

SITE LOCATION MAP
NOT TO SCALE

LEGEND

—	PROPERTY LINE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND TELECOMMUNICATIONS LINE
—	STORM SEWER LINE
—	WATER LINE
—	GAS LINE
—	BRUSH LINE
—	FENCE
—	DRAINAGE SWALE
—	EXISTING CONTOUR
—	PROPOSED STORM SEWER

PARKING NOTE

REQUIRED PARKING	NONE	= 0 SPACES
STORM WATER MANAGEMENT AREA	NONE	= 0 SPACES
ELECTRIC SUBSTATION	TOTAL REQUIRED	= 0 SPACES
BIKE PARKING	TOTAL REQUIRED	= 0 SPACES
PROVIDED PARKING		= 0 SPACES
ACCESSIBLE SPACES	TOTAL PROVIDED	= 0 SPACES
STANDARD SPACES	TOTAL PROVIDED	= 0 SPACES
BIKE PARKING	TOTAL PROVIDED	= 0 SPACES

FENCING NOTE

FENCING SHALL BE 8 FOOT BLACK DECORATIVE WROUGHT IRON WITH BRICK PILLARS AS PER THE TYPICAL DETAIL ON THE LANDSCAPING PLAN.

SIGNAGE NOTE

ALL BUILDING, MONUMENT, AND WALL SIGNAGE SHALL COMPLY WITH CHAPTER 23 OF THE CITY OF COLUMBIA ORDINANCES FOR C-P ZONING.

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY THE INSURANCE RATE MAP NUMBER 290038 0290 D, DATED MARCH 17, 2011.

STORMWATER NOTE

DETENTION AND STORM WATER QUALITY SHALL MEET THE REQUIREMENTS OF CHAPTER 12A OF THE CURRENT CITY OF COLUMBIA ORDINANCE.

STREAM BUFFER NOTE

THIS TRACT WAS PART OF THE ROCKBRIDGE SUBDIVISION BLOCK IX FINAL PLAT RECORDED IN PLAT BOOK 23 PAGE 49 IN 1983. THEREFORE THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE DOES NOT APPLY PER CHAPTER 12A, SECTION 12A-3(2) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

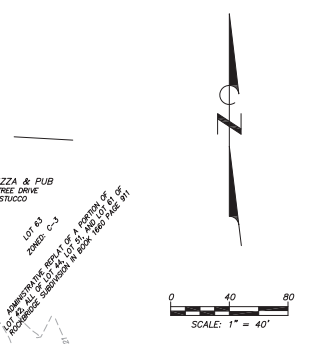
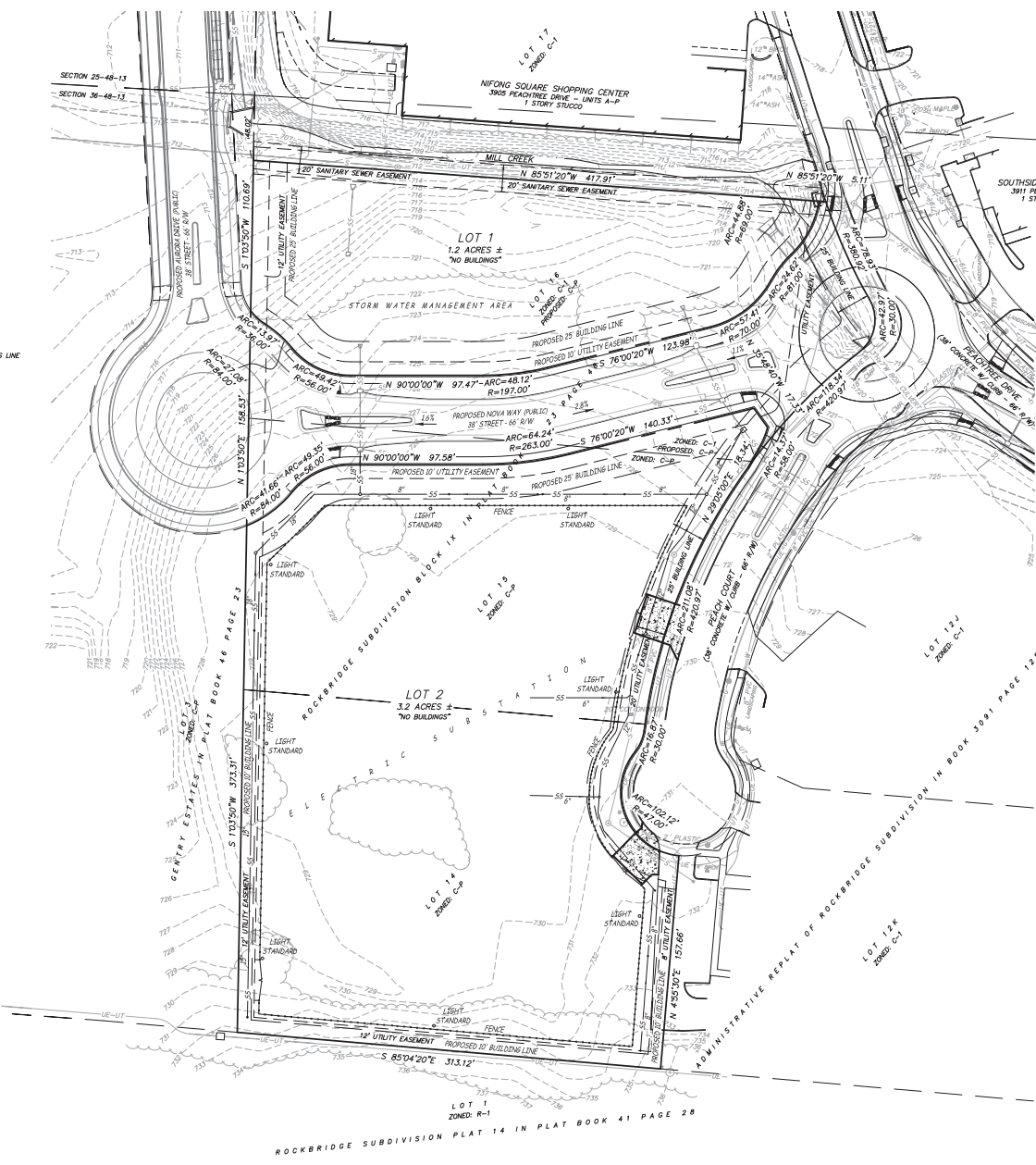
APPROVED BY THE PLANNING AND ZONING COMMISSION, COLUMBIA, MISSOURI, ON _____

STEPHEN REICHLIN, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2015

ROBERT McDAVID, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK



OWNER
CITY OF COLUMBIA
P.O. BOX 6015
COLUMBIA, MO 65205

UTILITY NOTES

THE LOCATIONS, SIZES AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THIS PLAN, NOT VISIBLE OR APPARENT FROM THE SURFACE, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM A MISSOURI ONE CALL SYSTEM LOCATE, OR UTILITY COMPANY RECORDS AND WERE NOT VERIFIED IN THE FIELD. UNDERGROUND UTILITY SERVICES TO BUILDINGS WERE NOT LOCATED.

WATER
CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: JOE STRODTMAN 573-874-8308
8\"/>

ELECTRIC
CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: DAN CLARK 573-874-7738
AS SHOWN

GAS
AMEREN MISSOURI
2001 MAGUIRE BOULEVARD
COLUMBIA, MISSOURI 65201
CONTACT: CHAD WARREN 573-876-3063
2\"/>

TELECOMMUNICATIONS
CENTURYLINK
632 E CHERRY STREET
COLUMBIA, MISSOURI 65201
CONTACT: DUANE MARCE 573-886-3503

MEDIA/COM
1211 WILKES BOULEVARD
COLUMBIA, MISSOURI 65201
CONTACT: BOB BONER 573-443-1536

CHARTER COMMUNICATIONS
504 BURN FOREST PARKWAY
COLUMBIA, MISSOURI 65202
CONTACT: TED SPRADLIN 573-219-0652

SANITARY SEWER
CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: STEVE HUNT 573-874-7250
AS SHOWN

STORM SEWER
CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: TOM WELLMAN 573-874-7250
AS SHOWN

ZONING & USE NOTE
EXISTING ZONING IS "C-P", PLANNED BUSINESS DISTRICT, AND "C-1", INTERMEDIATE BUSINESS DISTRICT. (AS SHOWN)
ALL "C-1" ZONING AREA IS CURRENTLY IN THE PROCESS OF BEING ZONED "C-P".
LOT 1: SHALL BE STORM WATER MANAGEMENT AREA.
LOT 2: SHALL BE ELECTRIC SUBSTATION USE.

PROPERTY DESCRIPTION
LOT 1A, 15, AND 16 OF ROCKBRIDGE SUBDIVISION BLOCK IX RECORDED IN PLAT BOOK 23 PAGE 48, CONTAINING 3.16 ACRES.

SHEET INDEX

CL01	C-P DEVELOPMENT PLAN
11	LANDSCAPE PLAN
MC-LP-1	SITE LIGHTING PLAN



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C-P DEVELOPMENT PLAN
MILL CREEK SUBSTATION
COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIEE
PROFESSIONAL ENGINEER
PE-2007000011

THIS DOCUMENT WAS PREPARED BY THE DESIGNER AND THE DESIGNER'S SEAL AND SIGNATURE ARE NOT PRESENT AND THIS PROJECT WILL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date: **NOVEMBER 2, 2015**

Revised:

DECEMBER 1, 2015

Design: ZT Drawn: RYM

C-P DEVELOPMENT PLAN

Sheet

CL01

ES&S PROJECT NO. 13155



1" = 30'

SIGNAGE NOTE
NO TREE STANDING SIGNS PROPOSED ON SITE.



FENCING NOTE
FENCING SHALL BE 6 FOOT BLACK DECORATIVE WROUGHT IRON WITH BRICK PILLARS AS PER THE TYPICAL DETAIL AT THE LOCATION SHOWN ON THE LANDSCAPING PLAN.

LEGEND

---	PROPERTY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELECOMMUNICATIONS LINE
---	SEWAGE LINE
---	STORM SEWER LINE
---	GAS LINE
---	WATER LINE
---	FENCE
---	TREE & BRUSH LINE
---	ORANGE SHADE
---	PROPOSED STORM SEWER

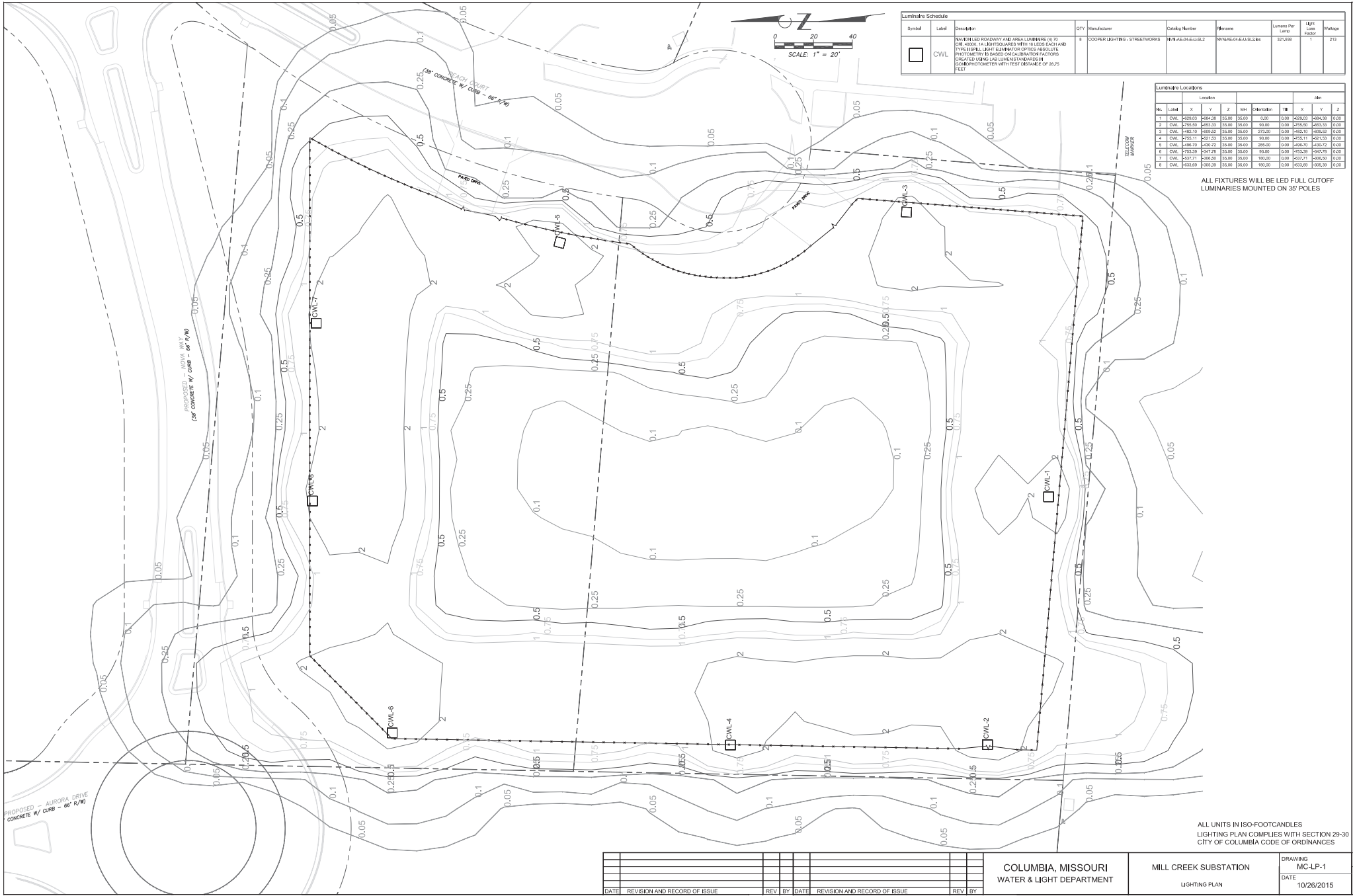
- PLANTING NOTES**
- SMALL ORNAMENTAL TREES
 - MEDIUM TO LARGE SHADE TREE
 - EVERGREEN
 - ORNAMENTAL GRASS

LANDSCAPE COMPLIANCE:

TOTAL PARKING LOT AND DRIVE AREA:	0
TREES REQUIRED @ 1 TREE PER 4,500 S.F.:	0
LENGTH OF PROPOSED R.O.W. BUFFER:	800 L.F.
TREES REQUIRED @ 1 PER 50 L.F.:	16 TREES
TOTAL TREES REQUIRED:	16 TREES
MEDIUM TO LARGE TREES REQUIRED:	5 TREES
TOTAL TREES PROPOSED:	24 TREES
MEDIUM TO LARGE TREES PROPOSED:	5 TREES
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE:	313 L.F.

LANDSCAPE AREA	21,420 SQ. FT.	15.5%
NON LANDSCAPE AREA	116,420 SQ. FT.	85.5%
TOTAL	137,820 SQ. FT.	100%

DATE	1" = 30'	DATE	30-OCT-15	SHEET	11
DESIGNER	JAK	MILL CREEK SUBSTATION LANDSCAPE PLAN			
PROJECT					
APPROVED					
DATE	11-30-15				
WATER AND LIGHT DEPARTMENT COLUMBIA, MISSOURI		DRAWN BY	2-1-H	SHEET	1



Luminaire Schedule		QTY	Manufacturer	Catalog Number	Fixture Name	Lumens Per Lamp	Light Loss Factor	Footage
□	CWL	8	COOPER LIGHTING - STREETWORKS	N/A-ME-45-A-SL-2	N/A-ME-45-A-SL-2	321,898	1	213

MINIMUM ROADWAY AND AREA LUMINANCE TO BE MAINTAINED: 0.15 FC
 TYPE: BELL LIGHT ELIMINATOR OPTICS: ABSOLUTE
 POSITIONING: TO BE BASED ON CALIBRATION FACTORS
 CREATED USING LAB LUMEN STANDARDS IN
 FOOTCANDLES WITH TEST DISTANCE OF 28.75 FEET

Luminaire Locations		Location			Elevation			Job		
No.	Label	X	Y	Z	MIN	MAX	TH	X	Y	Z
1	CWL-1	454.28	15.00	18.00	0.00	0.00	454.38	454.38	0.00	0.00
2	CWL-2	453.33	15.00	18.00	0.00	0.00	453.50	453.50	0.00	0.00
3	CWL-3	453.02	15.00	18.00	0.00	0.00	453.10	453.10	0.00	0.00
4	CWL-4	451.25	15.00	18.00	0.00	0.00	451.35	451.35	0.00	0.00
5	CWL-5	450.72	15.00	18.00	0.00	0.00	450.78	450.72	0.00	0.00
6	CWL-6	451.78	15.00	18.00	0.00	0.00	451.38	451.78	0.00	0.00
7	CWL-7	451.21	15.00	18.00	0.00	0.00	451.21	451.21	0.00	0.00
8	CWL-8	450.39	15.00	18.00	0.00	0.00	450.39	450.39	0.00	0.00

ALL FIXTURES WILL BE LED FULL CUTOFF LUMINARIES MOUNTED ON 35' POLES

ALL UNITS IN ISO-FOOTCANDLES
 LIGHTING PLAN COMPLIES WITH SECTION 29-30
 CITY OF COLUMBIA CODE OF ORDINANCES

DATE	REVISION AND RECORD OF ISSUE	REV.	BY	DATE	REVISION AND RECORD OF ISSUE	REV.	BY

COLUMBIA, MISSOURI
 WATER & LIGHT DEPARTMENT

MILL CREEK SUBSTATION
 LIGHTING PLAN

DRAWING
 MC-LP-1
 DATE
 10/26/2015