

BEARINGS ARE REFERENCED TO THE WEST LINE OF KEENE ESTATES PLAT 6, RECORDED IN PLAT BOOK 11, PAGE 226.

OWNER OF PROPERTY
 OWNER: SOCH LC
 3720 SECOND STREET
 EDMOND, OKLAHOMA 73034
 OWNER'S REPRESENTATIVE:
 TERRY BAUMEISTER
 BAUMEISTER GUTHRY LLC
 3233 NORTH HARVEY PKWY.
 OKLAHOMA CITY, OK 73118
 (405) 850-9276

EXISTING UTILITIES
 SANITARY SEWER: CITY OF COLUMBIA.
 WATER: CITY OF COLUMBIA.
 ELECTRICITY: CITY OF COLUMBIA.
 GAS: AMEREN UE.

BENCHMARKS
 #1 CHISELED + ON EAST HEADBOLT ON TOP OF FIRE HYDRANT LOCATED 135' EAST OF THE NORTHWEST CORNER & 12' NORTH OF THE PROPERTY LINE.
 ELEVATION=738.14
 #2 CHISELED SQUARE ON TOP OF CURB ON THE NORTH SIDE OF BERRYWOOD DRIVE NEAR THE SOUTHWEST CORNER OF THE TRACT.
 ELEVATION=782.42

FLOOD PLAN STATEMENT
 THIS LOT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD (ZONE C) PLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NUMBER 290036 0012, B, EFFECTIVE DATE DECEMBER 1, 1981.

STREAM BUFFER
 THIS LOT IS NOT SUBJECT TO A STREAM BUFFER REQUIREMENT.

SITE DATA
 ZONING: R-1
 PROP. ZONING: O-P
 AREA: 11.24 ACRES
 LOCATION: NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

PROPERTY DESCRIPTION
 KEENE ESTATES PLAT NO. 6, RECORDED IN PLAT BOOK 11, PAGE 226, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING 11.24 ACRES.

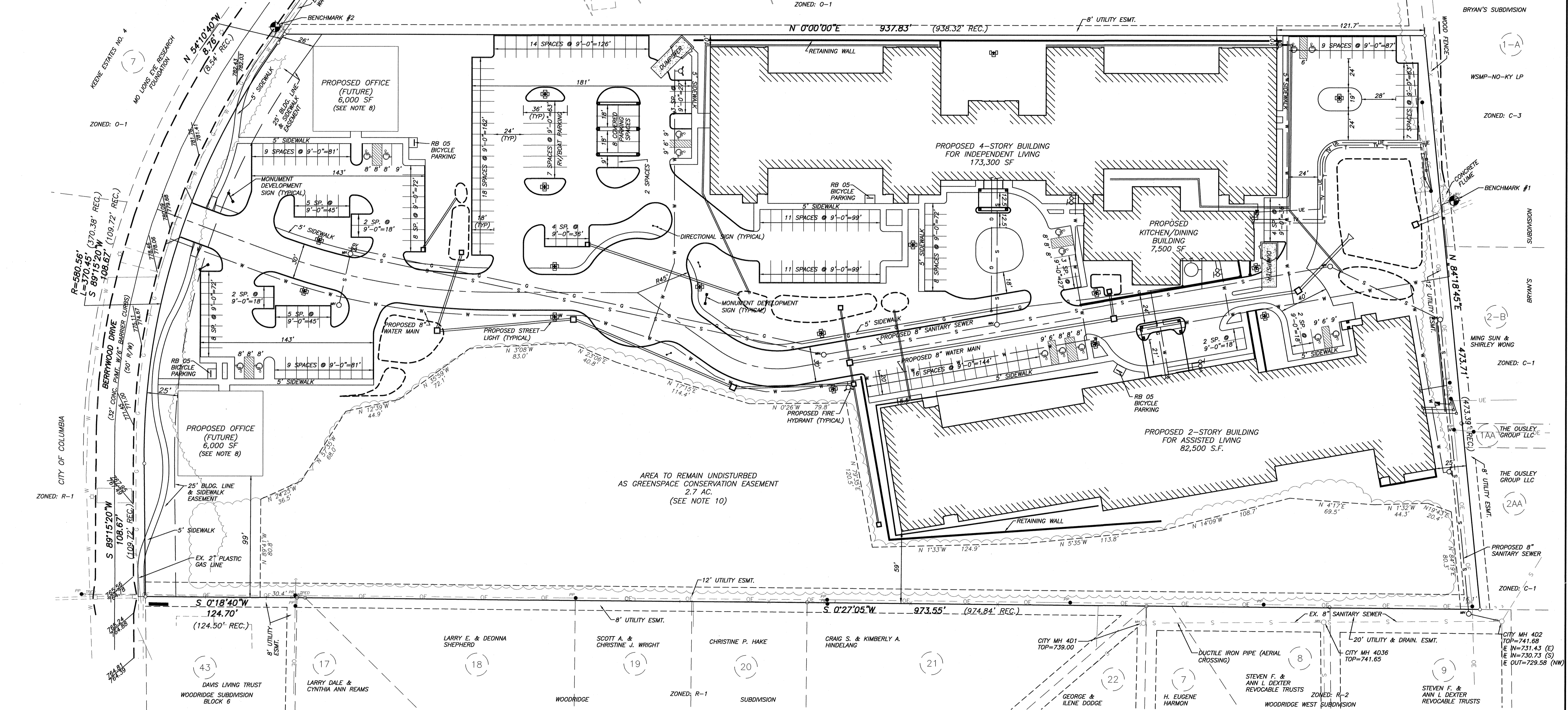
LANDSCAPING DATA
 TOTAL AREA OF LOT = 11.24 ACRES
 TOTAL PERVIOUS AREA = 251,700 SQ. FT. (51%)
 AREA OF PARKING AND SIDEWALKS = 133,800 SQ. FT.
 NO. OF TREES REQUIRED = 133,800 S.F./4,500 = 30 TREES
 NO. OF TREES PROVIDED = 30

PARKING CALCULATIONS
 OFFICE (12,000 SF)
 REQUIREMENT IS 1 SPACE/200 SF OR 60 SPACES PROVIDED IS 53 SPACES
 ASSISTED LIVING AREA (75 UNITS)
 REQUIREMENT IS 1 SPACE/4 UNITS PLUS 1 SPACE/EMPLOYEE = 26 SPACES
 INDEPENDENT LIVING AREA (100 UNITS)
 REQUIREMENT IS 1 SPACE/UNIT PLUS 1 SPACE/EMPLOYEE = 108 SPACES
 TOTAL NUMBER OF SPACES REQUIRED FOR LIVING UNITS = 134 SPACES
 ACTUAL NUMBER OF SPACES PROVIDED FOR LIVING UNITS = 138 SPACES
 INCLUDES 7 RV/BOAT PARKING SPACES
 H.C. SPACES (191 TOTAL PKG. SPACES)
 REQUIREMENT IS 6 ACC. PKG. SP. FOR 151-200 TOTAL PKG SP./LOT (5 W/ MIN. 80' AISLE & 1 W/ MIN. 96' AISLE)
 H.C. ACC. SPACES PROVIDED = 15 SPACES (8 W/ 96" AISLE)
 BICYCLE PARKING (191 TOTAL PKG. SPACES)
 REQUIREMENT IS 12 BICYCLE SP. FOR 100-199 VEHICLE SPACES
 BICYCLE SPACES PROVIDED = 20 SPACES

SIGNAGE
 THERE WILL BE SIX (6) SIGNS, AT THE LOCATIONS SHOWN, THE DIRECTIONAL SIGNS WILL BE APPROXIMATELY ONE HALF THE SIZE OF THE MONUMENT SIGNS. (SEE DETAIL ON SHEET 3)

LIGHTING
 THE LIGHTING FOR THE SITE SHALL CONFORM TO SECTION 28-30.1 OUTDOOR LIGHTING REGULATIONS OF THE CITY OF COLUMBIA.

TREE PRESERVATION
 TOTAL AREA OF REGULATED CLIMAX FOREST IS 10.64 ACRES
 MIN. AREA OF CLIMAX FOREST TO BE SAVED IS 25% OF 10.64 ACRES OR 2.66 ACRES
 ACTUAL AREA OF CLIMAX FOREST PROPOSED TO BE SAVED IS 2.7 ACRES OR 25.38%



APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 17th DAY OF May, 2008.
 JEFF BARROW, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS 14th DAY OF July, 2008.
 DARWIN HINDMAN, MAYOR
 SHEELA AMIN, CLERK

LEGEND

— T — TELEPHONE	— TV — PROPOSED TV	PP	POWER POLE
— UT — UNDERGROUND TELEPHONE	— T — PROPOSED TELEPHONE	GA	GUY WIRE ANCHOR
— S — SANITARY SEWER	— S — PROPOSED SANITARY SEWER	GP	GAS VALVE
— W — WATER LINE	— W — PROPOSED WATER LINE	GM	GAS METER
— G — GAS LINE	— UE — PROP. UGD. ELECTRIC	EMH	ELECTRIC MANHOLE
— OE — OVERHEAD ELECTRIC	— G — PROPOSED GAS LINE	TMH	PROPOSED TRANSFORMER
— UE — UNDERGROUND ELECTRIC	— MH — PROPOSED SANITARY MANHOLE	TR	PROPOSED TRANSFORMER
— UE&T — UNDERGROUND ELEC. & TEL. FIBER OPTIC	— TL — PROPOSED STREET LIGHT	B	BENCHMARK
— TV — CABLE TV	— MH — SANITARY MANHOLE	CT	CONIFEROUS TREE
— ES — EXIST. STORM SEWER	— SC — SANITARY CLEAN OUT	DT	DECIDUOUS TREE
— ST — EXIST. STORM SEWER	— WM — WATER METER	TPED	TELEPHONE PEDESTAL
— X — FENCE	— WV — WATER VALVE	IP	IRON PIPE
— FL — FLOWLINE	— FH — FIRE HYDRANT		

NOTES

- OWNERSHIP INFORMATION WAS PROCURED FROM THE BOONE COUNTY ASSESSOR'S ONLINE RECORDS ON JANUARY 18, 2008.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- THIS TRACT IS NOT SUBJECT TO THE STREAM BUFFER ORDINANCE.
- THE DRIVEWAYS AND PARKING AREAS WILL BE CONSTRUCTED SIMILAR TO CITY STANDARD 210.01 OR 310.01 FOR RESIDENTIAL STREETS.
- THE MAXIMUM HEIGHT OF ANY BUILDING IS 45 FEET.
- UTILITY EASEMENTS WILL BE PROVIDED FOR THE SANITARY SEWER MAINS, WATER MAINS AND ELECTRICAL SERVICE.
- THE TWO OFFICE FOOTPRINTS ARE FOR INFORMATION AND FOR STORM WATER DESIGN PURPOSES ONLY. ALTHOUGH THIS PROPOSAL DOES NOT INCLUDE THE APPROVAL FOR CONSTRUCTION OF THESE BUILDINGS, THESE BUILDINGS MAY BE SUBDIVIDED INTO SEPARATE LOTS ON A SUBSEQUENT SUBMITTAL. IN ADDITION NO VEGETATION OR TREES WILL BE REMOVED FROM THESE OFFICE AREAS AT THIS TIME OR UNTIL THE PLANS ARE APPROVED.
- THE ASSISTED LIVING AND INDEPENDENT LIVING BUILDINGS MAY BE SUBDIVIDED INTO SEPARATE LOTS IN THE FUTURE.
- THE GREENSPACE CONSERVATION AREA WILL BE MANAGED ACCORDING TO A PLAN SUBMITTED BY THE OPERATOR OF THE FACILITIES THAT IS APPROVED BY THE CITY OF COLUMBIA ARBORIST.

SITE LAYOUT PLAN
 SILVER OAK SENIOR LIVING O-P PLAN
 COLUMBIA, MISSOURI

REVISED:
 4/15/2008
 4/30/2008

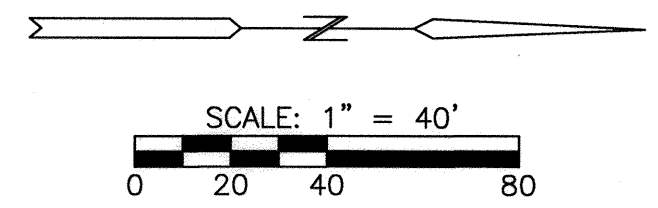
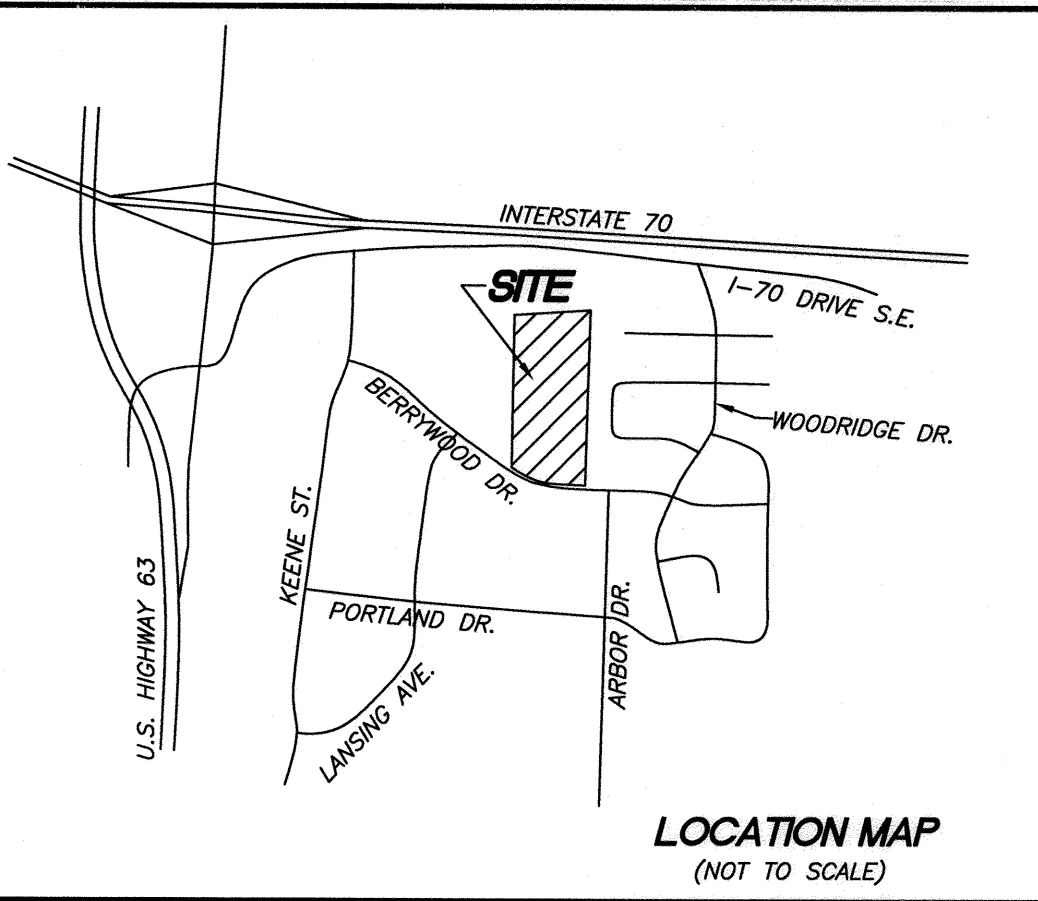
ALLSTATE CONSULTANTS
 1111 MONROE BLVD.
 COLUMBIA, MO 65201
 (573) 875-8799
 ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

DATE
 03-03-08

JOB NUMBER
 07163.01

SCALE
 1" = 40'

SHEET
 1
 1 OF 3



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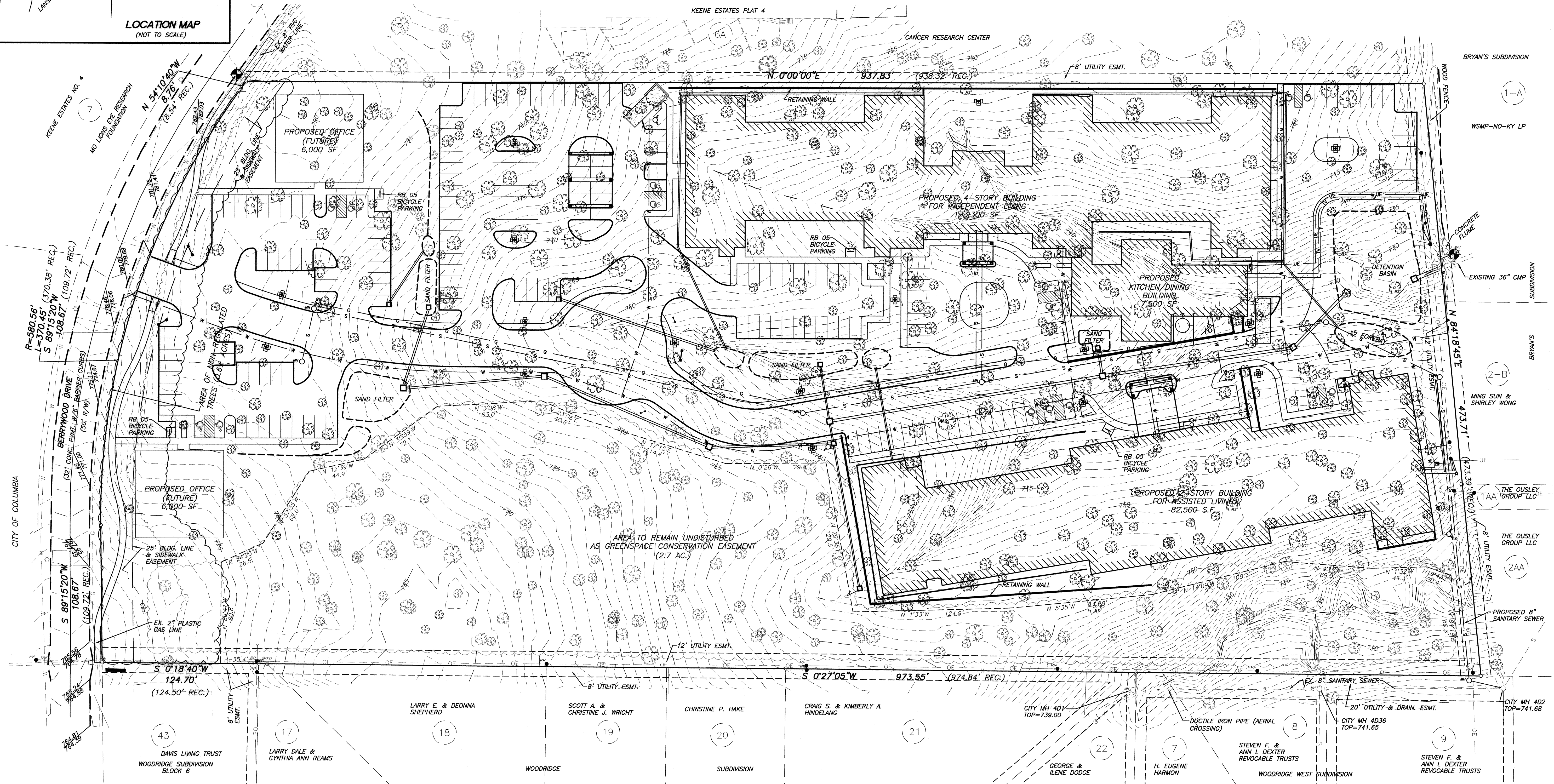
CONCEPTUAL STORM WATER PLAN NARRATIVE

1. IN GENERAL, THE DRAINAGE FROM THIS SITE IS SOUTH TO NORTH AND WE HAVE PLANNED A SERIES OF WATER QUALITY DETENTION STRUCTURES INCREMENTALLY THROUGH THE PROJECT. THE PLAN IS TO PROVIDE THE WATER QUALITY FEATURES AS NEAR TO THE ORIGIN AS POSSIBLE AND TRANSFER THEIR EFFLUENT TO A DETENTION BASIN AT THE NORTH END OF THE SITE.

2. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN CONFORMITY WITH THE CITY OF COLUMBIA'S STORM DRAINAGE DESIGN MANUAL AND CHAPTER 12-A OF THE ORDINANCES OF THE CITY OF COLUMBIA.

STREAM BUFFER STATEMENT

THERE IS NO STREAM BUFFER REQUIREMENT FOR THIS TRACT.

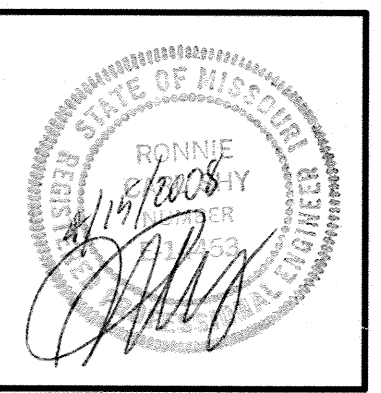


LEGEND

- | | | | | | |
|------|--------------------------|----|---------------------------|------|----------------------|
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| UT | UNDERGROUND TELEPHONE | S | PROPOSED TELEPHONE | GA | GUY WIRE ANCHOR |
| S | SANITARY SEWER | SW | PROPOSED SANITARY SEWER | LP | LIGHT POLE |
| W | WATER LINE | W | PROPOSED WATER LINE | GV | GAS VALVE |
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**CONCEPTUAL STORM WATER
MANAGEMENT PLAN**
SILVER OAK SENIOR LIVING O-P PLAN
 COLUMBIA, MISSOURI

REVISED:
4/15/2008



**ALLSTATE
CONSULTANTS**
 1000 W. CENTRAL BLVD.
 COLUMBIA, MO 65201
 (573) 875-8799

ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

REUSE OF THIS DRAWING IN ANY MANNER IS STRICTLY PROHIBITED WITHOUT THE WRITTEN APPROVAL OF ALLSTATE CONSULTANTS, P.C.

DATE
03-03-08

JOB NUMBER
07163.01

SCALE
1" = 40'

SHEET
2
OF 3

LANDSCAPING PLAN
SILVER OAK SENIOR LIVING O-P PLAN
 COLUMBIA, MISSOURI

REVISED:
 4/15/2008
 4/30/2008

ALLSTATE CONSULTANTS
 5111 ILLINOIS INDUSTRIAL BLVD.
 COLUMBIA, MISSOURI 65201
 (573) 875-8199

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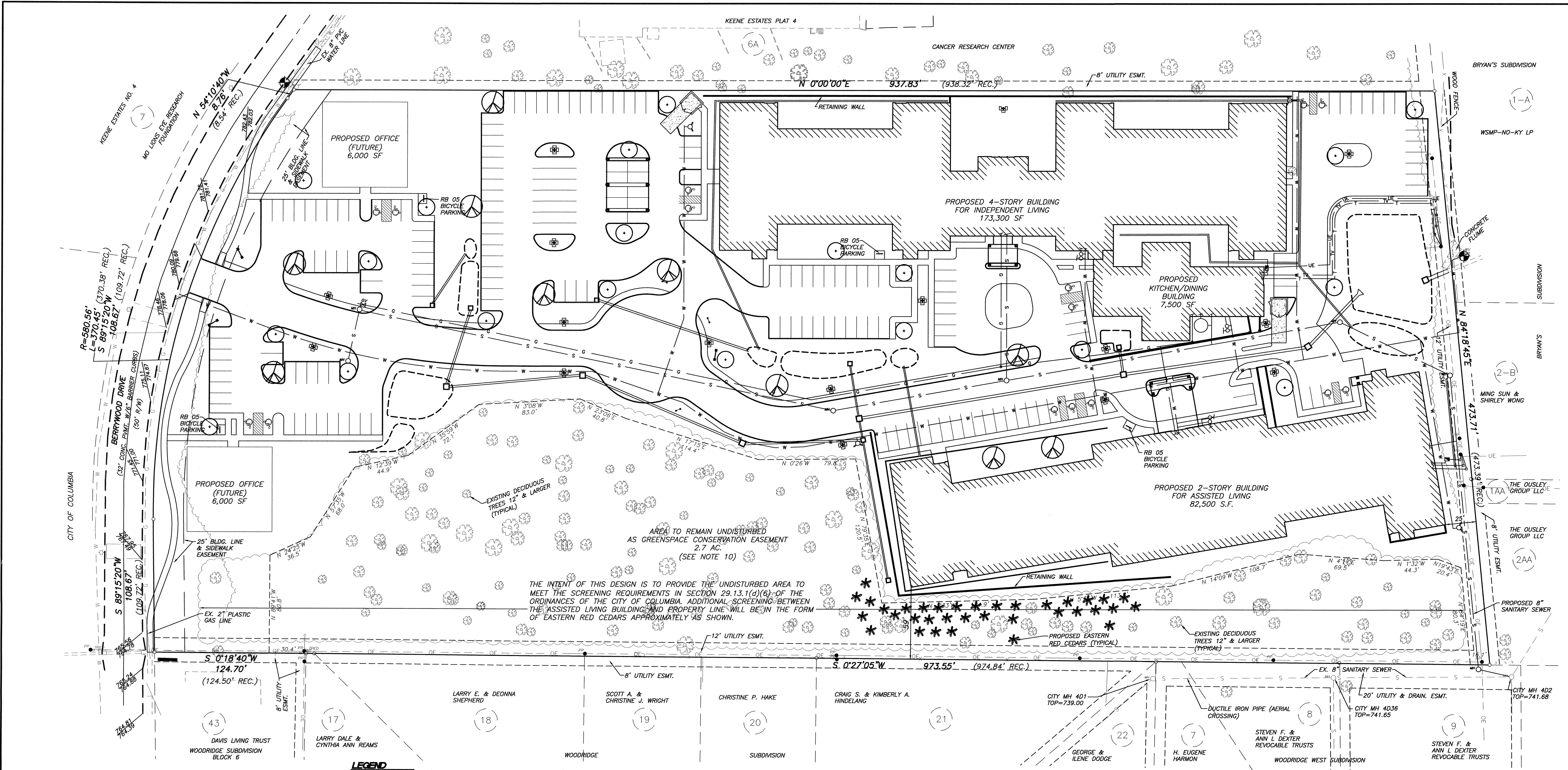
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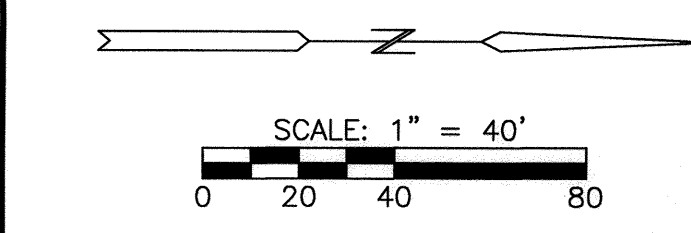
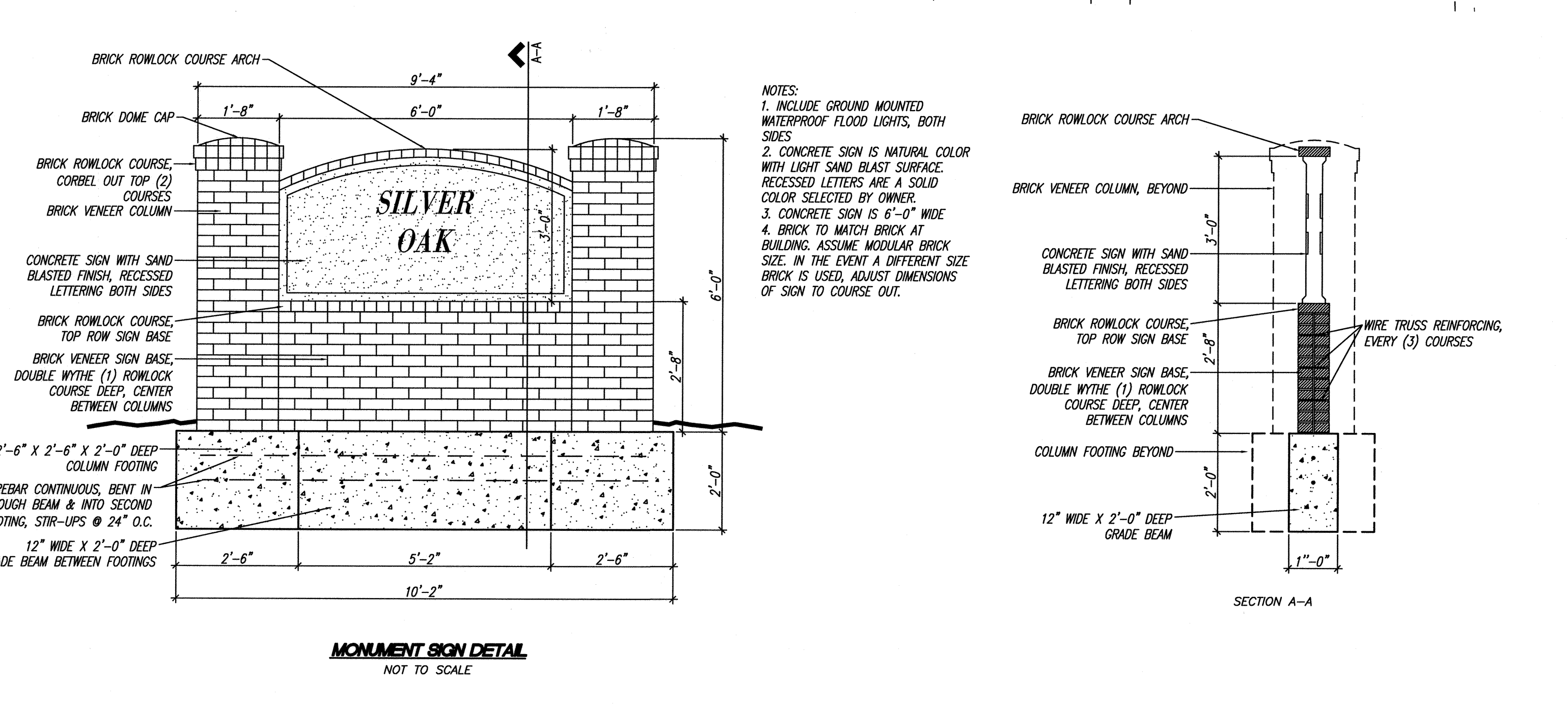
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PT	PROPOSED TRANSFORMER
B	BENCHMARK
PE	TELEPHONE PEDESTAL
IP	IRON PIPE

LANDSCAPING SYMBOLS

SYMBOL	QTY	DESCRIPTION	SIZE
	10	Autumn Purple Ash, River Birch, Littleleaf Linden, Red Maple, etc	2" clpr
	20	Crabapple, Redbud, Birch, Dogwood	15 gal
	35	Eastern Red Cedar	2" clpr

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