

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS DAY OF 2016

APPROVED BY THE CITY OF COLUMBIA CITY COUNSEL THIS DAY OF 2016

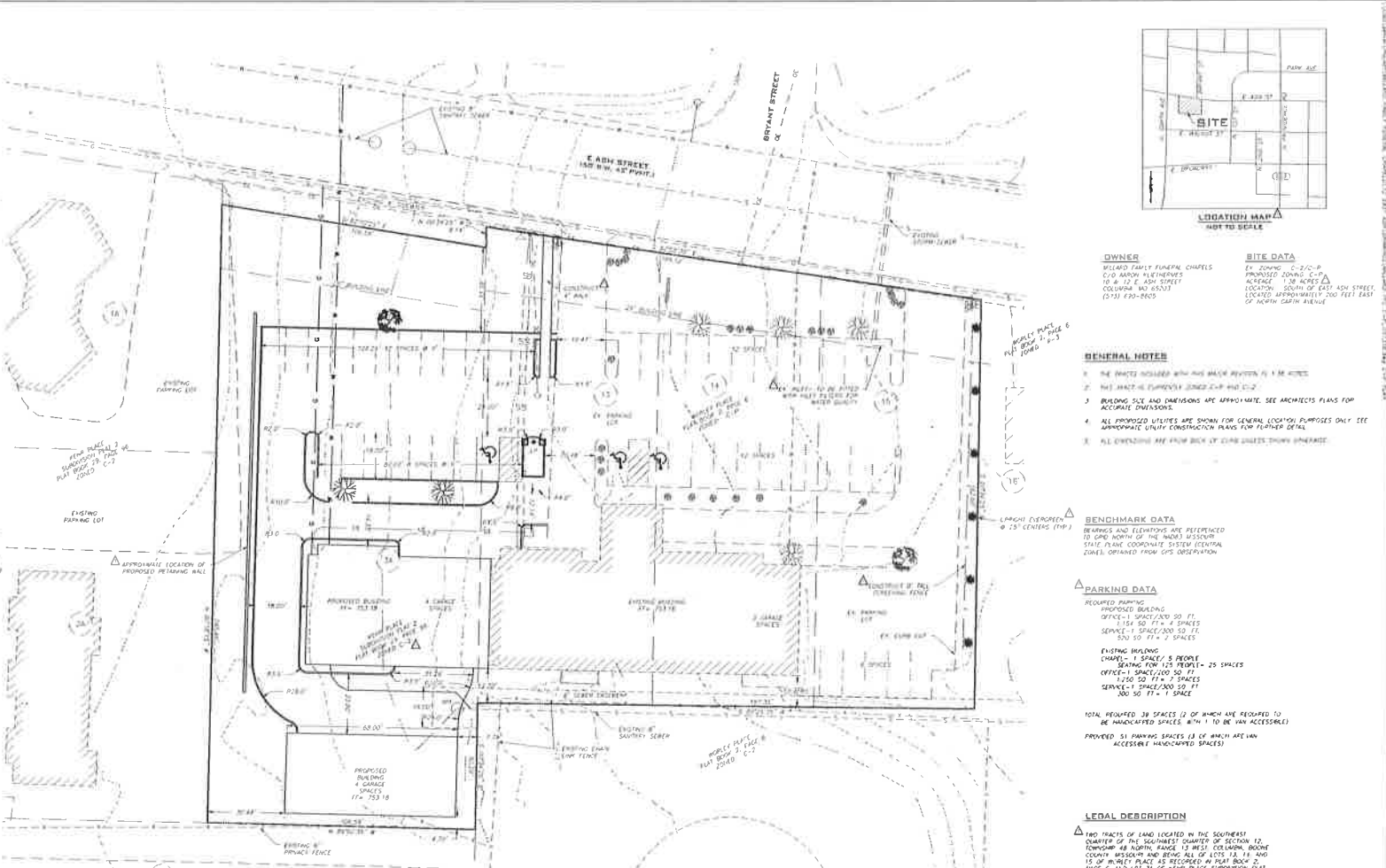
APPROVED BY THE CITY OF COLUMBIA CITY CLERK THIS DAY OF 2016

APPROVED BY THE CITY OF COLUMBIA CITY ENGINEER THIS DAY OF 2016

APPROVED BY THE CITY OF COLUMBIA CITY PLANNING AND ZONING COMMISSION THIS DAY OF 2016

LEGEND

MA 0	EXISTING SANITARY MANHOLE
MA 1	PROPOSED SANITARY MANHOLE
MA 2	EXISTING SANITARY CLEANOUT
MA 3	PROPOSED SANITARY CLEANOUT
MA 4	EXISTING FISH HOOD
MA 5	PROPOSED FISH HOOD
MA 6	EXISTING FIRE HYDRANT
MA 7	PROPOSED FIRE HYDRANT
MA 8	EXISTING LIGHT POLE
MA 9	PROPOSED LIGHT POLE
MA 10	EXISTING ELECTRIC METER
MA 11	PROPOSED ELECTRIC METER
MA 12	EXISTING GAS METER
MA 13	PROPOSED GAS METER
MA 14	EXISTING WATER METER
MA 15	PROPOSED WATER METER
MA 16	EXISTING ELECTRIC TRANSFORMER
MA 17	PROPOSED ELECTRIC TRANSFORMER
MA 18	EXISTING TELEPHONE POLE
MA 19	PROPOSED TELEPHONE POLE
MA 20	EXISTING UTILITY POLE
MA 21	PROPOSED UTILITY POLE
MA 22	EXISTING WATER VALVE
MA 23	PROPOSED WATER VALVE
MA 24	EXISTING HANDICAPPED SPACE
MA 25	PROPOSED HANDICAPPED SPACE
MA 26	EXISTING MANHOLE COVER
MA 27	PROPOSED MANHOLE COVER
MA 28	EXISTING SIGN
MA 29	PROPOSED SIGN
MA 30	EXISTING FENCE
MA 31	PROPOSED FENCE
MA 32	EXISTING UNDERGROUND ELECTRIC
MA 33	PROPOSED UNDERGROUND ELECTRIC
MA 34	EXISTING OVERHEAD ELECTRIC
MA 35	PROPOSED OVERHEAD ELECTRIC
MA 36	EXISTING UNDERGROUND TELEPHONE
MA 37	PROPOSED UNDERGROUND TELEPHONE
MA 38	EXISTING OVERHEAD TELEPHONE
MA 39	PROPOSED OVERHEAD TELEPHONE
MA 40	EXISTING STREET SIGN
MA 41	PROPOSED STREET SIGN
MA 42	EXISTING SIGNAGE
MA 43	PROPOSED SIGNAGE
MA 44	EXISTING SIDEWALK
MA 45	PROPOSED SIDEWALK
MA 46	EXISTING CURB
MA 47	PROPOSED CURB
MA 48	EXISTING DRIVEWAY
MA 49	PROPOSED DRIVEWAY
MA 50	EXISTING SIDEWALK
MA 51	PROPOSED SIDEWALK
MA 52	EXISTING FLOORING
MA 53	PROPOSED FLOORING
MA 54	EXISTING TREE
MA 55	PROPOSED TREE
MA 56	EXISTING CONCRETE
MA 57	PROPOSED CONCRETE



LANDSCAPING NOTES

- 1. ALL EXISTING AREAS SHALL BE SEED & MULCHED AFTER CONSTRUCTION.
- 2. LANDSCAPING SHALL BE FINISHED BY THE DEVELOPER AS PER LANDSCAPING PLAN.

TREE PRESERVATION NOTE

- (1) MEDIUM SHADE TREE-2" CAL.
- (2) SMALL SHADE TREE-1.5" CAL.
- (3) EXISTING DECIDUOUS BUSH-1' TALL
- (4) EXISTING PERENNIAL BUSH-1' TALL

STORM WATER STATEMENT

THIS TRACT IS SUBJECT TO ARTICLE V OF CHAPTER 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA CODE OF ORDINANCES.

STREAM BUFFER STATEMENT

THERE ARE NO REGULATED STREAMS ON THIS TRACT PER THE CITY OF COLUMBIA CODE OF ORDINANCES AND AS DETERMINED BY THE LOCAL MAP FOR COLUMBIA OVERPASS/BRIDGE COUNTY, MISSOURI AND ARTICLE 9 OF CHAPTER 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAIN MAP WITH EFFECTIVE DATE 10/15/2015.

SIGNAGE NOTE

THERE SHALL BE ONE SIGNAGE SIGN AS SHOWN ON THE SITE PLAN WITHIN THE SIGNAGE AREA OF 10' SQUARE FEET AND A MAXIMUM HEIGHT OF 6 FEET. ALL OTHER SIGNS SHALL BE IN ACCORDANCE WITH SECTION 23 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

UTILITIES

NATURAL GAS
 AERVEN, LLC
 2001 MADISON BLVD
 COLUMBIA, MISSOURI 65201
 (314) 778-3063

SEWER
 CITY OF COLUMBIA
 WATER & SEWER DEPARTMENT
 PUBLIC WORKS DIVISION
 COLUMBIA, MISSOURI 65201
 (314) 674-3181

TELEPHONE

CITY OF COLUMBIA
 300 NORTH COLLEGE AVENUE
 COLUMBIA, MISSOURI 65201
 (314) 423-1555

LEGAL DESCRIPTION

LAND TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 18 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 15, 16 AND 17 OF SAID PLACE AS SHOWN ON PLAT BOOK 2, PAGE 6, AND LOT 2A OF SAID PLACE SUBDIVISION PLAT 2 AS SHOWN ON PLAT BOOK 29, PAGE 96, BOONE COUNTY, MISSOURI RECORDS AND CONTAINING 1.0 ACRES.

GENERAL NOTES

- 1. THE NOTES INCLUDED WITH THESE PLANS SHALL BE A PART OF THESE PLANS.
- 2. THE NOTES SHALL BE CONSIDERED TO BE A PART OF THESE PLANS.
- 3. BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECT'S PLANS FOR ACCURATE DIMENSIONS.
- 4. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET.
- 5. ALL DIMENSIONS ARE FROM EXTERIOR OF CURB UNLESS OTHERWISE SPECIFIED.

BENCHMARK DATA

BENCHMARKS AND ELEVATIONS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

PARKING DATA

PROPOSED BUILDING
 OFFICE-1 SPACE/200 SQ. FT.
 SERVICE-1 SPACE/200 SQ. FT.
 200 SQ. FT. = 2 SPACES

EXISTING BUILDING
 CHAPEL-1 SPACE/ 5 PEOPLE
 OFFICE-1 SPACE/200 SQ. FT.
 200 SQ. FT. = 2 SPACES
 SERVICE-1 SPACE/200 SQ. FT.
 200 SQ. FT. = 2 SPACES

TOTAL REQUIRED: 38 SPACES (2 OF WHICH ARE REQUIRED TO BE ACCESSIBLE SPACES, 1" TO BE VAN ACCESSIBLE)
 PROVIDED: 33 PARKING SPACES (2 OF WHICH ARE VAN ACCESSIBLE/HANDICAPPED SPACES)

REVISIONS

NO.	DESCRIPTION

**MILLARD FAMILY FUNERAL CHAPELS
 10-12 E. ASH STREET
 C-P PLAN**

A CIVIL GROUP
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

3401 BROADWAY
 BUSINESS PARK COURT
 SUITE 100
 COLUMBIA, MO 65203
 PH: (314) 817-8700
 FAX: (314) 817-8777
 CERTIFICATE OF AUTHORITY:
 2001006110

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED BY THE ENGINEER

CITY OF COLUMBIA
 PLANNING AND ZONING DEPARTMENT

JAY BERHARDT
 MO. REG. NO. 40043

DATE: 01/01/2016 10:10:10 AM

