

DESCRIPTION
 LOT 1, CHATEAU ON
 ST. CHARLES PLAT 1,
 RECORDED IN BOOK
 3107 PAGE 167,
 BOONE COUNTY
 RECORDS.

LEGEND	
○	IRON PIPE (UNLESS NOTED OTHERWISE)
○	SANITARY MANHOLE
○	SANITARY CLEAN OUT
○	WATER METER
○	FIRE VALVE
○	FIRE HYDRANT
○	POWER POLE
○	GUY WIRE ANCHOR
○	LIGHT POLE
○	GAS VALVE
○	GAS METER
○	ELECTRIC MANHOLE
○	SIGN
○	BENCHMARK
○	CONIFEROUS TREE
○	DECIDUOUS TREE
○	TELEPHONE PEDESTAL
○	STORM SEWER
○	TELEPHONE
○	SANITARY SEWER
○	WATERLINE
○	GAS LINE
○	OVERHEAD ELECTRIC
○	UNDERGROUND ELECTRIC
○	CABLE TV
○	FENCE
○	FLOWLINE
○	PROP. CHAIN LINK FENCE
○	PROP. SANITARY SEWER
○	PROPOSED WATERLINE
○	PROP. UND. ELECTRIC
○	PROPOSED GAS LINE
○	PROPOSED WATER VALVE
○	PROPOSED FIRE HYDRANT
○	PROPOSED LIGHT POLE
○	MINOR REVISION # 1
○	MINOR REVISION # 2

LIGHT NOTES
 3 PROPOSED LIGHT POLES AND 3 WALL MOUNTED LIGHTS ATTACHED TO THE EXISTING BUILDING. ALL LIGHTING WILL BE SHIELDED AND DIRECTED DOWNWARD.

SIGN NOTES
 1. THIS SITE WILL HAVE ONE FREESTANDING SIGN AT THE LOCATION SHOWN. THE MAXIMUM HEIGHT IS 6' AND THE MAXIMUM AREA WILL BE 32 S.F.

PARKING NOTES
REQUIRED:
 1 SPACE/EMPLOYEE PLUS EITHER OF THE FOLLOWING:
 1. TWO (2) PARKING SPACES FOR THE FIRST 10 CHILDREN PLUS ONE (1) PARKING SPACE FOR EVERY TEN (10) ADDITIONAL CHILDREN, OR FRACTION THEREOF, FOR WHOM CARE IS PROVIDED; OR
 2. A DRIVE THROUGH FACILITY WITH ADEQUATE "PULLOVER" SPACE OUT OF THE FLOW OF DRIVEWAY TRAFFIC FOR TWO (2) ADDITIONAL VEHICLES.

PROPOSED:
 LICENSED FOR 104 STUDENTS = 11 SPACES
 18 EMPLOYEES = 18 SPACES
 30 SPACES

TOTAL
 TOTAL NUMBER OF SPACES PROVIDED = 30 SPACES
 29 STANDARD SPACES + 1 HANDICAP SPACE

ZONING NOTES:
 THE 8.73 ACRE TRACT KNOWN AS LOT 1 CHATEAU ON ST. CHARLES PLAT 1 WAS REZONED FROM R-1 TO PUD-6 BY COLUMBIA CITY COUNCIL ORDINANCE NO. 18579 ON JULY 18, 2005. THE ORDINANCE ALSO ALLOWED THE TRACT AND EXISTING IMPROVEMENTS (AN EXISTING RESIDENTIAL STRUCTURE) AS A CHILD CARE CENTER. IN ORDER TO UTILIZE THE SITE FOR THE CHILD CARE CENTER, SOME MODIFICATIONS ARE REQUIRED TO BRING THE SITE AND STRUCTURE WITHIN COMPLIANCE TO APPLICABLE BUILDING CODES. A SUMMARY OF THOSE ARE AS FOLLOWS.

(A) EXTERIOR HANDICAP SIDEWALK RAMP TO ACCESS LOWER PART OF BUILDING.
 WIDTH = 4 FEET
 CROSS-SLOPE IS LESS THAN 1/48"
 LONGITUDINAL SLOPE IS LESS THAN 1/12"

(B) HANDICAP RAMP TO REPLACE STEPS TO ACCESS UPPER PART OF BUILDING.
 WIDTH = 4 FEET
 CROSS-SLOPE IS LESS THAN 1/48"
 LONGITUDINAL SLOPE IS LESS THAN 1/12"

(C) EXTERIOR SIDEWALK AROUND BACK OF BUILDING
 WIDTH = 4'

(D) FENCING REAR YARD AND PLAYGROUND AREA FOR CHILD SAFETY AND SECURITY

(E) WOODEN RAMP FROM DECK TO PLAY AREA FOR CHILDREN

(F) HANDICAP ACCESS RAMP IN BREEZEWAY AREA
 WIDTH = 4 FEET
 CROSS-SLOPE IS LESS THAN 1/48"
 LONGITUDINAL SLOPE IS LESS THAN 1/12"

(G) ADDED 11 PARKING SPACES.
 TYPICAL PARKING SPACE IS 9'x18'(MIN.)

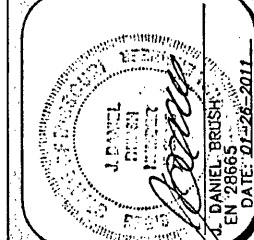
MINOR REVISION # 1 APPROVED ON THIS 14 DAY OF February, 2011
 TIM TEDDY DIRECTOR OF PLANNING

OWNER: STEVE WENDLING
 3210 S. PROVIDENCE RD.
 COLUMBIA, MO 65203
 (573) 219-2113

ZONING: PUD-6 ACREAGE: 8.73
 ACRES LOCATION: SECTION 8,
 1N, R12W

BRUSH AND ASSOCIATES, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 506 NICHOLS STREET, SUITE A, COLUMBIA, MISSOURI 65201
 PHONE: (573) 442-3110 FAX: (573) 442-4851
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 EN 1450

PUD PLAN MINOR REVISION # 2
 CHATEAU ON ST. CHARLES
 CITY OF COLUMBIA BOONE COUNTY MISSOURI

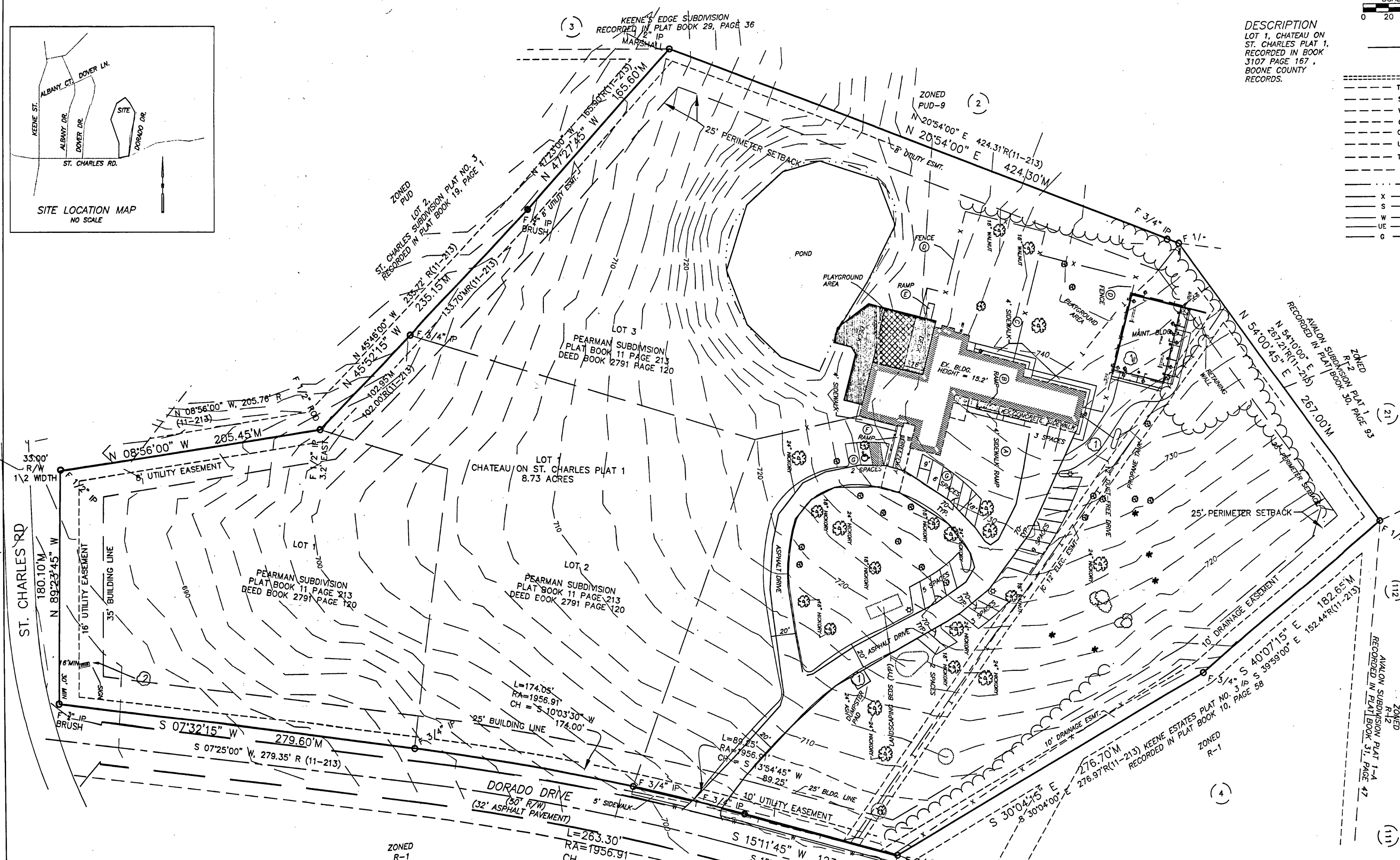


REVISION	DATE	CITY COMMENTS
1	1-26-2011	

RECEIVED
 FEB 10 2011
 PLANNING DEPT.

DATE: 12-21-2010
 SCALE: 1" = 40'
 JOB NUMBER: 7400

SHEET 1 OF 1



- ADDITIONAL SITE NOTES**
- LOT IS ZONED PUD-6.
 - LOT 3 OF PEARMAN SUBDIVISION IS 5.74 ACRES AND HAS AN APPROVED SITE PLAN.
 - ALL PARKING SPACES SHALL BE PCC.
 - ALL RAMPS EXCEPT E SHALL BE PCC.
 - ALL FENCING TO BE CHAIN LINK, 48 INCHES TALL.
 - MAXIMUM BUILDING HEIGHT SHALL BE 35'.
 - ALL STREETS WILL BE CONSTRUCTED TO MEET THE MINIMUM REQUIREMENT FOR ASPHALT STREET CONSTRUCTION.
 - THE EXISTING BREEZEWAY HAS 7.0' CLEARANCE TO THROUGH TRAFFIC THIS IS TO BE USED FOR CHILD PICKUP AND DROP OFF AND NOT FOR TRUCK TRAFFIC.
 - THE ARCHITECTURE OF THE MAINTENANCE BUILDING WILL REFLECT THAT OF THE EXISTING AREA.
 - THE ROOF OF THE MAINTENANCE BUILDING MUST CONSIST OF COMPOSITE MATERIALS.
 - THE PROPOSED MAINTENANCE BUILDING WILL BE LANDSCAPED WITH SCREENING TO ACHIEVE A 50% OPACITY TO THE ADJACENT PROPERTY TO THE NORTH AND NORTHWEST.
 - A WATER MAIN UPGRADE IS REQUIRED

SITE NOTES

- TOTAL AREA: 5.74 ACRES
- IMPERVIOUS AREA: 37454 S.F. (15 %)
 PERVIOUS AREA: 212580 S.F. (85 %)
- MIN. NUMBER OF TREES REQUIRED AS PER SECTION 29-25(4) 1 TREE PER 4500 S.F.
 21,562 S.F. OF PAVED AREA
 5 TREES REQUIRED
 21 LARGE TREES EXISTING
 25 SMALL TREES EXISTING
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AFTER CONSTRUCTION.
- THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA'S FLOOD PLAIN MAPS.