

TBM: CHISELED CROSS IN SIDEWALK IN FRONT OF 11 E. ASH OPPOSITE W. EDGE WALK ELEV. 751.47

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- BUILDING LINE
- U/E UNDERGROUND ELECTRIC LINE
- E OVERHEAD ELECTRIC LINE
- U/T UNDERGROUND TELEPHONE LINE
- S SANITARY SEWER LINE (EXISTING)
- G GAS LINE
- 750 INDEX CONTOUR
- 752 INTERMEDIATE CONTOUR
- ELECTRICAL TRANSFORMER
- EXISTING STORM SEWER
- SEWER MANHOLE
- BUSH/DECIDUOUS/EVERGREEN TREE
- SILT FENCE
- UTILITY POLE
- UTILITY POLE WITH LIGHT

OWNERS

MILLARD FAMILY INVESTMENTS LLC
2613 WEST MAIN STREET
JEFFERSON CITY, MISSOURI 65109

DESCRIPTION

LOTS 13, 14, AND 15 OF WORLEY PLACE SUBDIVISION IN SECTION 12, T48N, R13W, BOONE COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE BOONE COUNTY, MISSOURI, RECORDS. THE TOTAL AREA OF SAID LOTS IS 34,618 SQUARE FEET.

ACREAGE

THIS TRACT CONTAINS 0.8 ACRE.

STORM WATER PLAN

STORM DESIGN AS SHOWN ON PLANS

FLOOD PLAIN STATEMENT

ON THIS DATE THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 290036 0011 C REVISED DECEMBER 28, 1982 WAS REVIEWED. THE REVIEW SHOWED THAT LOTS 13, 14, AND 15 OF WORLEY PLACE SUBDIVISION, COLUMBIA, MISSOURI WAS NOT IN ANY DESIGNATED FLOOD HAZARD AREA.

LANDSCAPING PLAN

PER CITY OF COLUMBIA'S ZONING ORDINANCE 29-25 NO NEW LANDSCAPING OR SCREENING IS REQUIRED IF THE TOTAL SITE AREA IS OVER 15% LANDSCAPED.

PARKING

PER CITY OF COLUMBIA'S ZONING ORDINANCE 29-30 NO NEW PARKING IS REQUIRED FOR THIS SITE.

THE NEW ADDITION WILL HAVE NO ROOM LARGER THAN THE LARGEST EXISTING ROOM WHICH IS 1122 SQUARE FOOT.

THERE WILL BE 2 EMPLOYEES AT THE NEW FACILITY AND NEVER MORE THAN 5 EMPLOYEES.

C-P DEVELOPMENT

PER CITY OF COLUMBIA'S ZONING ORDINANCE 29-17:

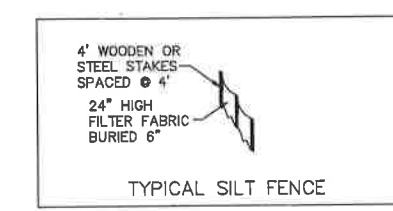
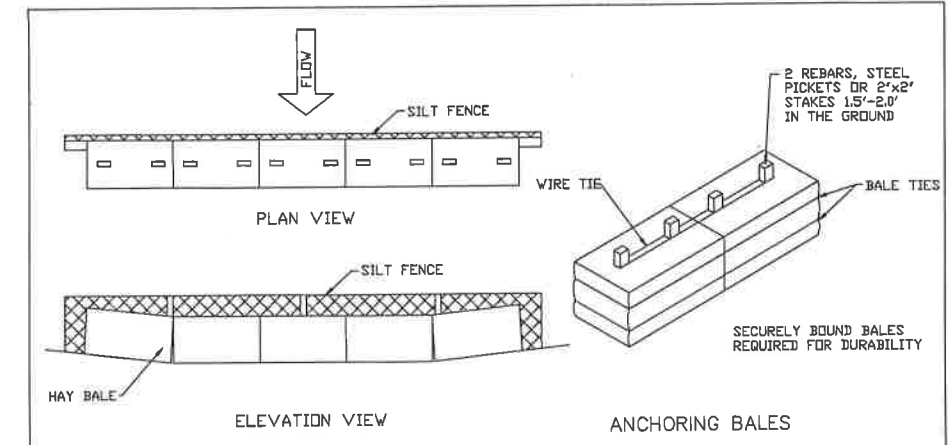
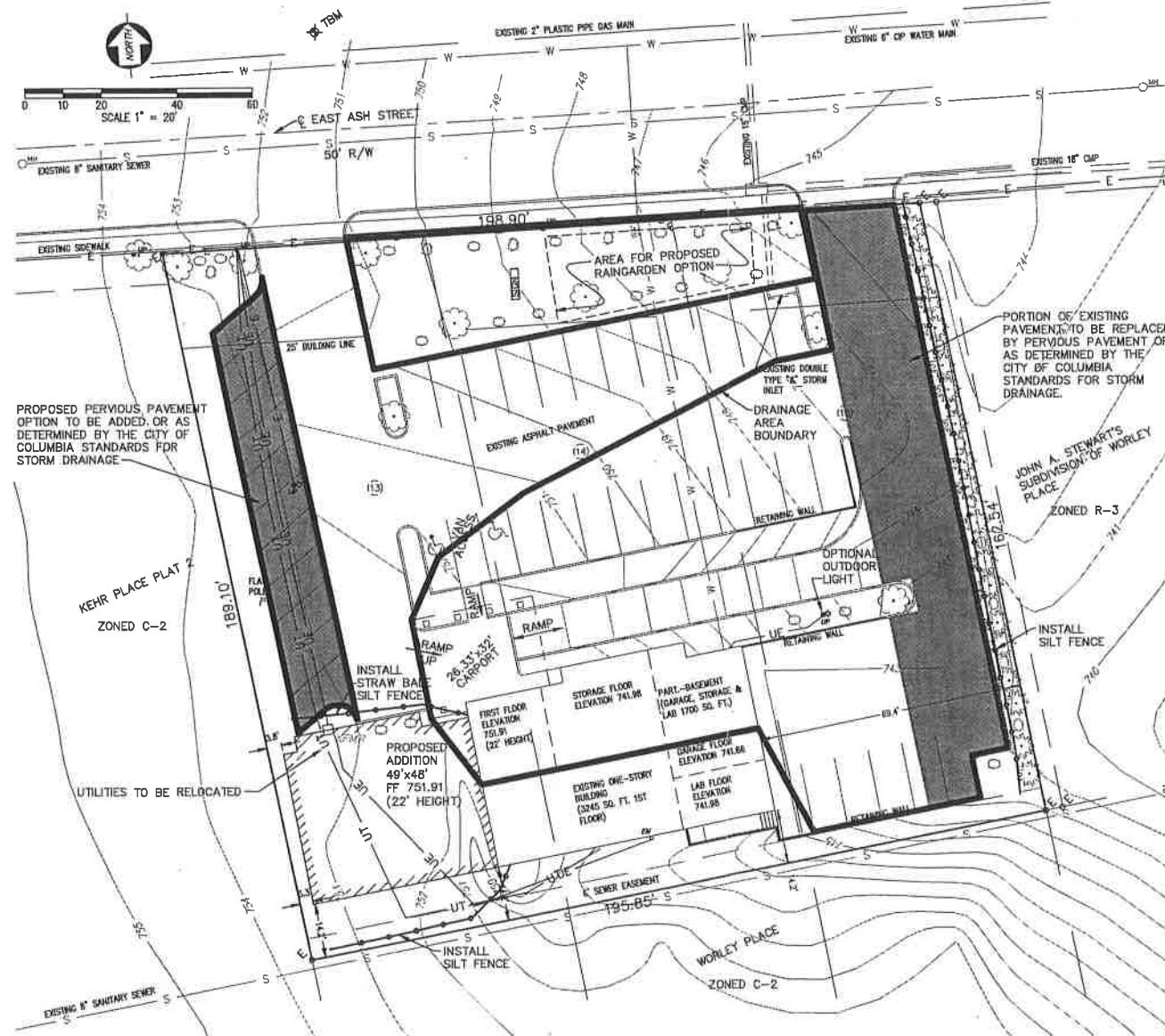
BUILDING SETBACKS:

FRONT - 25 FEET FROM COLLECTOR OR ARTERIAL STREETS
REAR - 0' OR 10' IF ABUTTING RESIDENTIAL PARCELS
SIDE - 0'

EROSION CONTROL PLAN

EROSION CONTROL MEASURES ARE SHOWN ON THE PLAN WHERE DEEMED NECESSARY. THESE MEASURES INCLUDE THE INSTALLATION OF SILT FENCING ALONG THE NORTH AND SOUTH SIDES OF THE PROPOSED ADDITION.

FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITY, ALL DISTURBED AREAS SHALL BE SEEDED TO GRASS. WHEN SEEDING IS ADEQUATELY ESTABLISHED, THE SILT FENCING SHALL BE REMOVED AND DISPOSED OF ACCORDING TO CITY STANDARDS.



PARKING RATIO REQUIREMENTS

CHAPEL SPACE:
SEATING FOR 125 PEOPLE
1 PARKING SPACE REQUIRED PER 5 PEOPLE = 25 SPACES

OFFICE SPACE:
1250 SQUARE FEET x 80% NET OCCUPANCY = 1000 SF
1 PARKING SPACE REQUIRED PER 200 SQUARE FEET = 5 SPACES

SERVICE AREA:
300 SQUARE FEET
1 PARKING SPACE REQUIRED PER 300 SQUARE FEET = 1 SPACE

TOTAL PARKING SPACES REQUIRED 31
TOTAL PARKING SPACES PROVIDED 33 (3 GARAGE SPACES)

NOTES:

1. THE EXISTING LIGHTING WHICH IS LIGHTING UNDER THE EXISTING CANOPY AND A POLE MOUNTED LIGHT. THERE IS NO NEW LIGHTING ANTICIPATED FOR THIS PROPOSED ADDITION. AN OPTIONAL OUTDOOR LIGHT MAY BE INSTALLED ON GRASS ISLAND NORTHEAST OF EXISTING BUILDING IF DEEMED NECESSARY.

2. THIS SITE IS ZONED C-P.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION ON THIS _____ OF _____ 2009.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____ 2009.

JEFFERY BARROW
CHAIRMAN

DARWIN A. HINDMAN
MAYOR

SHEELA AMIN
CITY CLERK

5/15/09	LCD	MOVED WEST BLDG WALL 1 FT EAST	WLM
5/14/09	MDS	INITIAL RELEASE	WLM
Date	By	Description	Approval/By
PROJECT MILLARD FAMILY FUNERAL HOME ADDITION			
SHEET TITLE C-P DEVELOPMENT PLAN 12 EAST ASH STREET-COLUMBIA, MO			
Marshall Engineering and Surveying, Inc. 300 Saint James Street Columbia, MO 65201-4352 (573) 875-0832 FAX: (573) 875-1039 marshall@marshalleng.com			JOB NO. 09015 SHEET 1