

**PARKING COUNT:**  
 Auto Parking:  
 • Existing: 33 spaces with 4 spaces encroaching into the front yard  
 • Required: 1 space / 2 beds x 80 beds = 40 spaces - 4 Bicycle spaces = 36 spaces  
 Total parking proposed 34 spaces:  
 • 2 spaces located in Rollins Street ROW  
 • 10 spaces partially located in Alley ROW  
 • 10 spaces located in front yard  
 • 12 spaces located in side yard

**80 DEGREE PARKING CURB LENGTH CALCULATION:**  
  
 $\cos 10 = 8'-6 7/8" \times 0.9848$   
 $X = 8'-6 7/8" \times 0.9848 = 8'-7 9/16"$

**PARKING ACCESS AISLE WIDTH CALCULATION:**  
 Per UDC Section 29-4.3(i)(4), Table 4.3-3 (ii) If parking spaces are located only on one side of an access aisle, the width of the access aisle may be reduced by twenty (20) percent but not less than twelve (12) feet wide or eighteen (18) feet wide if a designated fire lane

**OUTDOOR PARKING AND PAVED DRIVEWAY IN FRONT AND REAR YARDS CALCULATION:**  
 1) Front Yard Paved driveway and outdoor parking area calculation:  
 • Median front yard setback calculation:  
 $(28'-7 7/2" / 2) = 50'$   
 • Front yard setback area is  $180' \times 50' = 9,000$  SF  
 • 30% of front yard setback area is  $9,000 \times 30\% = 2,700$  SF  
 • Paved driveway and outdoor parking area surface at front yard is 4,804 SF  
 2) Rear Yard Paved driveway and outdoor parking area calculation:  
 • Rear yard setback is 25'  
 • Rear yard setback area is  $181'4" \times 25' = 4,535$  SF  
 • 30% of rear yard setback area is 1,361 SF  
 • Paved driveway and outdoor parking area surface at rear yard is 1,945 SF

**OPEN SPACE CALCULATION:**  
 Calculation based on 66' ROW at front yard and 10' ROW at rear yard  
 • Landscaped area 4,800 sf  
 • Total site area: 29,105 sf  
 • Percentage of open space:  $4,800 / 29,105 = 16.5\%$

**Design Exceptions:**

- Sections 29-4.3(i)(3)(i) and (ii) to permit parking to encroach into the front yard and east side yard.
- Section 29-4.3(i)(3)(iv) to permit parking in the rear yard without installation of required screening.
- Sections 29-4.3(i)(1)(v) and 29-4.1(b)(1)(i) to permit paving to exceed 30% or 500 square feet of the required front and rear yards.
- Section 29-4.3 and Table 4.3-1 to reduce the off-street parking requirement such that a minimum of twenty-two (22) parking spaces shall be provided on site as shown on the PD plan; provided, however, the property owner shall also install twelve (12) additional parking spaces located partially in public right-of-way (2 in Rollins ROW = 10 in Alley ROW) pursuant to the separate right of use license permit approved by Ordinance 24868, so long as such right of use license permit is in effect.
- Section 29-4.3(i)(3)(iii) to permit parking perpendicular to the driveway.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SARA LOE, CHAIRPERSON

ARCHITECTURAL SITE PLAN  
 1  
 TRUE NORTH PROJECT NORTH  
 0 4' 8' 16'  
 1/8" = 1'-0"

**Note:**  
 THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF TREANORHL. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN APPROVAL OF TREANORHL IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS, OMISSIONS, OR INADEQUACIES IN THIS DRAWING. THE USER SHALL INDEMNIFY AND HOLD TREANORHL HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.

**TREANORHL**  
 241 N. Stewart Street, Suite #450  
 Columbia, MO 65201  
 Office: 214.310.1018  
 Fax: 214.310.1042  
 www.treanorhl.com

**PROGRESS PRINTS**  
 NOT FOR CONSTRUCTION  
 4/14/2022 1:43:09 PM

HOUSE CORPORATION OF MISSOURI ALPHA CHAPTER  
**PI BETA PHI SORORITY - PD PLAN**  
 511 E. ROLLINS STREET, UNIVERSITY OF MISSOURI, COLUMBIA, MISSOURI

**PI BETA PHI**

© 2021 TreanorHL  
 This drawing is an instrument of service and shall remain the property of TreanorHL. This drawing and the concepts and ideas contained herein shall not be used, reproduced, revised, or retained without the express written approval of TreanorHL. The user assumes all liability for any errors, omissions, or inadequacies in this drawing. The user shall indemnify and hold TreanorHL harmless from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from the use of this drawing.

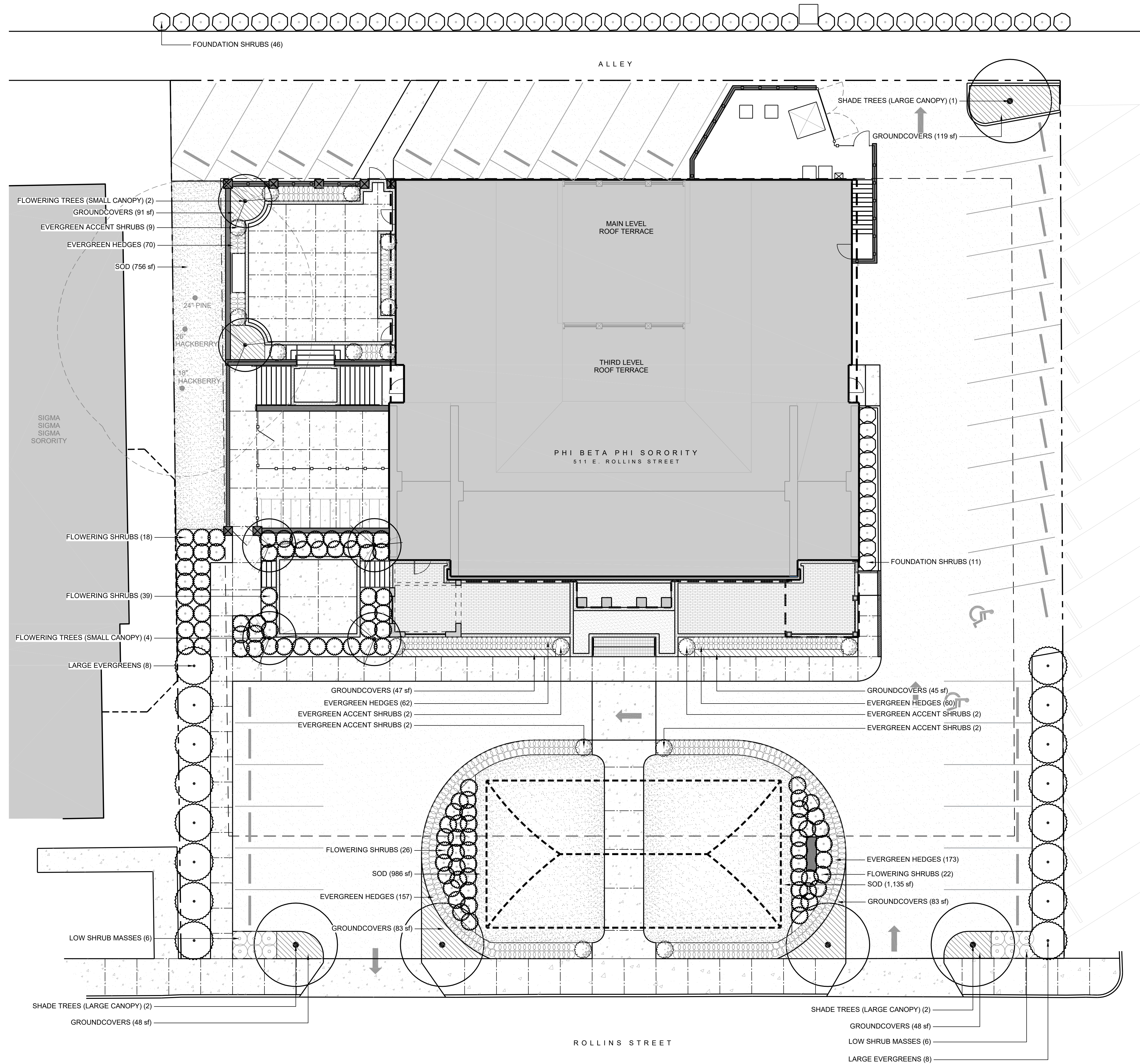
Issued For: DD PRICING SET  
 Date: 04/14/22

REVISIONS		
NO	DESCRIPTION	DATE

**A101a**  
 ARCHITECTURAL SITE PLAN  
 TreanorHL NO. HM0843.1901.00

4/14/2022 1:43:09 PM  
 BIM 360://S06843.2101.00 PI Beta Phi-Missouri/PI Beta Phi - Missouri/Rev01

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE # \_\_\_\_\_ FIRE APPARATUS ACCESS  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 BARBARA BUFFALO, MAYOR  
 ATTEST:  
 SHEELA AMIN, CITY CLERK



CONCEPT PLANT SCHEDULE

	SHADE TREES (LARGE CANOPY) ACER RUBRUM 'AUTUMN BLAZE' / AUTUMN BLAZE RED MAPLE ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE ACER SACCHARUM / SUGAR MAPLE QUERCUS NUTTALLI / NUTTALL OAK QUERCUS PHELLOS / WILLOW OAK ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM ULMUS PARVIFOLIA 'BOSQUE' / BOSQUE ELM	5
	FLOWERING TREES (SMALL CANOPY) AMELANCHIER X 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY CERCIS CANADENSIS / EASTERN REDBUD CORNUS FLORIDA / EASTERN DOGWOOD LAGERSTROEMIA X 'NATCHEZ' / WHITE CRAPE MYRTLE MULTI-TRUNK PRUNUS X YEDOENSIS / YOSHINO CHERRY VITEX AGNUS-CASTUS / CHASTE TREE	6
	LARGE EVERGREENS CEDRUS DEODARA / DEODAR CEDAR CRYPTOMERIA JAPONICA / JAPANESE CEDAR MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA THUJA STANDISHII X PULCATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE X CUPRESSOCYPARIS LEYLANDII / LEYLANDI CYPRESS	16
	FOUNDATION SHRUBS CLEYERA JAPONICA 'BRONZE BEAUTY' ILEX CORNUTA 'BURFORDII' / BURFORD CHINESE HOLLY ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY LIGUSTRUM JAPONICUM 'REGURVIFOLIUM' / WAX LEAF LIGUSTRUM PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL	57
	FLOWERING SHRUBS AZALEA INDICA 'FORMOSA' / FORMOSA AZALEA AZALEA INDICA 'MRS. G.G. GERBING' / MRS. G.G. GERBING AZALEA HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' TM / BAILMER HYDRANGEA HYDRANGEA PANICULATA 'LITTLE LIMELIGHT' / DWARF LIMELIGHT HYDRANGEA HYDRANGEA PANICULATA 'TARDIVA' / TARDIVA HYDRANGEA LOROPETALUM CHINENSE 'EVER RED SUNSET' / EVER RED SUNSET LOROPETALUM LOROPETALUM CHINENSE 'PURPLE DIAMOND' / FRINGE FLOWER ROSA X 'KNOCKOUT' TM / ROSE ROSA X 'PINK DRIFT' / PINK DRIFT ROSE	105
	LOW SHRUB MASSES CEPHALOTAXUS HARRINGTONIA PROSTRATA / PROSTRATE PLUM YEW GARDENIA RADICANS / DWARF GARDENIA ILEX VOMITORIA 'SCHILLINGS DWARF' / DWARF SCHILLINGS HOLLY RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN RHAPHIOLEPIS INDICA 'NANA' / DWARF INDIAN HAWTHORN ROSA X 'PINK DRIFT' / PINK DRIFT ROSE	12
	EVERGREEN ACCENT SHRUBS BUXUS SEMPERVIRENS / AMERICAN BOXWOOD	17
	EVERGREEN HEDGES BUXUS MICROPHYLLA 'WINTERGREEN' / WINTERGREEN BOXWOOD BUXUS MICROPHYLLA KOREANA / KOREAN BOXWOOD	522
	GROUNDCOVERS HEDERA HELIX / ENGLISH IVY JUNIPERUS CHINENSIS 'PARSONII' / PARSONI JUNIPER JUNIPERUS CHINENSIS 'SARGENTII' / SARGANT JUNIPER LIRIOPE MUSCARI / LILY TURF LIRIOPE SPICATA / CREEPING LILY TURF TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	564 SF 2,343 147 147 586 586 2,343
	SOD CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS FESTUCA ARUNDINACEA / TALL FESCUE ZOYSIA X 'ZEON' / ZEON ZOYSIA	2,877 SF

REQUIRED TREE CALCULATIONS:

1. TREES REQUIRED AT ROLLINS STREET:

REQUIRED: 1 TREE / 60' OF STREET FRONTAGE  
X 180' STREET FRONTAGE  
3 TREES REQUIRED

PROVIDED: 4 TREES PROVIDED

2. TREES REQUIRED FOR PARKING PAVEMENT:

REQUIRED: 1 TREE / 4,000 SF OF PARKING PAVEMENT  
X 11,813 SF PARKING PAVEMENT  
3 TREES REQUIRED

PROVIDED: 7 TREES PROVIDED

3. REQUIRED SIGNIFICANT TREE PRESERVATION

REQUIRED: % OF SIGNIFICANT TREES TO BE PRESERVED 25%  
SIGNIFICANT TREES (DBH > 20") ON SITE = 6  
MIN. NO. OF SIGNIFICANT TREES TO BE PRESERVED = 1.5

PROPOSED NO. OF SIGNIFICANT TREES TO BE PRESERVED = 2

SCHEMATIC LANDSCAPE PLAN

SCALE: 1" = 10'