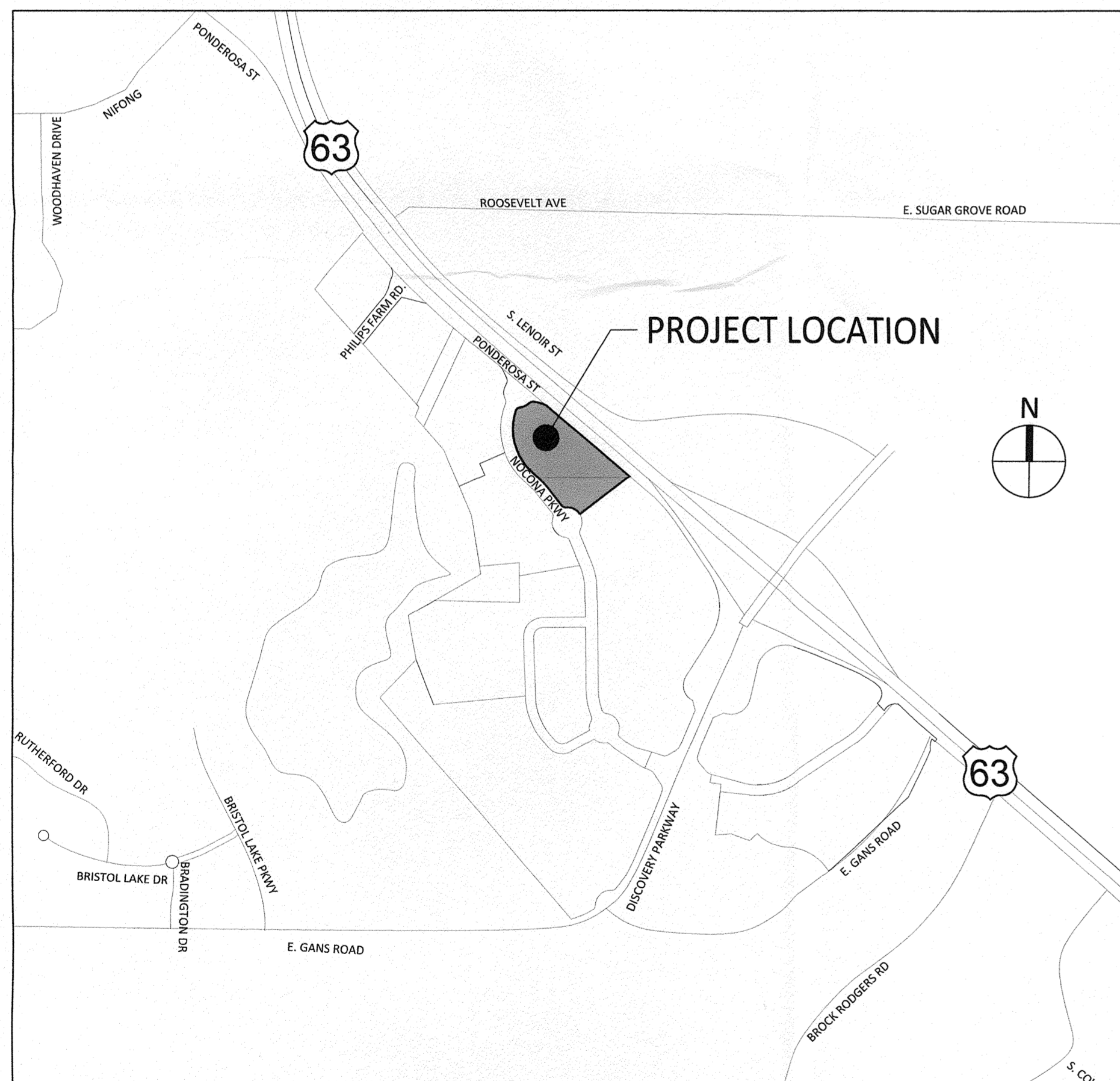


# CP PLAN FOR DISCOVERY PARK LOTS 301, 302 & 303

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W  
BOONE COUNTY, MISSOURI  
MARCH, 2015

## Project Location Map



## Index of Drawings

Sheet Number	Sheet Title
X0.1	COVER SHEET
X0.2	ABBREVIATIONS & NOTES
C1.0	CP PLAN DEVELOPMENT - OVERALL
C1.1	CP PLAN - LOT 101, 102, & 103
C1.2	CP PLAN - LOT 101, 102, & 103

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS  
1st DAY OF May 2015.

*[Signature]*

DR. RAMAN PURI - CHAIRMAN  
Steve Reichlin - Vice Chairman

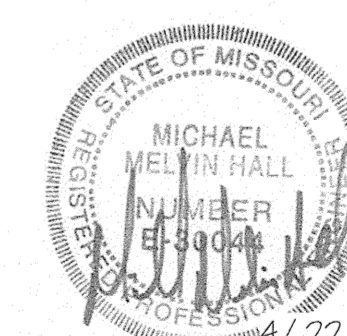
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA  
MISSOURI THIS 1st DAY OF June 2015.

*[Signature]*

ROBERT MCDAVID - MAYOR

*[Signature]*

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 12-31-15

Michael M.  
Hall, P.E.

Digitally signed by Michael M. Hall, P.E.  
DN: cn=Michael M. Hall, P.E., o=Columbia  
Civil Engineering Group, ou,  
email=mmhall@columbiacivilengineering.  
com, c=US  
Date: 2015.04.22 15:49:44 -05'00'

Set No: \_\_\_\_\_

Project Number: 112003-1-101

**COLUMBIA**  
Civil Engineering Group

MISSOURI ENGINEERING CORPORATION NUMBER 2013000149, EXPIRES 12-31-2015  
Columbia Civil Engineering Group, LLC 3301 Berrywood Drive, Suite 103 Columbia, MO 65201  
Phone (573) 999-7821



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	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
Ait	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	FH	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
Ctr	Center to Center	G&B	Gate Valve & Box	SW	Sidewalk
CFS	Cubic Feet per Second	HDPE	High Density Polyethylene Pipe	Sta	Station
CI	Curb Inlet	HB	Hose Bibb	Strn	Stream
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
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	Downspout/Disconnect Switch	MUTCD	Manual of Uniform Traffic Control Devices	VCP	Vitrified Clay Pipe
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

SANITARY MANHOLE	EXISTING	PROPOSED	PROPERTY LINE	EXISTING	PROPOSED
STORM MANHOLE	(Symbol)	(Symbol)	UNDERGROUND TELEPHONE	UT	UT
ELECTRIC TRANSFORMER	(Symbol)	(Symbol)	UNDERGROUND FIBER OPTIC	UFO	UFO
TELEPHONE PEDESTAL	(Symbol)	(Symbol)	UNDERGROUND ELECTRIC	UE	UE
WATER VALVE	(Symbol)	(Symbol)	OVERHEAD ELECTRIC	OE	OE
HYDRANT	(Symbol)	(Symbol)	GAS MAIN	GAS	GAS
CORPORATION STOP	(Symbol)	(Symbol)	WATER MAIN	W	W
STORM INTAKE	(Symbol)	(Symbol)	SANITARY SEWER	SAH	SAH
LIGHT POLE	(Symbol)	(Symbol)	SANITARY SEWER SERVICE	SS	SS
DECIDUOUS TREE	(Symbol)	(Symbol)	STORM SEWER	SS	SS
FLARED END	(Symbol)	(Symbol)	EASEMENT	---	---
SIGN	(Symbol)	(Symbol)	SETBACK	BL	BL
GAS METER	(Symbol)	(Symbol)	RIGHT OF WAY	R/W	R/W
TELEPHONE MANHOLE	(Symbol)	(Symbol)	MINOR CONTOUR	---	---
TELEPHONE PEDESTAL	(Symbol)	(Symbol)	MAJOR CONTOUR	---	---
BURIED TELEPHONE BOX	(Symbol)	(Symbol)	SIDEWALK	---	---
SANITARY SEWER MANHOLE	(Symbol)	(Symbol)	PAVEMENT	---	---
SANITARY CLEANOUT	(Symbol)	(Symbol)	STREAM BUFFER	---	---
UTILITY POLE	(Symbol)	(Symbol)	BUILDING	---	---
UTILITY POLE ANCHOR	(Symbol)	(Symbol)	PARKING STRIPE	---	---
YARD LIGHT	(Symbol)	(Symbol)	50-YEAR FLOODPLAIN	---	---
ELECTRIC MANHOLE	(Symbol)	(Symbol)	100-YEAR FLOODPLAIN	---	---
ELECTRIC METER	(Symbol)	(Symbol)	SILT FENCE	---	---
BURIED ELECTRIC BOX	(Symbol)	(Symbol)	GRADING LIMITS	---	---
GPS/CONTROL MONUMENT	(Symbol)	(Symbol)	STORM CULVERT	---	---
EXISTING SPOT ELEVATION	(Symbol)	(Symbol)			
STONE MARKER	(Symbol)	(Symbol)			
NON-STANDARD PROPERTY MARKER	(Symbol)	(Symbol)			
1/2" PROPERTY IRON	(Symbol)	(Symbol)			
5/8" OR LARGER PROPERTY IRON	(Symbol)	(Symbol)			
TYPE A MONUMENT	(Symbol)	(Symbol)			
RIGHT-OF-WAY MARKER	(Symbol)	(Symbol)			
PROPOSED PUBLIC ROAD	(Symbol)	(Symbol)			
PROPOSED PAVEMENT	(Symbol)	(Symbol)			
PROPOSED SIDEWALK	(Symbol)	(Symbol)			
PROPOSED DENTENTION	(Symbol)	(Symbol)			

mmhall | V:\Projects\112003-1 Phillips Development\ang\CP - Lot Development\Commercial\01 - Hotel Commercial\CP - Cover Sheet.dwg | DATE: 22/04/2015 | TIME: 13:34

OWNER & DEVELOPER

OWNER:  
P1316, LLC  
3315 BERRYWOOD SUITE 101  
COLUMBIA, MISSOURI 65201  
573-449-9902

DEVELOPER:  
TRITTENBACH DEVELOPMENT  
3301 BERRYWOOD, SUITE 103  
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 #28019C095D DATED MARCH 17, 2011.

GENERAL NOTES

- ALL TOPOGRAPHY SHOWN ON THESE DRAWINGS IS FROM LIDAR INFORMATION OBTAINED FROM BOONE COUNTY RESOURCE MANAGEMENT.
- THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 3.86 ACRES
- MAXIMUM BUILDING HEIGHT SHALL BE NO MORE THAN 59 FEET.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
- DRIVEWAY APPROACH AND H.C. RAMP 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 (LOTS 301 & 303)  
C-P & C-3 (LOT 302)

BENCHMARK INFORMATION

DNR GRS ALUMINUM DISK STAMPED B0-15, IN A 12" CONCRETE MONUMENT. FROM THE INTERSECTION OF PONDEROSA STREET AND GRINDSTONE PARKWAY (MISSOURI ROUTE AC) GO SOUTHEAST ON PONDEROSA STREET 0.88 MILES, 18' 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 B0-14 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.

TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7D34 = 790.18 (ADJUSTED WITH TDD IMPROVEMENTS)  
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7D35 = 789.27 (ADJUSTED WITH TDD IMPROVEMENTS)  
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7D32 = 773.66 (ADJUSTED WITH TDD IMPROVEMENTS)  
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7C7 = 777.97 (ADJUSTED WITH TDD IMPROVEMENTS)  
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7D35 = 791.64 (ADJUSTED WITH TDD IMPROVEMENTS)

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
WATER:	COLUMBIA WATER & LIGHT 701 E. BROADWAY COLUMBIA, MO 65201 DONNE NICHOLSON (573) 874-7315
GAS:	AMEREN UE 3301 LEMONE IND. BLVD. COLUMBIA, MO 65201 BRUCE DARR 573-876-3030 1-800-522-7583
ELECTRIC:	COLUMBIA WATER & LIGHT 701 E. BROADWAY COLUMBIA, MO 65201 JONI TROYER (573) 874-7321
CATV:	MEDIACOM 1211 WILKES BLVD COLUMBIA, MO 65201 JIMMY RUNYON (573) 443-1535 (855) 633-4226
TELEPHONE:	CENTURYLINK 825 CHERRY STREET COLUMBIA, MO 65201 DON WILSON (573) 886-3500 (573) 886-3336

LEGAL DESCRIPTION

EXISTING DESCRIPTION:  
PART OF TRACT 2 OF THE SURVEY (RECORDED IN BOOK 3069, PAGE 102) LOCATED IN SECTION 32 & 33, TOWNSHIP 48 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

PENDING DESCRIPTION:  
ALL OF LOTS 301, 302 AND 303, DISCOVERY PARK SUBDIVISION PLAT 3 LOCATED IN SECTION 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

THESE TRACTS ARE NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE 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, WHICH MAY BE RELOCATED OR CHANGED IN TOTAL NUMBER BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. 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.

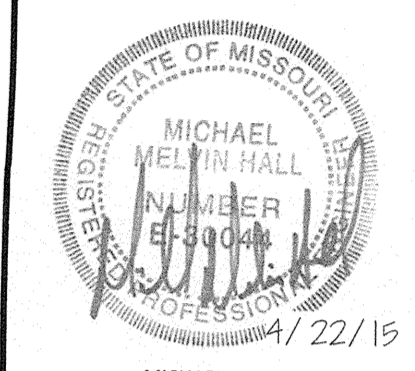
FUTURE INFRASTRUCTURE NOTE

FINAL SIZING OF FUTURE INFRASTRUCTURE WILL BE SIZED UPON SUBMISSION OF FINAL DESIGN PLANS.

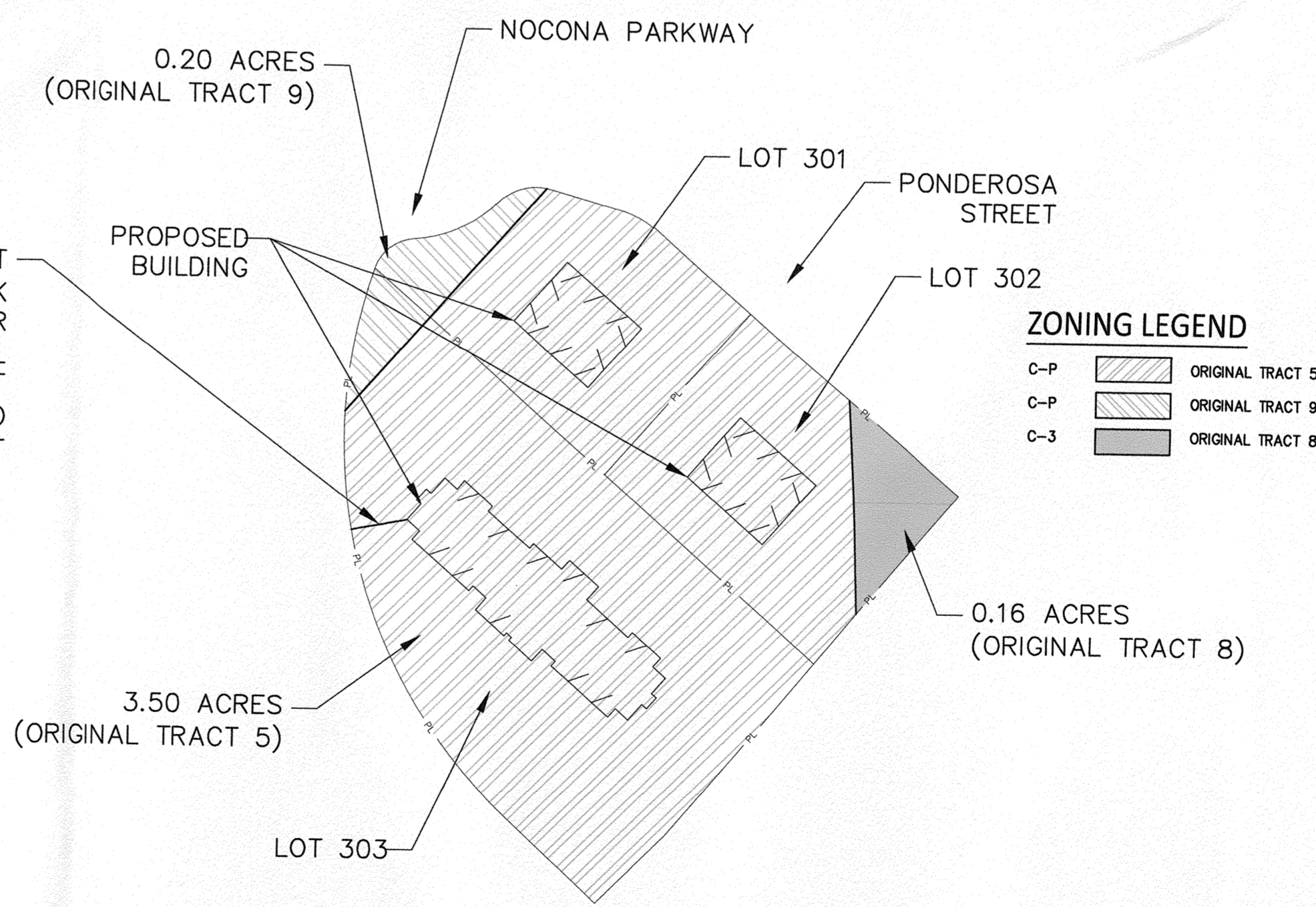
SIGNAGE

FINAL SIGNAGE WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS. SIGNAGE WILL BE IN ACCORDANCE WITH CITY STANDARDS AND ORDINANCE 18043.

**COLUMBIA**  
Civil Engineering Group  
Columbia, MO  
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201  
PHONE (573) 899-7821



**CP PLAN FOR DISCOVERY PARK  
LOTS 301, 302 & 303**  
TRITTENBACH DEVELOPMENT  
COLUMBIA, MISSOURI



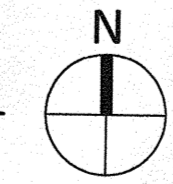
NOTE: DEVELOPMENT AGREEMENT REQUIRES 1' ADDITIONAL SETBACK FOR EVERY FOOT OF HEIGHT OVER 45' FOR BUILDINGS IN ORIGINAL TRACT 5. MAX ANTICIPATED HEIGHT IS 55' DISTANCE IS 39', CAN GO TO 59' MAX. HEIGHT

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 11th DAY OF May 2015.  
*[Signature]*  
DR. RAMAN PURI - CHAIRMAN  
Steve Reichlin - Vice Chairman

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA MISSOURI THIS 12th DAY OF June 2015.

*[Signature]*  
ROBERT MCDAVID - MAYOR  
*[Signature]*  
SHEELA AMIN - CITY CLERK

1 ZONING (PLAT 3 LOTS)  
NOT TO SCALE



REVISIONS  
A CITY COMMENTS 4/22/15

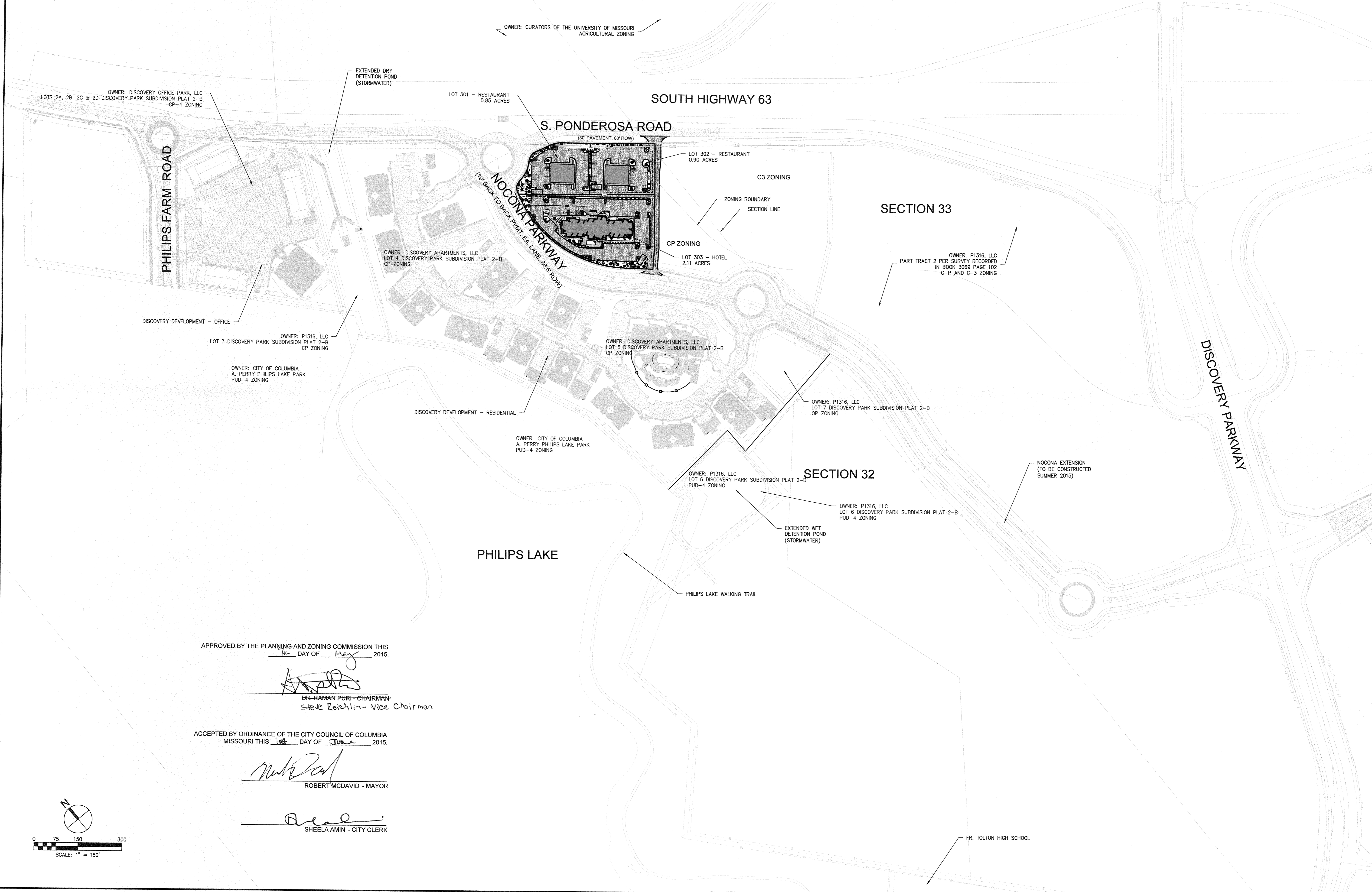
DRAWN JMB  
APPROVED MMH  
ISSUED FOR DATE  
FIELD BOOK

SHEET NAME  
ABBREVIATIONS & NOTES

PROJECT NO. 112003-1-101  
CLIENT NO.  
SHEET NO.



C-P PLAN FOR  
**CP PLAN FOR DISCOVERY PARK LOTS 301, 302 & 303**  
 LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W  
 BOONE COUNTY MISSOURI  
 MARCH 2014



**COLUMBIA**  
 Civil Engineering Group  
 Columbia, MO  
 3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201  
 PHONE (573) 999-7821

STATE OF MISSOURI  
 MICHAEL M. HALL, P.E.  
 NUMBER 33044  
 EXPIRES 12-31-2015  
 MISSOURI ENG. CORP #2013000149  
 EXPIRES 12-31-2015

**CP PLAN FOR DISCOVERY  
 PARK LOTS 301, 302 & 303**  
 TRITTENBACH DEVELOPMENT  
 COLUMBIA, MISSOURI

REVISIONS


DRAWN JMB  
 APPROVED MMH  
 ISSUED FOR  
 DATE  
 FIELD BOOK

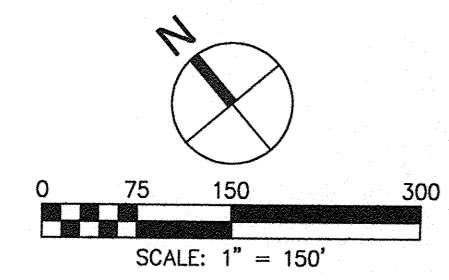
SHEET NAME  
**CP PLAN  
 DEVELOPMENT -  
 OVERALL**

PROJECT NO. 112003-1-101  
 CLIENT NO.  
 SHEET NO.

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS  
 16 DAY OF May 2015.  
  
 DR. RAMAN PURI - CHAIRMAN  
 Steve Reichlin - Vice Chairman

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA  
 MISSOURI THIS 16 DAY OF Jun 2015.  
  
 ROBERT MCDAVID - MAYOR

SHEELA AMIN - CITY CLERK



m:\Projects\112003-1-Philips Development\Drawings\CP - Lot Development\Commercial\CP - Hotel Commercial\CP - Hotel Commercial.dwg | DATE: 22/04/2015 | TIME: 14:34



**PARKING CALCULATION - HOTEL COMMERCIAL:**

(LOT 301, 302, & 303 REPRESENTED IN THIS CHART)

A	- HOTEL - HOUSING (96 RMS)	*SEE NOTE 1*	= 104	SPACES
B	- RESTAURANT	1/100 SF	= 101	SPACES
TOTAL SPACES REQUIRED = 205 SPACES				
TOTAL HANDICAPPED SPACES REQUIRED (MIN.) = 7 SPACES				
TOTAL HANDICAPPED SPACES PROVIDED ((7) VAN ACCESSIBLE PROVIDED) = 8 SPACES				
TOTAL SPACES PROPOSED (HANDICAPPED INCLUDED) = 220 SPACES				
PROVIDED PARKING RATIO (TOTAL BLDG. SQ. FT. ON UNIT CALC. TABLE) = 1:297 SPACES				
TOTAL BICYCLE SPACES REQUIRED = 11 SPACES				
TOTAL BICYCLE SPACES PROVIDED = 18 SPACES				

NOTE 1 - 1 SPACE/ROOM PLUS 1 SPACE/20 ROOMS (TO ACCOMMODATE MOTEL/HOTEL STAFF) PLUS 75% OF THE NORMAL SPACES REQUIRED FOR ACCESSORY USES (E.G. BANQUET ROOMS, MEETING ROOMS, RESTAURANTS, ETC.) IF APPLICABLE (CITY OF COLUMBIA ZONE SECTION 29-30 (c))

**CP PLAN FOR DISCOVERY PARK LOTS 301, 302 & 303**

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W  
BOONE COUNTY MISSOURI  
MARCH 2014

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS  
18<sup>th</sup> DAY OF May 2015.

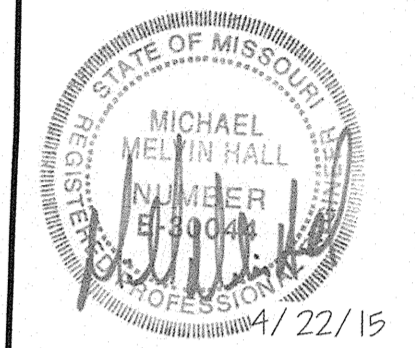
*[Signature]*  
DR. RAMAN PURI - CHAIRMAN  
Steve Rehrlich - Vice Chairman

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA  
MISSOURI THIS 18<sup>th</sup> DAY OF June 2015.

*[Signature]*  
ROBERT MCDAVID - MAYOR

*[Signature]*  
SHEELA AMIN - CITY CLERK

**COLUMBIA**  
Civil Engineering Group  
Columbia, MO  
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201  
PHONE (973) 989-7821



MICHAEL M. HALL, P.E.  
MO # 30044  
EXPIRES 12-31-2015  
MISSOURI ENG. CORP #2013000149  
EXPIRES 12-31-2015

**CP PLAN FOR DISCOVERY  
PARK LOTS 301, 302 & 303**  
TRITTENBACH DEVELOPMENT  
COLUMBIA, MISSOURI

**CALCULATIONS - HOTEL COMMERCIAL:**

(LOT 301, 302, & 303 REPRESENTED IN THIS CHART)

AREA	
TOTAL LOT AREA =	3.86 ACRES
TOTAL PARKING LOT/DRIVE LANE AREA =	2.27 ACRES
TOTAL SIDEWALK AREA (ESTIMATED) =	0.21 ACRES
TOTAL BUILDING FOOTPRINT AREA =	0.56 ACRES
TOTAL IMPERVIOUS AREA =	3.03 ACRES 79%
TOTAL PERVIOUS AREA =	0.83 ACRES 21%

**DENSITY CALCULATION - HOTEL COMMERCIAL:**

(LOT 301, 302, & 303 REPRESENTED IN THIS CHART)

LOT AREA	3.86 ACRES
PROPOSED SQ. FOOTAGE (FIRST FLOOR)	25,043 SQUARE FOOTAGE
PROPOSED DENSITY	6,488 BLDG. SQ. FT./ACRE

**LABELS LEGEND**

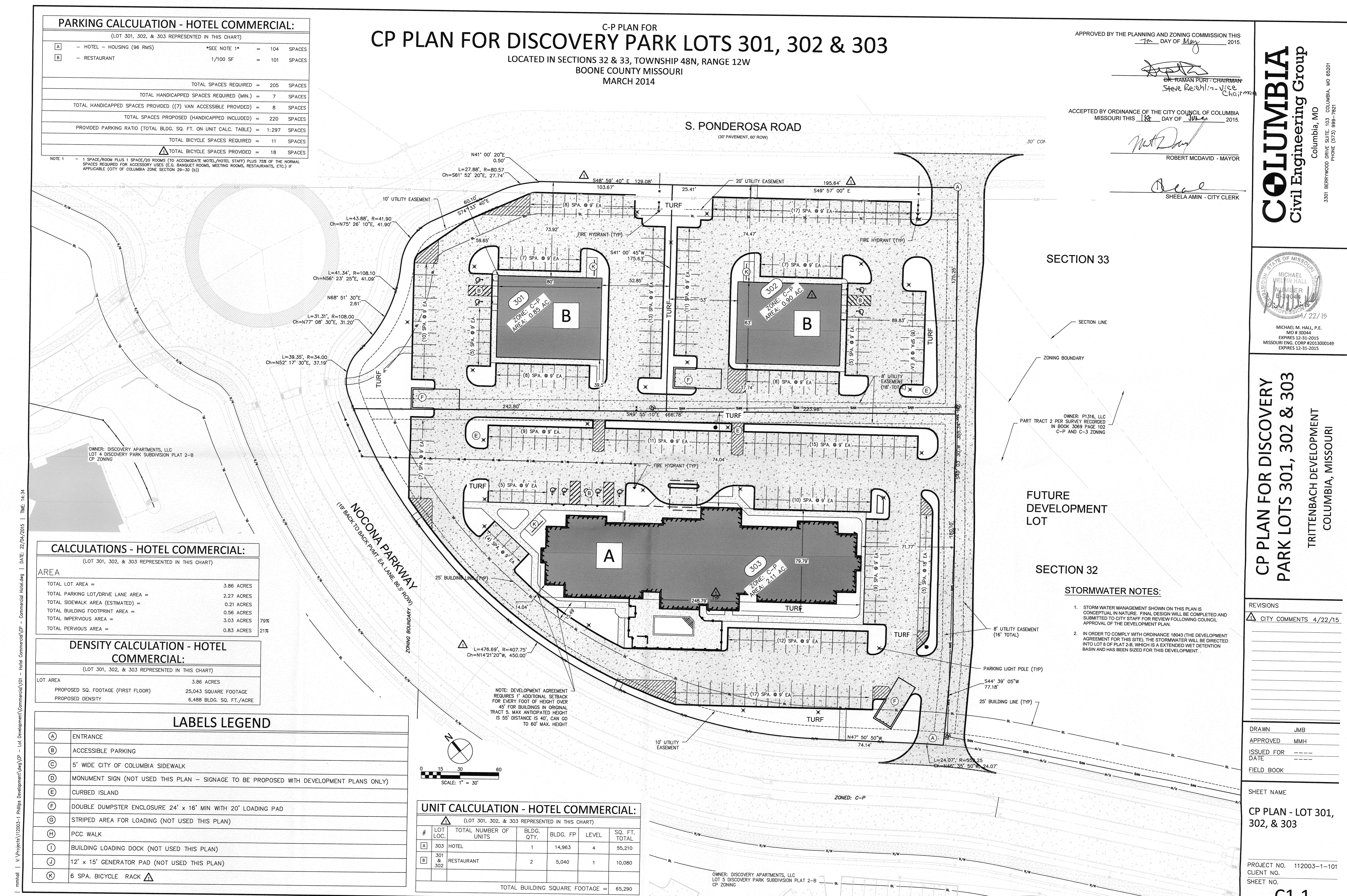
(A)	ENTRANCE
(B)	ACCESSIBLE PARKING
(C)	5' WIDE CITY OF COLUMBIA SIDEWALK
(D)	MONUMENT SIGN (NOT USED THIS PLAN - SIGNAGE TO BE PROPOSED WITH DEVELOPMENT PLANS ONLY)
(E)	CURBED ISLAND
(F)	DOUBLE DUMPSTER ENCLOSURE 24' x 16' MIN WITH 20' LOADING PAD
(G)	STRIPED AREA FOR LOADING (NOT USED THIS PLAN)
(H)	PCC WALK
(I)	BUILDING LOADING DOCK (NOT USED THIS PLAN)
(J)	12' x 15' GENERATOR PAD (NOT USED THIS PLAN)
(K)	6 SPA. BICYCLE RACK

**UNIT CALCULATION - HOTEL COMMERCIAL:**

(LOT 301, 302, & 303 REPRESENTED IN THIS CHART)

#	LOT LOC.	TOTAL NUMBER OF UNITS	BLDG. QTY.	BLDG. FP	LEVEL	SQ. FT. TOTAL
A	303	HOTEL	1	14,963	4	55,210
B	301 & 302	RESTAURANT	2	5,040	1	10,080
TOTAL BUILDING SQUARE FOOTAGE =						65,290

mmhall | V:\Projects\12003-1-Philip Development\Commercial\101 - Hotel Commercial\CP - Lot Development\Commercial\CP - Lot Development\Commercial\101 - Hotel Commercial.dwg | DATE: 22/04/2015 | TIME: 14:34



SECTION 33

OWNER: P1316, LLC  
PART TRACT 2 PER SURVEY RECORDED  
IN BOOK 3068 PAGE 102  
C-P AND C-3 ZONING

FUTURE  
DEVELOPMENT  
LOT

SECTION 32

**STORMWATER NOTES:**

1. STORM WATER MANAGEMENT SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY STAFF FOR REVIEW FOLLOWING COUNCIL APPROVAL OF THE DEVELOPMENT PLAN.
2. 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.

REVISIONS  
CITY COMMENTS 4/22/15

DRAWN JMB  
APPROVED MMH  
ISSUED FOR DATE  
FIELD BOOK

SHEET NAME  
CP PLAN - LOT 301, 302, & 303

PROJECT NO. 112003-1-101  
CLIENT NO.  
SHEET NO.



