

C-P/O-P

THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN.

SETBACKS (MINIMUM DISTANCE TO PERIMETER PROPERTY LINES)

FRONT 25'
SIDE 0' EXCEPT 15' ON CORNER LOTS OR 10' IF ABUTTING RESIDENTIAL
REAR 0' EXCEPT 10' ABUTTING RESIDENTIAL AREA

BUILDING HEIGHT LOTS 1,3,5 AND 6 MAXIMUM BUILDING HEIGHT 25'
LOTS 2,7,8,9 AND 10 MAXIMUM BUILDING HEIGHT 30'

TREE PRESERVATION AREA AS SHOWN ON TREE PRESERVATION AND EROSION CONTROL PLAN

LANDSCAPING AND SCREENING AS SHOWN ON LANDSCAPE PLAN

SIDEWALK ALONG FORUM BLVD TO BE CONSTRUCTED AFTER FORUM BLVD IS EXPANDED.

SW STORM WATER PROP.
PW PROP. WATER
UGE PROP. UNGR. ELECT.
PNG PROP. NATURAL GAS
C/O PROP. CLEANOUT
SAN PROP. SAN SEWER
M/H PROP. MANHOLE

LOT DEVELOPMENT

THE DEVELOPMENT OF EACH LOT WILL CONFORM TO THE FOLLOWING CRITERIA:

LANDSCAPING TO BE IN ACCORDANCE WITH CODE OF ORDINANCES CHAPTER 29, SECTION 17 AND 25.

PARKING TO BE IN ACCORDANCE WITH CODE OF ORDINANCES CHAPTER 29, SECTION 30, OFF STREET PARKING AND LOADING REGULATIONS.

EROSION CONTROL TO BE IN ACCORDANCE WITH CODE OF ORDINANCES CHAPTER 12A.

STORMWATER MANAGEMENT TO BE IN ACCORDANCE WITH CODE OF ORDINANCES CHAPTER 12A.

NOTE:

ALL NECESSARY EASEMENTS WILL BE GIVEN ON FINAL PLAT.

EACH LOT DEVELOPMENT PLAN TO SHOW BUILDING SIZE, LOCATION, PARKING LOT LOCATION, DRIVEWAY TO HAVE 8' SCREEN, PARKING LOT CONFIGURATION, PARKING RATIO, DRIVES AND PEDESTRIAN CIRCULATION.

EXISTING STREET RIGHT-OF-WAY AND EASEMENTS. FORUM BLVD/CHAPEL WAY INTERSECTION TO BE RIGHT TURN ONLY FROM FORUM BLVD TO CHAPEL WAY AND RIGHT TURN ONLY FROM CHAPEL WAY TO FORUM BLVD.

EXISTING AND PROPOSED EXTENSIONS OF UTILITIES.

TYPE AND LOCATION OF ON SITE LIGHTING (LIGHTING IS TO BE DIRECTED INTO EACH LOT).

EACH LOT IS TO BE DEVELOPED IN ACCORDANCE WITH THIS PLAN AND THE CURRENT CITY REGULATIONS AND WITHOUT REQUIRING FURTHER PLANNING AND ZONING COMMISSION OR CITY COUNCIL ACTION UNLESS CHANGES ARE REQUESTED.

Larni Windma
PENNY ST. ROMAINE
March 7

Margie Meyer
MARGIE MEYER
FEBRUARY 7

James W. Bush
OCTOBER 7, 1996

C-P/O-P

OCTOBER 7, 1996

FORUM CHAPEL PLAZA

4404-2

6-12-96
2-12-96
12-12-96
2-12-97

1 5

FORUM CHAPEL PLAZA

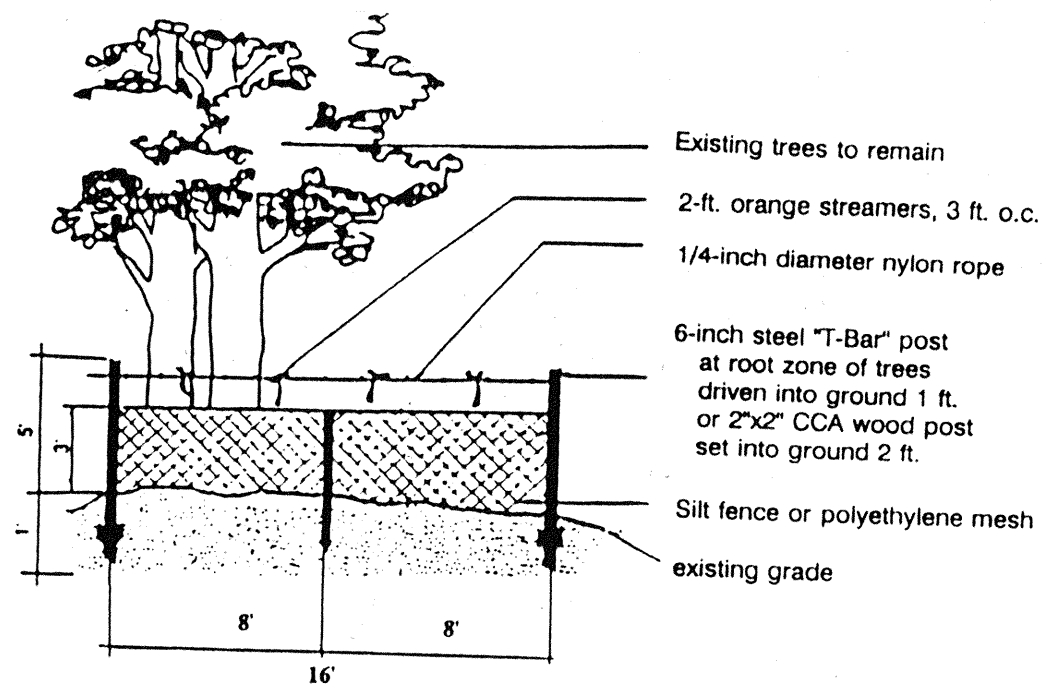
C-P/O-P DEVELOPMENT PLAN

TREE PRESERVATION

EROSION CONTROL

TREE PRESERVATION

MARKING LIMITS DETAIL



TREE PRESERVATION

EXISTING OAK HICKORY CLIMAX FOREST AREA
(AS SCALED FROM 1"=200' AERIAL PHOTO)

24500 FT²

REQUIRED 25% OF THE CLIMAX FOREST AREA TO BE PRESERVED 6125 FT²
PROVIDED 28% OF THE CLIMAX FOREST AREA TO BE PRESERVED 6875 FT²

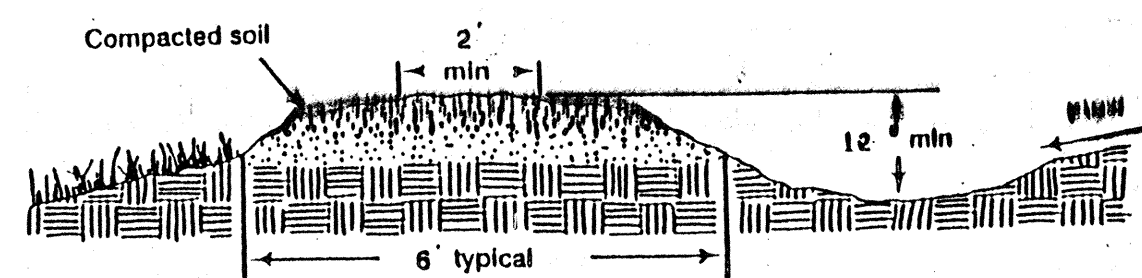
TREE PROTECTION BARRIERS FOR COMMERCIAL ZONINGS

* Tree barriers are to be located at the drip line of the crown

CLIMAX FOREST PRESERVATION
AREA
MINIMUM 3600 SQ FT
MARK LIMITS OF TREE
PRESERVATION AREA WITH SILT FENCE
AND ORANGE STREAMERS

MINIMUM
3300 SQ FT

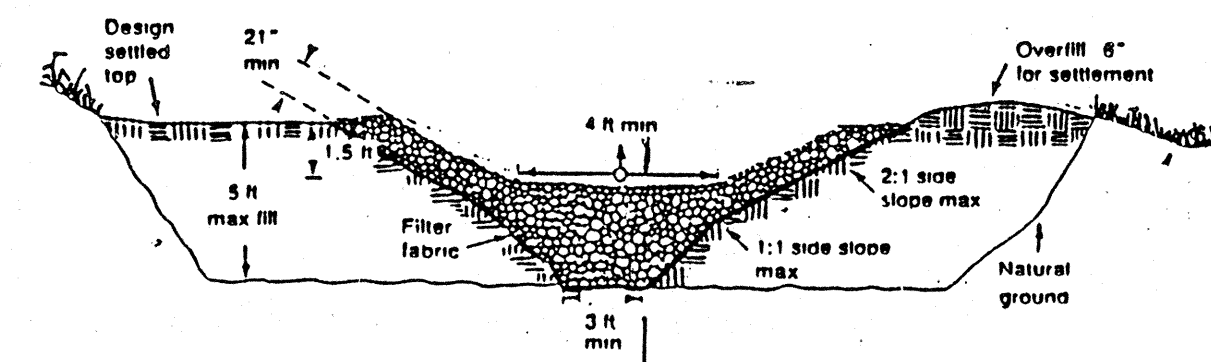
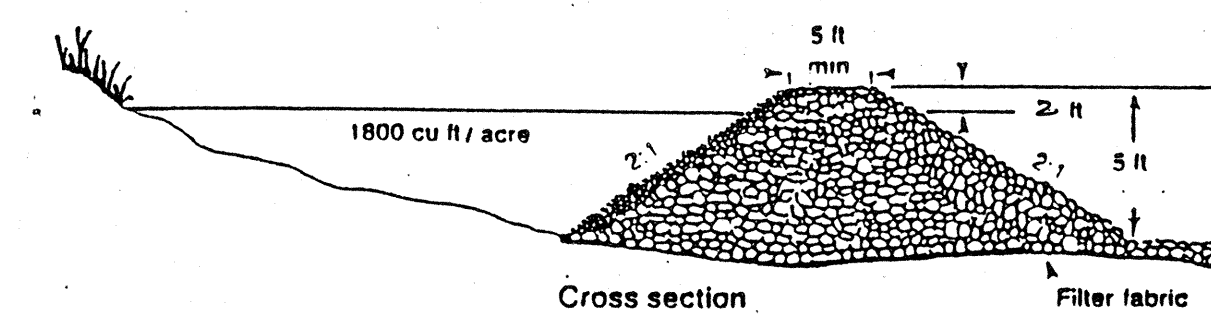
TEMPORARY DIVERSION TERRACE DETAIL



EROSION CONTROL NOTES:

1. ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED AFTER COMPLETION OF CONSTRUCTION.
2. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL COMPLETION OF GRADING.
3. DETAILED PLANS OF SEDIMENT TRAPS TO BE SUBMITTED WITH STREET, SEWER, AND STORMWATER CONSTRUCTION PLANS.
4. TEMPORARY DIVERSION TERRACE TO BE CONSTRUCTED AT TOP OF FILL AT THE END OF EACH DAY OF CONSTRUCTION. (SEE DETAIL) TEMPORARY DIVERSION TERRACE TO BE GRADED TO DRAIN TO EACH SEDIMENT POND AT A MAXIMUM OF 1% SLOPE.

SEDIMENT TRAP DETAIL



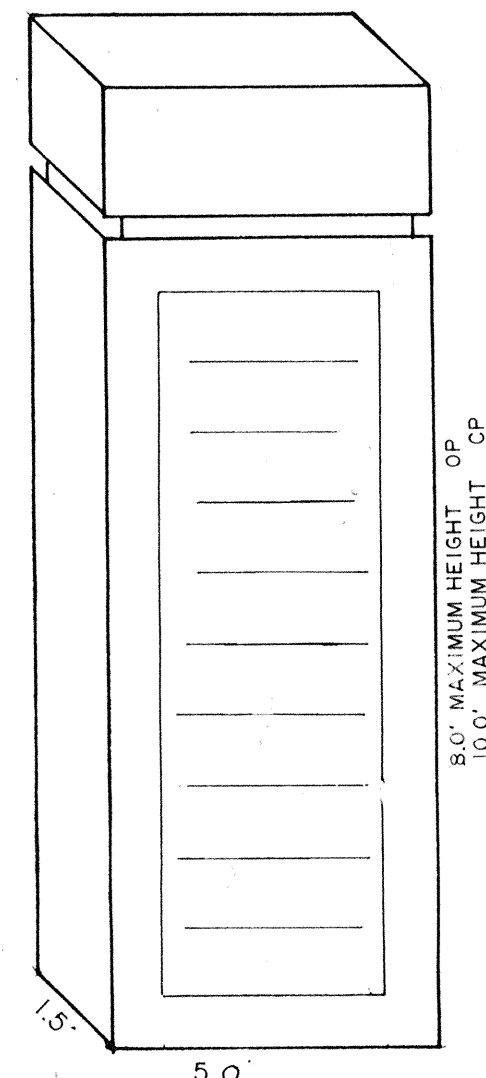
C-P/O-P DEVELOPMENT PLAN FORUM CHAPEL PLAZA		BRUSH AND ASSOCIATES, INC. 1000 Broadway Street COLUMBIA, MISSOURI 65201		13 S-18-96 11-8-96	
DESIGNED BY CHECKED BY DATE 10/10/96		DRAWN BY DATE 10/10/96		2 of 5	

FORUM CHAPEL PLAZA

C-P/O-P DEVELOPMENT PLAN

BUILDING - PARKING

MONUMENT SIGN



TYPICAL
WOOD AND BRICK
NO SCALE (MAXIMUM 64 SQUARE FEET)

MONUMENT SIGNS TO BE SET BACK A MINIMUM OF 10 FEET FROM ANY STREET RIGHT OF WAY. SIGN ILLUMINATION TO BE EXTERNAL OR INTERNAL WALL SIGNS TO CONFORM WITH THE CURRENT C-1 SIGN REGULATIONS.

LIGHTING

STREET LIGHTS

STANDARD 150 WATT LAMPS ON 12' POLES

PARKING LOT LIGHTS

STANDARD 70 WATT LAMPS ON 12' POLES

COACH LANTERN, TYPE OR EQUAL

PROVIDE 1 FOOT CANDLE IN PARKING AREAS

SHIELDED OR SCREENED TO PREVENT LIGHT FROM SPILLING OVER ONTO THE RESIDENCES LOCATED ON THE WESTERN SIDE OF THE DEVELOPMENT.

ON LOTS 1,3,4,5 AND 6 ALL EXTERIOR LIGHTING MUST HAVE SHIELDS OR SCREENS SO THAT LIGHT IS DIRECTED DOWN AND AWAY FROM THE RESIDENCES ON THE WESTERN SIDE OF LOTS 1,3,4,5 AND 6

EXTERIOR LIGHTS ON BUILDINGS TO BE DIRECTIONAL LIGHTING, SHIELDED, RECESSED OR OTHER LIGHTS, INSTALLED TO AVOID GLARE OR SPILLAGE INTO ADJOINING RESIDENTIAL PROPERTY.

CHAPEL HILLS LAKE HOMES
ASSOCIATION OF BOONE COUNTY
DEED IN BOOK 996 PAGE 776

LAKE

DISTANCE VARIES WITH
HEIGHT OF THE
MAXIMUM SLOPE 2:1

DANA COURT

HANNAH DRIVE

4% SLOPE

4' SIDEWALK

4' SIDEWALK

4' SIDEWALK

4' SIDEWALK

4' SIDEWALK

4' SIDEWALK

4' SIDEWALK

4' SIDEWALK

4' SIDEWALK

4' SIDEWALK

4' SIDEWALK

4' SIDEWALK

4' SIDEWALK

ALL BUILDINGS ON LOTS 1,3,4,5 AND 6 MUST HAVE ALL FOUR (4) SIDES FINISHED IN A SIMILAR AND ARCHITECTURALLY CONSISTENT MANNER.

LOADING DOCKS, LOADING AREAS, DUMPSTERS, SERVICE ACCESSES, TRASH RECEPTACLES SCREEN NOTES

SCREEN TO BE ON THREE SIDES OF DUMPSTER PAD
SCREEN TO BE A MINIMUM OF 8' HIGH
SCREEN MATERIAL TO MATCH BUILDING SURFACE MATERIAL
SCREEN ACCESS OPENINGS ON LOTS 1,3,4,5 AND 6 MUST NOT FACE RESIDENTIAL LOTS.

ON LOTS 1,3,4,5 AND 6 ALL LOADING DOCKS, LOADING AREAS, DUMPSTERS, ETC. MAY NOT BE LOCATED ON THE WEST SIDE OF ANY BUILDING OR STRUCTURE CONSTRUCTED.

C-P/O-P DEVELOPMENT PLAN	
BUILDING-PARKING PLAN	
DESIGNED BY BRUSH AND ASSOCIATES, INC. 3000 Peachtree Street Atlanta, Georgia 30305	DATE OCTOBER 7, 1996
BY James W. Brush	3 5

FORUM CHAPEL PLAZA

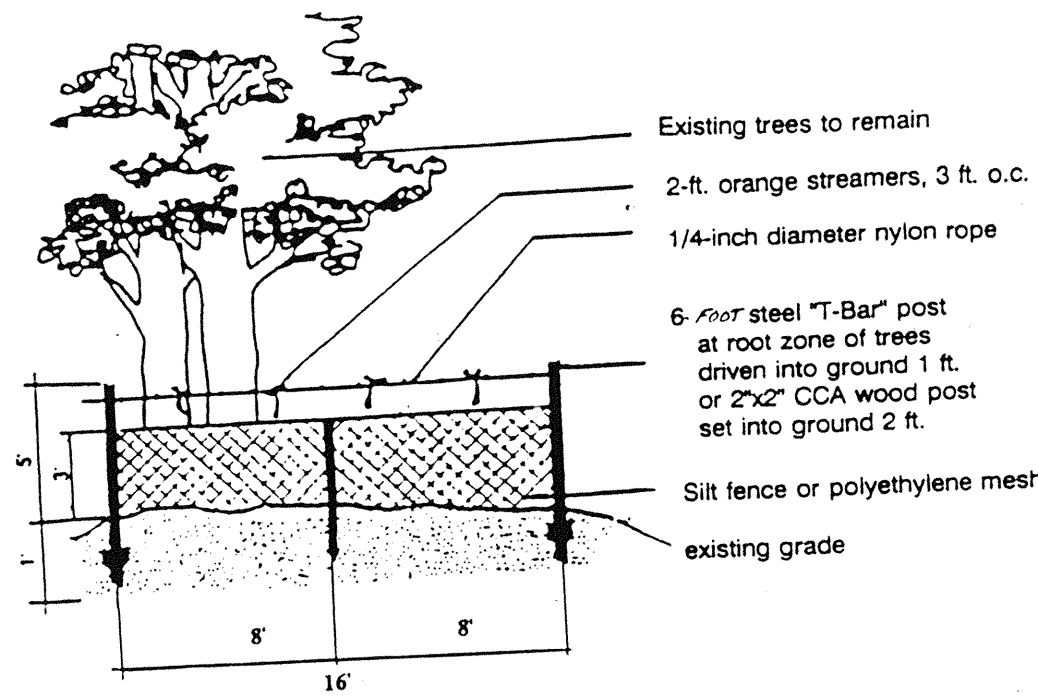
C-P/O-P DEVELOPMENT PLAN

LANDSCAPE PLAN

CHAPEL HILL LAKES SUBDIVISION
PLAT BOOK 25 PAGE 58

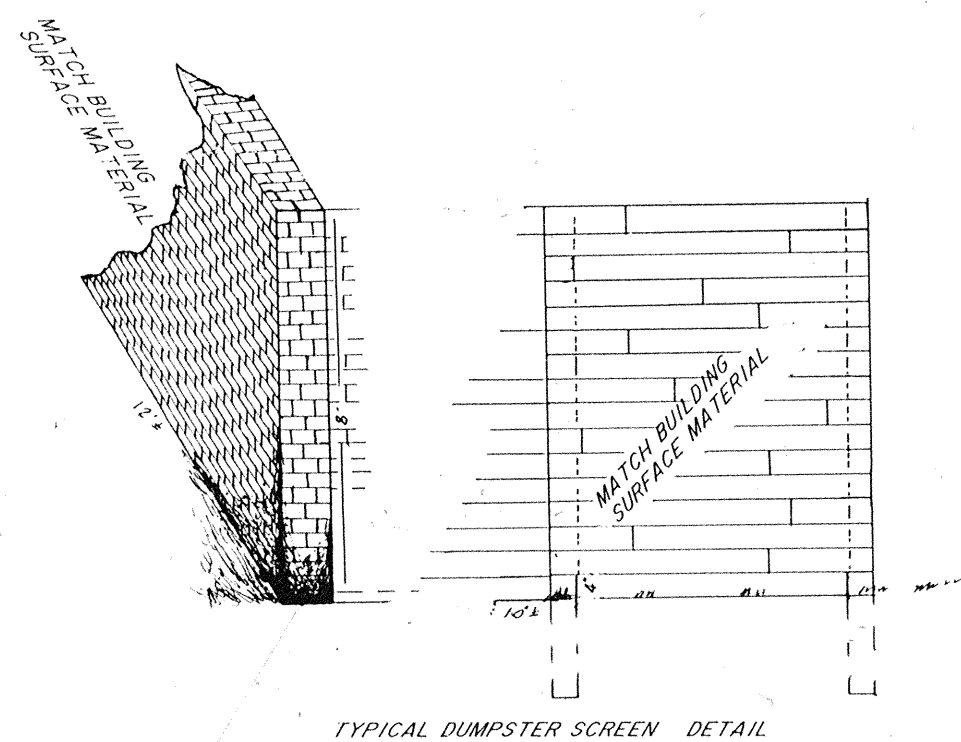
CHAPEL RIDGE SUBDIVISION
PLAT BOOK 26 PAGE 73

SCALE 1"=50'
0 25 50 100



TREE PROTECTION BARRIERS FOR COMMERCIAL ZONINGS

* Tree barriers are to be located at the drip line of the crown



TYPICAL DUMPSTER SCREEN DETAIL

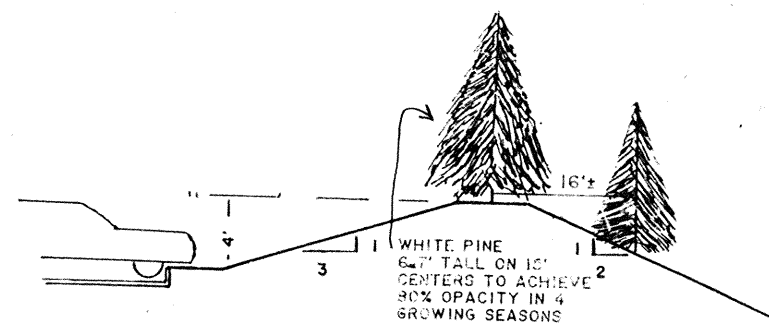
TREE PRESERVATION

EXISTING OAK HICKORY CLIMAX FOREST AREA
(AS SCALED FROM 1"=200' AERIAL PHOTO)

24500 FT'

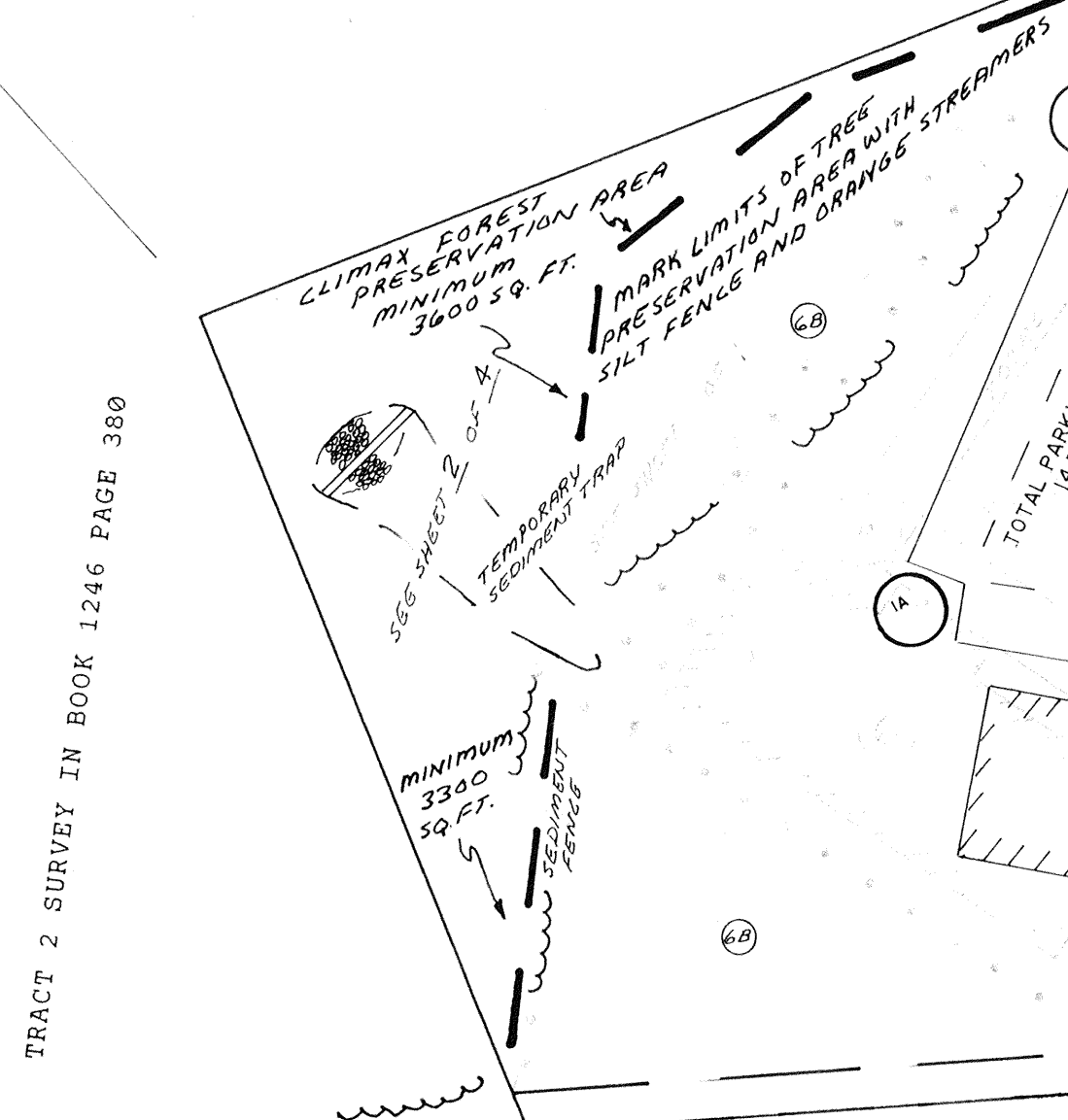
REQUIRED 25% OF THE CLIMAX FOREST AREA TO BE PRESERVED 6125 FT'
PROVIDED 28% OF THE CLIMAX FOREST AREA TO BE PRESERVED 6875 FT'

PARKING LOT SCREEN DETAIL



DEED IN BOOK 796 PAGE 776

TRACT 2 SURVEY IN BOOK 1246 PAGE 380



FORUM BLVD.

HANNAH DRIVE

FORUM BLVD.

CHAPEL HILL ROAD

- LEGEND
- SHADE TREES
 - RED MAPLE
 - WHITE ASH
 - PIN OAK
 - SMALL DECIDUOUS OR ORNAMENTAL TREES
 - CRABAPPLE
 - REDBED
 - CALLERY PEAR
 - EVERGREEN SHRUBS
 - HARDY DOGWOOD
 - JUNIPER
 - SMALL ORNAMENTAL SHRUBS
 - RED SPIREA
 - GOLDEN ST. JOHNSWORT
 - CRIMSON PYGMY BARBERRY
 - LARGE ORNAMENTAL SHRUBS
 - DOGWOOD
 - WINTERBERRY
 - GROUND COVER
 - COMMON KENTUCKY BLUE GRASS
 - TURF-TYPE TALL FESCUE
- SEDIMENT FENCE
--- TREE LINE
- EVERGREEN TREES
 - WHITE PINE
 - EASTERN RED CEDAR
 - NORWAY SPRUCE
- OR APPROVED EQUAL

SIZE AND QUANTITY OF MATERIALS

- SHADE TREES 2" CALIPERS MEASURED 6" ABOVE GROUND. (31)
- SMALL DECIDUOUS OR ORNAMENTAL TREES 4" IN HEIGHT. (47)
- EVERGREEN SHRUBS (75)
- SMALL ORNAMENTAL SHRUBS
- LARGE ORNAMENTAL SHRUBS (124)
- EVERGREEN TREES (100)

15% OF EACH PROPOSED LOT IS TO BE LANDSCAPED

PRESENT ZONING: C-1-R-1

THIS TRACT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN

NOTE:

EASEMENTS GIVEN ON FINAL PLAT MAY REQUIRE PART OF THE PARKING LOT SCREENING AND LANDSCAPING TO BE REVISED.

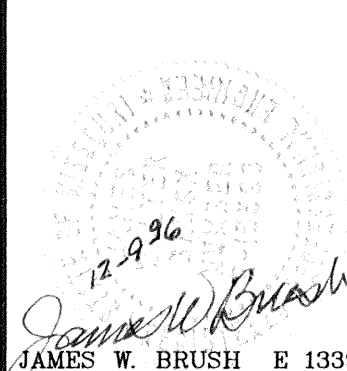
THE TREES, SHRUBS, FENCES, WALLS, AND OTHER LANDSCAPING MATERIALS DEPICTED ON APPROVED PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER ELEMENTS. THE DEVELOPER, HIS SUCCESSOR AND SUBSEQUENT OWNERS AND THEIR AGENTS WHO ARE AUTHORIZED TO MAINTAIN THE PROPERTY, SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE. PLANT MATERIAL WHICH EXHIBITS EVIDENCE OF INSECT PEST DISEASE OR DAMAGE SHALL BE APPROPRIATELY TREATED, AND DEAD PLANTS PROMPTLY REMOVED AND REPLACED WITHIN THE NEXT PLANTING SEASON

NOTE:
OWNER/DEVELOPER MAY SUBSTITUTE PLANTING MATERIAL TYPES FROM APPROVED LIST OF THE CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT.

MINIMUM PERVIOUS AREA IN TRAFFIC ISLANDS FOR ORNAMENTAL TREE PLANTING IS 75 SQUARE FEET.

OWNER:
LIMERICK HEIGHTS, INC.
2001 ROBIN TERRACE
COLUMBIA, MO. 65203

DESCRIPTION:
TRACT 1 OF THE SURVEY IN BOOK 1246
PAGE 380 OF THE BOONE COUNTY RECORDS.



FORUM CHAPEL PLAZA LANDSCAPE PLAN C-P/O-P DEVELOPMENT PLAN

BRUSH & ASSOCIATES, INC.
506 Nichols Street
COLUMBIA, MISSOURI 65201

SURVEY: DK
DRAWN: DK
DESIGN: DK
CHECKED: DK

SCALE
HORIZ. 1" = 50'
VERT. 1" = 50'

DATE 11-20-96
JOB NUMBER 4404-2
SHEET 4 OF 5

REVISED
DEC. 9, 1996
SHEET 4 OF 5

FORUM CHAPEL PLAZA

C-P/O-P DEVELOPMENT PLAN

SCALE 1"=50'

LEGEND

T/C TOP CURB
G GUTTER
L LENGTH OF OPENING
W WIDTH OF BOX
FL FLOW LINE
C RUNOFF COEFFICIENT
I RAINFALL INTENSITY
A ACRES
HW HEAD WATER
D DIAMETER
RCP REINFORCED CONCRETE PIPE
Q FLOW IN FT³/SECOND

DESIGN CRITERIA

TABLE C-4 Q₁₀ 25 YEAR
FIGURE C-8 8.33 I
TABLE C-2 0.94 C

HW/D MAXIMUM = 2'

INLET CAPACITY
0.5' OPENING
80% CAPACITY = 1.44 CFS

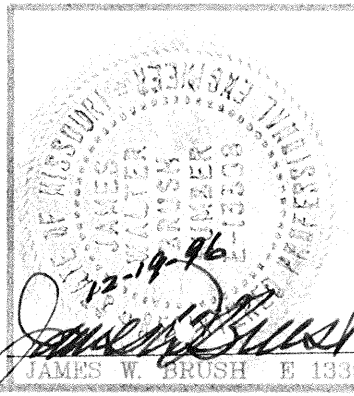
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH
THE RULES AND REGULATIONS OF THE CITY OF COLUMBIA

NOTE
CONTRACTOR TO CONFIRM LOCATION AND ELEVATION
OF EXISTING UTILITIES BEFORE STARTING WORK.
FLOW LINE ELEVATIONS OF EXISTING PIPES TO BE CONFIRMED
BEFORE STARTING WORK.
ALL STRUCTURES AND PIPING BELOW 15' DEPTH TO HAVE
DOUBLE CASE OF REINFORCING.
CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS BEFORE
STARTING WORK.

OWNER:
LIMBRICK HEIGHTS, INC.
2001 ROBIN TERRACE
COLUMBIA, MO. 65203

AREA 14.21 ACRES

DESCRIPTION:
TRACT 1 OF THE SURVEY IN BOOK 1246
PAGE 380 OF THE BOONE COUNTY RECORDS.



FORUM CHAPEL PLAZA
STORM WATER PLAN
C-P/O-P DEVELOPMENT PLAN

SURVEY: DK	DESIGN: BRUSH & ASSOCIATES, INC.	REVISION:
CHECKED:	506 Nichols Street COLUMBIA, MISSOURI 65201	11-19-96 JB
DATE: 12-12-96	JOB NUMBER: 4404-2	SHEET: 5 OF 5
SCALE: HORIZ. 1" = 50'	VERT. 1" = 5'	

HW/D CFS
48" 170
48" 190
36" 49
30" 34
24" 25
18" 14
15" 8
12" 4.5

FORUM CHAPEL PLAZA

AMENDED O-P DEVELOPMENT PLAN
LOT 1 FORUM CHAPEL PLAZA

SHEET 1 OF 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 48N, RANGE 13W
COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY, 2012

OWNER:
WAYNE AND KATHLEEN ECKEL
5343 VALLEY VISTA DRIVE
LA MESA, CA 91941

CALCULATIONS:		
LAND AREA:		
TOTAL LAND AREA:	1.14 AC	
PARKING SUMMARY:		
PARKING PROVIDED	56 SPACES	
LOT COVERAGES:		
NET LAND AREA:	49,658 SQ.FT.	%
TOTAL IMPERVIOUS SURFACE AREA:	18,173 SQ.FT.	36.6%
TOTAL OPEN SPACE:	31,485 SQ.FT.	63.4%
IMPERVIOUS SURFACE SHOWN ON APPROVED PLAN	15,447 SQ.FT.	
NEW IMPERVIOUS SURFACE PROPOSED	16,200 SQ.FT.	
STORM WATER TREATMENT REQUIRED	753 SQ.FT.	

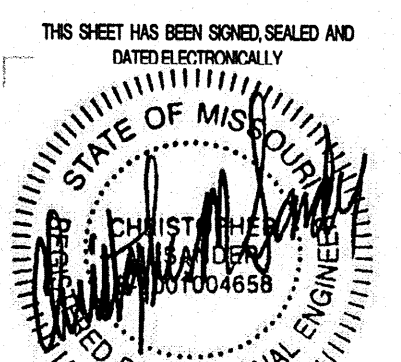
LEGEND:	
--- 618 ---	EXISTING 2FT CONTOUR
--- 620 ---	EXISTING 10FT CONTOUR
---	CURB
⊙	EXISTING SANITARY SEWER MANHOLE
---	EXISTING 8" SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING 8" WATERLINE
⊙	EXISTING FIRE HYDRANT
---	BUILDING LINE
---	EASEMENT LINE
35	LOT NUMBER
⊙ UP	LIGHT POLE
---	EXISTING TREELINE
---	DIRECTION OF SURFACE DRAINAGE

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 1 OF FORUM CHAPEL PLAZA AS RECORDED IN PLAT BOOK 31 AT PAGE 90.

NOTES:

1. THIS TRACT CONTAINS 1.14 ACRES.
2. THIS TRACT IS CURRENTLY ZONED O-P.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 23019C 0290D, DATED MARCH 17, 2011.
4. NO BUILDINGS ARE PROPOSED SO THE MAXIMUM HEIGHT OF BUILDING IS NOT APPLICABLE.
5. NO BUILDINGS ARE PROPOSED SO THE MINIMUM DISTANCE FROM ANY BUILDING TO ANY RIGHT-OF-WAY AND THE MINIMUM DISTANCE FROM ANY BUILDING TO ANY PERIMETER PROPERTY LINE IS NOT APPLICABLE.
6. THE MINIMUM DISTANCE BETWEEN EDGE OF PARKING/DRIVEWAY STREET RIGHT-OF-WAY LINE SHALL BE 6 FEET. THE MINIMUM DISTANCE BETWEEN EDGE OF PARKING/DRIVEWAY AND PROPERTY LINE EXTERIOR TO THE FORUM CHAPEL PLAZA DEVELOPMENT SHALL BE 95 FEET. THERE SHALL BE NO SETBACK FROM PROPERTY LINE INTERIOR TO THE FORUM CHAPEL PLAZA DEVELOPMENT.
7. NO FREESTANDING SIGN OR WALL SIGNAGE ARE PROPOSED.
8. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE.
9. THE STREAM BUFFER ORDINANCE DOES NOT APPLY TO THIS TRACT AS IT WAS INCLUDED ON A FINAL PLAT DATED DECEMBER 1, 1997.
10. THERE IS NO REGULATED CLIMAX FOREST LOCATED ON THIS LOT AS SHOWN ON THE APPROVED TREE PRESERVATION AND EROSION CONTROL PLAN DATED DECEMBER 8, 1996.
11. THERE IS AN EXISTING CITY SIDEWALK ALONG CHAPEL HILL ROAD.
12. THE PROPOSED PARKING SHOWN ON THIS PLAN IS ACCESSORY TO THE OFFICE USE LOCATED ON LOT 3B OF FORUM CHAPEL PLAZA PLAT 3.



CHRISTOPHER M. SANDER E-2001004658

02/16/2012
DATE

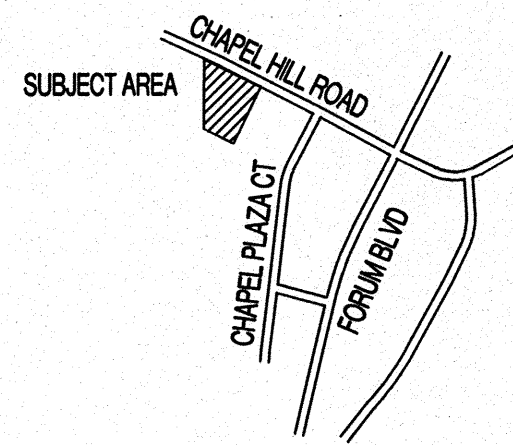
APPROVED AS A MINOR REVISION BY THE DIRECTOR OF COMMUNITY DEVELOPMENT THIS 20th DAY OF March, 2012.

TIMOTHY TEDDY - DIRECTOR

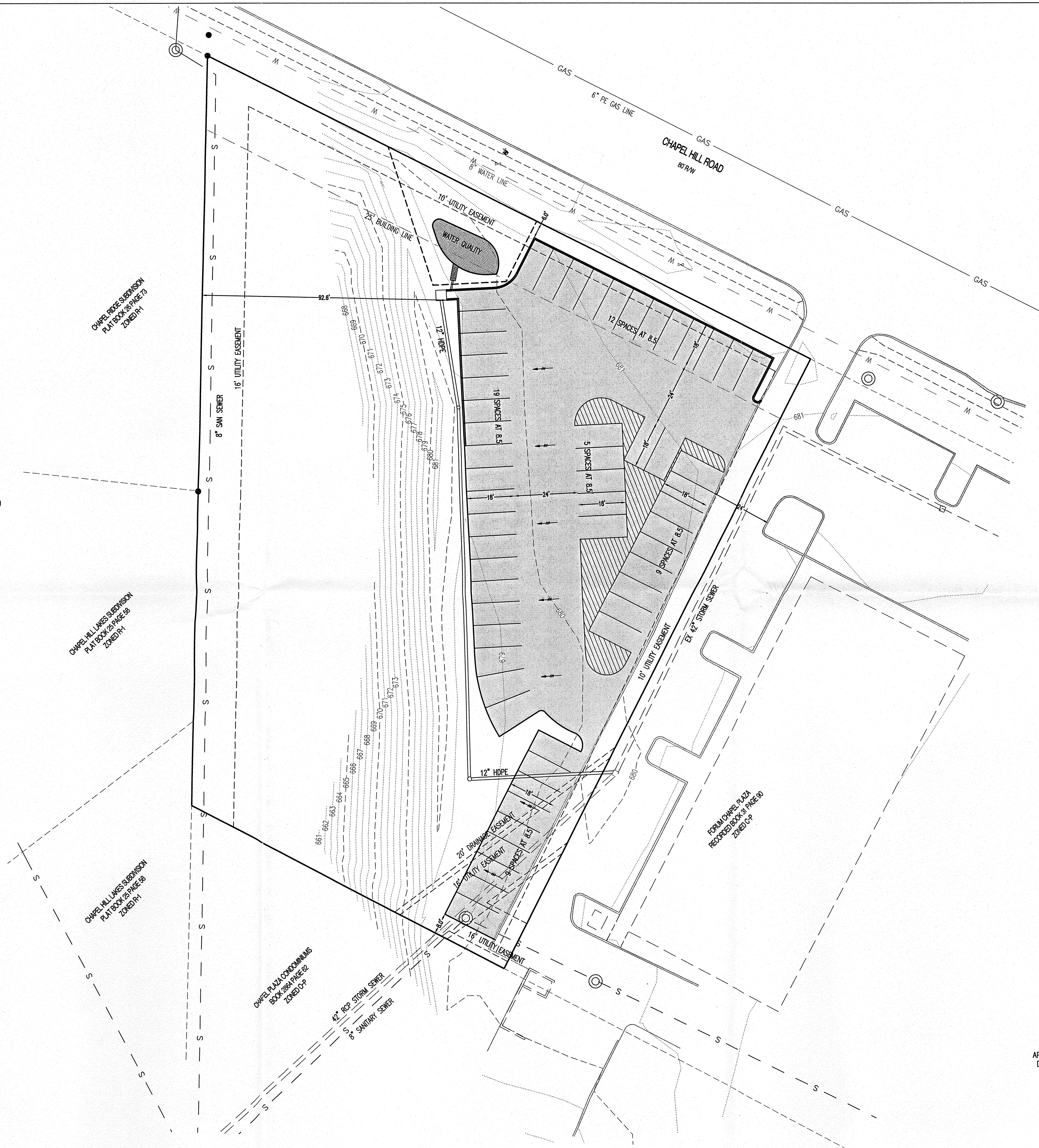
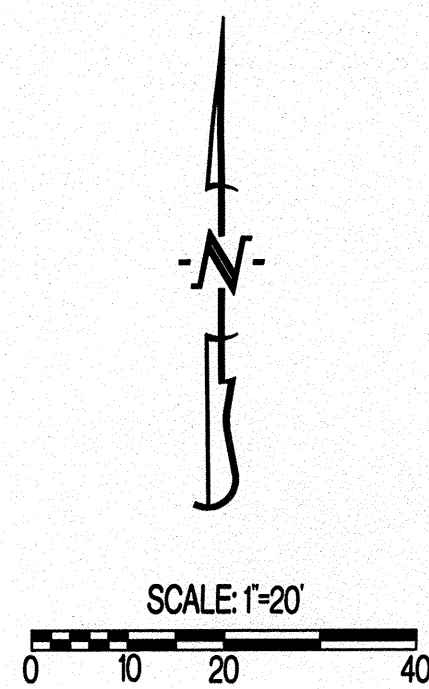
PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

2508 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

www.crockettengineering.com



LOCATION MAP
NOT TO SCALE



AMENDED O-P DEVELOPMENT PLAN
LOT 1 FORUM CHAPEL PLAZA

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 48N, RANGE 13W
COLUMBIA, BOONE COUNTY, MISSOURI
FEBRUARY, 2012

NOTE:

ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.

THE LANDSCAPING SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE. THE DETAILS OF PLANT MATERIALS AND LOCATIONS WILL BE DETERMINED WITH THE SITE DEVELOPMENT PLANS.

LANDSCAPING SHALL COMPLY WITH SECTIONS 12A-49 (a) AND (f), 29-13.1 (d) (6), AND 29-25 (a) (3) AND (4) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

THE CP/OP PLAN FOR THIS TRACT APPROVED MARCH 17, 1997 SHOWS 41 LARGE EVERGREEN TREES ALONG THE WEST SIDE OF THE GRADED PORTION OF THE TRACT TO PROVIDE SCREENING OF THE ADJACENT RESIDENTIAL PROPERTY. 36 WHITE PINES HAVE BEEN PLANTED TO FULFILL THIS REQUIREMENT. TWO OF THE TREES HAVE DIED AND NEED TO BE REPLACED. THIS PLAN SHOWS THE ADDITION OF 7 WHITE PINES FOR CONSISTENCY WITH THE APPROVED PLAN.

LANDSCAPE COMPLIANCE:		
TOTAL PARKING LOT AND DRIVE AREA:	16,628 SQ. FT.	
TREES REQUIRED @ 1 TREE PER 4,500 S.F.:	3.7 TREES	
LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W:	100 L.F.	
TREES REQUIRED @ 1 PER 50 L.F.:	2 TREES	
TOTAL TREES REQUIRED:	6 TREES	
MEDIUM TO LARGE TREES REQUIRED:	2 TREES	
TOTAL TREES PROPOSED:	6 TREES	
MEDIUM TO LARGE TREES PROPOSED:	3 TREES	
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE:	283 L.F.	
SCREENING PROVIDED BY EXISTING LARGE EVERGREEN TREES		

CALCULATIONS:		
LAND AREA:		
TOTAL LAND AREA:	1.14 AC	
LOT COVERAGES:	ACTUAL	%
TOTAL LAND AREA:	49,658 SQ.FT.	
TOTAL IMPERVIOUS SURFACE AREA:	16,628 SQ.FT.	33.5%
TOTAL OPEN SPACE:	33,298 SQ.FT.	66.5%

TREE PRESERVATION

THERE IS NO REGULATED CLIMAX FOREST LOCATED ON THIS LOT AS SHOWN ON THE APPROVED TREE PRESERVATION AND EROSION CONTROL PLAN DATED DECEMBER 8, 1996.

PLANTING NOTES:

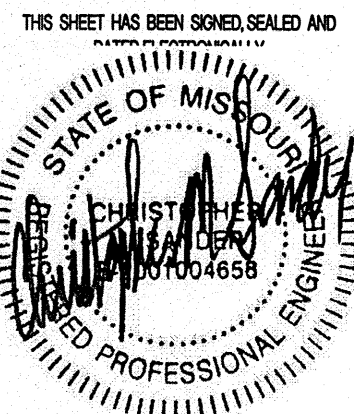
- MEDIUM TO LARGE SHADE TREES
- SMALL DECIDUOUS OR ORNAMENTAL TREES
- LANDSCAPED BED CONTAINING SMALL ORNAMENTAL TREES, DECORATIVE GRASSES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, OR ANY COMBINATION THEREOF. LANDSCAPE BEDS SHALL CONFORM TO REQUIREMENTS OF SECTION 29-25 (a) (3).
- EX MATURE WHITE PINE
- PROPOSED WHITE PINE (7 REQUIRED)

SITE/CIVIL ENGINEER:

CROCKETT
ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(314) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#00001804

LEGEND:

- EXISTING 2FT CONTOUR
- EXISTING 10FT CONTOUR
- PROPOSED 2FT CONTOUR
- PROPOSED 10FT CONTOUR
- CURB
- RIP RAP
- EXISTING STRUCTURE
- EXISTING TREELINE
- PROPOSED TREELINE
- COE REGULATED WATERWAY
- EDGE OF WATERWAY
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER
- EXISTING LOT NUMBER
- 100 YEAR FLOOD PLAIN
- FLOODWAY

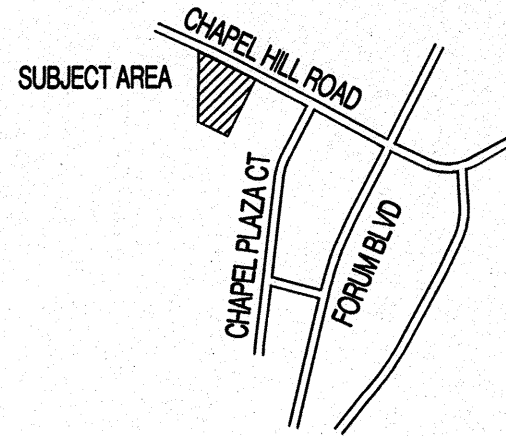


CHRISTOPHER M. SANDER, E-2000004658

02/16/2012
DATE

APPROVED AS A MINOR REVISION BY THE DIRECTOR OF COMMUNITY
DEVELOPMENT THIS 20th DAY OF March, 2012.

TIMOTHY TEDDY - DIRECTOR



LOCATION MAP
NOT TO SCALE

