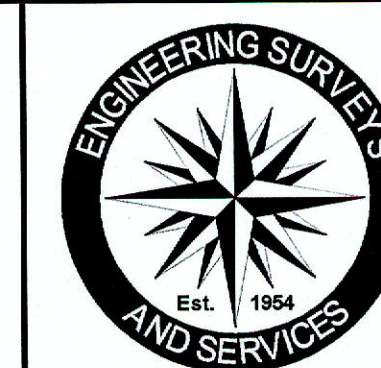


# LAMBDA CHI ALPHA

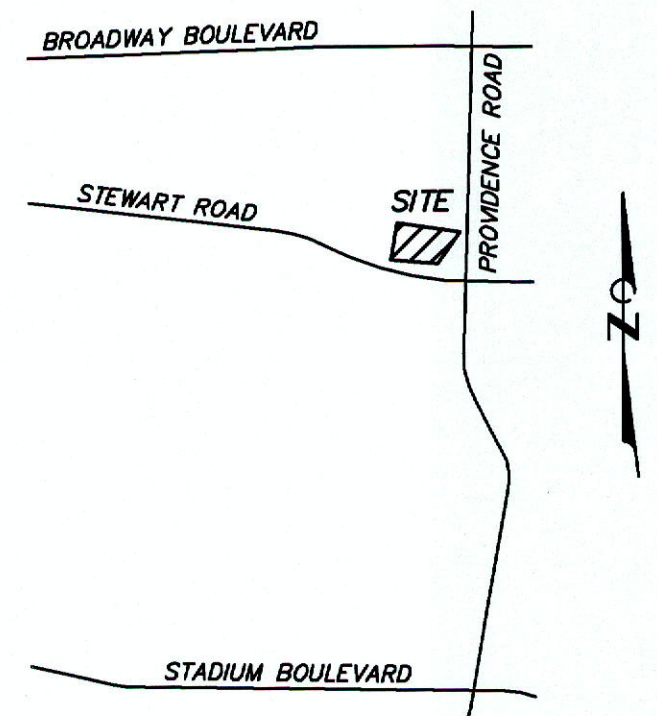
## COLUMBIA, BOONE COUNTY, MISSOURI

### DEMOLITION PLAN

#### OCTOBER 12, 2016



Engineering Surveys and Services  
 Consulting Engineers, Scientists, and Land Surveyors  
 Analytical and Material Laboratories  
 1113 Ivy Street, Columbia, Missouri 65201  
 573-467-2646 | www.esandss.com  
 Other Offices:  
 Jefferson City, Missouri - Sedalia, Missouri  
 Missouri Engineering Corporation # 2004000918



SITE LOCATION MAP  
 NOT TO SCALE

#### LEGEND

E	PROPERTY LINE
T	ELECTRIC LINE
FO	TELECOMMUNICATIONS LINE
UE	FIBER OPTIC LINE
UT	UNDERGROUND ELECTRIC LINE
UFO	UNDERGROUND TELECOMMUNICATIONS LINE
S	UNDERGROUND FIBER OPTIC LINE
SS	SANITARY SEWER LINE
G	STORM SEWER LINE
W	GAS LINE
X	WATER LINE
	FENCE
	TREE & BRUSH LINE
	DRAINAGE SWALE
	ANCHOR
	IRON
CI	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
FH	FIRE HYDRANT
GV	GAS VALVE
LP	LIGHT POLE
LS	LIGHT STANDARD
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
WM	WATER METER
WV	WATER VALVE
	SILT FENCE
	SEDIMENT LOG
	REMOVAL LIMITS

#### UTILITY NOTES

THE LOCATIONS, SIZES, AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THE PLAN, NOT VISIBLE OR APPARENT FROM THE SURFACE, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM A MISSOURI ONE CALL SYSTEM LOCATE, OR UTILITY COMPANY RECORDS AND WERE NOT VERIFIED IN THE FIELD. UNDERGROUND UTILITY SERVICES TO BUILDINGS WERE NOT LOCATED.

- WATER**  
 CITY OF COLUMBIA WATER & LIGHT DEPARTMENT  
 P.O. BOX 8015  
 COLUMBIA, MISSOURI 65205  
 CONTACT: JOE STRODTMAN 573-874-6308  
 8" CI IN SOUTH SIDE OF STEWART ROAD  
 6" CI ALONG THE WEST SIDE OF PROVIDENCE ROAD
- ELECTRIC**  
 CITY OF COLUMBIA WATER & LIGHT DEPARTMENT  
 P.O. BOX 8015  
 COLUMBIA, MISSOURI 65205  
 CONTACT: DAN CLARK 573-874-7738  
 AERIAL LINE ALONG THE SOUTH SIDE OF STEWART ROAD  
 AERIAL LINE ALONG THE WEST SIDE OF PROVIDENCE ROAD
- GAS**  
 AMEREN MISSOURI  
 2001 MAGUIRE BOULEVARD  
 COLUMBIA, MISSOURI 65201  
 CONTACT: CHAD WARREN 573-876-3063  
 8" PLASTIC LINE ALONG NORTH SIDE OF STEWART ROAD  
 4" PLASTIC LINE ALONG THE WEST SIDE OF PROVIDENCE SOUTH OF STEWART ROAD
- TELECOMMUNICATIONS**  
 CENTURYLINK  
 625 E. CHERRY STREET  
 COLUMBIA, MISSOURI 65201  
 CONTACT: TIM DISHWAN 573-886-3505  
 AERIAL LINES AS SHOWN  
 UNDERGROUND LINE ALONG SOUTH SIDE STEWART ROAD
- MEDIA/COM**  
 1211 WILKES BOULEVARD  
 COLUMBIA, MISSOURI 65201  
 CONTACT: BOB BONER 573-443-1536  
 AERIAL LINES AS SHOWN
- SANITARY SEWER**  
 CITY OF COLUMBIA UTILITIES DEPARTMENT  
 P.O. BOX 8015  
 COLUMBIA, MISSOURI 65205  
 CONTACT: ERIN KEYS 573-874-7502  
 AS SHOWN
- STORM SEWER**  
 CITY OF COLUMBIA UTILITIES DEPARTMENT  
 P.O. BOX 8015  
 COLUMBIA, MISSOURI 65205  
 CONTACT: TOM WELLMAN 573-874-7250  
 AS SHOWN

#### SEQUENCE OF EVENTS

1. THE CONTRACTOR SHALL NOTIFY ALL ADJACENT PROPERTIES 14 DAYS BEFORE DEMOLITION WORK COMMENCES
2. THE CONTRACTOR SHALL CONFIRM WITH ALL UTILITIES THAT SERVICES HAVE BEEN DISCONNECTED, CAPPED AND SHUT OFF PRIOR TO DEMOLITION WORK.
3. ALL PROPOSED SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION WORK.
4. COMMENCE DEMOLITION WORK.
5. ONCE ALL DEMOLITION WORK HAS BEEN COMPLETED FINAL STABILIZATION OF DISTURBED AREAS SHALL BEGIN.

#### DEMOLITION NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. DEMOLITION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL IDENTIFIED PROPERTY CORNERS, LAND SURVEY CORNERS, AND ACCESSORIES. THE CONTRACTOR SHALL CAUSE THE CORNERS AND ACCESSORIES TO BE REFERENCED BY A LICENSED LAND SURVEYOR, AND ANY SUCH CORNER OR ACCESSORIES DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE RESET BY THE SURVEYOR AT THE ORIGINAL LOCATION, AND FILE THE RESTORATIONS AND MONUMENT DOCUMENTS AS THE LAW REQUIRES.
4. ALL TRAFFIC CONTROL SHALL BE PER CURRENT MUTCD REQUIREMENTS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A TRAFFIC CONTROL PLAN WILL BE REQUIRED FOR ANY WORK WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS, TREES AND BRUSH, AND OTHER MATERIAL CREATED AS A RESULT OF CONSTRUCTION. MATERIAL SHALL BE DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. BURNING ON SITE SHALL NOT BE ALLOWED.
6. THE DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) UNDER CHAPTER 260 RSMO. SUCH WASTE IN TYPES AND QUANTITIES ESTABLISHED BY MDNR SHALL BE TAKEN TO A LICENSED LANDFILL OR LICENSED SANITARY LANDFILL FOR DISPOSAL.

#### SEDIMENT AND EROSION CONTROL NOTES

1. CONTRACTOR SHALL FOLLOW THE SEDIMENT AND EROSION CONTROL MEASURES AND ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN CITY OF COLUMBIA EROSION AND SEDIMENT CONTROL PERMIT. A COPY OF THIS PLAN AND PERMIT SHALL REMAIN ON SITE THROUGHOUT CONSTRUCTION.
2. NO DEMOLITION, LAND CLEARING, OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVAL HAS BEEN RECEIVED FROM ALL GOVERNING AUTHORITIES. CONTRACTOR SHALL UTILIZE TOPSOIL FROM SITE IN LANDSCAPED AREAS WITH ANY EXCESS BEING REMOVED FROM SITE.
3. IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPING AREAS SHALL BE SEEDED AND MULCHED.
4. SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS, THE SITE SHALL BE SEEDED.
5. AT END OF WORK EACH DAY THE CONTRACTOR SHALL OBSERVE ALL EROSION AND SEDIMENT CONTROL MEASURES AND ASSURE ALL MEASURES ARE CORRECTLY INSTALLED AND WILL PREVENT SEDIMENT FROM LEAVING THE SITE.
6. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
7. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE OBSERVATION.
8. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
9. CONTRACTOR SHALL REMOVE ALL TRASH, DEBRIS, TREES & BRUSH AND OTHER MATERIAL CREATED AS A RESULT OF THE CONSTRUCTION WORK AND THE SITE SHALL BE RETURNED TO ITS ORIGINAL CONDITION.
10. THE SITE CONTRACTOR SHALL INCLUDE MAINTENANCE OF ALL BMP'S AS PART OF THEIR CONTRACT AND SHALL BE RESPONSIBLE FOR THE PROJECT UNTIL THE CITY OF COLUMBIA PERMIT IS TERMINATED.

#### HAZARDOUS SUBSTANCE NOTE

1. SUBSTANCES REGULATED BY FEDERAL LAW UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) OR THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA) WHICH ARE TRANSPORTED, STORED OR USED FOR MAINTENANCE, CLEANING OR REPAIRS SHALL BE MANAGED ACCORDING TO THE PROVISIONS OF RCRA AND CERCLA.
2. ALL PAINTS, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS (EXCEPT FUELS) AND STORAGE CONTAINERS (SUCH AS DRUMS, CANS OR CARTONS) SHALL BE STORED SUCH THAT THESE MATERIALS ARE NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION, CONTROL AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND SHALL ALSO PREVENT THE CONTAMINATION OF GROUNDWATER.
3. THE APPLICANT SHALL NOTIFY BY TELEPHONE AND IN WRITING THE DEPARTMENT OF NATURAL RESOURCES, WATER POLLUTION CONTROL PROGRAM, POST OFFICE BOX 176, JEFFERSON CITY, MO 65102, 1-800-361-4827, OF ANY OIL SPILLS OR IF HAZARDOUS SUBSTANCES ARE FOUND DURING THE PROSECUTION OF WORK UNDER THIS PERMIT.

#### PROPERTY DESCRIPTION

A TRACT LOCATED IN SECTION 13, T48N, R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI BEING LOTS 16, 17, 18, 19, AND 20 OF BRIDGE TERRACE SUBDIVISION RECORDED IN PLAT BOOK 2 PAGE 26, CONTAINING 0.97 ACRE.

#### PROPERTY OWNER

LAMBDA CHI ALPHA FRATERNITY PROPERTY MANAGEMENT CORPORATION  
 414 EAST BROADWAY SUITE 200  
 COLUMBIA, MISSOURI 65201  
 CONTACT: BRETT ANWANDER  
 PHONE: 816-217-9563

#### ZONING NOTE

THIS PROPERTY IS ZONED "R-3" MEDIUM DENSITY MULTI-FAMILY DWELLING DISTRICT

#### FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0280D, DATED MARCH 17, 2011.

#### BENCH MARK

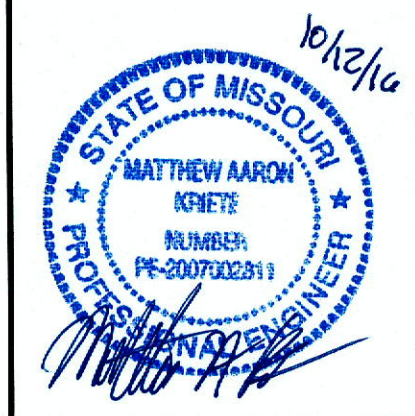
- BM - USCGS BRASS PLATE, STAMPED "UNIVERSITY OF MISSOURI" - 1935, IN CONCRETE POST LOCATED AT SOUTH SIDE OF CIRCLE DRIVE WHICH IS NORTH OF THE COLUMNS. (DUE TO CONSTRUCTION IN THIS AREA IN 2005, THIS BENCH MARK HAS BEEN MOVED.) ELEVATION = 735.12
- BM - NGS BRASS PLATE STAMPED "UNIVERSITY OF MISSOURI RESET, 2005" IN A CONCRETE HEADWALL FOR A SPOTLIGHT LOCATED 30 FEET SOUTHWEST OF THE WEST COLUMN IN THE FRANCIS QUADRANGLE. ELEVATION = 743.60
- TBM - CHISELED SQUARE ON SOUTH SIDE CONCRETE SIGNAL POLE BASE AT THE SOUTHEAST CORNER OF PROVIDENCE ROAD AND STEWART ROAD. ELEVATION = 887.00
- TBM - CHISELED MARKS ON THE EAST RIM OF SANITARY SEWER MANHOLE 3898 LOCATED IN THE NORTH SIDE OF STEWART ROAD 50' WEST OF THE SURVEYED PROPERTY. ELEVATION = 705.99

#### SURVEY CONTROL POINTS

POINT NUMBER	NORTH	EAST	ELEVATION	DESCRIPTION
CP1191	107.41	220.98	712.03	IRON
CP1192	74.24	2.92	705.36	DRILL HOLE
CP1268	14.47	397.46	686.79	DRILL HOLE
CP1273	161.91	439.95	685.38	DRILL HOLE
CP1962	317.62	231.20	719.63	IRON

#### SHEET INDEX

CO.01	COVER
C1.01	DEMOLITION PLAN



MATTHEW A. KRIETE  
 PROFESSIONAL ENGINEER  
 PE-2007322811

Date  
**OCTOBER 12, 2016**

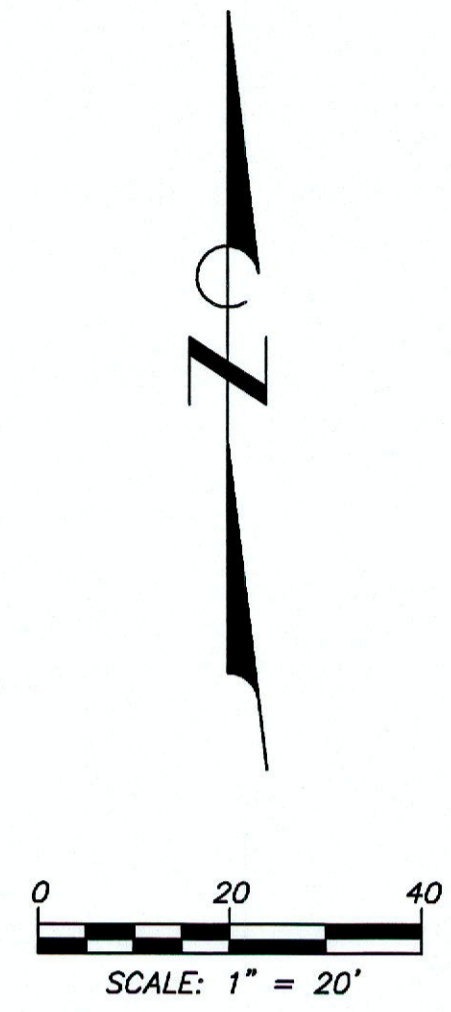
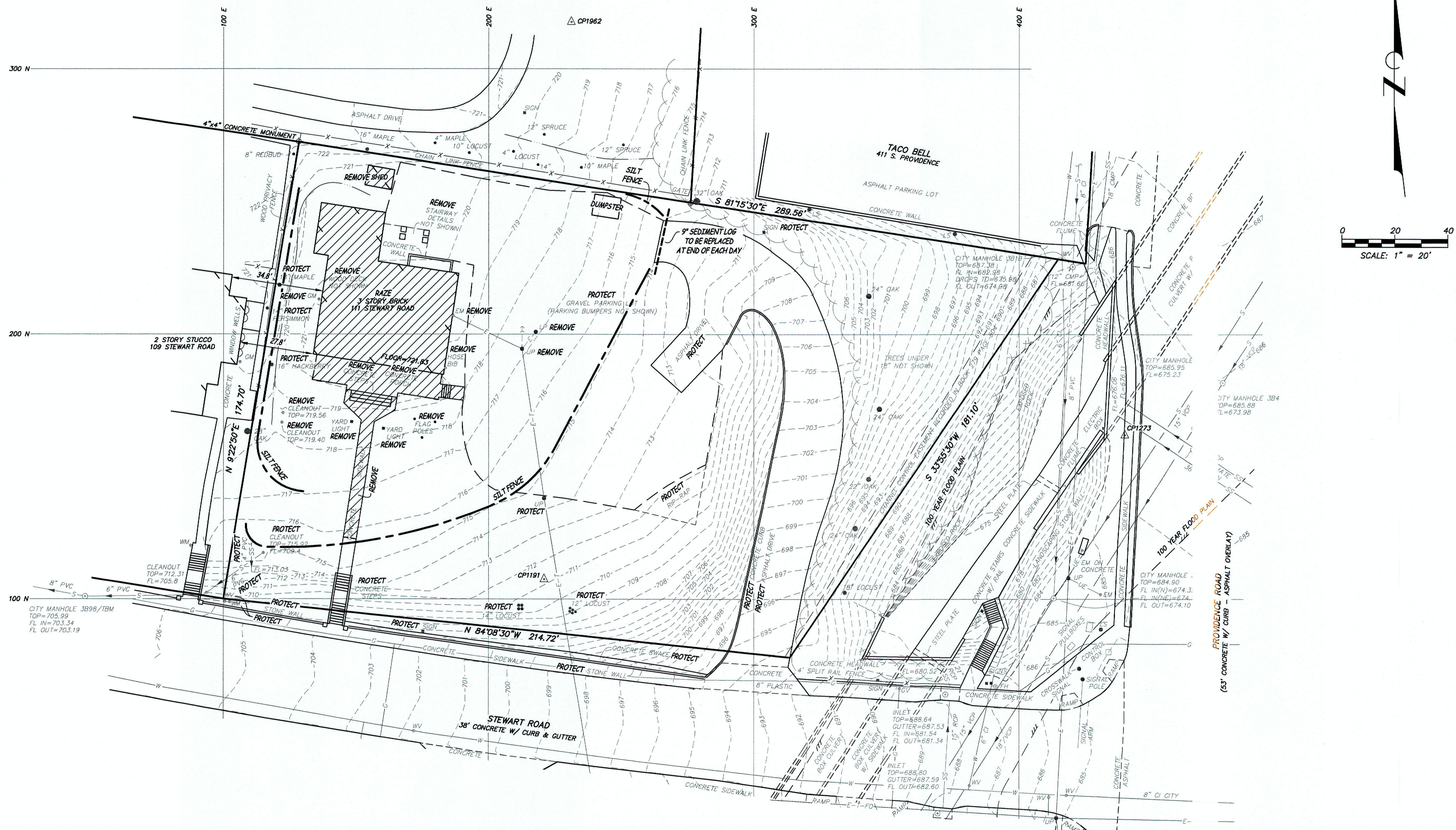
Revised

Design: DPS Drawn: BR

COVER

Sheet  
**CO.01**





**Engineering Surveys and Services**  
 Consulting Engineers, Surveyors and Land Surveyors  
 Analytical and Material Laboratories  
 1113 Fay Street, Columbia, Missouri 65201  
 573 - 449-2646 | www.ess-inc.com  
 Other Offices:  
 Jefferson City, Missouri - Scullin, Missouri  
 Missouri Engineering Corporation # 200405018

**LAMBDA CHI ALPHA**  
 111 STEWART ROAD  
 COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE  
 PROFESSIONAL ENGINEER  
 PE-2007002811

Date  
**OCTOBER 12, 2016**

Revised

Design: DPS Drawn: BR

**DEMOLITION PLAN**

Sheet  
**C1.01**

F:\COURNEY\DRW\WINGS\LCA1 513152\13152 DEMO.DWG 10/12/2016