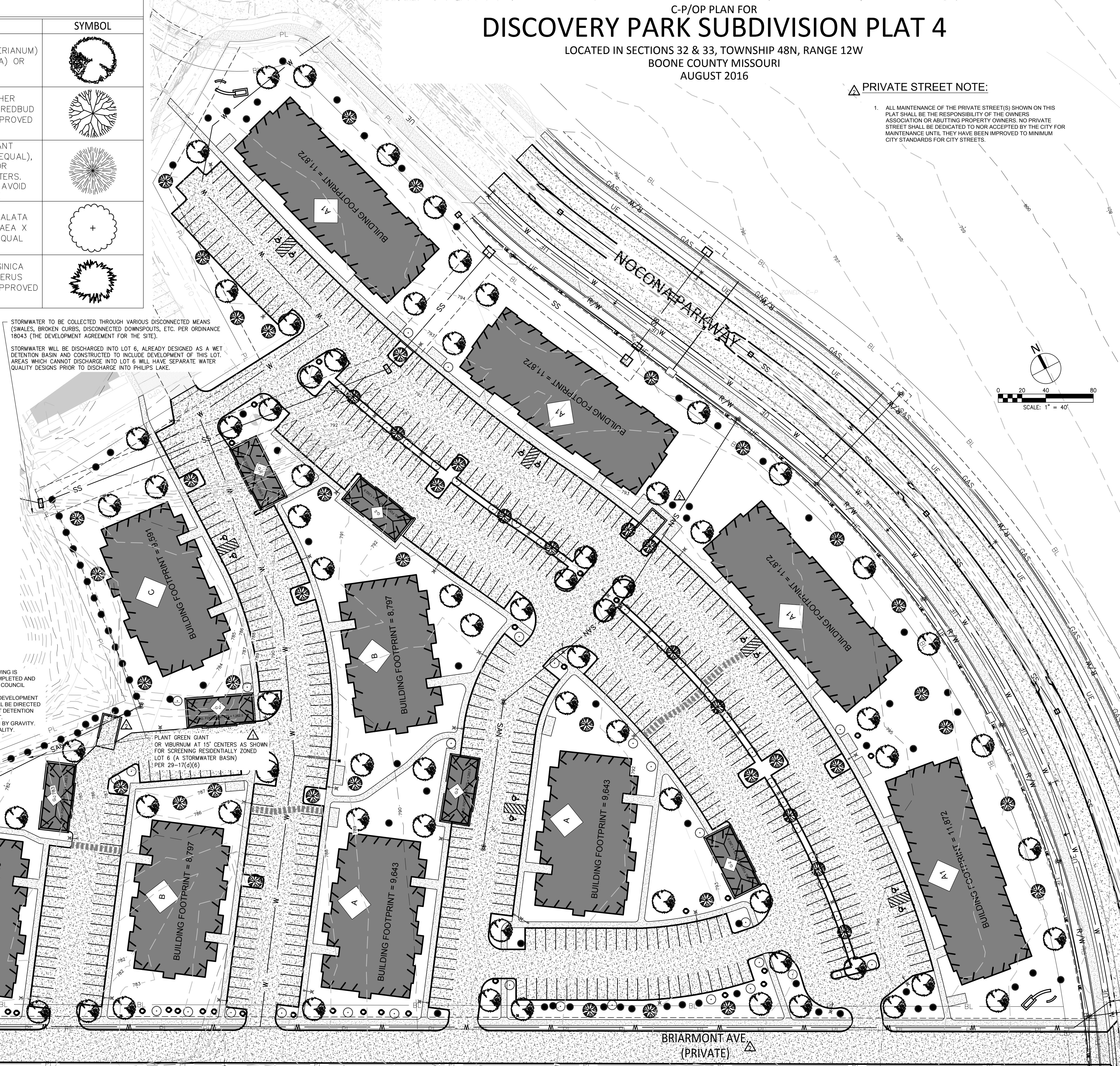
STORMWATER WILL BE DISCHARGED INTO LOT 6, ALREADY DESIGNED AS A WET DETENTION BASIN AND CONSTRUCTED TO INCLUDE DEVELOPMENT OF THIS LOT. AREAS WHICH CANNOT DISCHARGE INTO LOT 6 WILL HAVE SEPARATE WATER QUALITY DESIGNS PRIOR TO DISCHARGE INTO PHILIPS LAKE.

C-P/OP PLAN FOR
DISCOVERY PARK SUBDIVISION PLAT 4

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY MISSOURI
AUGUST 2016

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 WORK ACCEPTED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN IMPROVED TO MINIMUM CITY STANDARDS FOR CITY STREETS.



CATALYST
design works

Columbia, MO
4240 PHILIPS FARM ROAD, SUITE 101 COLUMBIA, MO 65201
PHONE (314) 442-9902

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
MICHAEL M. HALL, P.E.
NUMBER 183004
EXPIRES 12-31-2017
MISSOURI ENG. CORP #2013000149
EXPIRES 12-31-2017

11/18/16

**CP/OP PLAN FOR PLAT 4
DISCOVERY PARK SUBDIVISION**

ORIGIN CONSTRUCTORS
COLUMBIA, MISSOURI

REVISIONS

Δ CITY COMM./REV.	9/27/16
Δ CITY COMMENTS	10/28/16

DRAWN	MMH
APPROVED	MMH
ISSUED FOR	
DATE	11/18/16
FIELD BOOK	----

SHEET NAME
CP-OP PLAN & LANDSCAPING CONCEPT

PROJECT NO. 112003-1-401
CITY REV. NO. #16-173
SHEET NO.

rmmhall | V:\Projects\112003-1-401-Philips Development\Residential\Info\11-112003-1-401 - Base - AREA.dwg | DATE: 10/17/2016 | TIME: 08:04