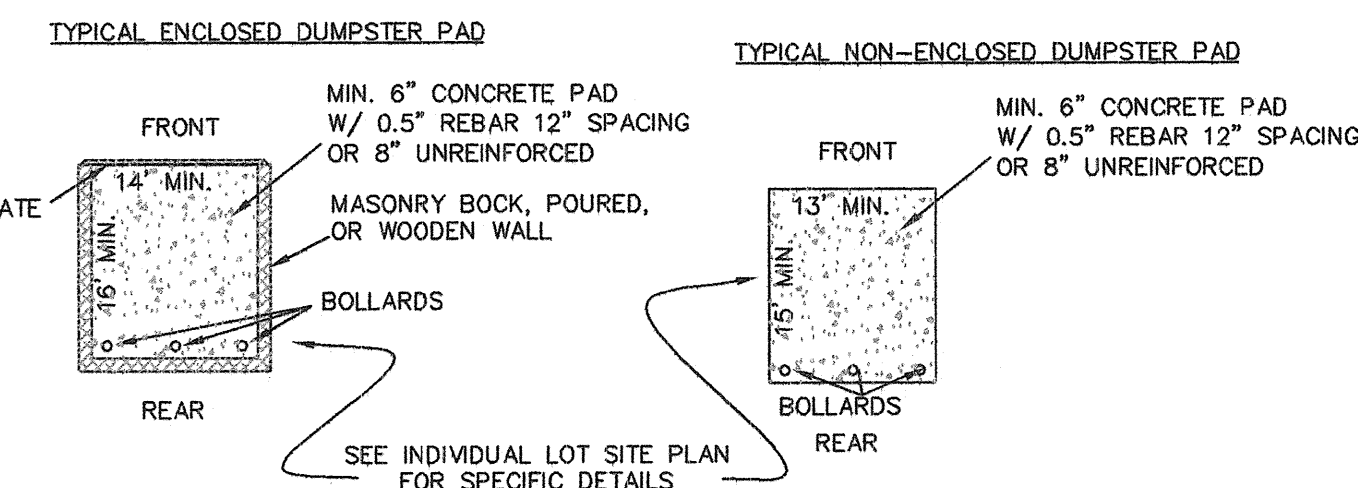


PROVIDENCE SOUTH PLAZA

OP / CP PLANNED DEVELOPMENT



STORM WATER QUALITY NARRATIVE

EXISTING CONDITIONS
 CURRENTLY THE SITE IS UNDEVELOPED. STORM WATER TRAVELS AWAY FROM ACROSS THE UNDEVELOPED PORTIONS OF THE SITE IN SHEET FLOW. THIS WATER THEN COLLECTS AND EITHER ENTERS THE EXISTING GREEN MEADOWS ROAD STORM WATER STRUCTURES OR FLOWS OVERLAND INTO A NATURAL DRAINAGE CHANNEL. AFTER THE WATER LEAVES THESE STRUCTURES, IT ENTERS A PREVIOUSLY CONSTRUCTED DRY DETENTION POND WHERE THE WATER IS DETAINED AND LEAVES THE SITE AT A REGULATED RATE.

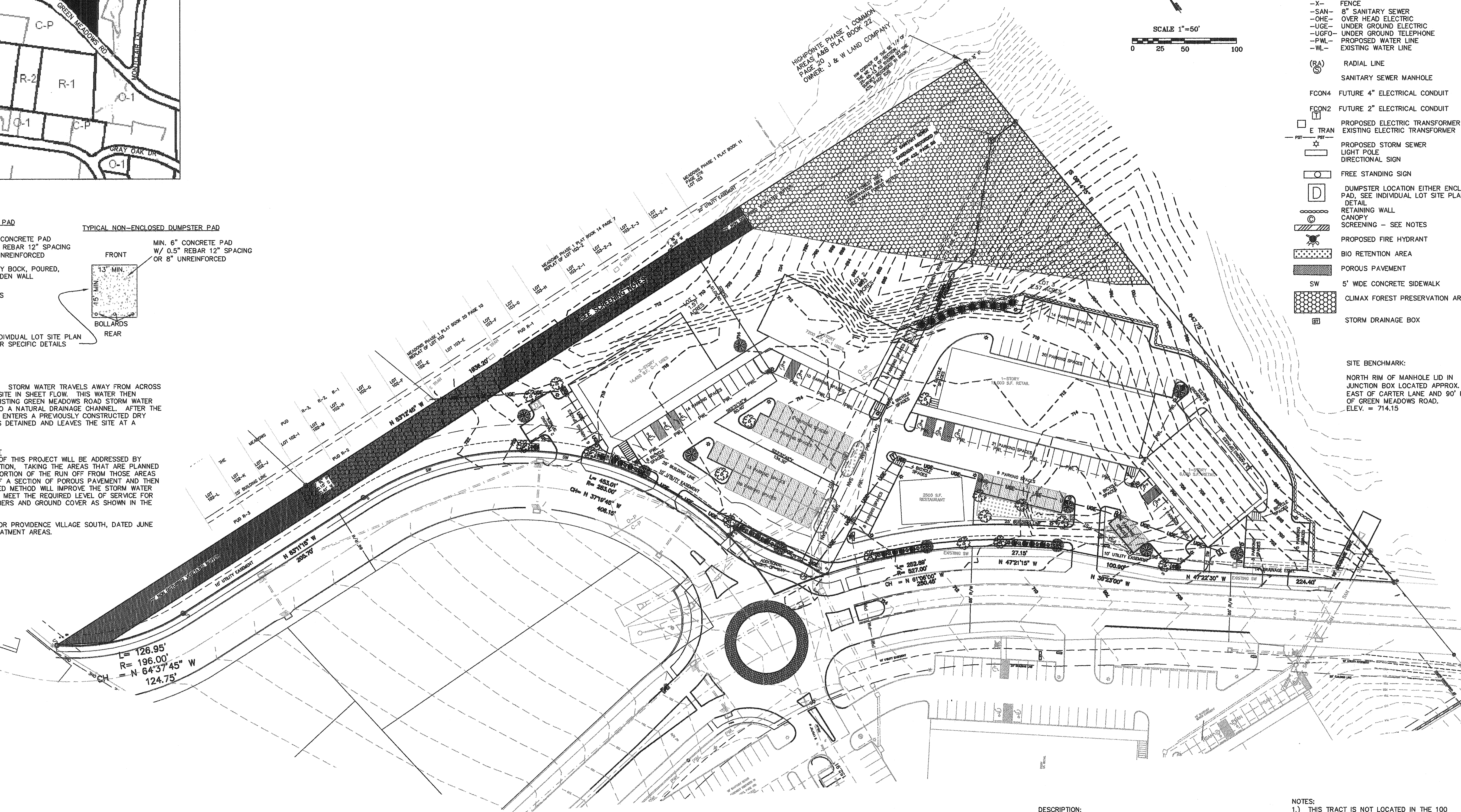
PROPOSED STORM WATER MANAGEMENT
 THE STORM WATER QUALITY ASPECTS OF THIS PROJECT WILL BE ADDRESSED BY MAINTAINING AREAS IN EXISTING CONDITION, TAKING THE AREAS THAT ARE PLANNED TO BE IMPERVIOUS AND TREATING A PORTION OF THE RUN OFF FROM THOSE AREAS WITH A TREATMENT TRAIN MADE UP OF A SECTION OF POROUS PAVEMENT AND THEN A BIO RETENTION POND. THIS PROPOSED METHOD WILL IMPROVE THE STORM WATER QUALITY AND QUANTITY FOR THE SITE. MEET THE REQUIRED LEVEL OF SERVICE FOR THE SITE, BASED ON THE CURVE NUMBERS AND GROUND COVER AS SHOWN IN THE ATTACHED CALCULATIONS.

SEE STORM WATER QUALITY REPORT FOR PROVIDENCE VILLAGE SOUTH, DATED JUNE 10, 2009 FOR CALCULATIONS AND TREATMENT AREAS.

LEGEND

- F FOUND 5/8" ROD WITH CAP LS 1186, 2499 OR CAP BRUSH AND ASSOC. LC321 UNLESS OTHERWISE NOTED
- S SET 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321 PERMANENT MONUMENT
- PM RIGHT-OF-WAY
- R/W RADIUS
- RA ARC LENGTH
- CH CHORD
- R RECORD
- M MEASURED
- X- FENCE
- SAN- 8" SANITARY SEWER
- OHE- OVER HEAD ELECTRIC
- UGE- UNDER GROUND ELECTRIC
- UGFO- UNDER GROUND TELEPHONE
- PWL- PROPOSED WATER LINE
- WL- EXISTING WATER LINE
- (R/S) RADIAL LINE
- SANITARY SEWER MANHOLE
- FC0N4 FUTURE 4" ELECTRICAL CONDUIT
- FC0N2 FUTURE 2" ELECTRICAL CONDUIT
- E TRANSFORMER
- TRANSFORMER
- PROPOSED STORM SEWER
- LIGHT POLE
- DIRECTIONAL SIGN
- FREE STANDING SIGN
- DUMPSTER LOCATION EITHER ENCLOSED OR PAD, SEE INDIVIDUAL LOT SITE PLAN FOR DETAIL
- RETAINING WALL
- CANOPY
- SCREENING - SEE NOTES
- PROPOSED FIRE HYDRANT
- BIO RETENTION AREA
- POROUS PAVEMENT
- 5' WIDE CONCRETE SIDEWALK
- CLIMAX FOREST PRESERVATION AREA
- STORM DRAINAGE BOX

SITE BENCHMARK:
 NORTH RIM OF MANHOLE LID IN JUNCTION BOX LOCATED APPROX. 95' EAST OF CARTER LANE AND 90' NORTH OF GREEN MEADOWS ROAD. ELEV. = 714.15



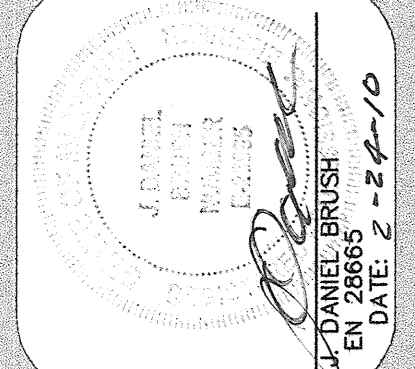
DESCRIPTION:
 A TRACT LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 15 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 1560 PAGE 649 OF THE BOONE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE WITH THE QUARTER QUARTER SECTION LINE AS SHOWN BY OAK FOREST PLAT 5-E IN PLAT BOOK 37 PAGE 78 OF THE BOONE COUNTY RECORDS S 00°14'15" E, 647.75 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AS DESCRIBED BY THE EASEMENT IN BOOK 2552 PAGE 182 OF THE BOONE COUNTY RECORDS; THENCE WITH SAID NORTH RIGHT OF WAY LINE N 47°22'30"W, 224.40 FEET; THENCE N 39°23'00"W, 100.90 FEET; THENCE N 47°21'15"W, 27.15 FEET; THENCE WITH A CURVE TO THE LEFT 252.89 FEET, CURVE RADIUS 527.00 FEET, CHORD N 61°05'00"W, 250.45 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF CARTER LANE AS DESCRIBED BY SAID EASEMENT IN BOOK 2552 PAGE 182; THENCE WITH SAID EAST RIGHT OF WAY LINE WITH A NON TANGENT CURVE TO THE LEFT 453.01 FEET, CURVE RADIUS 283.00 FEET, CHORD N 37°19'45"W, 406.15 FEET; THENCE N 83°11'15"W, 205.70 FEET; THENCE WITH A CURVE TO THE LEFT 129.65 FEET, CURVE RADIUS 198.00 FEET, CHORD N 64°37'45"W, 124.75 FEET TO A POINT ON THE NORTH LINE OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 1560 PAGE 649; THENCE WITH SAID NORTH LINE N 83°12'45"W, 1036.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.71 ACRES.

NOTES:
 1.) THIS TRACT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS PER FIRM MAP NUMBERS: 2900360019C
 2.) AFTER REVIEW OF USGS 7.5 MIN. QUAD SHEET COLUMBIA QUADRANGLE, NO TYPE I, II, OR III STREAMS AS DEFINED BY 12A-233 CITY OF COLUMBIA ORDINANCE ARE LOCATED ON THIS SITE.
 3.) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF COLUMBIA STREET AND STORM SEWER SPECIFICATIONS AND STANDARDS
 4.) SHARED PARKING AND DRIVE AGREEMENT TO BE PROVIDED BY SEPARATE DOCUMENT
 5.) THE MAXIMUM BUILDING HEIGHT FOR ALL BUILDINGS IS 40 FEET.

ACCEPTED BY THE CITY COUNCIL THIS 5th DAY OF April 2010.
 Darwin Hindman Mayor
 Sheela Amin City Clerk

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
 www.brushengr.com

PROVIDENCE SOUTH PLAZA
 OP/CP PLANNED DEVELOPMENT
 MISSOURI
 BOONE COUNTY
 CITY OF COLUMBIA



REVISION	DATE	NUMBER

DATE: 5-22-09
 SCALE: 1" = 50'
 JOB NUMBER: 7160

