

# COLUMBIA PLAZA SOUTH

WALTERS ACQUISITIONS INC.

2101 W. BROADWAY  
COLUMBIA, MO 65203

USE GROUP	ALL PERMITTED USES IN CP	
BUILDING HEIGHTS	RESTAURANT	20'
	COMMERCIAL	15'
	BANK	35'

### SITE DATA

EXISTING SITE AREA	161,836 S.F.	3.72 ACRES
NEW SITE AREA	154,600 S.F.	3.55 ACRES

### PARKING

RESTAURANT	5,850 S.F.	@ 1/100 = 59
OFFICE / COMMERCIAL	3,500 S.F.	@ 1/150 = 24
BANK	2 X 10,000 S.F. = 20,000	@ 1/300 = 67
		150 REQUIRED
		246 PROVIDED

NINE (9) HANDICAPPED PARKING SPACES REQUIRED AND PROVIDED.  
NUMBER OF SPACES REQUIRED CONFORMS TO AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES - FEDERAL REGISTER VOL. 56, NO. 144, 1991.

### LANDSCAPING

AREA "B"	LANDSCAPED AREA	7,432 S.F.
	LOT AREA	36,000 S.F.
	PERCENTAGE LANDSCAPING	20.7%
AREA "A"	LANDSCAPED AREA	17,940 S.F.
	LOT AREA	118,600 S.F.
	PERCENTAGE LANDSCAPING	15.1%

### SYMBOLS KEY

- HONEY LOCUST - MIN. 2" @ 6" ABOVE GROUND
- AMERICAN REDBUD - 4' MIN. HEIGHT
- FLOWERING CRAB - 4' MIN. HEIGHT
- ORIGINAL LOCATION OF EXISTING TREE  
-36 EXISTING  
-16 REMAIN IN PLACE
- NEW LOCATION OF RELOCATED EXISTING TREE  
-20 RELOCATED
- 8' TALL WOOD FENCE & LANDSCAPING WITH TREES, SHRUBS, GROUND COVER, & GRASS FOR 80% OPACITY IN 4 YEARS
- POLE-MOUNTED PARKING LOT LIGHTING

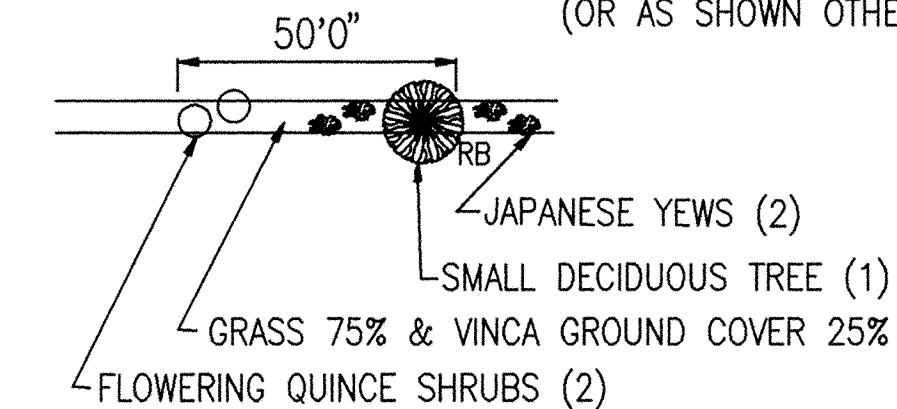
### TREES REQ'D

STREET FRONTAGE = 735 L.F. @ 1/50' = 14.7 TREES	
PARKING AREA = 97,500 S.F. @ 1/4500S.F. = 21.7 TREES	
REQUIRED	36.4 TREES
PROVIDED	93.0 TREES

NOTE: ALL PLANT MATERIALS SHALL BE APPROVED FOR PROJECT AT PERMIT SUBMISSION AS PER COLUMBIA LANDSCAPING & SCREENING CODE SECTION 29-25.

LANDSCAPING SHALL CONSIST OF MEDIUM & LARGE DECIDUOUS TREES, SMALL & ORNAMENTAL DECIDUOUS TREES, CONIFERS, UPRIGHT EVERGREEN TREES, SHRUBS, GROUND COVER, & GRASS.

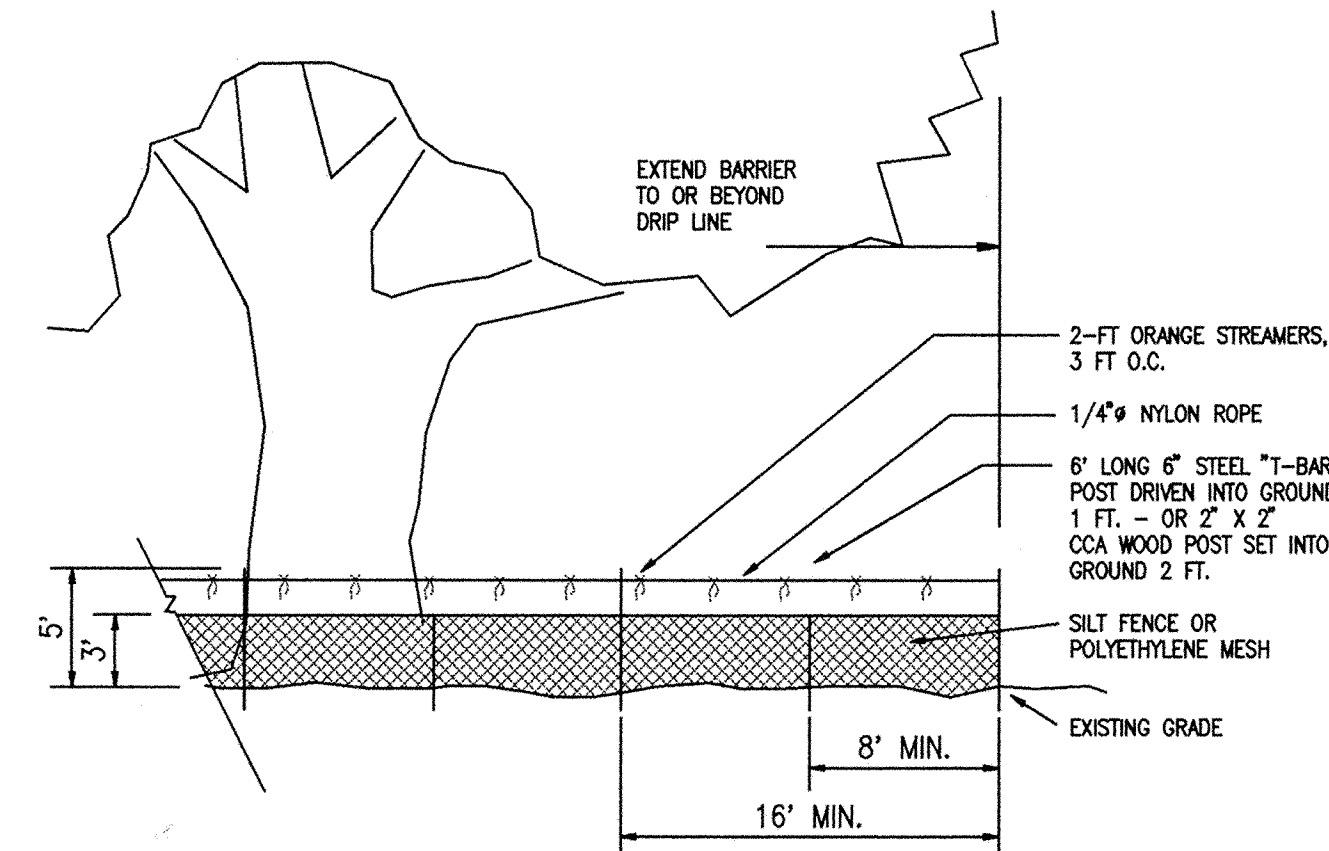
TYPICAL LANDSCAPE SCREENING AREAS SHALL CONTAIN THE FOLLOWING PLANTINGS IN EVERY 50' OF LENGTH: (OR AS SHOWN OTHERWISE)



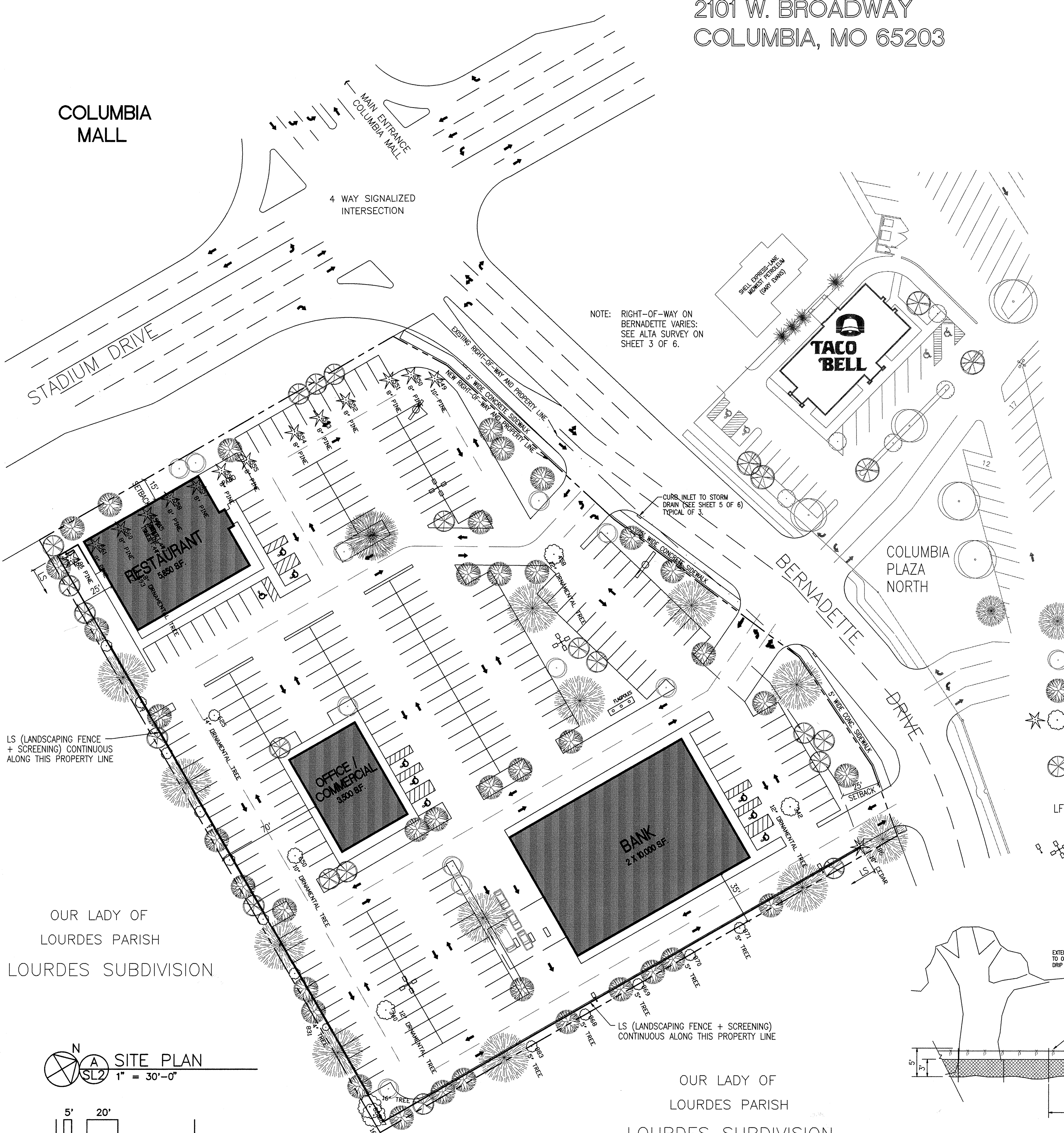
NOTE: LANDSCAPE SCREENING WILL BE CONTINUOUS ALONG THE NORTH AND WEST PROPERTY LINES (STADIUM & BERNADETTE).

APPROVED BY THE COLUMBIA CITY COUNCIL THIS DAY OF Nov, 1994  
*Mary Anne McCollum*  
MARY ANNE MCCOLLUM, MAYOR  
*Laona H. Daniel*  
LAONA H. DANIEL, CITY CLERK

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS 20th DAY OF October, 1994  
*Margie Meyer*  
MARGIE MEYER, CHAIRMAN



**(B) SL2** TREE PROTECTION BARRIER  
N.T.S.



COLUMBIA MALL

4 WAY SIGNALIZED INTERSECTION

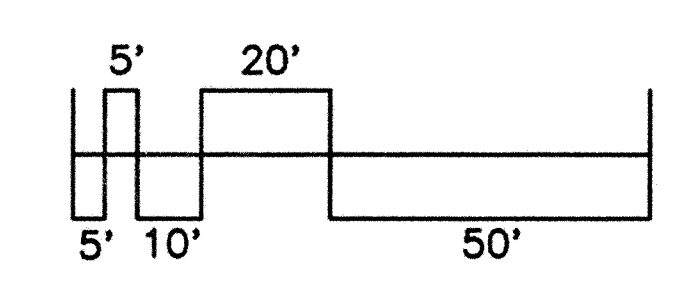
NOTE: RIGHT-OF-WAY ON BERNADETTE VARIES: SEE ALTA SURVEY ON SHEET 3 OF 6.

LS (LANDSCAPING FENCE + SCREENING) CONTINUOUS ALONG THIS PROPERTY LINE

OUR LADY OF LOURDES PARISH  
LOURDES SUBDIVISION

OUR LADY OF LOURDES PARISH  
LOURDES SUBDIVISION

**(A) SL2** SITE PLAN  
1" = 30'-0"



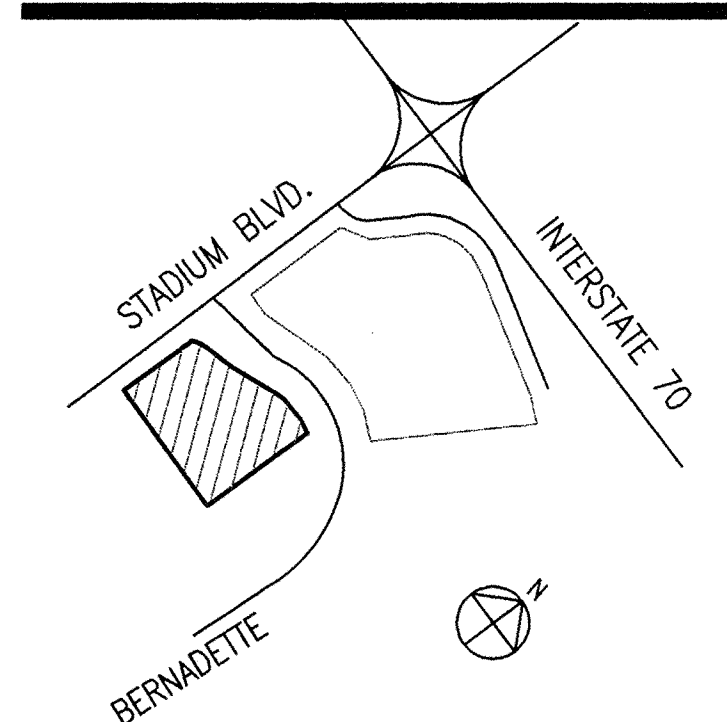
Revision	Date	No.
	10-6-94	1
	10-10-94	2
SIDEWALK	10-12-94	3

### Notice

NO PART OF THESE PLANS AND/OR PROJECT MANUAL MAY BE REPRODUCED, COPIED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY ANY MEANS WITHOUT PRIOR WRITTEN PERMISSION OF MITZEL + SCROGGS ARCHITECTS, INC.

DRAWINGS SHALL NOT BE SCALED. QUESTIONS ON DIMENSIONS SHALL BE REFERRED TO THE ARCHITECT'S OFFICE.

CONTRACTORS SHALL VERIFY AND COORDINATE ALL DIMENSIONS, DETAILS, AND JOB CONDITIONS.



### PROJECT LOCATION MAP

N. T. S.

Tract No. 2: Lot One (1) of Lourdes subdivision according to the plat thereof recorded in Plat Book 11 at Page 52 of the Boone County Missouri Records.

A subdivision located in the W 1/2 of the NE 1/4 of section 10, T48N, R13W and further being the north part of a survey recorded in Book 279 Page 349 and more particularly described as follows:

Starting at the center of Section 10-48-13; thence S83°-59'E 62.3' to the east R/W of state route 740 (Stadium Blvd.); thence North, along said R/W, 798.2' to the Northwest corner of a survey recorded in Book 379 Page 666, the point of beginning.

From the point of beginning, continuing North along the East R/W of state route 740 (Stadium Blvd.) 673.9' to the North line of a survey recorded in Book 279 Page 349 and being the South R/W of Bernadette Drive; thence, following said line, N75°-36'E 65.7'; thence N73°-15'E 107.9'; thence N72°-08'E 152.4'; thence N86°-14'E 85.6'; thence S80°-06'E 85.3'; thence S65°-30'E 85.4'; thence S57°-08'E 60.2' to the P.C. of a curve to the right, thence along said curve 908.2' to the Northeast corner of a survey recorded in Book 379 Page 666; thence N83°-59'W, along the North line of said survey, 918.15' to the point of beginning.

### COLUMBIA PLAZA SOUTH

WALTERS ACQUISITIONS INC.  
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COLUMBIA, MO 65203

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### DEVELOPMENT AND LANDSCAPING PLAN

Scale 1" = 30'-0"  
Date 9-20-94 Comm No.  
In Charge DGM  
Drawn By MAL  
Checked By **SL2**