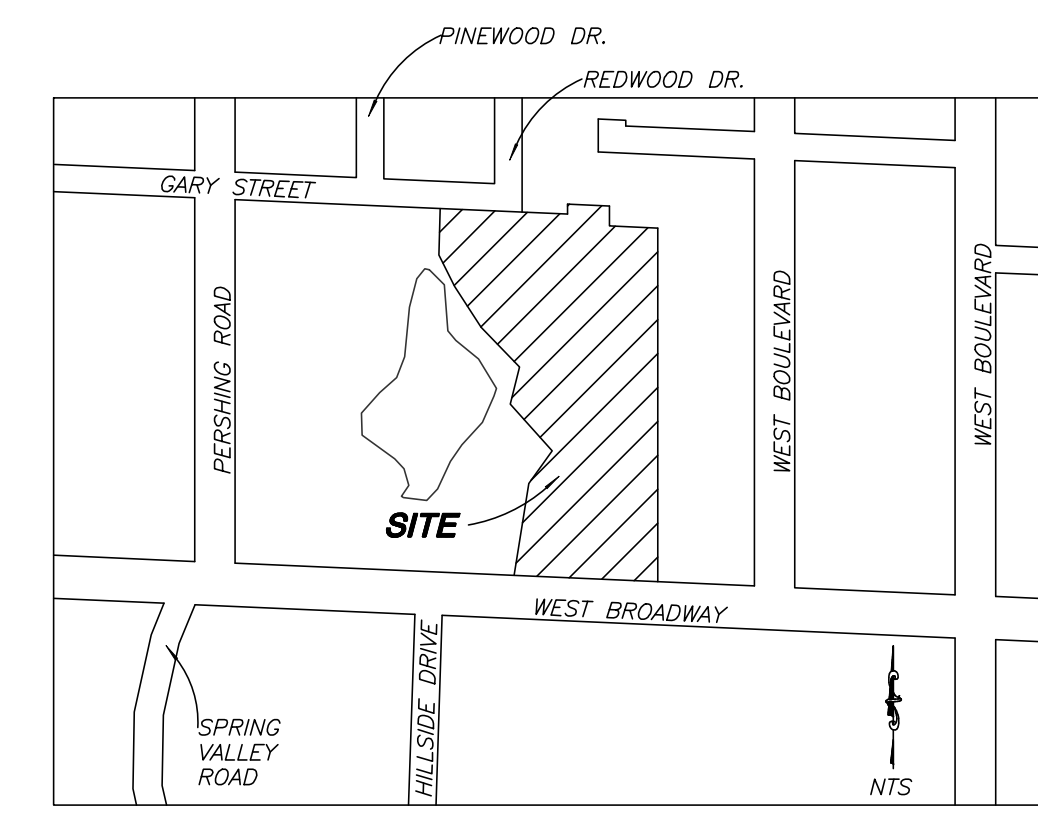
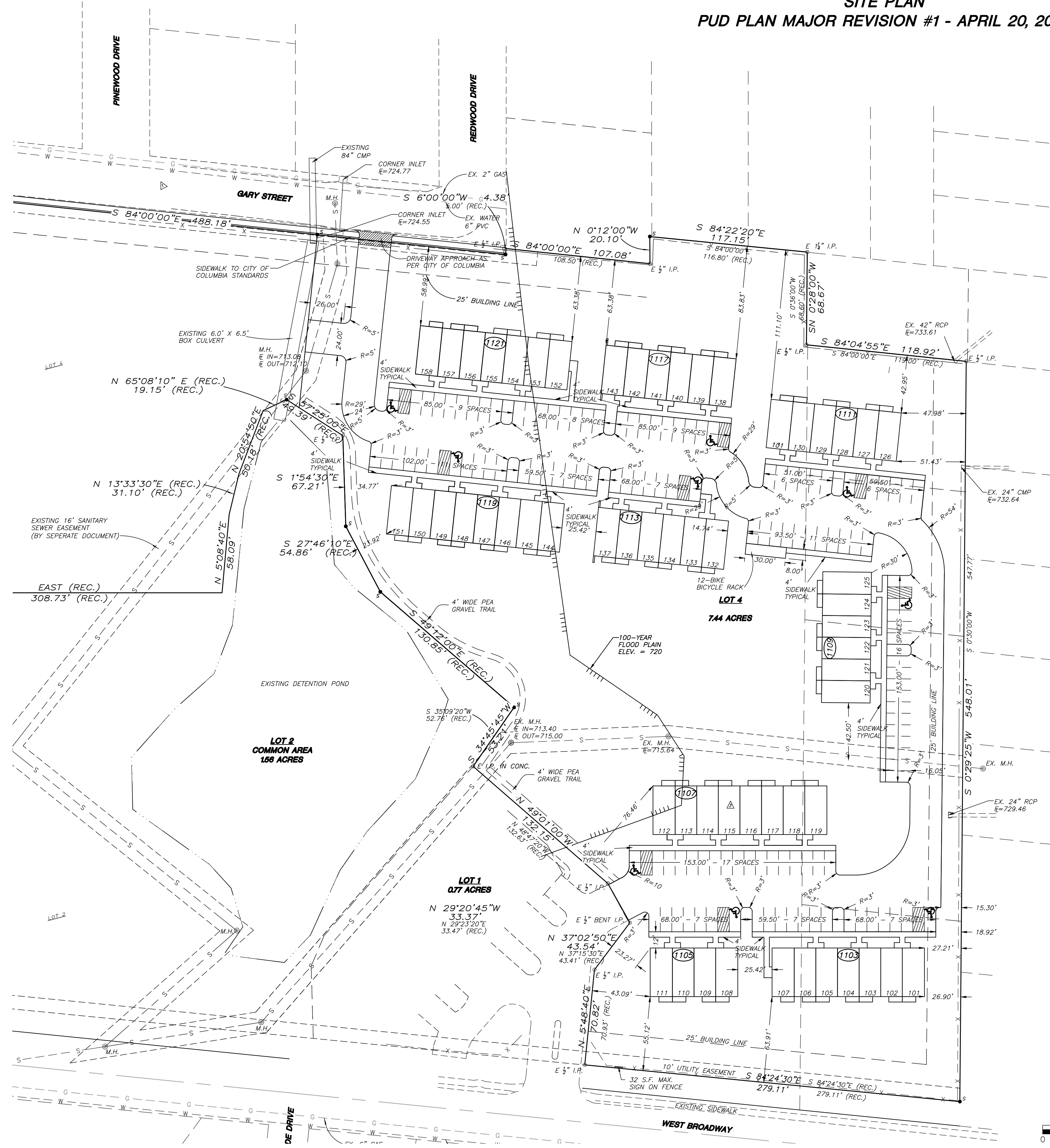


# LAKE BROADWAY CONDOMINIUMS

## SITE PLAN

PUD PLAN MAJOR REVISION #1 - APRIL 20, 2016



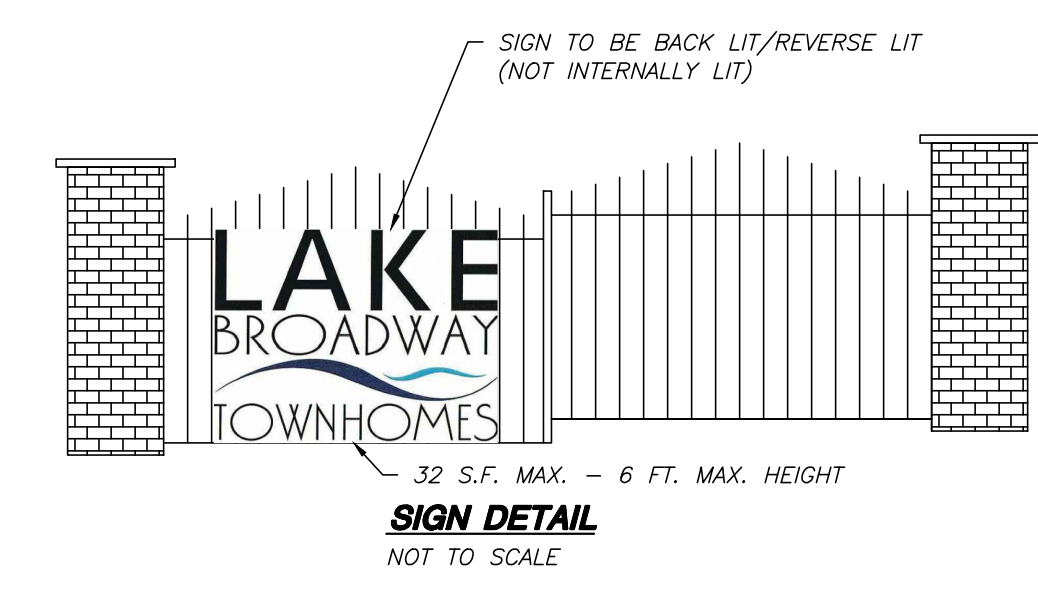
**OWNER:**  
 DBC RENTALS  
 2315 S. PROVIDENCE RD.  
 COLUMBIA, MO 65203-3536  
 (573) 443-7221

- GENERAL NOTES:**
- CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
  - BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECT'S PLANS FOR ACCURATE DIMENSIONS.
  - TRACT IS ZONED PUD.
  - ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
  - ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
  - DRIVEWAY APPROACH IS TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
  - ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED AS SOON AS GENERAL GRADING OPERATIONS ARE COMPLETE. VEGETATIVE COVER CAN NOT BE ESTABLISHED PRIOR TO THE ONSET OF WINTER. AN ALTERNATIVE METHOD OF STABILIZATION SHALL BE USED UNTIL VEGETATIVE COVER IS ESTABLISHED.
  - ALL PARKING SPACES AND H.C. ACCESS AISLES ARE 8.50 FEET WIDE UNLESS NOTED OTHERWISE.
  - ALL PARKING SPACES ARE 18' DEEP, WITH 24' BETWEEN PARKING AISLES. THIS TOTALING A 60' WIDTH OF ASPHALT WHERE PARKING APPEARS.

**BENCHMARK DATA**  
 EXISTING M.H. #3F78 NORTH OF WEST BROADWAY  
 TOP ELEV.=719.38

**PARKING DATA**  
 128 SPACES PROVIDED  
 58 2-BRM UNITS X 2 = 116 SPACES  
 58 UNITS / 5 (VISITOR PARKING) = 12 SPACES  
 TOTAL REQUIRED = 128 SPACES  
 128 / 25 = 5.12 OR 6 HC SPACES REQUIRED  
 9 HC SPACES PROVIDED (ALL VAN ACC.)  
 12-BICYCLE SPACES PROVIDED

**FLOOD PLAIN STATEMENT**  
 THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN.



- LEGEND**
- STREET SIGN
  - WM EXISTING WATER METER
  - GP GUARD POST
  - FH EXISTING FIRE HYDRANT
  - WV EXISTING WATER VALVE
  - EXISTING SANITARY MANHOLE
  - PP POWER POLE
  - ROOF DRAIN
  - ← GUY WIRE
  - (R) REMOVE
  - (REC.) RECORD
  - EXISTING IRON PIPE
  - SET-IRON
  - M.H. EXISTING SANITARY MANHOLE
  - ♿ HANDICAPPED PARKING SIGN
  - OE EXISTING OVER-HEAD ELECTRIC
  - G EXISTING GAS
  - S EXISTING SANITARY
  - W EXISTING WATER

**UTILITIES**

**NATURAL GAS**  
 AMEREN UE  
 2001 MAGUIRE BLVD  
 COLUMBIA, MISSOURI 65201  
 CONTACT: CHAD WARREN  
 (573) 876-3030

**WATER**  
 CITY OF COLUMBIA  
 WATER & LIGHT DEPARTMENT  
 P.O. BOX 6015  
 COLUMBIA, MISSOURI 65205  
 CONTACT: DONNIE NICHOLSON  
 (573) 874-7325

**TELEPHONE**  
 CENTURYTEL  
 625 E. CHERRY  
 COLUMBIA, MISSOURI 65205  
 CONTACT: DUANE MCGEE  
 (573) 886-3500

**SANITARY SEWER**  
 CITY OF COLUMBIA  
 WATER & LIGHT DEPARTMENT  
 P.O. BOX 6015  
 COLUMBIA, MISSOURI 65205  
 CONTACT: LINDSEY SCHAEFER  
 (573) 445-9427

**CABLE TV**  
 MEDIACOM  
 1211 WILKES BOULEVARD  
 COLLEGE AVENUE  
 COLUMBIA, MISSOURI 65202  
 CONTACT: BOB BONER  
 (573) 443-1535

**ELECTRIC**  
 CITY OF COLUMBIA  
 WATER & LIGHT DEPARTMENT  
 P.O. BOX 6015  
 COLUMBIA, MISSOURI 65205  
 CONTACT: DAN CLARK  
 (573) 874-7325

**MAJOR REVISION NOTE**  
 THE PURPOSE OF THIS MAJOR REVISION IS TO ALLOW THE ADDITION OF A 32 S.F. MONUMENT SIGN WITH A MAXIMUM 6 FT. HEIGHT TO BE PLACED ON THE EXISTING WROUGHT IRON FENCE EAST OF THE DRIVEWAY ENTRANCE ONTO BROADWAY.

**LEGAL DESCRIPTION**  
 LOT 4 LAKE BROADWAY PLAT 2; PLAT BOOK 33, PAGE 74

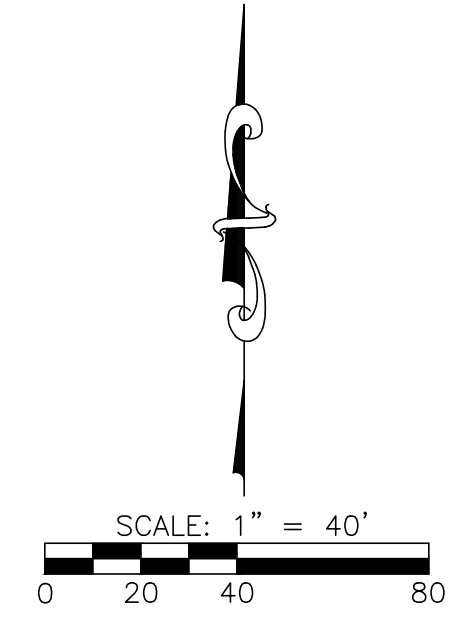
APPROVED AS A MAJOR REVISION BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016

STEPHEN REICHLIN, CHAIRPERSON

APPROVED AS A MAJOR REVISION BY THE CITY OF COLUMBIA CITY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016

SHEELA AMIN, CITY CLERK

BRIAN TREECE, MAYOR



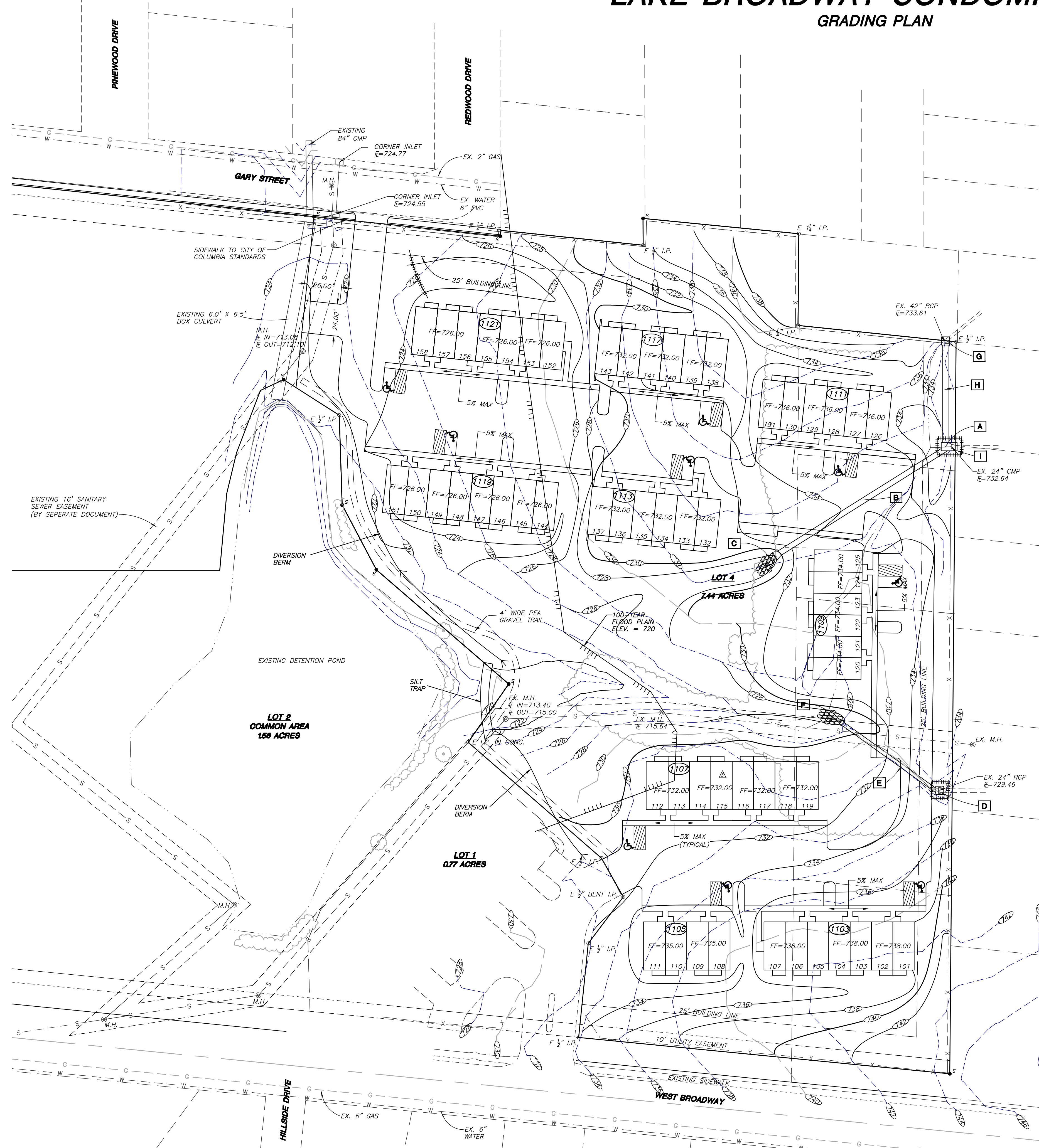
SITE PLAN - LAKE BROADWAY CONDOMINIUMS			
 A CIVIL GROUP CIVIL ENGINEERING, PLANNING, SURVEYING 1010 FAY STREET COLUMBIA, MO 65201 PHONE: (573) 871-5150, FAX: (573) 871-1471		DATE: 04/20/16 DRAWN BY: KPM CHECKED BY: JG DRAWING NO.: KIRT16-01 SHEET 1 OF 4	
JAY GEBHARDT MD E-35052	DATE: 04/20/16	DESCRIPTION: PUD MAJOR REV. FOR SIGN	BY: KPM
DATE: 12/13/02	DESCRIPTION: BLDG. 1107 MOVED 50' EAST	BY: JG	CHECKED BY: JG
DATE: 10/18/02	DESCRIPTION: CITY COMMENTS	BY: JG	CHECKED BY: JG
DATE: 9/11/02	DESCRIPTION: CITY COMMENTS	BY: JG	CHECKED BY: JG
NO.	DATE	DESCRIPTION	BY

\\V:\SERVER\Project\PRATHER\W. Broadway & Hunt Hill\ep\PR0102-01\Base PR0102-01.dwg



# LAKE BROADWAY CONDOMINIUMS

## GRADING PLAN



### DRAINAGE NOTES

- ▲ **A** 4' x 4' SIDE OPENING INLET  
OPEN ALL 4 SIDES  
TOP = 736.00  
IF 6" OPENING ON EAST AND WEST = 735.00  
IF 24" IN = 732.54, IF 42" IN = 732.11,  
IF OUT = 730.00
- ▲ **B** 150 L.F. 42" CMP @ 1.33% W/F.E.S.  
IF OUT = 728.00
- C** 5' WIDE X 10' LONG X 1' D RIP RAP
- D** 3.5' X 3.5' J-BOX TOP = 738.60  
IF IN = 735.19 IF OUT = 730.00
- E** 90 L.F. 36" CMP @ 2.00% W/F.E.S.  
IF OUT = 728.20
- F** 5' W X 10' L X 1' D RIP RAP
- G** INSTALL 42" CMP 90° BEND IF = 733.61
- H** 75 L.F. 42" CMP @ 2.00%
- I** 10 L.F. 24" CMP @ 1.00%

### GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
2. BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTS PLANS FOR ACCURATE DIMENSIONS.
3. TRACT IS ZONED PUD.
4. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
5. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
6. DRIVEWAY APPROACH IS TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
7. ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED AS SOON AS GENERAL GRADING OPERATIONS ARE COMPLETE. IF VEGETATIVE COVER CAN NOT BE ESTABLISHED PRIOR TO THE ONSET OF WINTER, AN ALTERNATIVE METHOD OF STABILIZATION SHALL BE USED UNTIL VEGETATIVE COVER IS ESTABLISHED.
8. ALL PARKING SPACES AND H.C. ACCESS AISLES ARE 8.50 FEET WIDE UNLESS NOTED OTHERWISE.
9. ALL PARKING SPACES ARE 18' DEEP, WITH 24' BETWEEN PARKING AISLES. THUS TOTALING A 60' WIDTH OF ASPHALT WHERE PARKING APPEARS.

### DRAINAGE CALCULATIONS

- PIPE **H**  $(0.45)(7)(13.1) = 41$  CFS  
USE 42" @ 1.00% CAP = 52 CFS
- PIPE **B**  $(0.45)(7)(3) = 9.5$  CFS + 41 = 50.5 CFS  
USE 42" CMP @ 1.00 CFS MIN. CAP = 52 CFS
- PIPE **E**  $(0.45)(7)(2.9) = 9.2$  CFS  
USE 36" @ 1.00% CAP = 34 CFS

### LEGEND

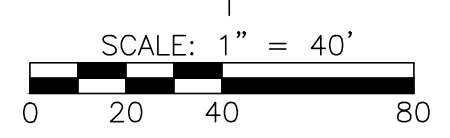
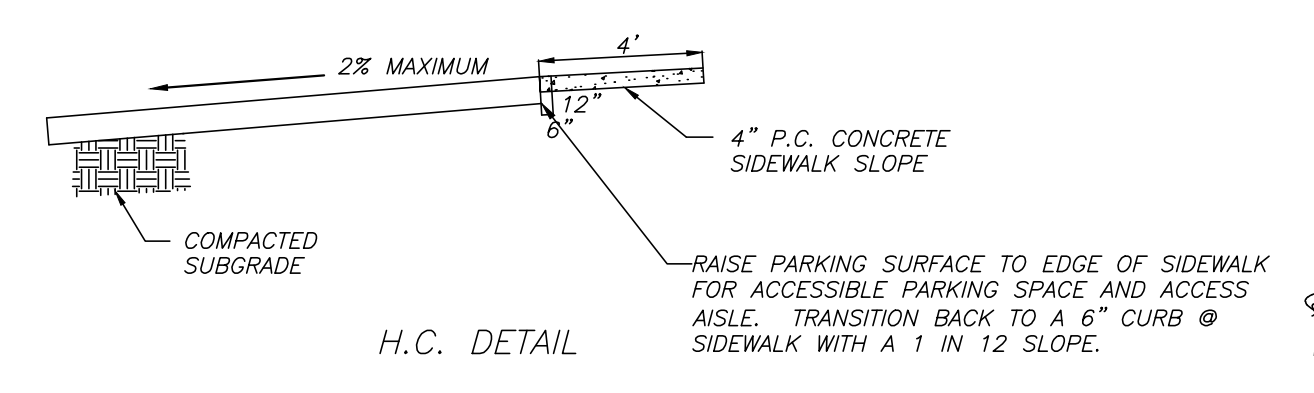
- DESIGN CONTOUR
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- 771.5 (H.P.) PROPOSED SPOT ELEVATION

### EROSION CONTROL NARRATIVE SECTION 12A-68

1. THE PROJECT CONSISTS OF GRADING AND PAVING FOR 58 TOWNHOMES. THERE ARE NO SIGNIFICANT DRAINAGE PROBLEMS CONTRIBUTION TO EROSION OR SITUATION PROBLEMS.
2. THE PROJECT WILL NOT PROMOTE OR AGGRAVATE EXISTING OFF-SITE EROSION, SILTATION OR DRAINAGE PROBLEMS DUE TO ALL ACTIVITY BEING PERFORMED ON THE EXISTING DETENTION POND.
3. RUNOFF PRODUCING FACTORS UNDER EXISTING CONDITIONS AND ESTIMATED CHANGES AFTER CONSTRUCTION HAVE BEEN MITIGATED WITH THE EXISTING DETENTION POND.
4. THE PEAK DISCHARGE FOR THE 10 YEAR STORM IS 5.4 ACRES X 0.45 X 7 = 15.75 CFS.
5. THE MANAGEMENT OF THE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER UNTIL ALL AREAS ARE ESTABLISHED WITH NEW GROUND COVER.
6. THE CONSTRUCTION OF THE PROJECT SHALL INCLUDE THE PHASES OF CLEARING, GRADING, BUILDING AND PARKING CONSTRUCTION. THE ENTIRE SITE SHALL BE GRADED AT ONE TIME AND SHALL NOT BE DENuded FOR A PERIOD EXCEEDING 240 DAYS. ALL STOCKPILES SHALL BE PROTECTED W/ SILT FENCE, ALL GRADING ACTIVITIES SHALL BE DONE IN A MANNER THAT CONFORMS TO THE MEASURES SHOWN ON THE PLAN.
7. THE EROSION CONTROL MEASURES SHOWN ON THE PLAN WERE CHOSEN AS THE BEST MANAGEMENT PRACTICES APPROPRIATE FOR THE SITE.
8. THE EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY, TO INSURE MAXIMUM EFFECTIVENESS OF THE PROTECTIVE MEASURES AND TO ASSURE THAT PREVENTATIVE MAINTENANCE EFFORTS WILL BE CARRIED OUT WHEN NEEDED. ALL AREAS SHALL BE RESEDED AFTER GRADING IS COMPLETE. ALL STRUCTURAL MEASURES SHALL BE MAINTAINED AND THE WASTE MATERIALS REMOVED AND DISPOSED OF PROPERLY.

### ACCESSIBLE SPACE NOTES

1. ALL ACCESSIBLE SPACES SHOWN ARE NOT TO EXCEED A 2% SLOPE IN ANY DIRECTION.
2. ALL ACCESSIBLE ROUTES SHALL NOT EXCEED A 5% SLOPE IN ANY DIRECTION.

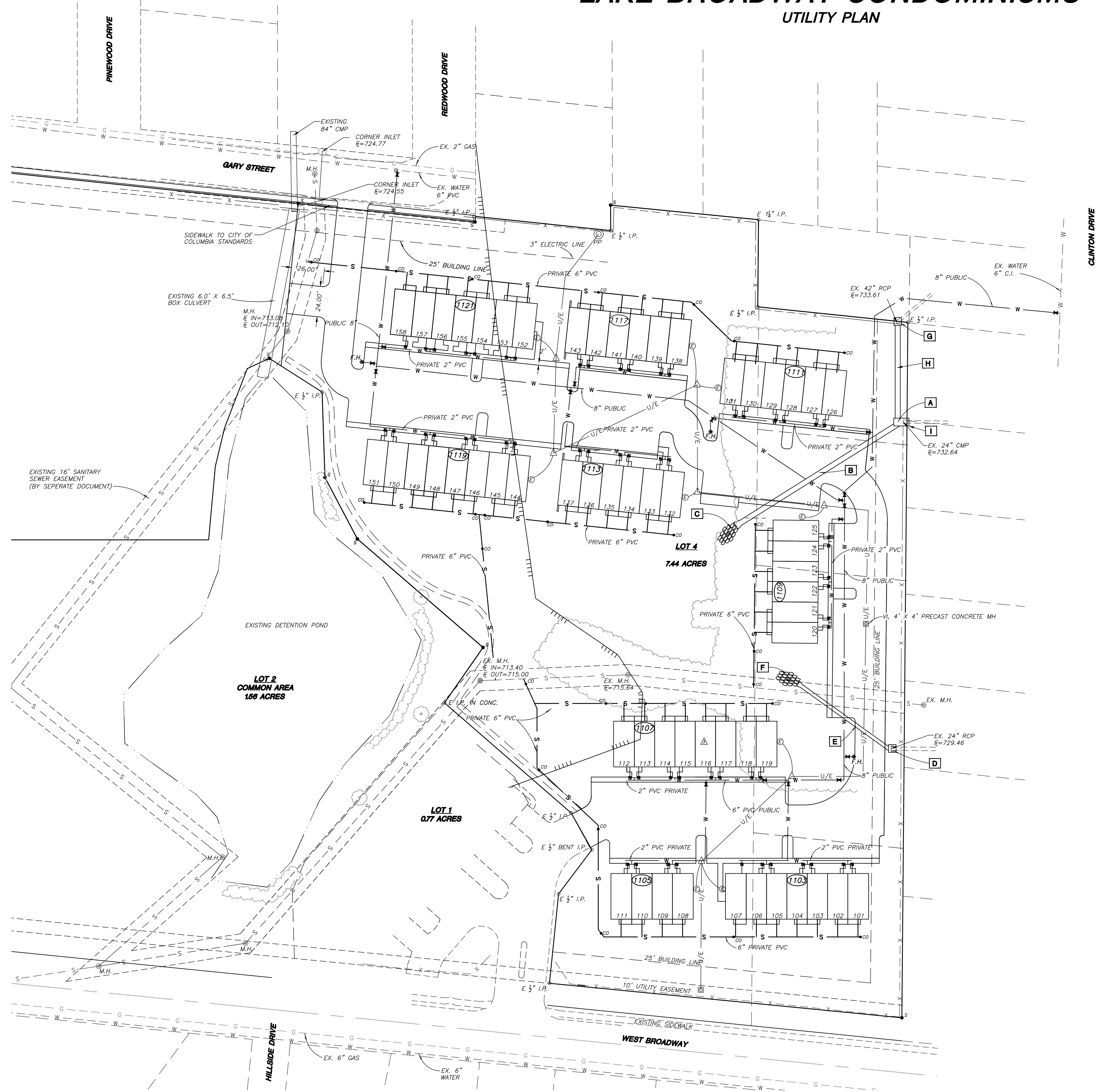


GRADING PLAN - LAKE BROADWAY CONDOMINIUMS																							
 <b>A CIVIL GROUP</b> CIVIL ENGINEERING, PLANNING, SURVEYING 1010 FAY STREET COLUMBIA, MD 21021 PHONE: (579)811-5150, FAX: (579)811-1071		JAY GEBHARDT MD E-35052																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>▲</td> <td>24/20/16</td> <td>PLD MAJOR REV. FOR SIGN</td> <td>KPM</td> </tr> <tr> <td>▲</td> <td>12/13/02</td> <td>BLDG. 1107 MOVED 50' EAST</td> <td>JG</td> </tr> <tr> <td>▲</td> <td>10/16/02</td> <td>CITY COMMENTS</td> <td>JG</td> </tr> <tr> <td>▲</td> <td>9/11/02</td> <td>CITY COMMENTS</td> <td>JG</td> </tr> </table>	NO.	DATE	DESCRIPTION	BY	▲	24/20/16	PLD MAJOR REV. FOR SIGN	KPM	▲	12/13/02	BLDG. 1107 MOVED 50' EAST	JG	▲	10/16/02	CITY COMMENTS	JG	▲	9/11/02	CITY COMMENTS	JG	DRAWN BY: <b>KPM</b> CHECKED BY: <b>JG</b> JOB NO.: <b>KIRT16.01</b>	DATE: <b>04/20/16</b> DRAWING NO.: <b>KIRT16-01</b> SHEET <b>2</b> OF <b>4</b>	
NO.	DATE	DESCRIPTION	BY																				
▲	24/20/16	PLD MAJOR REV. FOR SIGN	KPM																				
▲	12/13/02	BLDG. 1107 MOVED 50' EAST	JG																				
▲	10/16/02	CITY COMMENTS	JG																				
▲	9/11/02	CITY COMMENTS	JG																				



# LAKE BROADWAY CONDOMINIUMS

## UTILITY PLAN




- LEGEND**
- ⊙ EXISTING FIRE HYDRANT
  - ⊙ EXISTING SANITARY MANHOLE
  - ⊙ EXISTING SANITARY CLEANOUT
  - ⊙ EXISTING WATER METER
  - ⊙ PROPOSED ELECTRIC TRANSFORMER
  - ⊙ PROPOSED GAS METER
  - ⊙ PROPOSED ELECTRIC METER
  - ⊙ PROPOSED WATER METER
  - ⊙ PROPOSED FIRE HYDRANT
  - ⊙ PROPOSED WATER VALVE
  - ⊙ PROPOSED MANHOLE
  - ⊙ PROPOSED SANITARY CLEANOUT
  - S — EXISTING SANITARY SEWER
  - W — EXISTING WATER
  - G — EXISTING GAS LINE
  - OE — EXISTING OVERHEAD ELECTRIC
  - W — PROPOSED WATER LINE
  - U/E — PROPOSED UNDERGROUND ELECTRIC
  - G — PROPOSED GAS LINE
  - S — PROPOSED SANITARY SEWER

- UTILITY NOTES**
- WATER AND ELECTRIC LINES ARE SHOWN FOR CLARITY. THE PLANS WILL BE DESIGNED AND ISSUED THROUGH AND BY THE COLUMBIA WATER AND LIGHT DEPARTMENT.
  - CONTACT AMEREN U.E. FOR PLANS FOR THE GAS MAIN WITHIN THE DEVELOPMENT.
  - TELEPHONE AND CABLE TV WILL SHARE THE SAME TRENCH AS THE ELECTRIC UNLESS OTHERWISE NOTED BY VERIZON.
  - A MINIMUM OF 24" VERTICAL AND 120" HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN THE SANITARY SEWER AND THE WATER MAINS.

**UTILITY PLAN - LAKE BROADWAY CONDOMINIUMS**

JKY GEBHARDT MD E-35052

NO.	DATE	DESCRIPTION	BY
1	04/20/16	PLD MAJOR REV. FOR SIGN	KPM
2	12/13/02	BLDG. 1107 MOVED 50' EAST	JG
3	10/16/02	CITY COMMENTS	JG
4	9/11/02	CITY COMMENTS	JG

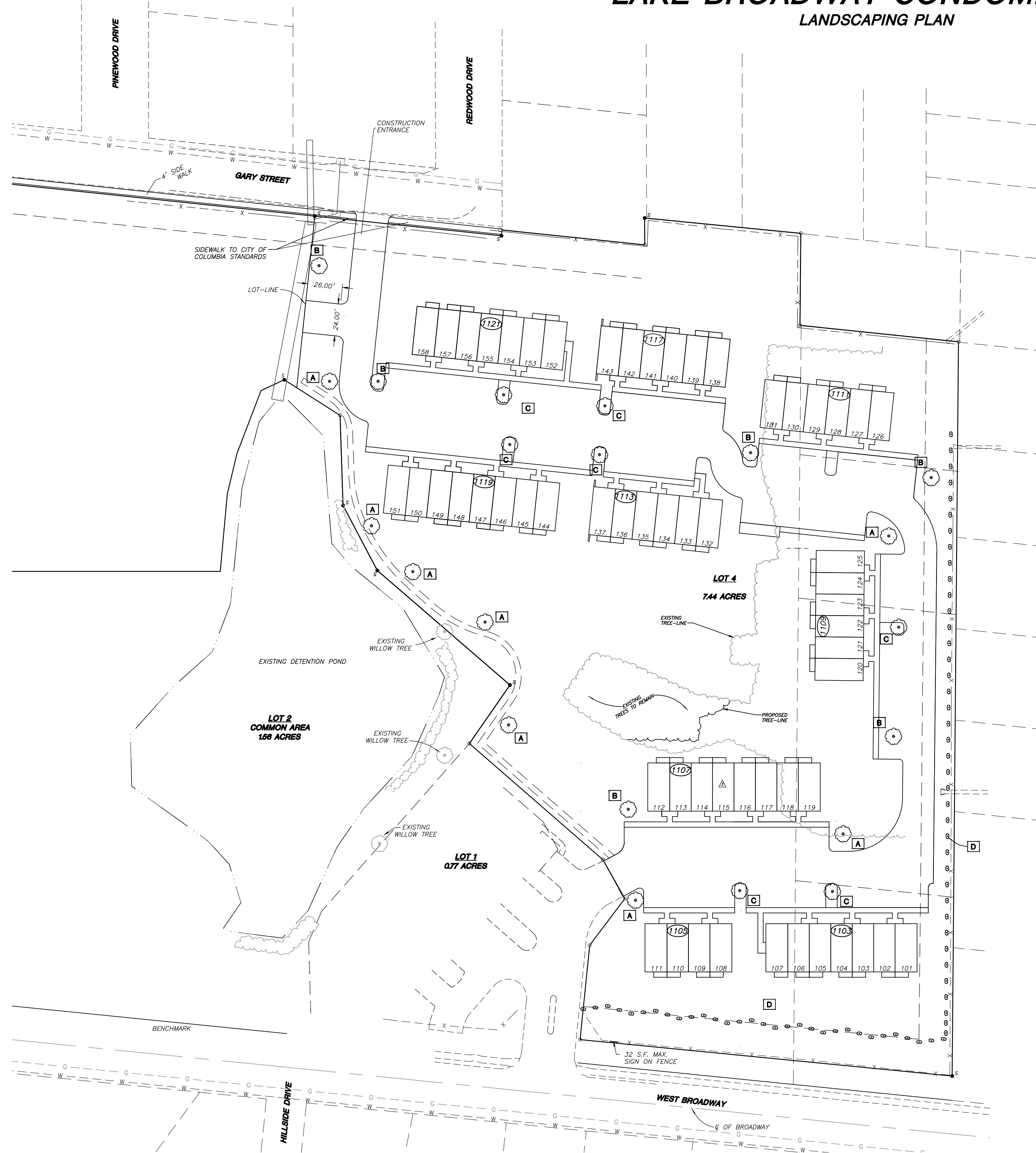


**A CIVIL GROUP**  
CIVIL ENGINEERING, PLANNING, SURVEYING  
1010 FAY STREET  
COLUMBIA, MD 21020  
PHONE: (579)871-5750, FAX: (579)871-1471

DRAWN BY: KPM DATE: 04/20/16  
CHECKED BY: JG DRAWING NO.: KIRT16-01  
JOB NO.: KIRT16.01 SHEET 3 OF 4

# LAKE BROADWAY CONDOMINIUMS

## LANDSCAPING PLAN



### LANDSCAPING/TREE PRESERVATION NOTES

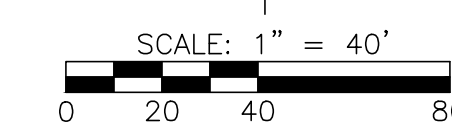
- TOTAL AREA OF LOT= 5.17 AC. OR 225,350 SQ.FT.  
 TOTAL PAVED AREA= 1.27 AC. (25%)  
 TOTAL EXISTING BUILDING AREA= 0 AC. (0%)  
 TOTAL FUTURE BUILDING AREA= 0.83 AC. (16%)  
 TOTAL IMPERVIOUS AREA= 2.10 AC. (41%)  
 TOTAL AREA OF LANDSCAPING= 3.07 AC. (59%)
- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED IMMEDIATELY AFTER CONSTRUCTION.
- 56,628 PAVED SQ.FT. / 4,500 = 12.58 OR 13 TREES REQUIRED.  
 92 NEW TREES SHOWN ON SITE.

### TREE PRESERVATION NOTES

THE TREE PRESERVATION IS NOT APPLICABLE DUE TO THE PUD APPROVAL PRIOR TO THE TREE ORDINANCE. (SEE EMAIL FROM FRED BOECKMANN DATED 07/23/02).

### PLANT SCHEDULE

SYMBOL	QUANTITY	PLANT SPECIES	SIZE
A	8	SWAMP WHITE OAK	2"
B	5	URBANITE GREEN ASH	2"
C	7	CLEVELAND BRADFORD PEAR	2"
D	70	UPRIGHT JUNIPER 'KEETLEERY'	6"



### LANDSCAPING PLAN - LAKE BROADWAY CONDOMINIUMS

 <b>A CIVIL GROUP</b> CIVIL ENGINEERING, PLANNING, SURVEYING 1010 FAY STREET COLUMBIA, MD 21051 PHONE: (579)811-5150, FAX: (579)811-1071																																	
JAY GEBHARDT MD E-35052																																	
<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>Δ</td> <td>24/20/16</td> <td>PUD MAJOR REV. FOR SIGN</td> <td>KPM</td> </tr> <tr> <td>Δ</td> <td>12/13/02</td> <td>BLDG. 1107 MOVED 50' EAST</td> <td>JG</td> </tr> <tr> <td>Δ</td> <td>10/16/02</td> <td>CITY COMMENTS</td> <td>JG</td> </tr> <tr> <td>Δ</td> <td>9/11/02</td> <td>CITY COMMENTS</td> <td>JG</td> </tr> </table>	NO.	DATE	DESCRIPTION	BY	Δ	24/20/16	PUD MAJOR REV. FOR SIGN	KPM	Δ	12/13/02	BLDG. 1107 MOVED 50' EAST	JG	Δ	10/16/02	CITY COMMENTS	JG	Δ	9/11/02	CITY COMMENTS	JG	<table border="1"> <tr> <td>DRAWN BY:</td> <td>KPM</td> <td>DATE:</td> <td>04/20/16</td> </tr> <tr> <td>CHECKED BY:</td> <td>JG</td> <td>DRAWING NO.:</td> <td>KIRT16-01</td> </tr> <tr> <td>JOB NO.:</td> <td>KIRT16.01</td> <td>SHEET</td> <td>4 OF 4</td> </tr> </table>	DRAWN BY:	KPM	DATE:	04/20/16	CHECKED BY:	JG	DRAWING NO.:	KIRT16-01	JOB NO.:	KIRT16.01	SHEET	4 OF 4
NO.	DATE	DESCRIPTION	BY																														
Δ	24/20/16	PUD MAJOR REV. FOR SIGN	KPM																														
Δ	12/13/02	BLDG. 1107 MOVED 50' EAST	JG																														
Δ	10/16/02	CITY COMMENTS	JG																														
Δ	9/11/02	CITY COMMENTS	JG																														
DRAWN BY:	KPM	DATE:	04/20/16																														
CHECKED BY:	JG	DRAWING NO.:	KIRT16-01																														
JOB NO.:	KIRT16.01	SHEET	4 OF 4																														