

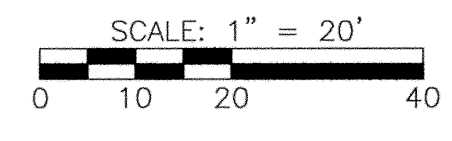
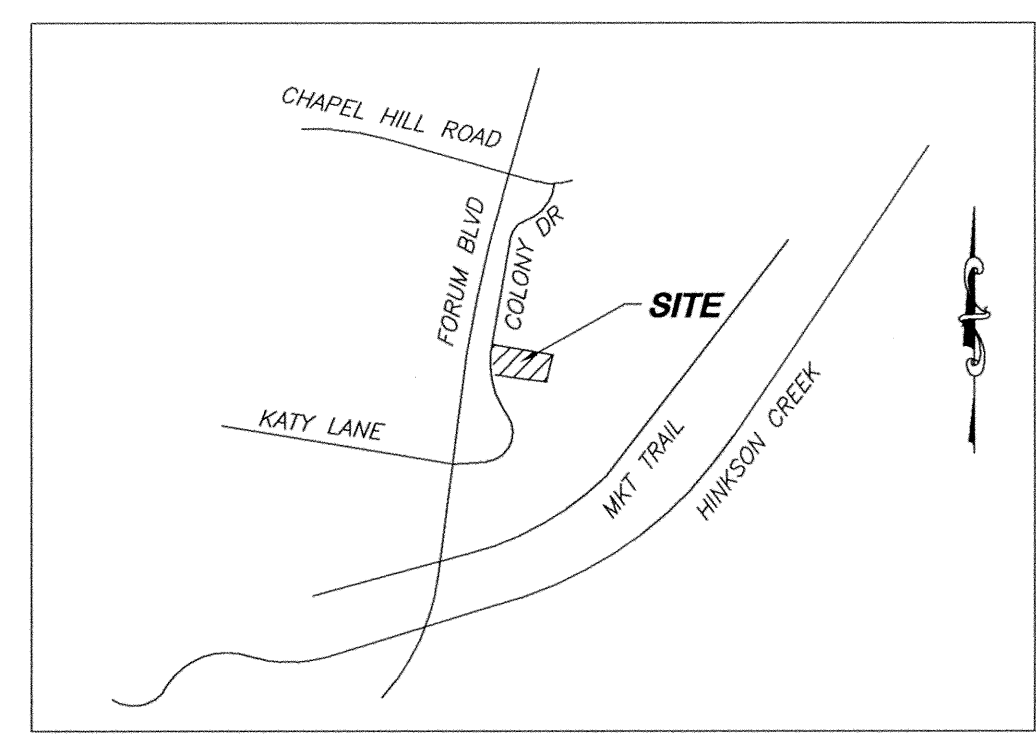
# THE COLONIES LOT 101 & 102 O-P PLAN

JUNE 11, 2007

O-P PLAN

**LEGEND**

- STREET SIGN
- WM EXISTING WATER METER
- GP GUARD POST
- FH EXISTING FIRE HYDRANT
- WV EXISTING WATER VALVE
- DH EXISTING DRILL HOLE
- EXISTING IRON PIPE
- REMOVE
- (R) EXISTING DRILL HOLE
- S SET-IRON
- (REC.) RECORD
- HANDICAPPED PARKING
- MH EXISTING SANITARY MANHOLE
- CO EXISTING SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PP POWER POLE
- ROOF DRAIN
- GUY WIRE
- EM PROPOSED ELECTRIC METER
- GM PROPOSED GAS METER
- EX. LP EXISTING LIGHT POLE
- LP PROPOSED LIGHT POLE
- EXISTING FENCE
- EXISTING OVER-HEAD ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS
- U/E EXISTING UNDERGROUND ELECTRIC
- S EXISTING SANITARY
- W EXISTING WATER
- U/E PROPOSED UNDERGROUND ELECTRIC
- W PROPOSED WATER
- G PROPOSED GAS
- S PROPOSED SANITARY
- T PROPOSED UNDERGROUND TELEPHONE
- PROPOSED STORM SEWER
- FLOWLINE (E)
- EXISTING TREELINE
- PRESERVED TREELINE
- T/C 772.00 PROPOSED SPOT ELEVATION
- F/G 771.50
- 700 DESIGN CONTOUR
- 700 EXISTING CONTOUR
- DIVERSION BERM
- D.A. DETENTION AREA
- DRAINAGE SWALE
- EROSION CONTROL SILT FENCE
- TEMPORARY SILT TRAP WITH ROCK OUTLET
- TEMPORARY SILT TRAP WITH PIPED OUTLET



**LOCATION MAP**  
NOT TO SCALE

**SITE DATA**

ZONING: O-P  
ACREAGE: 1.1 ACRES  
ADDRESS: 2814 FORUM BLVD., COLUMBIA, MO 65203

**OWNER**

POMPE, LLC  
C/O ABLO BAH  
2900 WOODHOLLOW DR.  
COLUMBIA, MO 65203  
(573) 874-2914

**BENCHMARK DATA**

CHISELED SQUARE ON THE TOP OF CURB AT THE NORTH END OF CURB 100 FEET NORTH OF COLONY DRIVE ON THE EAST SIDE OF FORUM BLVD.  
ELEV= 635.99

**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 ARCHITECTS PLANS FOR ACCURATE DIMENSIONS.
- TRACT IS ZONED O-P.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACH AND H.C. RAMPS ARE 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. 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.
- EXISTING DUMPSTERS ARE TO BE SHARED AND ARE LOCATED ON BOTH NORTH AND SOUTH PARKING LOTS.
- ALL UTILITY EASEMENTS ARE TO BE DEDICATED ON FINAL SITE PLAN AND UPON NOTICE OF FINAL UTILITY LOCATIONS.
- ACCESS TO FORUM BLVD IS PROHIBITED.

**PARKING DATA**

**PROPOSED LOT 101-2-STORY MEDICAL OFFICE**  
REQUIRED: 1 SPACE/200 SQ FT  
3000 SQ FT/200 X 2= 30 PARKING SPACES REQUIRED  
30 SPACES/25 = 1.2 OR 2 HANDICAP SPACES INCLUDING 1 VAN ACCESSIBLE REQUIRED  
4 BICYCLE SPACES REQUIRED  
PROVIDED: 15 PARKING SPACES INCLUDING 4 HANDICAP SPACES OF WHICH 4 ARE VAN ACCESSIBLE ALSO INCLUDES 4 BICYCLE SPACES  
\*ADDITIONAL 15 SPACES WILL BE PROVIDED FOR LOT 102, ALSO A MUTUAL ACCESS EASEMENT WILL BE PROVIDED FOR PARKING IN LOTS 101 AND 102 UPON DEVELOPMENT OF LOT 102.

**PROPOSED LOT 102 OFFICE (FUTURE DEVELOPMENT)**  
PROVIDED: 25 PARKING SPACES (OF WHICH 15 ARE USED WITH LOT 101)  
FUTURE DEVELOPMENT WILL REQUIRE A NEW PLAN SUBMITTAL WHICH SHALL EITHER LIMIT THE SIZE OF THE PROPOSED STRUCTURE, PROPOSE ADDITIONAL PARKING, OR REQUEST A VARIANCE FOR LESS PARKING TO MEET ORDINANCE REQUIREMENTS. ALSO A MUTUAL ACCESS EASEMENT WILL BE OBTAINED SO PARKING CAN BE SHARED BETWEEN LOTS.  
THE OWNERS ASSOCIATION HAS SET UP COVENANTS WHICH ARE RECORDED IN BOOK 740, PAGE 585. ALL PARKING AND ACCESS WILL CONFORM TO THESE REGULATIONS.

**STORM WATER MANAGEMENT**

GIVEN THE MINIMAL ADDITIONAL STORM WATER RUNOFF GENERATED BY THIS PROJECT, EXISTING STORM DRAINAGE STRUCTURES AND DRAINAGE ONTO EXISTING GRADE WILL BE UTILIZED. WATER RUNOFF FROM PROPOSED PARKING ON THE NORTH PARKING LOT WILL BE DIRECTED LONG EXISTING PAVEMENT GRADE TO COLONY STREET WHERE IT WILL DRAIN INTO EXISTING DRAINAGE STRUCTURES SHOWN ON PLAN. ROOF RUNOFF WILL BE HANDLED BY GUTTERS PIPING THE WATER TO SEVERAL DIFFERENT OUTFALLS ON EXISTING GRADE.  
PRE-DEVELOPMENT PEAK DISCHARGE FOR A 25-YEAR STORM EVENT ON THE ENTIRE SITE IS Q = KCA = 1.1 X 0.42 X 8 X 1.13 = 4.18 CFS.  
POST-DEVELOPMENT DISCHARGE FOR A 25-YEAR STORM EVENT Q=KCA = 1.1 X 0.50 X 8 X 1.13 = 4.97 CFS. THIS TAKES INTO ACCOUNT A PROPOSED BUILDING, SIDEWALKS AND ADDITIONAL PARKING SPACES.

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOT 28 DESCRIBED BY THE ADMINISTRATIVE PLAT, THE COLONIES PLAT 1-A, RECORDED IN BOOK 1721, PAGE 133.

**LANDSCAPING NOTES**

- TOTAL AREA OF LOT 101= 27,640 SQ. FT.  
TOTAL PAVED AREA= 5,069 SQ. FT. (18.3%)  
TOTAL EXISTING BUILDING AREA= 0 SQ. FT. (0%)  
TOTAL FUTURE BUILDING AREA= 3,000 SQ. FT. (10.9%)  
TOTAL IMPERVIOUS AREA= 8,069 SQ. FT. (29.2%)  
TOTAL AREA OF LANDSCAPING= 19,571 SQ. FT. (70.8%)
- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING SHALL BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- 8,069 SQ. FT. / 4,500= 1.8 OR 2 TREES REQUIRED.  
2 NEW TREES SHOWN ON SITE AS WELL AS 1 SHRUB.
- LANDSCAPING FOR FUTURE DEVELOPMENT OF LOT 102 IS NOT INCLUDED.

**TREE PRESERVATION NOTES**

ALL EXISTING OAK/HICKORY FOREST TO REMAIN.

**PLANT SCHEDULE**

QUANTITY	PLANT SPECIES	5 GAL	2"	2"
A	SEAGREEN JUNIPER	5 GAL		
B	GREEN ASH		2"	
C	RED MAPLE		2"	

**FLOOD PLAIN STATEMENT**

THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP #290036-0016C, DATED AUGUST 5, 1985.

**SIGNAGE NOTES**

ALL SIGNAGE SHALL CONFORM TO THE COLONIES SIGN PLAN AS RECORDED IN BOOK 1109, PAGE 882. THE SIGN SHOWN AT THE SOUTH PARKING LOT ENTRANCE SHALL BE A DIRECTIONAL SIGN AS DESCRIBED IN SAID SIGN PLAN, WHICH IS DOUBLE FACED, COLONIAL STYLE LETTERING ON WOOD AND POST MOUNTED. THIS SIGN SHALL BE 16 SQUARE FEET MAXIMUM AREA AND 10 FEET MAXIMUM HEIGHT.

**LIGHTING NOTES**

LIGHT POLES SHALL BE SEMI-CUTOFF SHOEBOX FIXTURES, DOWNWARD DIRECTED WHICH MAY BE RELOCATED OR CHANGED IN TOTAL NUMBER, NOT EXCEEDING 6, BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. MAXIMUM HEIGHT OF ANY LIGHT SHALL BE 15 FEET. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUT DOOR 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.

**UTILITIES**

**WATER**

CITY OF COLUMBIA  
P.O. BOX 6015  
COLUMBIA, MISSOURI 65205  
CONTACT: DON WILSON  
(573) 886-3500

**TELEPHONE**

CENTURYTEL  
625 E. CHERRY  
COLUMBIA, MISSOURI 65205  
CONTACT: DON WILSON  
(573) 886-3500

**ELECTRICITY**

CITY OF COLUMBIA  
P.O. BOX 6015  
WATER & LIGHT DEPT.  
COLUMBIA, MISSOURI 65205  
CONTACT: JONI TROYER  
(573) 874-7321

**SANITARY SEWER**

CITY OF COLUMBIA  
P.O. BOX 6015  
PUBLIC WORKS DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: STEVE HUNT  
(573) 874-7250

**NATURAL GAS**

AMEREN UE  
P.O. BOX M  
COLUMBIA, MISSOURI 65205  
CONTACT: BRUCE DARR  
(573) 876-3030

**CABLE TV**

MEDIACOM  
901 NORTH COLLEGE AVENUE  
COLUMBIA, MISSOURI 65201  
CONTACT: JIMMY RUNYON  
(573) 443-1535

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS \_\_\_\_\_ DAY OF September, 2007.

JEFF BARROW, CHAIRMAN  
NOTE: NOT APPROVED BY P. & Z. COMMISSION (TIE VOTE)

DARWIN A. HINDMAN, MAYOR  
SHEELA AMIN, CITY CLERK

**SITE PLAN / CONCEPTUAL LANDSCAPING PLAN / CONCEPTUAL STORM WATER PLAN**

JAY ALAN GEBHARDT  
REGISTERED LAND SURVEYOR  
NUMBER LS-2001001909

DATE: 06/11/07

ENGINEER: JAG  
PLANNER: CAD  
JOB NO.: BAH07-01  
SHEET 1 OF 1

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