

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

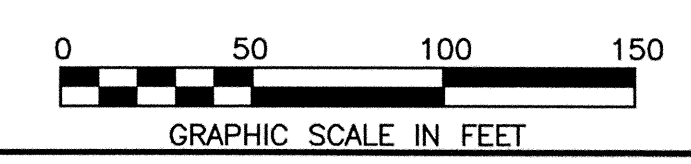
TARGET

EXISTING BUILDING	= 101,969 SF
PROPOSED EXPANSION	= 26,810 SF
TOTAL	= 128,779 SF

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'	
TARGET TOTALS:	128,779	494	9'x18'	4.8*	644	9'x18'	5.0	580	9'x18'	4.5

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

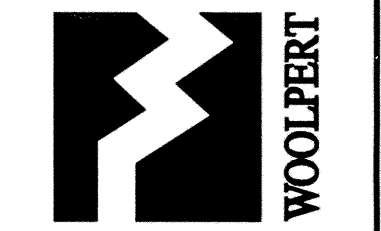
NOTE: REDUCTION IN PARKING RATIO WILL REQUIRE APPROVAL UNDER A PLANNED USE REVIEW PROCESS.



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
 FAX: 618.632.0100



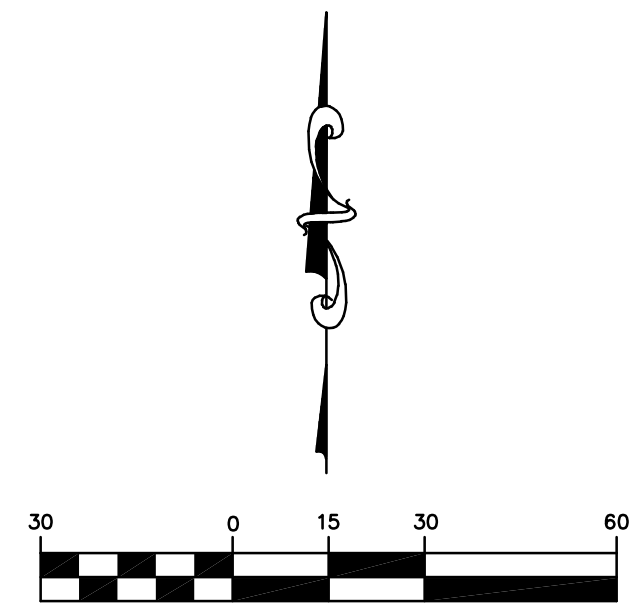
TARGET No. T-0239
COLUMBIA, MISSOURI
 2400 BERNADETTE DRIVE
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

SHEET NO. 2 OF 2

CP-5

CONCEPT PLAN

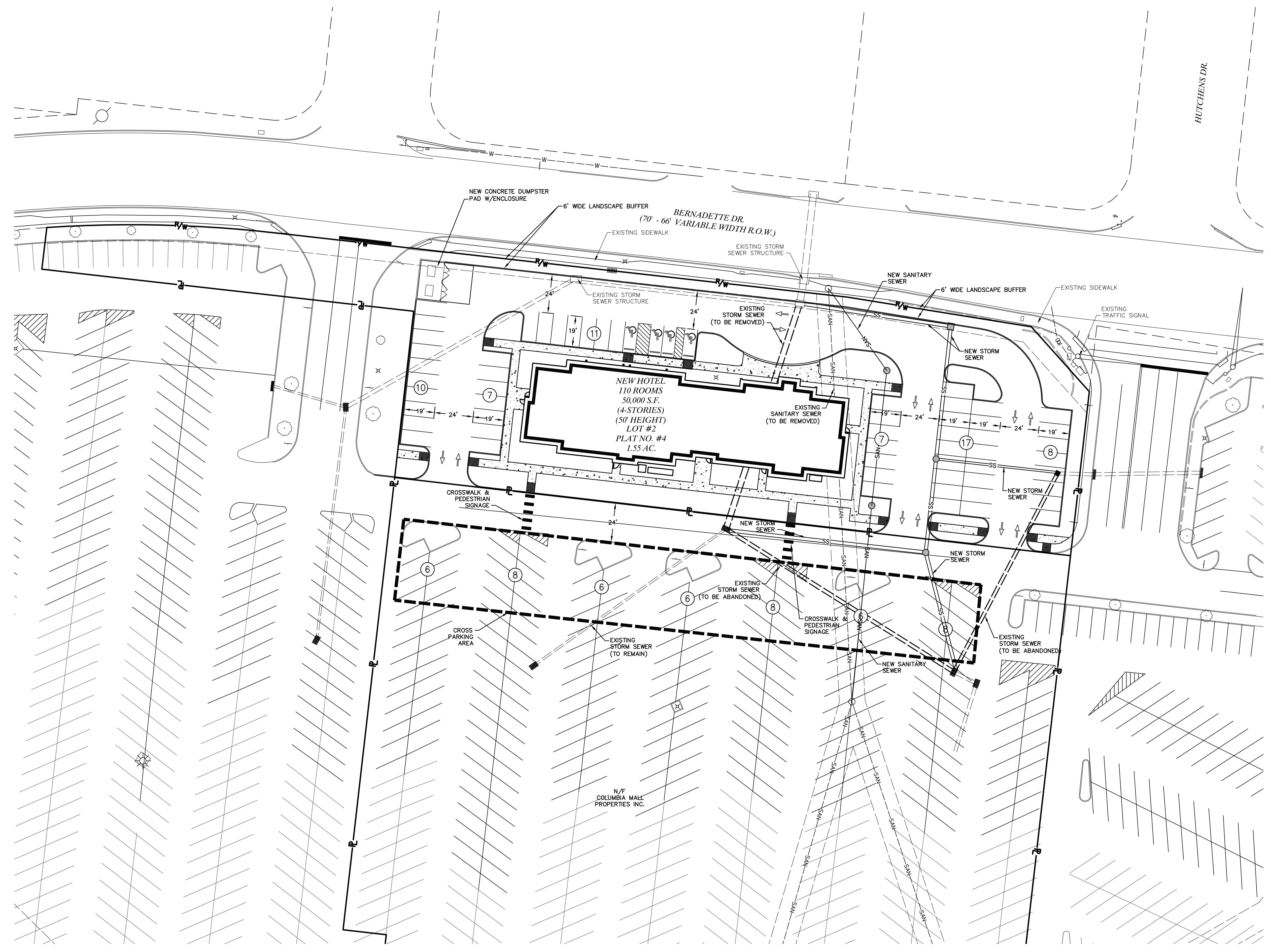
SITE/UTILITY PLAN



NOVEMBER, 2019

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY	RIGHT-OF-WAY
UGT	UGT
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
SAN	SAN
SANITARY SEWER	SANITARY SEWER
SANITARY MANHOLE	SANITARY MANHOLE
STORM SEWER	STORM SEWER
INLET	INLET
GRATED INLET	GRATED INLET
WATER LINE	WATER LINE
FIRE HYDRANTS	FIRE HYDRANTS
WATER VALVE	WATER VALVE
WATER METER	WATER METER
GUARDRAIL	GUARDRAIL
TREE	TREE
LIGHT	LIGHT
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT



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

COCHRAN

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

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

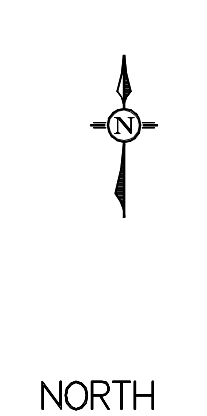
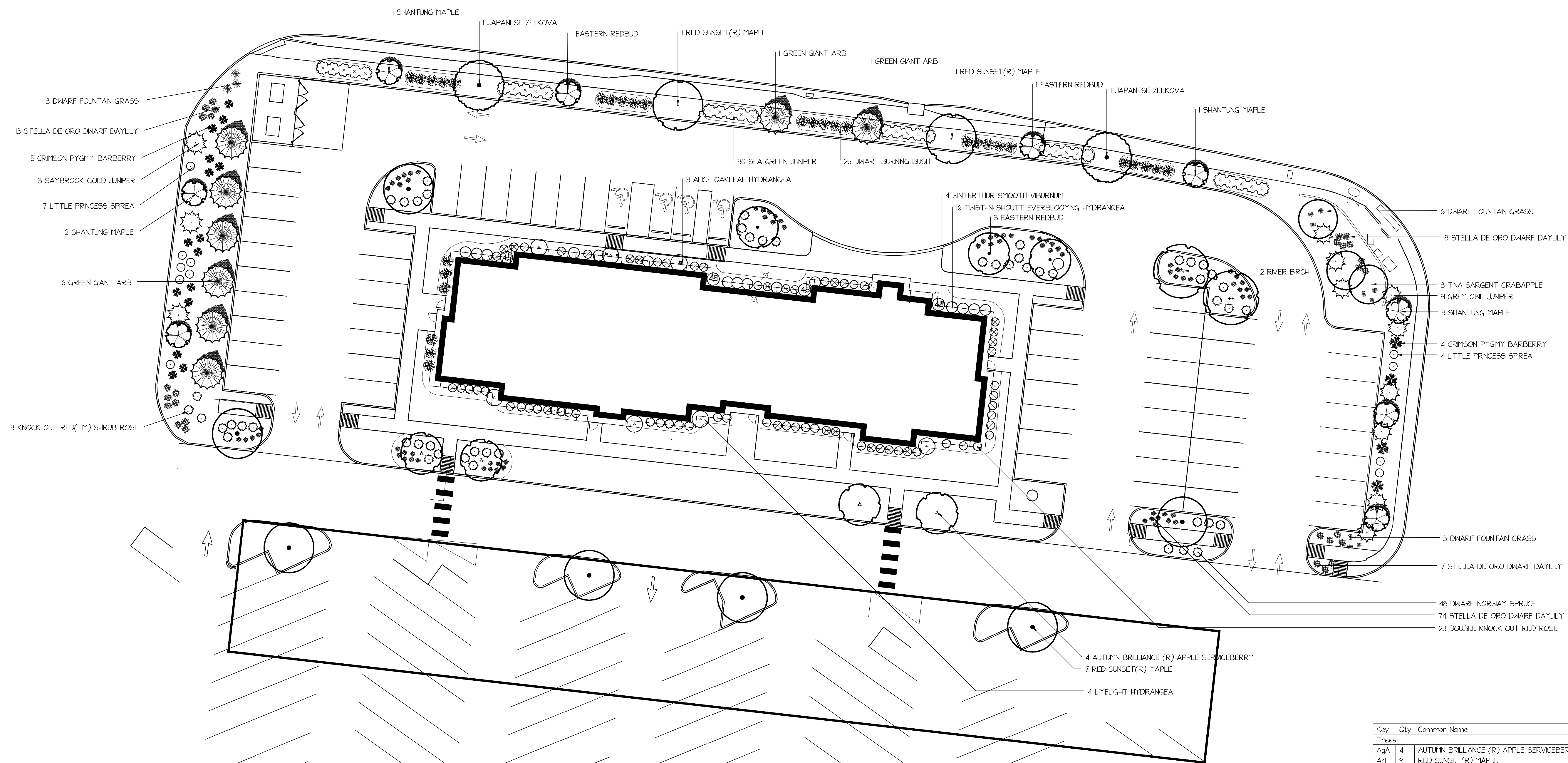
Three working days prior to the start of any excavation call 1-800-463-8712 for utility location information.

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

COLUMBIA MALL
COLUMBIA, MISSOURI

DATE:	NOV. 19, 2019
SCALE:	1" = 30'
PROJ. NO.:	19-7800
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 BY: rpatel

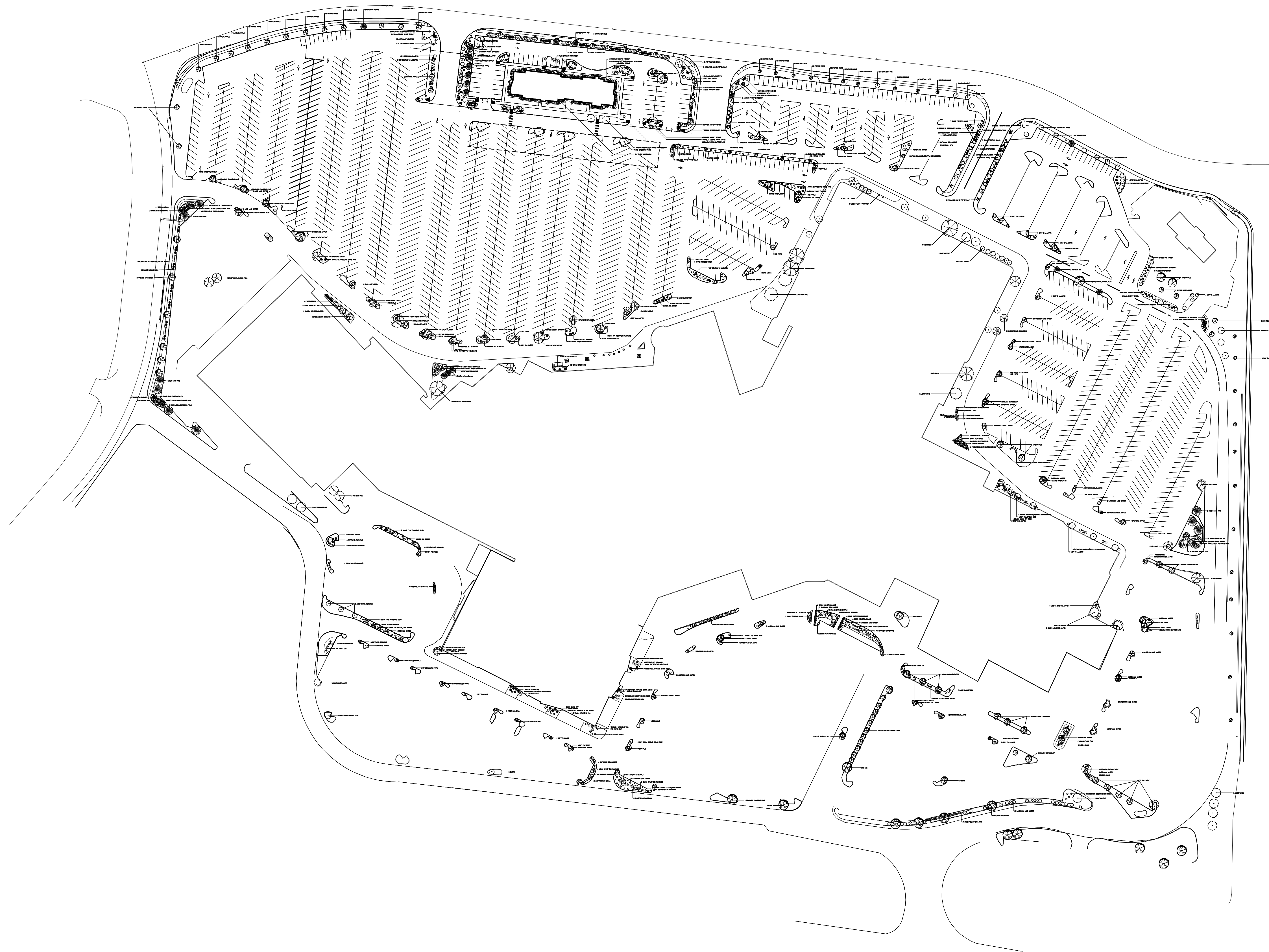


GENERAL NOTES
 SECTION 29-44(c)(2)(i) MINIMUM LANDSCAPE REQUIRED
 TOTAL AREA = 155 ACRES
 LANDSCAPED AREA REQUIRED = 23 ACRES
 LANDSCAPED AREA PROVIDED = 37 ACRES
 SECTION 29-44(d) STREET FRONTAGE LANDSCAPE
 (1) SIX FOOT BUFFER PROVIDED ALONG BERNADETTE
 (2) 390/40 TREES REQUIRED = 9.75
 TREES PROVIDED = 8
 SECTION 29-44(f) PARKING AREA LANDSCAPING
 (4) ONE TREE / 4000 SF OF PAVED AREA
 TOTAL REQUIRED = 112 TREE
 TOTAL PROVIDED = 22 TREES

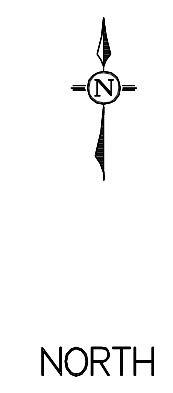
Key	Qty	Common Name	Size/Condition
Trees			
AgA	4	AUTUMN BRILLIANCE (R) APPLE SERVICEBERRY	4-7'
ArF	9	RED SUNSET(R) MAPLE	2' B&B
At	7	SHANTUNG MAPLE	2' B&B
Bn	2	RIVER BIRCH	10-12' Clump
Cc	5	EASTERN REDBUD	2' B&B
MtT	3	TINA SARGENT CRABAPPLE	2' B&B
TGG	8	GREEN GIANT ARB	7-8' B&B
Zs	2	JAPANESE ZELKOVA	2' B&B
Shrubs			
BIC	19	CRIMSON PYGMY BARBERRY	3 Gal
EcC	25	DWARF BURNING BUSH	24" B&B
HmT	16	TWIST-N-SHOUTT EVERBLOOMING HYDRANGEA	5 Gal
Hpl	4	LIMELIGHT HYDRANGEA	5 Gal
HqA	3	ALICE OAKLEAF HYDRANGEA	5 Gal
JkS	30	SEA GREEN JUNIPER	5 Gal
JkS	3	SAYBROOK GOLD JUNIPER	5 Gal
JkG	9	GREY OAK JUNIPER	5 Gal
Pop	48	DWARF NORWAY SPRUCE	18-24" #5
RRD	23	DOUBLE KNOCK OUT RED ROSE	3 Gal
RRK	3	KNOCK OUT RED(TM) SHRUB ROSE	3 Gal
SjL	11	LITTLE PRINCESS SPREA	5 Gal
VvM	4	WINTERTHUR SMOOTH VEURNUM	5 Gal
Ornamental Grasses			
FaH	12	DWARF FOUNTAIN GRASS	3 Gal
Perennials and Annuals			
Hsd	102	STELLA DE ORO DWARF DAYLILY	1 Gal

CONCEPTUAL LANDSCAPE PLAN
 HOTEL - COLUMBIA MALL

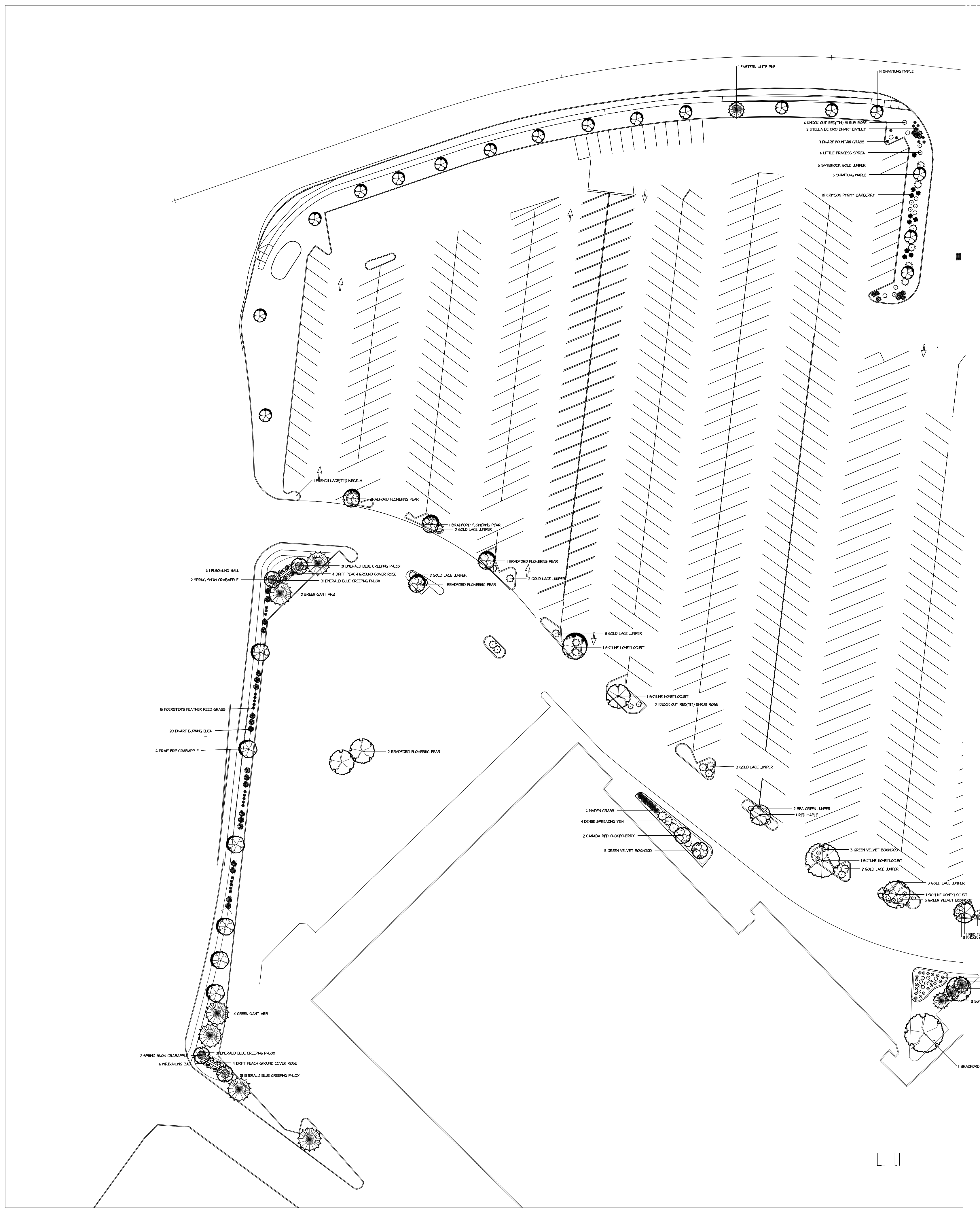
DATE 11/9/2019
 SCALE 1"=20'
 DRAWING #



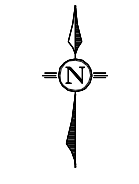
Key	Qty	Common Name
Trees		
AfA	9	ARMSTRONG (R) MAPLE
AgA	12	FLAME AMUR MAPLE (CLUMP)
AgA	3	AUTUMN BRILLIANCE (R) APPLE SERVICEBERRY
Ar	29	RED MAPLE
ArF	7	RED SUNSET(R) MAPLE
At	3	SHANTUNG MAPLE
At	47	SHANTUNG MAPLE
Bn	7	RIVER BIRCH
Cc	6	EASTERN REDBUD
Glv	21	SKYLINE HONEYLOCUST
JvG	63	GREY OAK JUNPER
MP	1	PROFUSION CRABAPPLE
MPF	6	PRAIE FIRE CRABAPPLE
MS	10	SPRING SNOW CRABAPPLE
Mst	23	SUGAR TYME FLOWERING CRAB
Mst	11	TNA SARGENT CRABAPPLE
PcB	12	BRADFORD FLOWERING PEAR
Plc	2	LONDON PLANE TREE
Ps	3	EASTERN WHITE PINE
PsY	1	YOSHINO FLOWERING CHERRY
PvC	2	CANADA RED CHOKECHERRY
Qp	3	PN OAK
Sn	1	WILLOW WEEPING
TGG	8	GREEN GIANT ARB
Td	2	BALD CYPRESS
ToE	2	EMERALD ARBORVITAE
ToS	5	EMERALD GREEN ARB
Conifers		
Pn	15	AUSTRIAN PINE
Ps	4	EASTERN WHITE PINE
TGG	9	GREEN GIANT ARB
Shrubs		
BGV	33	GREEN VELVET BOXWOOD
BGV	25	GREEN VELVET BOXWOOD
BGV	11	GREEN VELVET BOXWOOD
BIC	94	CRIMSON PYGMY BARBERRY
Cp	3	Soft Service Foliage Cypress
DR	9	DRIFT PINK ROSE
EaC	47	DWARF BURNING BUSH
HmT	6	TWIST-N-SHOUIT EVERBLOOMING HYDRANGEA
Hb	9	HYDRANGEA BOBO
Hbl	4	LIGHT HYDRANGEA
HqA	11	ALICE OAKLEAF HYDRANGEA
JcG	17	GOLD LACE JUNPER
JcS	33	SEA GREEN JUNPER
JcS	194	SAYBROOK GOLD JUNPER
JcS	7	GREEN SARGENTS JUNPER
PdP	48	DWARF NORWAY SPRUCE
RDP	8	DRIFT PEACH GROUND COVER ROSE
RRD	29	DOUBLE KNOCK OUT RED ROSE
RRK	90	KNOCK OUT(TM) SHRUB ROSE
RRP	3	PINK KNOCK OUT
SjG	6	GOLDMOUND SPREA
SjG	2	GOLDMOUND SPREA
SjL	32	LITTLE PRINCESS SPREA
SjW	21	MAGIC CARPET SPREA
TmD	10	DENSE SPREADING YEW
TmE	8	EVERLOW SPREADING YEW
ToB	8	MR.BOWLING BALL
VmW	4	WINTERHUR SMOOTH VEURNUM
WB	1	FRENCH LACE(TM) WEGELA
Ornamental Grasses		
Ck	33	FOERSTER'S FEATHER REED GRASS
MdG	25	MAIDEN GRASS
MdV	6	VAREGATED JAPANESE SILVER GRASS
PdH	6	DWARF FOUNTAIN GRASS
PdH	88	DWARF FOUNTAIN GRASS
PvS	25	SHENANDOAH SWITCH GRASS
Perennials and Annuals		
Ep	4	PURPLE CONEFLOWER
Hsd	203	STELLA DE ORO DWARF DAYLILY
Pl	4	LITTLE SPRE RUSSIAN SAGE
PlE	124	EMERALD BLUE CREEPING PHLOX
SAJ	11	AUTUMN JOY STONECROP
Srt1	25	MAY NIGHT SAGE
Other Plants		
BGV	62	GREEN VELVET BOXWOOD
MPF	1	ROBINSON CRABAPPLE
Qp	1	PN OAK
RDP	1	DRIFT CORAL GROUND COVER ROSE



COLUMBIA MALL LANDSCAPE
 2300 BERNADETTE DR
 SCALE 1"=100'
 DATE 11/15/2019
 DRAWING # L 10



Qty	Common Name
Trees	
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
Shrubs	
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(TT) WEGELA
Ornamental Grasses	
18	FOERSTER'S FEATHER REED GRASS
6	MADEN GRASS
9	DWARF FOUNTAIN GRASS
Perennials and Annuals	
12	STELLA DE ORO DWARF DAYLILY
124	EMERALD BLUE CREEPING PHLOX

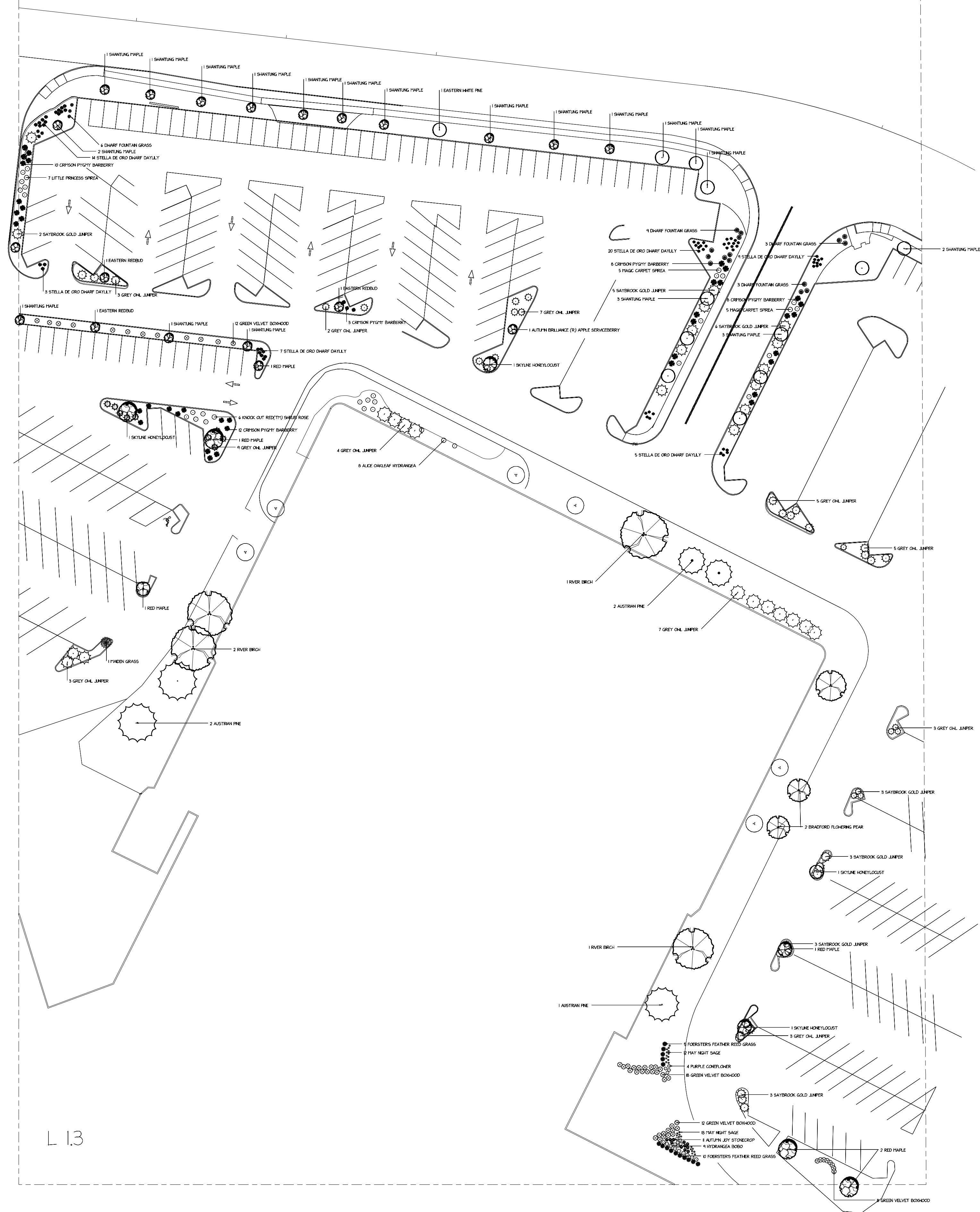


NORTH

COLUMBIA MALL LANDSCAPE

2300 BERNADETTE DR

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

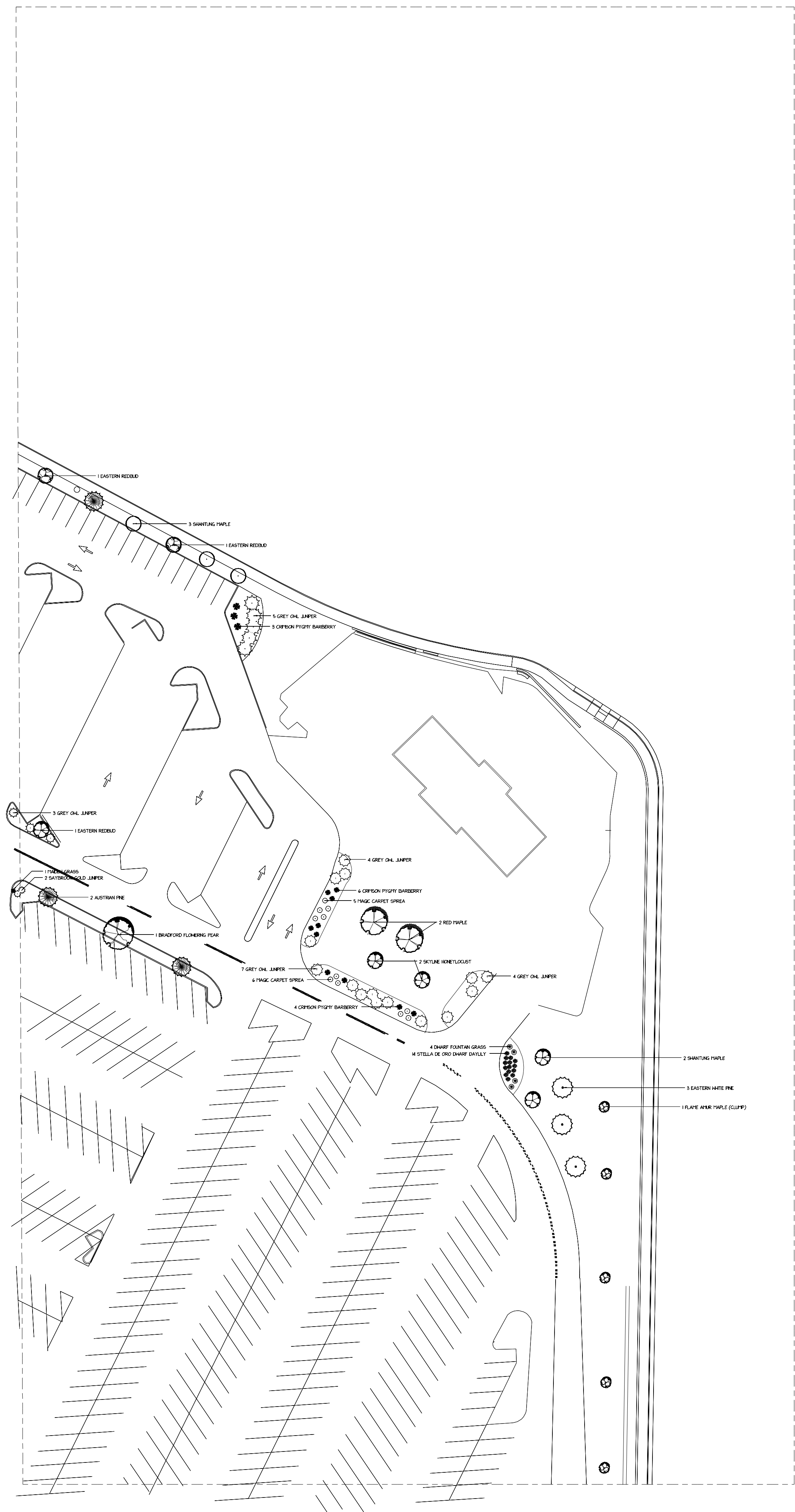


Qty	Common Name
Trees	
1	AUTUMN BRILLIANCE (R) APPLE SERVICEBERRY
6	RED MAPLE
24	SHANTUNG MAPLE
2	SHANTUNG MAPLE
4	RIVER BIRCH
3	EASTERN REDBUD
4	SKYLINE HONEYLOCUST
2	BRADFORD FLOWERING PEAR
5	AUSTRIAN PINE
1	EASTERN WHITE PINE
Shrubs	
50	GREEN VELVET BOXWOOD
41	CRIMSON PYGMY BARBERRY
9	HYDRANGEA BOBO
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
Ornamental Grasses	
15	FOERSTER'S FEATHER REED GRASS
1	MADEN GRASS
6	DWARF FOUNTAIN GRASS
15	DWARF FOUNTAIN GRASS
Perennials and Annuals	
4	PURPLE CONEFLOWER
58	STELLA DE ORO DWARF DAYLILY
11	AUTUMN JOY STONECROP
25	MAY NIGHT SAGE

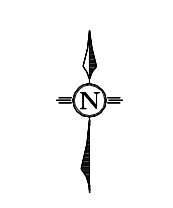


COLUMBIA MALL LANDSCAPE
2300 BERNADETTE DR

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



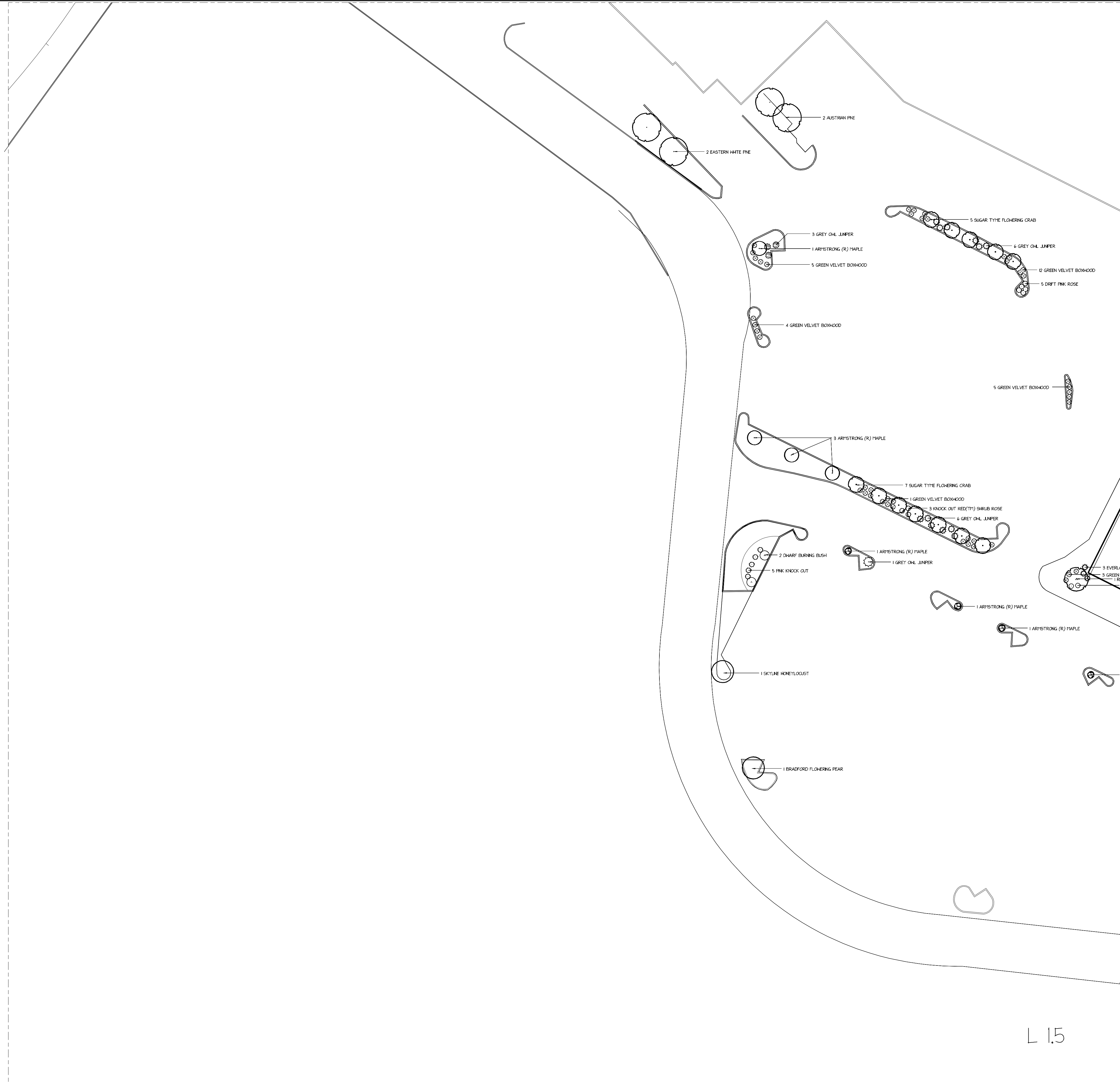
Qty	Common Name
Trees	
1	FLAME MAPLE (CLUMP)
2	RED MAPLE
5	SHANTUNG MAPLE
3	EASTERN REDBUD
2	SKYLINE HONEYLOCUST
1	BRADFORD FLOWERING PEAR
2	AUSTRIAN PINE
3	EASTERN WHITE PINE
Shrubs	
10	CRIMSON PYGMY BARBERRY
2	SAYBROOK GOLD JUNPER
23	GREY OIL JUNPER
11	MAGIC CARPET SPIREA
Ornamental Grasses	
1	DWARF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



NORTH

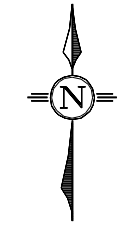
COLUMBIA MALL LANDSCAPE
2300 BERNADETTE DR

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



L 1.5

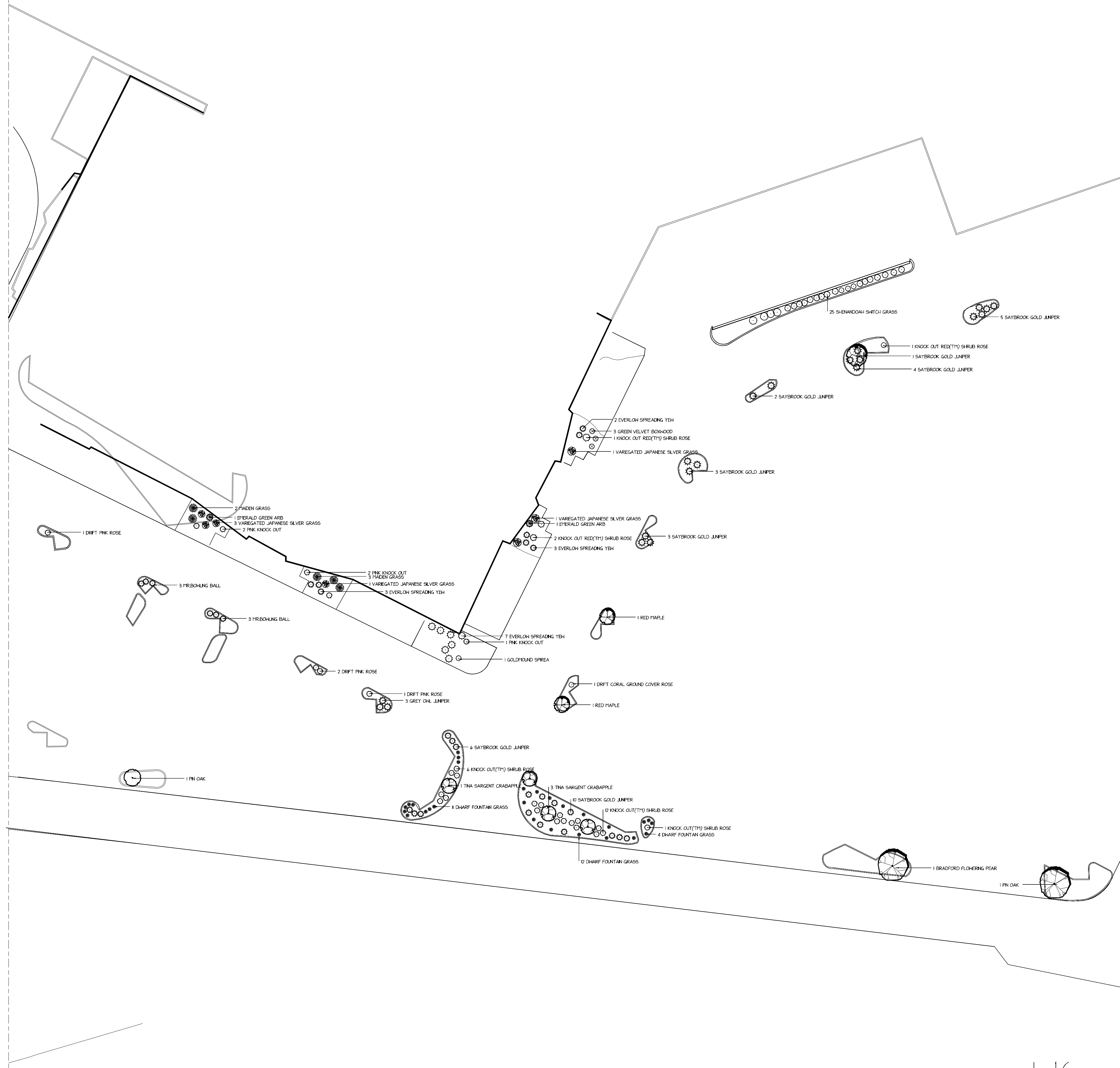
Qty	Common Name
Trees	
8	ARMSTRONG (R) MAPLE
1	RIVER BIRCH
1	SKYLINE HONEYLOCUST
12	SUGAR TYME FLOWERING CRAB
1	BRADFORD FLOWERING PEAR
2	AUSTRIAN PINE
2	EASTERN WHITE PINE
Shrubs	
1	GREEN VELVET BOXWOOD
5	DRIFT PINK ROSE
2	DWARF BURNING BUSH
16	GREY OWL JUNPER
3	KNOCK OUT RED(TM) SHRUB ROSE
5	PINK KNOCK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



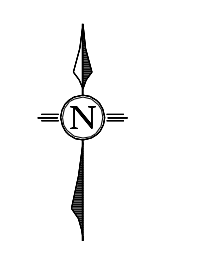
NORTH

COLUMBIA MALL LANDSCAPE
2300 BERNADETTE DR

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



Qty	Common Name
Trees	
2	RED MAPLE
4	TINA SARGENT CRABAPPLE
1	BRADFORD FLOWERING PEAR
1	PIN OAK
2	EMERALD GREEN ARB
Shrubs	
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
Ornamental Grasses	
5	MADEN GRASS
6	VAREGATED JAPANESE SILVER GRASS
27	DWARF FOUNTAIN GRASS
25	SHENANDOAH SWITCH GRASS
Other Plants	
1	PIN OAK

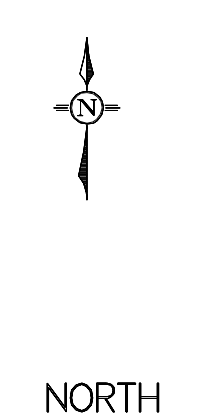
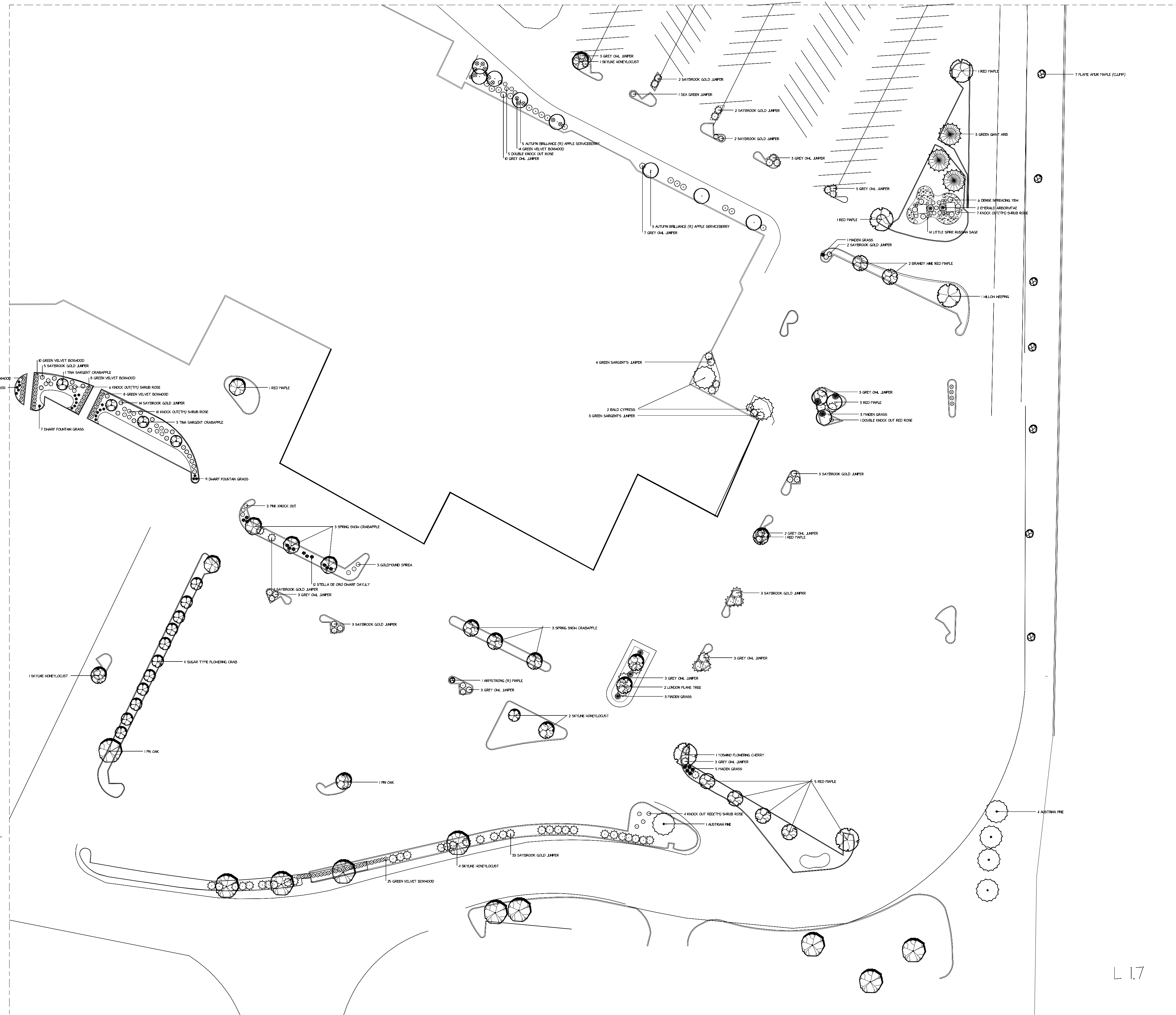


NORTH

COLUMBIA MALL LANDSCAPE
2300 BERNADETTE DR

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

L 1.6



Qty	Common Name
Trees	
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
Shrubs	
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
Ornamental Grasses	
12	MAIDEN GRASS
21	DWARF FOUNTAIN GRASS
Perennials and Annuals	
12	STELLA DE ORO DWARF DAYLILY
14	LITTLE SPRE RUSSIAN SAGE
Other Plants	
14	GREEN VELVET BOXWOOD

L 1.7

COLUMBIA MALL LANDSCAPE
2900 BERNADETTE DR

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