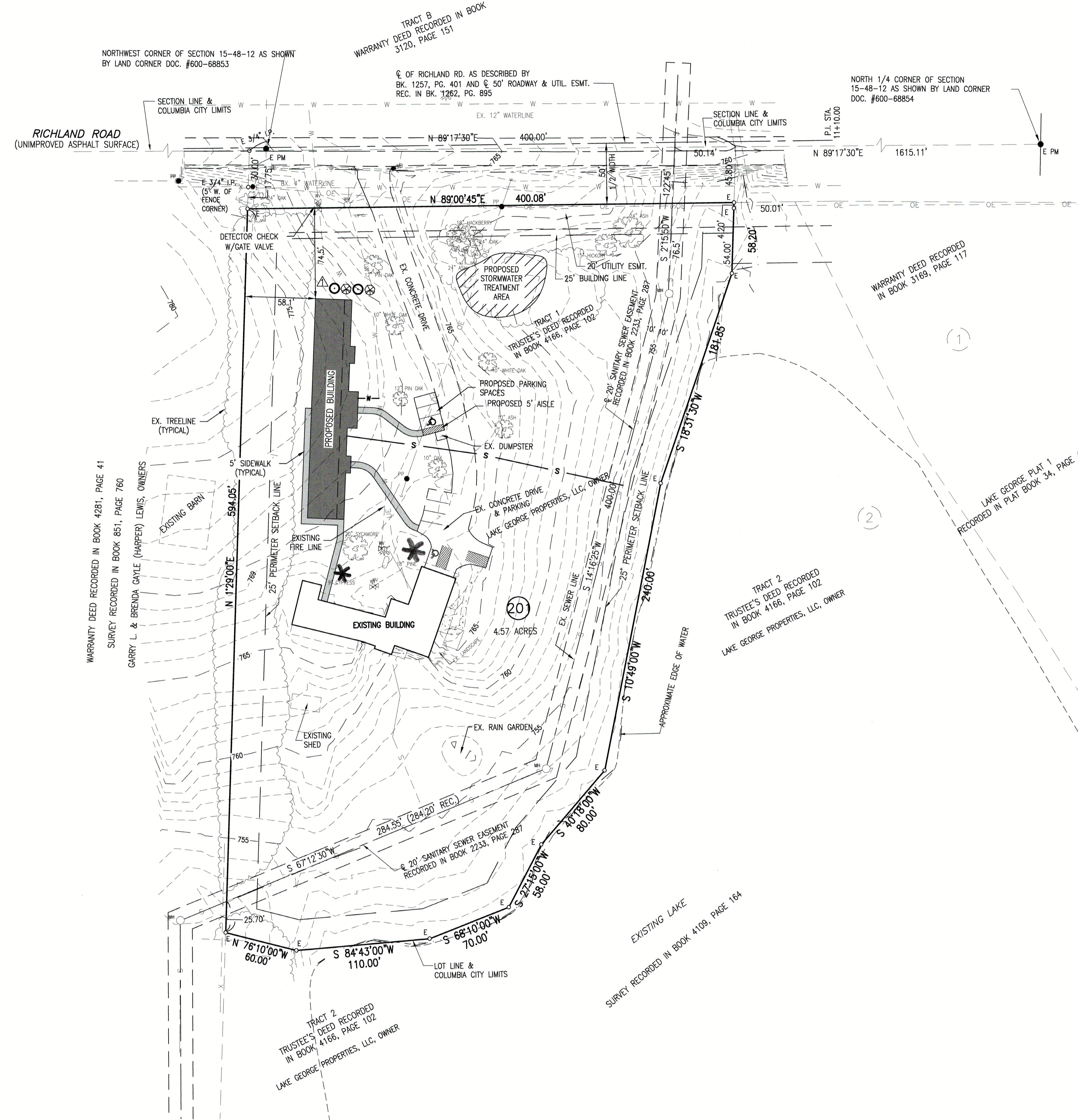


BEARINGS ARE REFERENCED TO THE LINES LAKE GEORGE PLAT 2, RECORDED IN PLAT BOOK 47, PAGE 9 OF THE BOONE COUNTY, MISSOURI RECORDS.

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- △ R/W MARKER
- T TELEPHONE
- S SANITARY SEWER
- W WATER LINE
- G GAS LINE
- OE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- TV CABLE TV
- X FENCE
- FLOWLINE
- EX. CONCRETE
- PROPOSED CONCRETE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- GUY WIRE ANCHOR
- LIGHT POLE
- GAS VALVE
- GAS METER
- ELECTRIC MANHOLE
- SIGN
- BENCHMARK
- CONFEROUS TREE
- DECIDUOUS TREE



OWNER/DEVELOPER
LAKE GEORGE PROPERTIES, LLC
720 E. BREEDLOVE DRIVE
STURGEON, MO 65284

SITE DATA
EXISTING ZONING: PD
DENSITY: 3 UNITS/ACRE
MAXIMUM BUILDING HEIGHT: 35 FEET
CONTOUR INTERVAL: ONE (1) FOOT
TRACT SIZE: 4.57 ACRES
LOCATION: NORTHWEST 1/4 SECTION 15-48-12

FLOOD PLAN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE APRIL 19, 2017, COMMUNITY PANEL NUMBER 29019C0284E.

PARKING INFORMATION

REQUIRED PARKING:
CONTINUED CARE RETIREMENT FACILITY
1 SPACE/3 HABITABLE UNITS
13 UNITS TOTAL/3 = 5 SPACES
TOTAL SPACES REQUIRED = 5 SPACES

PROVIDED PARKING:
8 REGULAR SPACES
2 HANDICAP SPACE
TOTAL SPACES PROVIDED = 10 SPACES

PROPERTY NARRATIVE

THIS PROPOSED PD PLAN REVISION INCLUDES THE ADDITION OF A 5-UNIT INDEPENDENT LIVING FACILITY AND ASSOCIATED PARKING/SIDEWALK/STORMWATER IMPROVEMENTS. CURRENTLY, THE SITE HOUSES AN 8-UNIT ASSISTED LIVING FACILITY. PER CITY STAFF, THE ADDITION OF THE INDEPENDENT LIVING FACILITY WOULD CLASSIFY THIS SITE AS A "CONTINUING CARE RETIREMENT COMMUNITY".

PROPERTY DESCRIPTION

LOT 201, LAKE GEORGE PLAT 2, RECORDED IN PLAT BOOK 47, PAGE 9. LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 48 NORTH, TOWNSHIP 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, CONTAINING 4.57 ACRES.

STORMWATER

THE PROPOSED BUILDING AND PAVEMENT WILL ADD LESS THAN 10,000 SF OF IMPERVIOUS AREA TO THE SITE AND, PER CITY STAFF, THIS PROJECT WOULD BE CONSIDERED "REDEVELOPMENT OVER AN ACRE". PER CHAPTER 6 OF THE CITY OF COLUMBIA STORMWATER MANAGEMENT AND WATER QUALITY MANUAL, DETENTION IS NOT REQUIRED AND A LEVEL OF SERVICE 2.0 SHALL BE REQUIRED FOR ALL NEW IMPERVIOUS AREA BEING ADDED TO THE SITE. THIS LEVEL OF SERVICE WILL BE PROVIDED BY UTILIZING THE EXISTING LAKE OR ADDING A STORMWATER TREATMENT AREA AS SHOWN.

ENVIRONMENTAL STATEMENTS

- 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.
- 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.
- 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.

LANDSCAPING INFORMATION

- PER SECTION 29-4.4(2)(c) LANDSCAPED AREA = 88.4% > 15%
- (d)(1) STREET FRONTAGE LANDSCAPING: NA
 - (d)(2) STREET TREES: REQUIRED = 400 LF/40 = 10 TREES
PROVIDED = 10 TREES (EXISTING)
 - (d)(4) RESIDENCE SCREENING: 16 LF (4 SHRUBS) PROVIDED TO SCREEN PROPOSED PATIO
 - (e)(4) PROPERTY EDGE BUFFERING: NORTH = NA (RICHLAND ROAD RIGHT-OF-WAY)
EAST = NA (EXISTING LAKE)
SOUTH = NA (EXISTING LAKE)
WEST = PROVIDED (EXISTING TREE LINE)
 - (g)(4) SIGNIFICANT TREES: ALL SIGNIFICANT TREES PRESENT ONSITE WILL REMAIN

TREE PRESERVATION STATEMENT

THERE IS NO CLIMAX FOREST ON THIS SITE.

PLANT LEGEND

SYMBOL	QTY	DESCRIPTION	SIZE
⊗	2	UPRIGHT EVERGREEN SHRUB JUNIFER, ARBORVITAE	2" GAL.
○	2	LARGE DECIDUOUS SHRUB HYDRANGEA, AZALEA, VIBURNUM	2" GAL.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2018.

RUSTY STRODTMAN, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ THIS _____ DAY OF _____, 2018.

BRIAN TREECE, MAYOR

ATTEST:

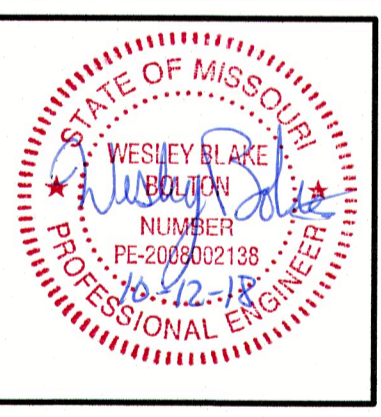
SHEELA AMIN, CITY CLERK



MISSOURI STATE CERTIFICATE OF AUTHORITY #200704004

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

LAKE GEORGE PD PLAN COLUMBIA, MISSOURI



DATE
9-7-2018

REVISED:
△ 10-03-2018
△ 10-12-2018

JOB NUMBER
18131.01

SCALE
1"=50'

SHEET
1