

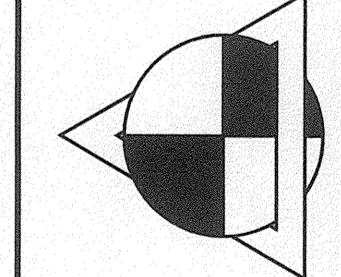
**C-P PLAN
EASTPORT PLAT 1-A-3**

COLUMBIA, MISSOURI

REVISED:
10-27-11

STATE OF MISSOURI
BRIAN P. HARTWIG
REGISTERED PROFESSIONAL ENGINEER
COLUMBIA, MO. 65201

**ALLSTATE
CONSULTANTS**
2111 W. INDUSTRIAL BLVD.
COLUMBIA, MO. 65201
(573) 875-8799



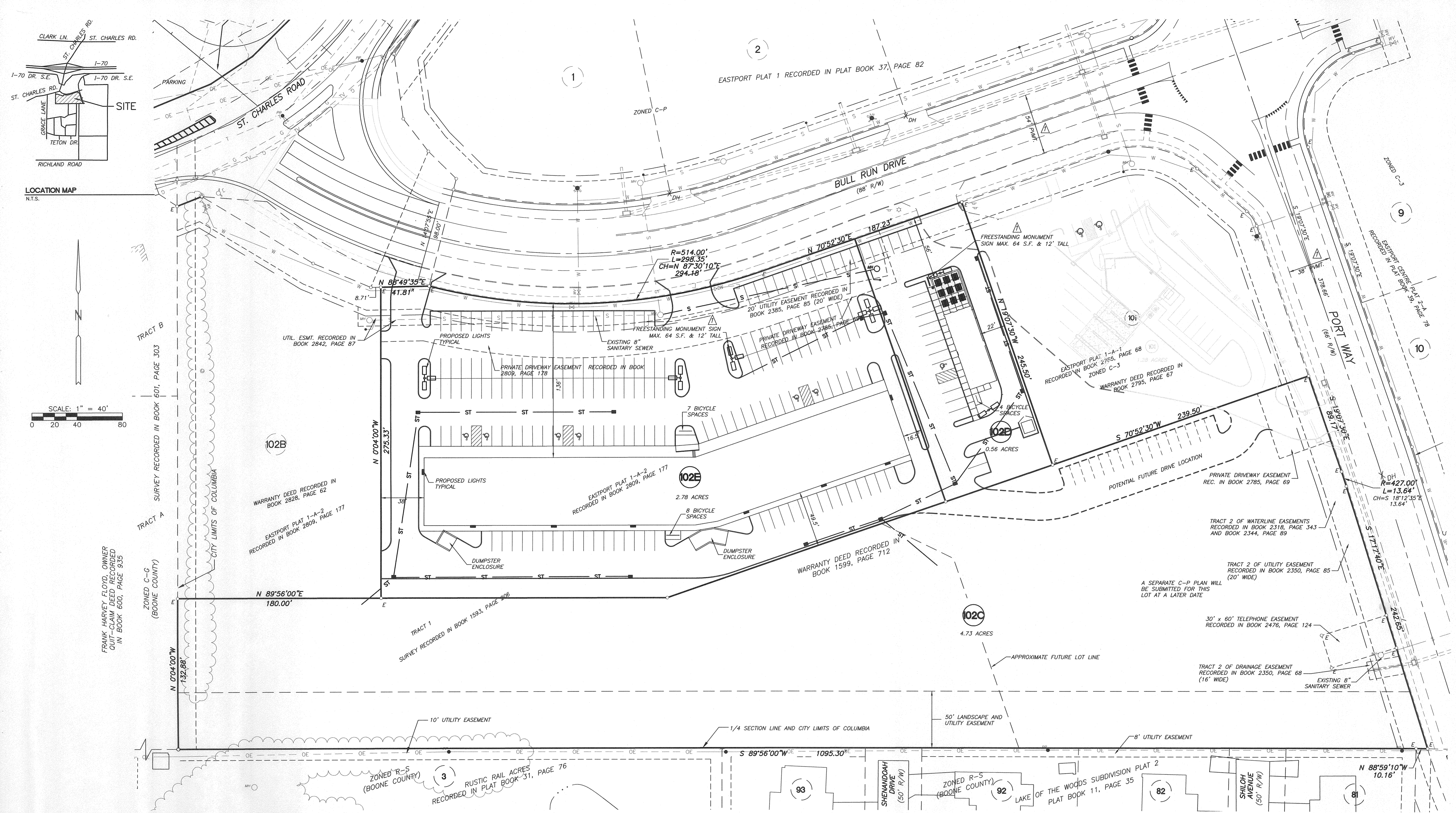
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DATE
10-3-11

JOB NUMBER
11191.01

SCALE
1"=40'

SHEET
1



STREAM BUFFER STATEMENT
THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER REQUIREMENTS OF ARTICLE X ACCORDING TO CHAPTER 12A-232 OF THE CITY OF COLUMBIA'S CODE OF ORDINANCES.

- GENERAL NOTES**
- CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
 - TRACT IS ZONED C-P.
 - MAX. HEIGHT OF EACH BUILDING IS 25'

OWNER:
LAKE OF THE WOODS SOUTH, LLC
302 CAMPUS VIEW DR. SUITE 203
COLUMBIA, MO 65201

FLOOD PLAIN STATEMENT
THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29019C0285D.

PARKING INFORMATION

LOT 102D
REQUIRED PARKING:
1,760 S.F. RESTAURANT @ 1 SPACE/100 S.F. = 18 SPACES

PROVIDED PARKING: 21 SPACES INCLUDING 1 H.C. SPACE + 4 BICYCLE SPACES

LOT 102E
REQUIRED PARKING:
25,800 S.F. SHOPPING CENTER @ 1 SPACE/250 S.F. = 104 SPACES

PROVIDED PARKING: 181 SPACES INCLUDING 6 H.C. SPACES + 15 BICYCLE SPACES

LEGAL DESCRIPTION
LOTS 102C, 102D AND 102E, EASTPORT PLAT 1-A-3, LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING 8.08 ACRES.

BENCHMARK
CHISELED "X" ON TOP OF EAST BOLT OF NORTH POLE TO SHELL SIGN
ELEV. = 837.76

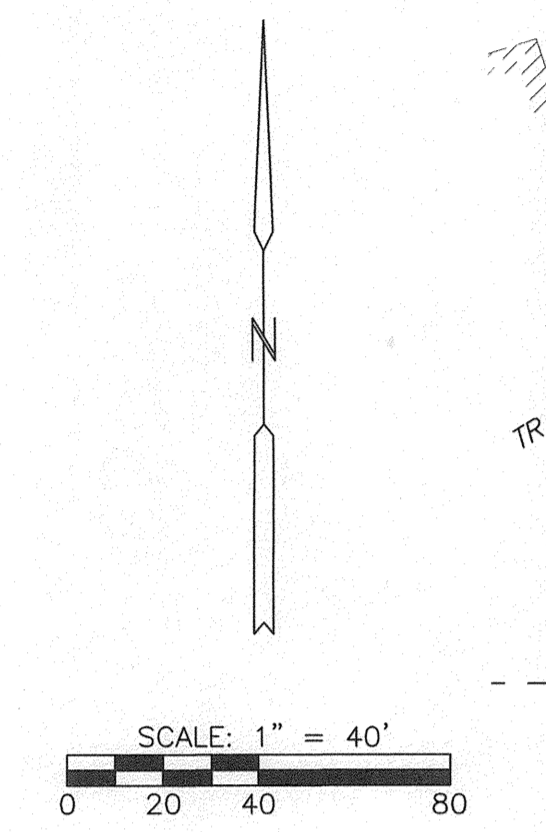
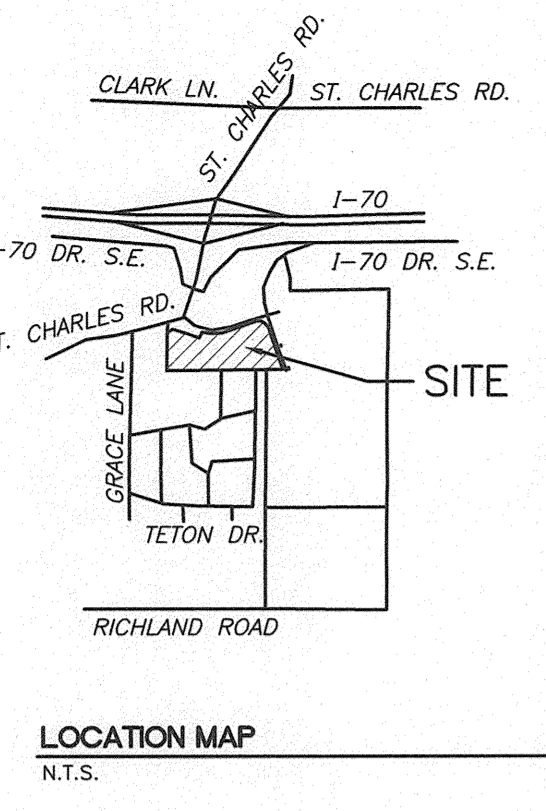
LIGHTING NOTE
ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

SIGNAGE NOTE
THERE WILL BE A FREESTANDING SIGN ON EACH LOT AT THE LOCATIONS AND SIZES SHOWN ON THIS PAGE. THE SIGN LOCATION FOR LOT 102C WILL BE DETERMINED WITH A FUTURE C-P PLAN

IN ADDITION THERE WILL BE BUILDING MOUNTED SIGNAGE CONFORMING TO C-3 STANDARDS.

LEGEND

○	IRON PIPE (UNLESS NOTED OTHERWISE)	○	SANITARY MANHOLE
○	STORM SEWER	○	SANITARY CLEAN OUT
○	TELEPHONE	○	WATER METER
○	SANITARY SEWER	○	WATER VALVE
○	WATERLINE	○	FIRE HYDRANT
○	GAS LINE	○	POWER POLE
○	OVERHEAD ELECTRIC	○	GUY WIRE ANCHOR
○	UNDERGROUND ELECTRIC	○	LIGHT POLE
○	CABLE TV	○	GAS VALVE
○	FENCE	○	GAS METER
○	FLOWLINE	○	ELECTRIC MANHOLE
○	PROP. SANITARY SEWER	○	SIGN
○	PROP. WATERLINE	○	BENCHMARK
○	PROP. UND. ELECTRIC	○	CONIFEROUS TREE
○	PROP. GAS LINE	○	DECIDUOUS TREE
○	PROP. STORM	○	TELEPHONE PEDestal
○	PROP. WATER VALVE		
○	PROP. FIRE HYDRANT		

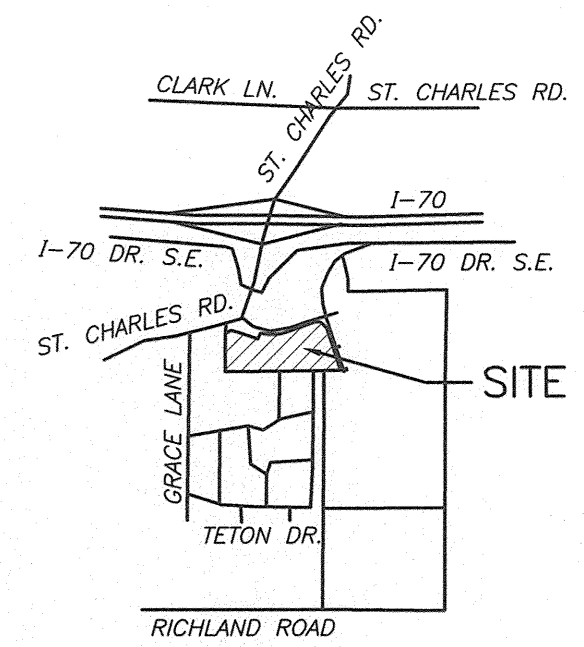


APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS 11TH DAY OF November, 2011

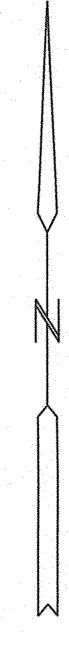
BOUG WHEELER CHAIRMAN

APPROVED BY THE COLUMBIA CITY COUNCIL THIS 5th DAY OF November, 2011

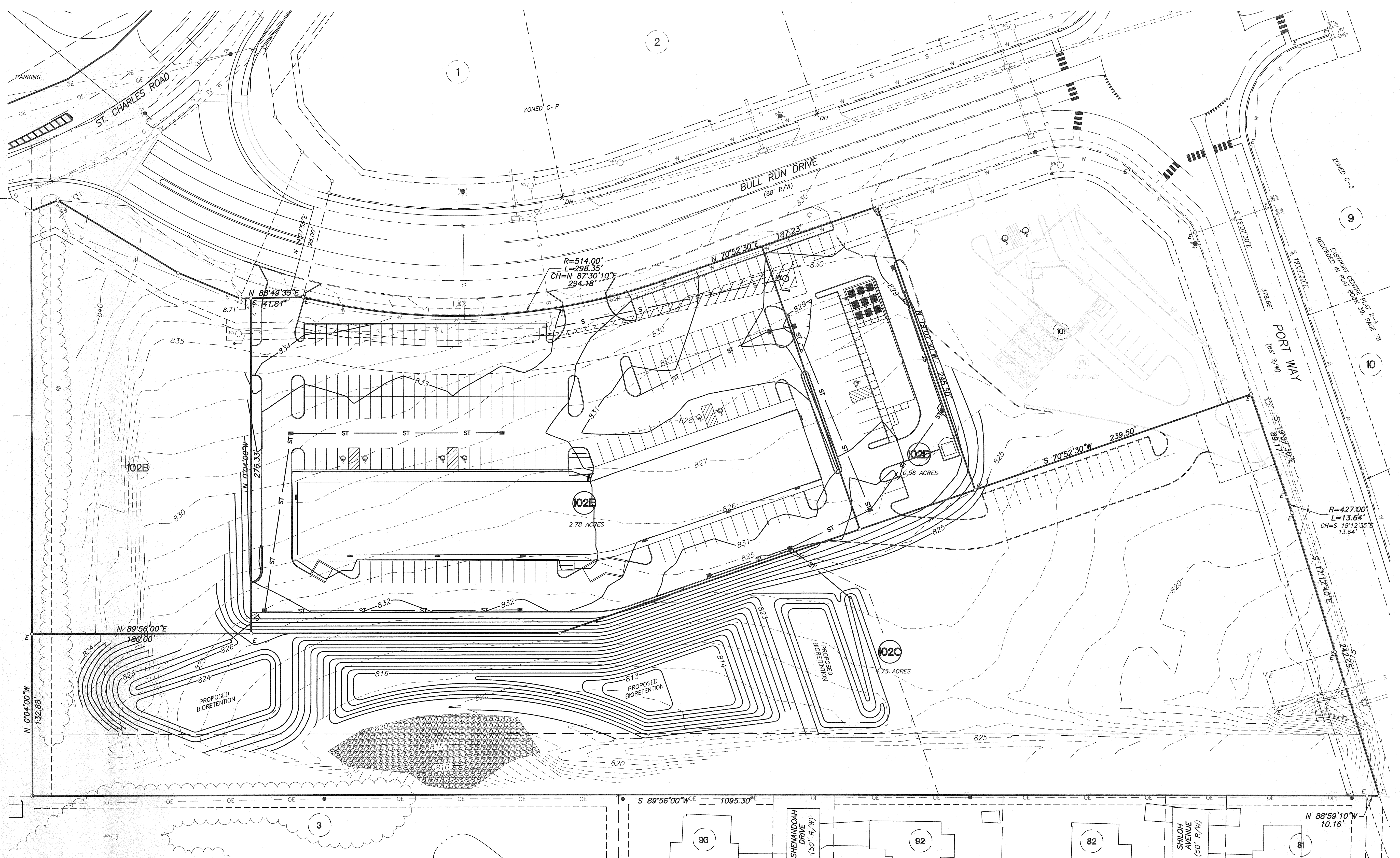
ROBERT McDAVID MAYOR
SHEELA AMIN CITY CLERK



LOCATION MAP
N.T.S.



SCALE: 1" = 40'
0 20 40 80



CONCEPTUAL STORM WATER PLAN NARRATIVE

THIS C-P PLAN IS INTENDED TO PROVIDE THE STORM WATER DETENTION FOR LOTS 102B (EASTPORT PLAT 1-A-2), 102C, 102D, AND 102E. THIS PLAN IS INTENDED TO PROVIDE THE WATER QUALITY TREATMENT FOR LOT 102B (EASTPORT PLAT 1-A-2), 102D, 102E, AND THE WEST PORTION OF 102C. THE EAST PORTION OF LOT 102C SHOWN AS VACANT AT THIS TIME WILL BE DEVELOPED IN THE FUTURE AND WILL REQUIRE ITS OWN STORM WATER QUALITY PROVISIONS BUT NO FURTHER DETENTION.

THE CONCEPTUAL STORM WATER PLAN UTILIZES A NETWORK OF STORM WATER PIPES TO COLLECT THE STORM WATER AND CONVEY MOST OF IT TO THE WEST HALF OF LOT 102C. THE STORM WATER WILL BE TREATED WITH TWO BIO-RETENTION BASINS WHICH DRAIN INTO A DRY CELL DETENTION POND. THIS TREATMENT SYSTEM IS INTENDED TO BRING THE SITE UP TO A REQUIRED LEVEL OF SERVICE OF 2.

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- S --- STORM SEWER
- T --- TELEPHONE
- W --- SANITARY SEWER
- G --- GAS LINE
- OE --- OVERHEAD ELECTRIC
- UE --- UNDERGROUND ELECTRIC
- TV --- CABLE TV
- X --- FENCE
- FLOWLINE
- S --- PROP. SANITARY SEWER
- W --- PROP. WATERLINE
- UE --- PROP. UND. ELECTRIC
- G --- PROP. GAS LINE
- ST --- PROP. STORM
- 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
- CONIFEROUS TREE
- DECIDUOUS TREE
- TELEPHONE PEDESTAL

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DAVID BRODSKY CHAIRMAN

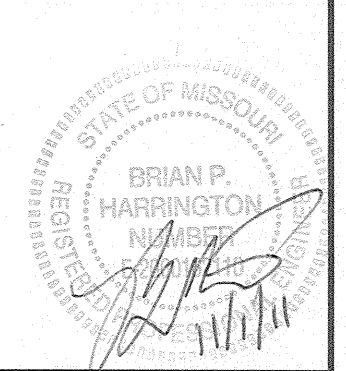
APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2011.

BOB MCDAVID MAYOR SHEELA AMIN CITY CLERK

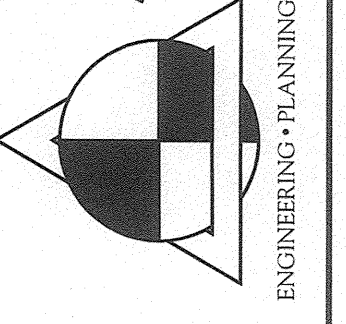
**C-P CONCEPTUAL STORMWATER PLAN
EASTPORT PLAT 1-A-3**

COLUMBIA, MISSOURI

REVISED:



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COLUMBIA, MISSOURI
(573) 875-8799



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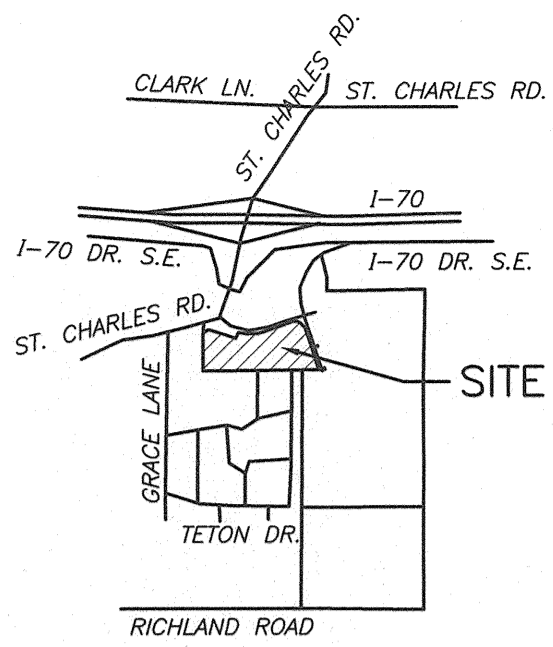
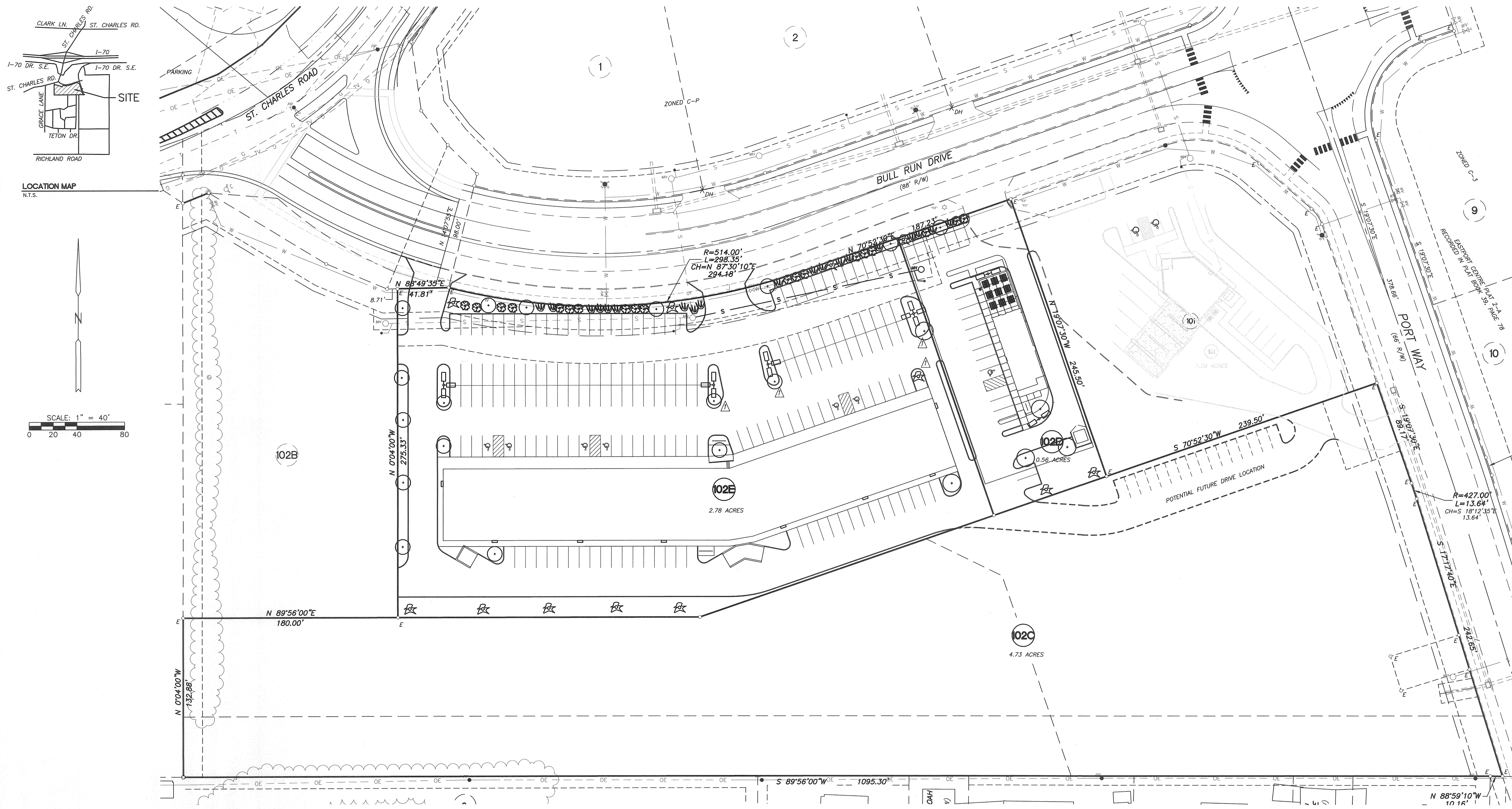
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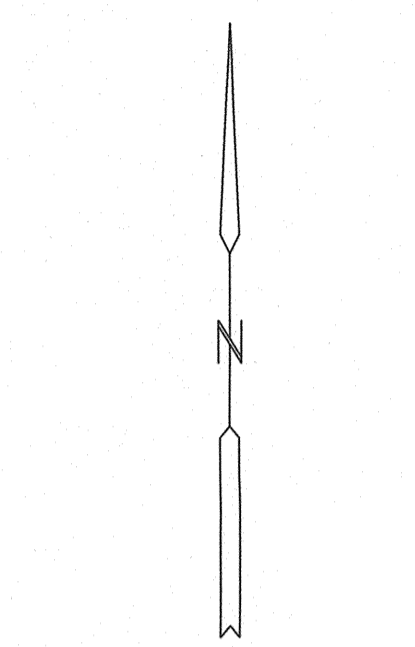
SCALE
1"=40'

SHEET

2



LOCATION MAP
N.T.S.



SCALE: 1" = 40'
0 20 40 80

**LOT 102D
LANDSCAPING INFORMATION**

- IMPERVIOUS AREA: 20,409 S.F. PARKING: 18,649 S.F. LANDSCAPE AREA: 4,141 S.F.
- MIN. NUMBER OF TREES REQUIRED AS PER SECTION 29-25a(1) LANDSCAPED AREA= 17%>15%
 - a(2) N/A
 - a(3) 100 L.F. WITHIN 20' OF R/W
 - a(4) 18,649 S.F./4500= 5 TREES
 - a(5) N/A
 - a(7) 3 OF 7 TREES (MEDIUM TO LARGE)
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AFTER CONSTRUCTION.
- THERE IS NO CLIMAX FOREST ON THIS SITE.

PLANT LEGEND

SYMBOL	QTY	DESCRIPTION	SIZE
	3	MEDIUM/LARGE TREE	2" CAL.
	4	ORNAMENTAL TREES	15 GAL.
	3	DECIDUOUS SHRUB	2 GAL.
	4	EVERGREEN SHRUB/ORNAMENTAL GRASS	2 GAL.

**LOT 102E
LANDSCAPING INFORMATION**

- IMPERVIOUS AREA: 107,322 S.F. PARKING: 81,534 S.F. LANDSCAPE AREA: 13,868 S.F.
- MIN. NUMBER OF TREES REQUIRED AS PER SECTION 29-25a(1) LANDSCAPED AREA= 11.4%<15% (SEE NOTE 5)
 - a(2) N/A
 - a(3) 369 L.F. WITHIN 20' OF R/W
 - a(4) 81,534 S.F./4500= 19 TREES
 - a(5) N/A
 - a(7) 9 OF 27 TREES (MEDIUM TO LARGE)
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AFTER CONSTRUCTION.
- THERE IS NO CLIMAX FOREST ON THIS SITE.
- APPROXIMATELY 4400 S.F. OF LOT 102C ADJACENT TO LOT 102E WILL BE LANDSCAPED TO MEET THE 15% REQUIREMENT FOR THE ENTIRE TRACT.

PLANT LEGEND

SYMBOL	QTY	DESCRIPTION	SIZE
	9	MEDIUM/LARGE TREE	2" CAL.
	18	ORNAMENTAL TREES	15 GAL.
	16	DECIDUOUS SHRUB	2 GAL.
	15	EVERGREEN SHRUB/ORNAMENTAL GRASS	2 GAL.

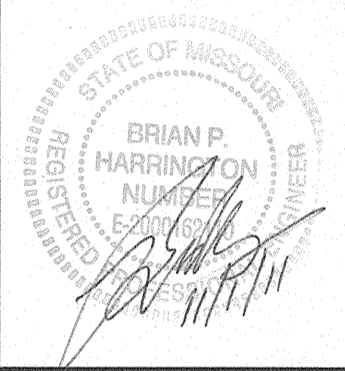
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DOUG WHEELER CHAIRMAN

APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2011.
ROBERT MCDAVID MAYOR SHEELA AMIN CITY CLERK

**C-P CONCEPTUAL LANDSCAPING PLAN
EASTPORT PLAT 1-A-3**

COLUMBIA, MISSOURI

REVISED:
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ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

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