

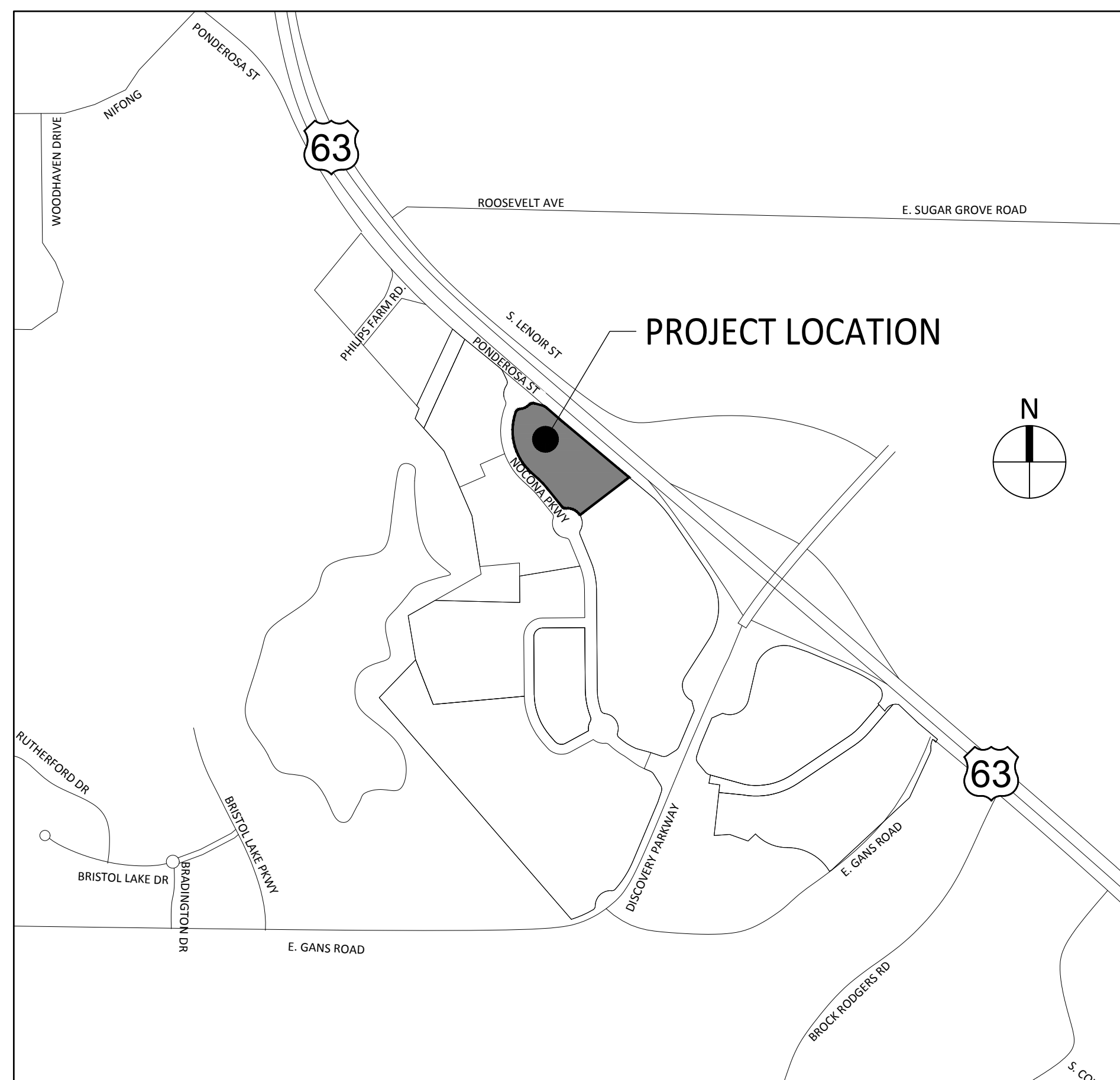
# MAJOR AMENDMENT TO

# CP PLAN FOR DISCOVERY PARK LOTS

# 301, 302 & 303

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

## 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 LOTS 301A & 303       |
| C1.2         | CP PLAN - LOTS 301A & 303     |

APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

\_\_\_\_\_  
RUSTY STRODTMAN CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY OF COLUMBIA,  
MISSOURI THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

\_\_\_\_\_  
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: 112003-1-102 CITY OF COLUMBIA #17-11

11/22/16



MISSOURI ENGINEERING CORPORATION NUMBER 2013000149, EXPIRES 12-31-2017  
Catalyst Design Works, 4240 Philips Farm Rd., Suite 101 Columbia, MO 65201  
Phone : 573-815-7446



**STANDARD ABBREVIATIONS**

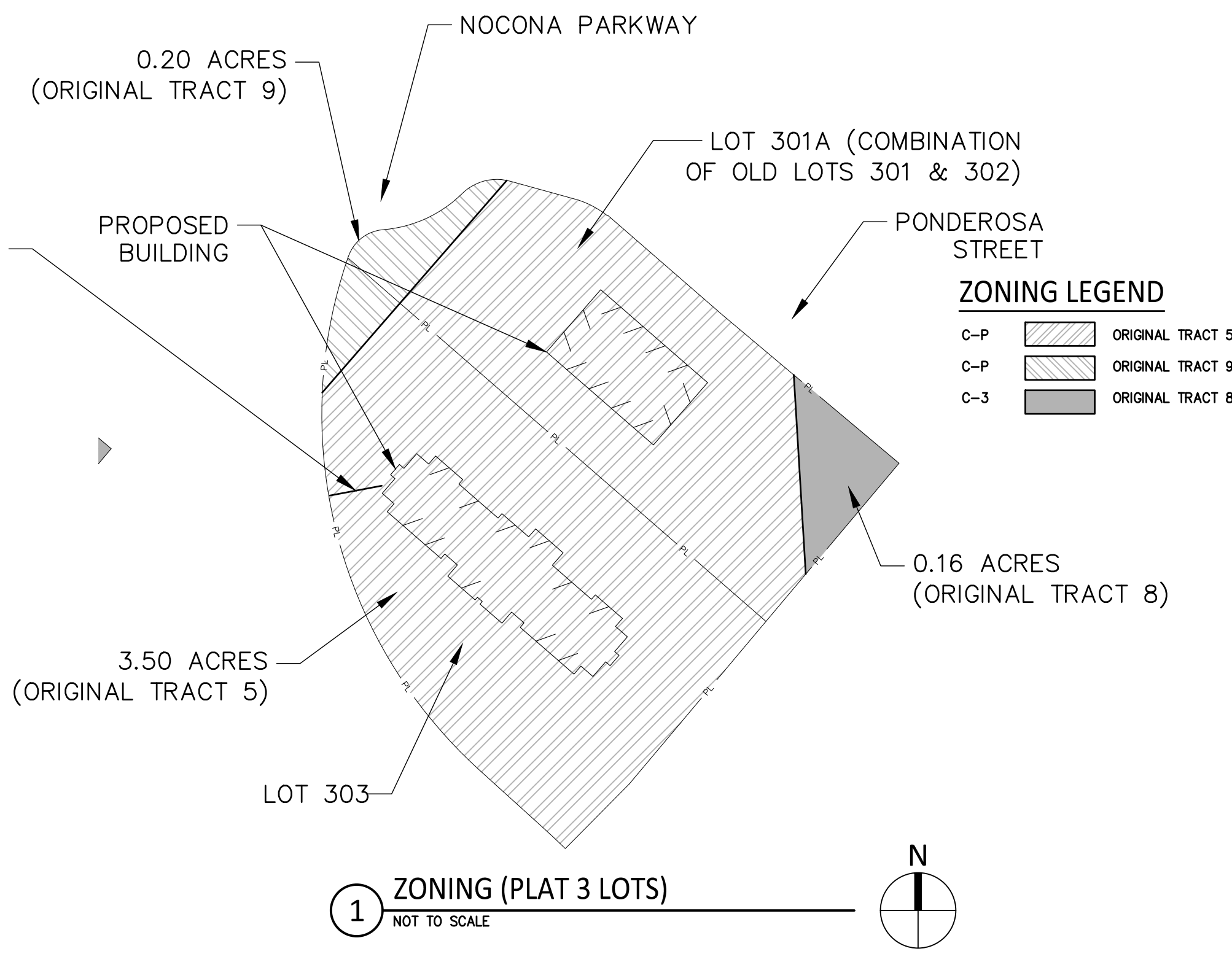
Note: See the National CAD Standard for Abbreviations not Included Below

|   |  |                                      |
|---|--|--------------------------------------|
| 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   | 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                      |
| 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                       |
| CMC 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 Dropout/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**

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

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



**OWNER & DEVELOPER**

OWNERS:  
P1316, LLC & DISCOVERY HOTELS, LLC  
4220 PHILIPS FARM RD  
COLUMBIA, MISSOURI 65201  
573-449-9902

DEVELOPER:  
ORION CONSTRUCTORS  
4240 PHILIPS FARM RD., STE 101  
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.
- 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. 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 (LOT 303)  
C-P & C-3 (LOT 301A)

**BENCHMARK INFORMATION**

DNR GRS ALUMINUM DISK STAMPED 80-15, IN A 12" CONCRETE MONUMENT, FROM THE INTERSECTION OF PONDEROSA STREET AND GRINDSTONE PARKWAY (MISSOURI ROUTE AC) GO SOUTHEAST ON PONDEROSA STREET 0.86 MILES, 16' 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 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 = 791.74'

TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7D34 = 790.18 (ADJUSTED WITH TDD IMPROVEMENTS)  
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7D33 = 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  
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7D35 = 791.64 (ADJUSTED WITH TDD IMPROVEMENTS)

**UTILITY CONTACT INFORMATION**

|            |   |
|------------|---|
| LOCATES:   | MISSOURI ONE CALL SYSTEM<br>1022 B NORTHEAST DRIVE<br>JEFFERSON CITY, MO 65109<br>1-800-344-7483          |
| SEWER:     | CITY OF COLUMBIA<br>701 E. BROADWAY<br>COLUMBIA, MO 65201<br>ALLISON ANDERSON<br>(573) 874-7250           |
| GAS:       | AMEREN UE<br>3301 LEMONE IND. BLVD.<br>COLUMBIA, MO 65201<br>BRUCE DARR<br>573-876-3030<br>1-800-522-7583 |
| CATV:      | MEDIACOM<br>1211 WILKES BLVD<br>COLUMBIA, MO 65201<br>DON WILSON<br>(573) 443-1535<br>(855) 633-4226      |
| WATER:     | COLUMBIA WATER & LIGHT<br>701 E. BROADWAY<br>COLUMBIA, MO 65201<br>DONNIE NICHOLSON<br>(573) 874-7315     |
| ELECTRIC:  | COLUMBIA WATER & LIGHT<br>701 E. BROADWAY<br>COLUMBIA, MO 65201<br>JONI TROYER<br>(573) 874-7321          |
| TELEPHONE: | CENTURYLINK<br>625 CHERRY STREET<br>COLUMBIA, MO 65201<br>DON WILSON<br>(573) 886-3500<br>(573) 886-3336  |

**LEGAL DESCRIPTION**

EXISTING 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  
PLAT BOOK 0049 PAGE 0018

PENDING DESCRIPTION:  
ALL OF LOTS 301A 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.**

MORAD02958 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**

- SIGNAGE FOR LOT 303 SHALL BE AS FOLLOWS:
- SIGNAGE SHALL BE EXTERIOR WALL MOUNT AS FOLLOWS:
    - SIGN FACING LOT 301A/PONDEROSA - 77 SQUARE FEET.
    - SIGN FACING WESTERLY TO NOCONA - 77 SQUARE FEET.
    - SIGN FACING NORTHERLY TO NOCONA - 107 SQUARE FEET.
    - SIGN FACING SOUTHERLY - 107 SQUARE FEET.
- SIGNAGE FOR LOT 301A SHALL BE AS FOLLOWS:
- 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 12-31-2015  
MISSOURI ENG. CORP #2013000149  
EXPIRES 12-31-2017

MAJOR AMENDMENT TO CP  
PLAN FOR DISCOVERY PARK  
LOTS 301, 302 & 303  
ORION CONSTRUCTORS  
COLUMBIA, MISSOURI

**REVISIONS**

1 CITY COMMENTS 11/4/16

DRAWN TRW  
APPROVED MMH  
ISSUED FOR DATE 11/22/16  
FIELD BOOK

SHEET NAME

ABBREVIATIONS & NOTES

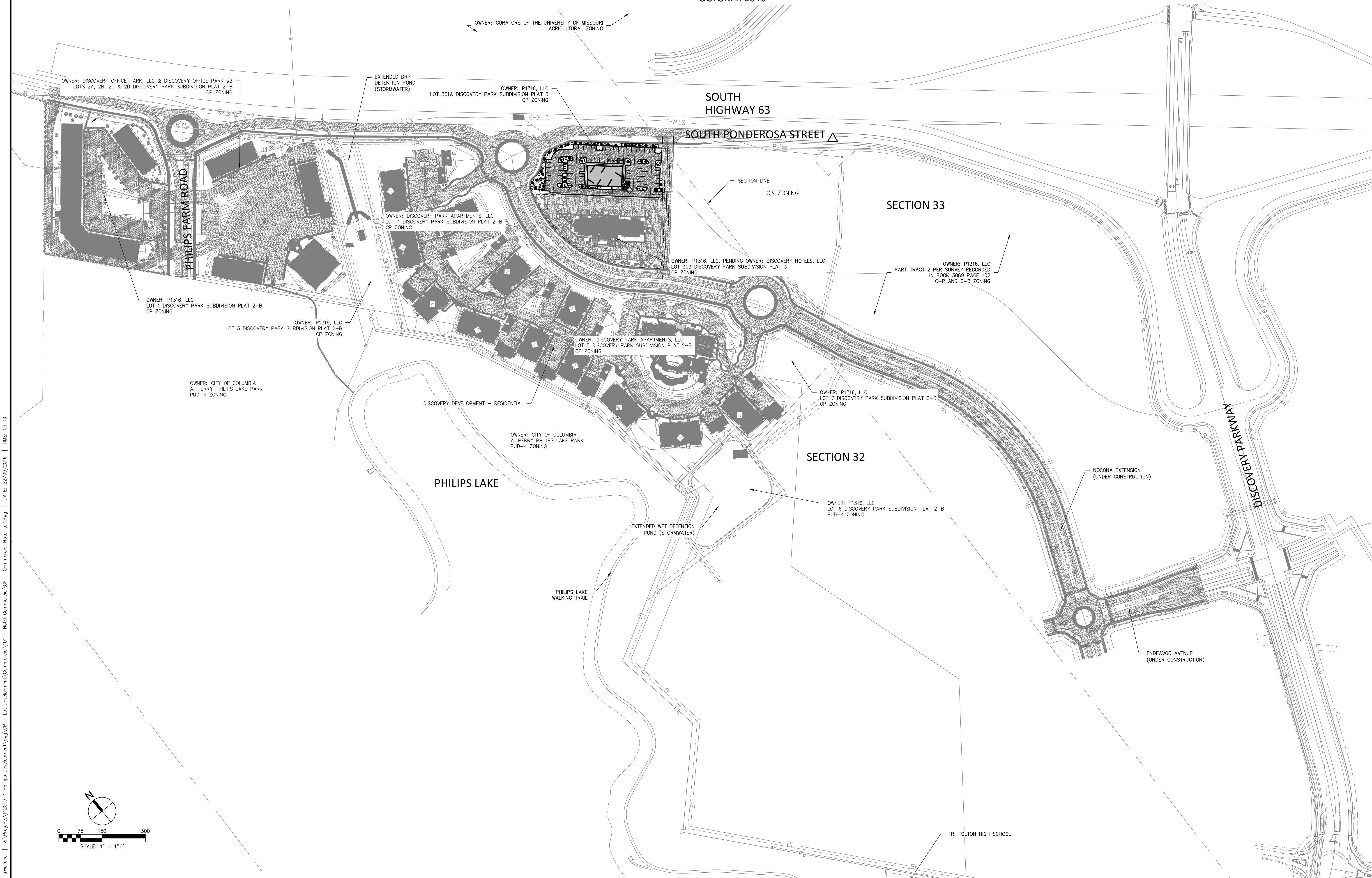
PROJECT NO. 112003-1-102  
CLIENT NO.  
SHEET NO.

X0.2

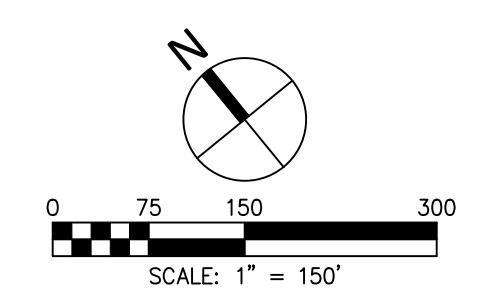


# MAJOR AMENDMENT TO C-P PLAN FOR CP PLAN FOR DISCOVERY PARK LOTS 301, 302 & 303

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



I:\projects\112003-1\Philips\_Development\Commercial\CP - Lot\_Development\Commercial\101 - Lot\_Development\Commercial\CP - Lot\_Development\CP - Commercial\Hotel\_3.0.dwg | DATE: 11/22/2016 | TIME: 09:00



**CATALYST**  
*design works*

Columbia, MO  
4240 PHILIPS FARM ROAD, SUITE 101 COLUMBIA, MISSOURI 65201  
PHONE (373) 442-9992



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

**MAJOR AMENDMENT TO CP  
PLAN FOR DISCOVERY PARK  
LOTS 301, 302 & 303  
ORIGIN CONSTRUCTORS  
COLUMBIA, MISSOURI**

| CITY COMMENTS | REVISIONS |
|---------------|-----------|
|               | 11/4/16   |

DRAWN \_\_\_\_\_  
APPROVED \_\_\_\_\_  
ISSUED FOR \_\_\_\_\_  
DATE 11/22/16  
FIELD BOOK \_\_\_\_\_

SHEET NAME  
**CP PLAN  
DEVELOPMENT -  
OVERALL**

PROJECT NO. 112003-1-102  
CLIENT NO. \_\_\_\_\_  
SHEET NO. \_\_\_\_\_



# PARKING CALCULATION HOTEL-COMMERICAL:

(LOTS 301A & 303 REPRESENTED IN THIS CHART)

|   |   |   |            |   |   |       |        |
|---|---|---|------------|---|---|-------|--------|
| 1 | A | - | HOTEL      | 1 SPACE / ROOM<br>@96 ROOMS + 1 SPACE FOR<br>20 ROOMS FOR HOTEL STAFF | = | 101   | SPACES |
| 1 | B | - | RESTAURANT | 1 SPACE / 100 SQ. FT.   | = | 85    | SPACES |
|   |   |   |            | TOTAL SPACES REQUIRED   | = | 186   | SPACES |
|   |   |   |            | TOTAL HANDICAPPED SPACES REQUIRED (MIN.)                              | = | 6     | SPACES |
|   |   |   |            | TOTAL HANDICAPPED SPACES PROVIDED (EIGHT VAN ACCESSIBLE PROVIDED)     | = | 9     | SPACES |
|   |   |   |            | TOTAL SPACES PROPOSED   | = | 199   | SPACES |
|   |   |   |            | PROVIDED PARKING RATIO (TOTAL BLDG. SQ. FT. ON UNIT CALC. TABLE)      | = | 1:327 | SPACES |
|   |   |   |            | TOTAL BICYCLE SPACES REQUIRED   | = | 12    | SPACES |
|   |   |   |            | TOTAL BICYCLE SPACES PROVIDED   | = | 24    | SPACES |

### CITY OF COLUMBIA, MISSOURI PARKING REQUIREMENTS

Handicapped spaces (HC) required per required parking spaces, if you have 0-25 SPA = 1 HC, 26-50 SPA = 2 HC, 51-75 SPA = 3 HC, 76-100 SPA = 4 HC, 101-150 SPA = 5 HC, 151-200 SPA = 6 HC, 201-300 SPA = 7 HC, 301-400 SPA = 8 HC, 401-500 SPA = 9 HC, 501-1000 SPA = parking spaces \* 2%, if parking spaces require > 1000 SPA = 20 HC + 1 for every 100 SPA over 1000.

Van Accessible Parking Space with MIN. 96" WIDE Access Lane Requirement - 1-400 SPA = 1, 401-500 SPA = 2, >501 SPA = 1/8 of required handicapped parking spaces shown above.

Accessible Parking Space with MIN. 60" WIDE Access Aisle Requirement, if you have 0-25 SPA = 0, 26-50 SPA = 1, 51-75 SPA = 2, 76-100 SPA = 3, 101-150 SPA = 4, 151-200 SPA = 5, 201-300 SPA = 6, 301-400 SPA = 7, 401-500 SPA = 8, >500 SPA = 7/8 of Required Handicapped Parking Spaces shown above.

### UNIT CALCULATION - HOTEL COMMERCIAL:

(LOTS 301A & 303 REPRESENTED IN THIS CHART)

| # | LOT LOC. | TOTAL NUMBER OF UNITS | BLDG. QTY | BLDG. FP | LEVELS | SQ. FT. TOTAL               |        |
|---|----------|-----------------------|-----------|----------|--------|-----------------------------|--------|
| A | 303      | HOTEL                 | 1         | 14,165   | 4      | 56,660                      |        |
| B | 301A     | RESTAURANT            | 1         | 8,414    | 1      | 8,414                       |        |
|   |          |                       |           |          |        | TOTAL BUILDING SQFT ON SITE | 65,074 |

### DENSITY CALCULATION - HOTEL COMMERCIAL:

(LOTS 301A & 303 REPRESENTED IN THIS CHART)

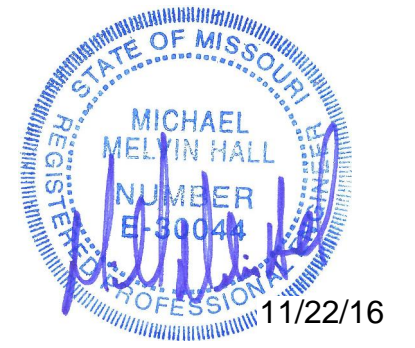
| LOT AREA                           | 3.85   | ACRES              |
|------------------------------------|--------|--------------------|
| PROPOSED SQ. FOOTAGE (FIRST FLOOR) | 22,579 | SQUARE FOOTAGE     |
| PROPOSED DENSITY                   | 5,865  | BLDG. SQ. FT./ACRE |

# DISCOVERY PARK SUBDIVISION - LOTS 301, 302, 303

MAJOR AMENDMENT TO C-P PLAN FOR  
 LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W  
 BOONE COUNTY MISSOURI  
 OCTOBER 2016

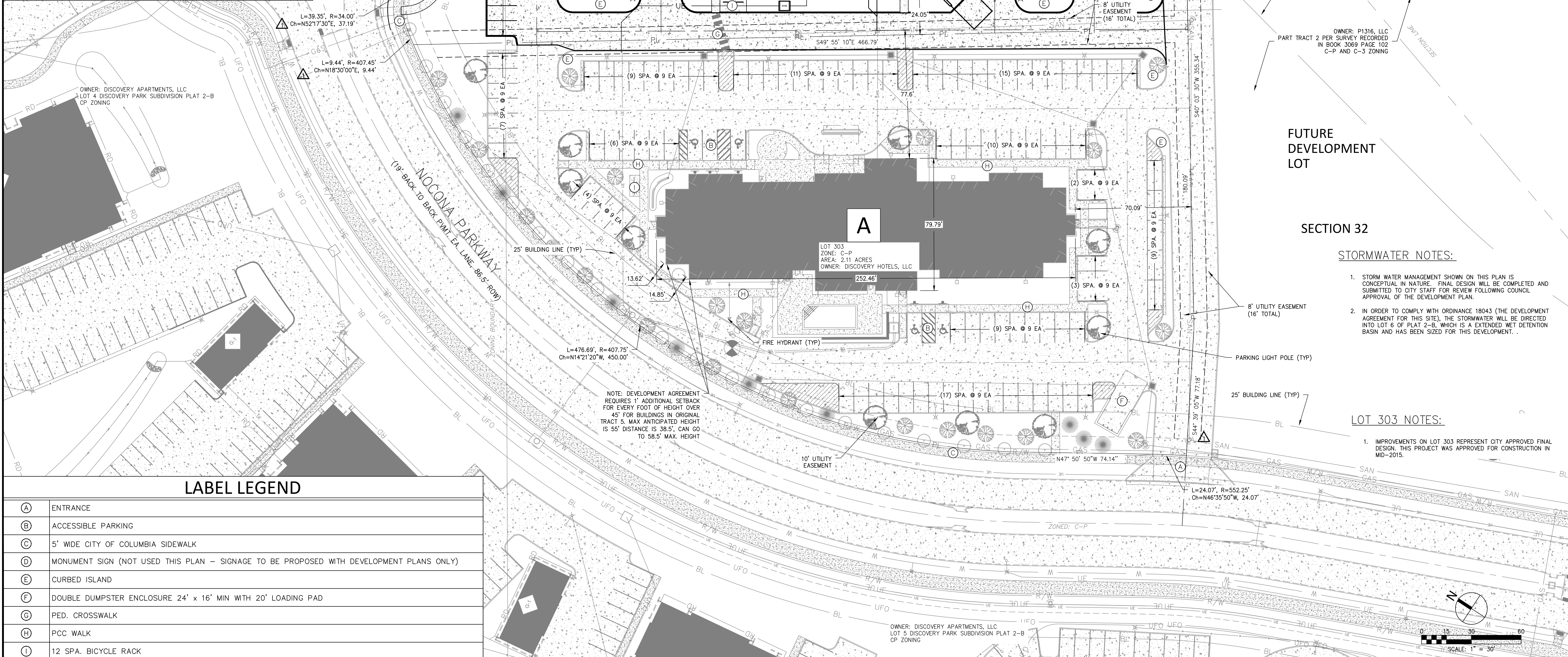


Columbia, MO  
 4240 PHILIPS FARM ROAD, SUITE 101 COLUMBIA, MISSOURI 65201  
 PHONE (314) 442-9992



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

MAJOR AMENDMENT TO CP  
 PLAN FOR DISCOVERY PARK  
 LOTS 301, 302 & 303  
 ORIGIN CONSTRUCTORS  
 COLUMBIA, MISSOURI



SECTION 33

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.

### LOT 303 NOTES:

1. IMPROVEMENTS ON LOT 303 REPRESENT CITY APPROVED FINAL DESIGN. THIS PROJECT WAS APPROVED FOR CONSTRUCTION IN MID-2015.

### LABEL 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) | PED. CROSSWALK  |
| (H) | PCC WALK  |
| (I) | 12 SPA. BICYCLE RACK  |

| NO. | REVISIONS     | DATE    |
|-----|---------------|---------|
| 1   | CITY COMMENTS | 11/4/16 |

DRAWN  
 APPROVED  
 ISSUED FOR DATE 11/22/16  
 FIELD BOOK

SHEET NAME  
 CP PLAN LOTS 301A & 303

PROJECT NO. 112003-1-102  
 CLIENT NO.  
 SHEET NO.

C1.1

mrmhall | V:\Projects\122003-1-Philips Development\Commercial\CP - Lot Development\Commercial\101 - Hotel Commercial\CP - Lot Development\Commercial\101 - Hotel Commercial\CP - Lot Development\Commercial\101 - Hotel Commercial.dwg | DATE: 22/11/2016 | TIME: 07:42

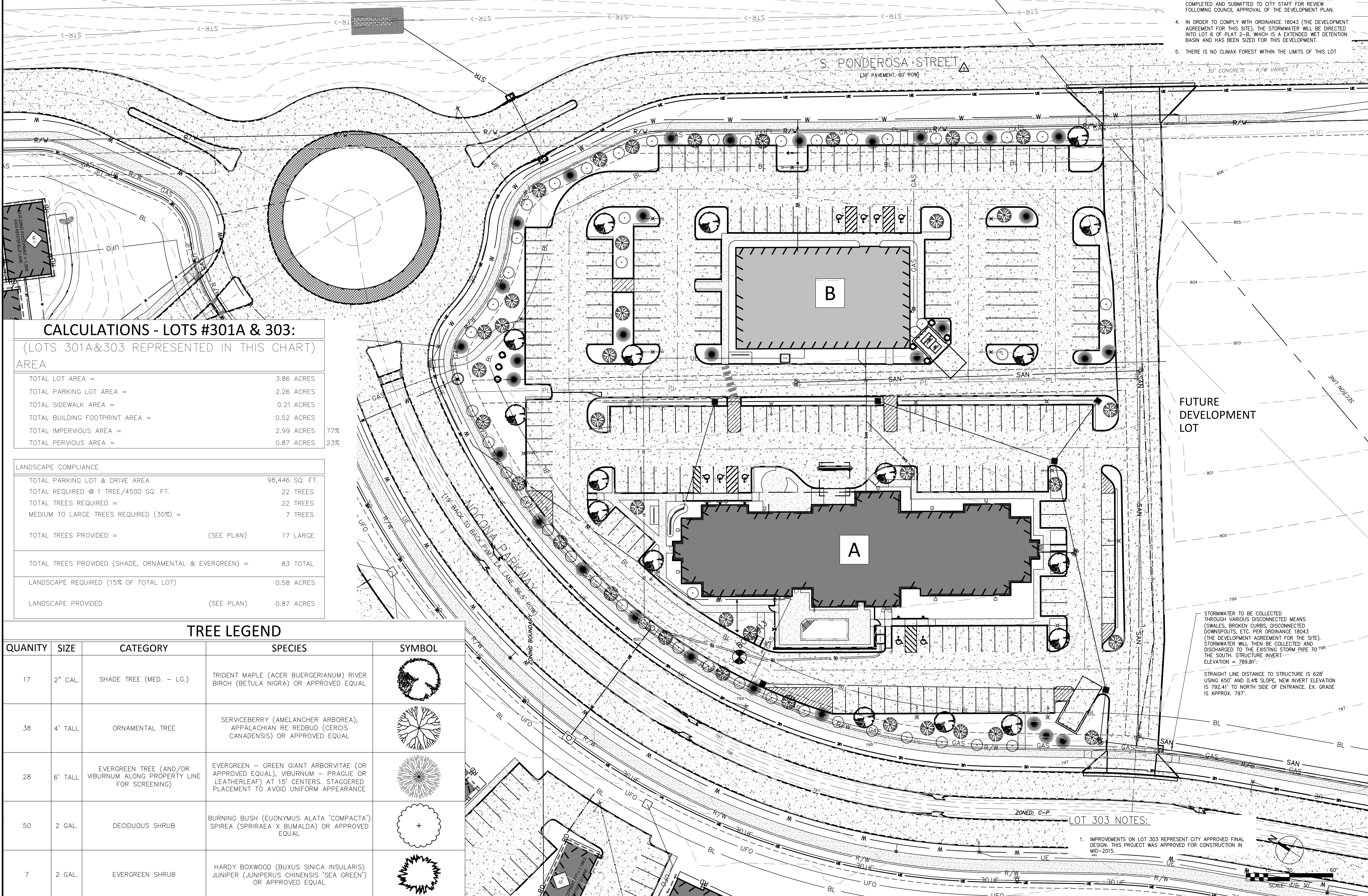


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# MAJOR AMENDMENT TO C-P PLAN FOR DISCOVERY PARK SUBDIVISION - LOTS 301, 302, 303

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

- NOTES:
1. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION
  2. 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.
  3. 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.
  4. 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 A EXTENDED WET DETENTION BASIN AND HAS BEEN SIZED FOR THIS DEVELOPMENT.
  5. THERE IS NO CLMAX FOREST WITHIN THE LIMITS OF THIS LOT



**CALCULATIONS - LOTS #301A & 303:**  
(LOTS 301A&303 REPRESENTED IN THIS CHART)

| AREA                            |                |
|---------------------------------|----------------|
| TOTAL LOT AREA =                | 3.86 ACRES     |
| TOTAL PARKING LOT AREA =        | 2.26 ACRES     |
| TOTAL SIDEWALK AREA =           | 0.21 ACRES     |
| TOTAL BUILDING FOOTPRINT AREA = | 0.52 ACRES     |
| TOTAL IMPERVIOUS AREA =         | 2.99 ACRES 77% |
| TOTAL PERVIOUS AREA =           | 0.87 ACRES 23% |

| LANDSCAPE COMPLIANCE                                   |                       |
|--|-----------------------|
| TOTAL PARKING LOT & DRIVE AREA                         | 98,446 SQ. FT.        |
| TOTAL REQUIRED @ 1 TREE/4500 SQ. FT.                   | 22 TREES              |
| TOTAL TREES REQUIRED =                                 | 22 TREES              |
| MEDIUM TO LARGE TREES REQUIRED (30%) =                 | 7 TREES               |
| TOTAL TREES PROVIDED =                                 | (SEE PLAN) 17 LARGE   |
| TOTAL TREES PROVIDED (SHADE, ORNAMENTAL & EVERGREEN) = | 83 TOTAL              |
| LANDSCAPE REQUIRED (15% OF TOTAL LOT)                  | 0.58 ACRES            |
| LANDSCAPE PROVIDED                                     | (SEE PLAN) 0.87 ACRES |

**TREE LEGEND**

| QUANTITY | SIZE    | CATEGORY   | SPECIES  | SYMBOL |
|----------|---------|--|--|--------|
| 17       | 2" CAL. | SHADE TREE (MED. - LG.)  | TRIDENT MAPLE (ACER BUERGERIANUM) RIVER BIRCH (BETULA NIGRA) OR APPROVED EQUAL   |        |
| 38       | 4' TALL | ORNAMENTAL TREE  | SERVICEBERRY (AMELANCHER ARBOREA), APPALACHIAN RE REDBUD (CERCIS CANADENSIS) OR APPROVED EQUAL   |        |
| 28       | 6' 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 |        |
| 50       | 2 GAL.  | DECIDUOUS SHRUB  | BURNING BUSH (EUONYMUS ALATA 'COMPACTA') SPIREA (SPIRAEA X BUMALDA) OR APPROVED EQUAL  |        |
| 7        | 2 GAL.  | EVERGREEN SHRUB  | HARDY BOXWOOD (BUXUS SINICA INSULARIS) JUNIPER (JUNIPERUS CHINENSIS 'SEA GREEN') OR APPROVED EQUAL   |        |

**CATALYST**  
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STATE OF MISSOURI  
MICHAEL M. HALL  
NUMBER 00004  
11/22/16  
MISSOURI ENG. CORP #2013000149  
EXPIRES 12-31-2017

**MAJOR AMENDMENT TO CP  
PLAN FOR DISCOVERY PARK  
LOTS 301, 302 & 303**  
ORIGIN CONSTRUCTORS  
COLUMBIA, MISSOURI

| NO. | DATE    | REVISIONS     |
|-----|---------|---------------|
| 1   | 11/4/16 | CITY COMMENTS |

DRAWN MMH  
APPROVED  
ISSUED FOR DATE 11/22/16  
FIELD BOOK

SHEET NAME  
**CP PLAN - LOTS  
301A & 303**  
PROJECT NO. 112003-1-102  
CLIENT NO.  
SHEET NO.  
**C1.2**

FUTURE  
DEVELOPMENT  
LOT

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 THEN BE COLLECTED AND DISCHARGED TO THE EXISTING STORM PIPE TO THE SOUTH. STRUCTURE INVERT ELEVATION = 789.81'.  
STRAIGHT LINE DISTANCE TO STRUCTURE IS 628' USING 650' AND 0.4% SLOPE. NEW INVERT ELEVATION IS 792.41' TO NORTH SIDE OF ENTRANCE. EX. GRADE IS APPROX. 797'.

LOT 303 NOTES:  
1. IMPROVEMENTS ON LOT 303 REPRESENT CITY APPROVED FINAL DESIGN. THIS PROJECT WAS APPROVED FOR CONSTRUCTION IN MID-2015.

