

**SIGNATURE BLOCK - CITY OF COLUMBIA**  
 PLANNING & ZONING COMMISSION CHAIRMAN  
 DATE APPROVED: 4/8/99  
 5-3-99  
 DARWIN HINDMAN, MAYOR  
 DATE APPROVED: 5-4-99  
 PENNY ST. ROMANE, CITY CLERK  
 ATTEST DATE

**RECORD OWNERS:** HOUSING AUTHORITY OF THE CITY OF COLUMBIA  
 207 PARK STREET, COLUMBIA, MO 65203  
**ADJACENT SUBDIVISIONS:** EAST OF LOT 5A & LOT 7A - DOUGLAS SCHOOL AREA, REPLAT #2  
 NORTH OF LOT 7A - BERGEN ADDITION  
**MAX. BUILDING HEIGHT:** 14'-0" **MIN. DISTANCE FROM BLDG. TO PROP. LINE:** 15'-0"  
**MINIMUM DISTANCE BETWEEN EDGE OF DRIVEWAY, PAVING, ETC.:** 6'-0"  
**PARKING:** 22 SPACES, 1:400SF RATIO FOR PHILANTHROPIC INSTITUTIONS = 18.5 SPACES REQ'D  
**SIZE OF EXISTING STREET RIGHTS-OF-WAY:** 50'-0"  
**BUILDING SQUARE FOOTAGE:** 7,400 SF **AREA PAVED:** 11,170 SF **TOTAL:** 18,570 SF  
**SIZE OF LOT 5A:** 0.81 ACRES OR 35,284 SF  
**PERCENTAGE OF OPEN SPACE TO BE MAINTAINED:** 47% (18,570 SF / 35,284 SF = 53%)  
 (100% - 53% = 47%)

**LANDSCAPE REQUIREMENTS:** ONE TREE PER 4,500 SQUARE FEET = 4.1 TREES  
**AREA OF PAVEMENT:**  
 ENTRANCE DRIVE: 1,840 SQUARE FEET  
 PARKING LOT: 6,400 SQUARE FEET  
 SEEVAIKS: 2,930 SQUARE FEET  
**TOTAL:** 11,170 SQUARE FEET

**EROSION CONTROL:**  
 SILT FENCING SHALL BE INSTALLED AS SHOWN & MAINTAINED THROUGH CONSTRUCTION.  
 CONTRACTOR SHALL FOLLOW CITY SPECIFICATION. TEMPORARY DROVES FOR CONSTRUCTION VEHICLES SHALL BE BERMED AT THE ENTRANCES TO DIVERT WATER TO THE SILT FENCING. PRECAUTION SHALL BE TAKEN TO DIVERT SURFACE WATER AWAY FROM THE PARKING LOT INLET PRIOR TO THE COMPLETION OF PAVING.

**LANDSCAPE PLANTING LEGEND**

A. 3 GAL.	ADIES BALSAMEA 'NANA'
B. 1 GAL.	BERBERIS THUNBERGI 'ORISON MIGHTY' SYN. 'ATROFURPUREA NANA'
C. 2 1/2" DIA. (B&D)	ACER RUBRUM 'RED SUNSET'
D. 6HT.	KETTERS OR CANARYI 8'-0" O.C. UNLESS OTHERWISE INDICATED ON THE PLAN. 5'-0" FROM FENCE LINE.
E. 4 CROGUS	DAFFODILS & CROCUS: GROUPS OF 6 BULBS EACH. 2'-0" O.C. OFFSET DAFFODILS 2'-0" O.C. & 6" IN FRONT OF CROCUS. LOCATE AS SHOWN ON THE LANDSCAPE PLAN.
F. 1 GAL.	EUNYMIUS FORTUNEI 'EMERALD 'N' GOLD'. 3'-0" O.C.
G. 3 GAL.	T.X. MEDIA 'WAVEY' (REV). 5'-0" O.C. 2 1/2' AWAY FROM FENCE.
H. 2 1/2" DIA. (B&D)	CRATAEGUS VIRENS 'WINTER KING' (HAWTHORNE)
I. 2 1/2" DIA. (B&D)	CERIS CANADENSIS (EASTERN REDBUD).
J. 2 GAL.	JUNIPERUS HORIZONTALIS 'BLUE CHIP' OR 'BAR HARBOR'. PLANT APPROX. 7'-0" O.C. (LOCATE AS INDICATED ON THE LANDSCAPE PLAN).
K. 2" DIA. (B&D)	MAGNOLIA STELLATA (STAR MAGNOLIA)
L. 2 GAL.	PICEA FLORIBUNDA 'FETERBUSH'

NOTE: MULCH AROUND ALL PLANTING AREAS A MINIMUM OF 1'-0" BEYOND THE FULL GROWN DIAMETER OF ALL SHRUBS AND FLOWER BEDS. PROVIDE A 4'-0" DIAMETER MULCH AREA AROUND EACH TREE. MULCH AREA BETWEEN THE PARKING LOT CURB @ THE ENTRANCE DRIVE AND THE SIDEWALK. PROVIDE A 4" DEEP 1/4" DITCH AROUND ALL AREAS TO BE MULCHED. BUTT SOD UP TO THE "V" DITCH.  
 TOPSOIL BENEATH MULCH SHALL BE PROPERLY TREATED FOR WEED CONTROL. WEED BARRIERS SHALL NOT BE INSTALLED UNDER MULCH.

**LEGAL DESCRIPTION**  
 PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 LOT 5B OF THE ADMINISTRATIVE PLAT RECORDED IN BOOK 1483 PAGE 349 OF THE BOONE COUNTY RECORDS.

**LANDSCAPE LIGHTING SCHEDULE**

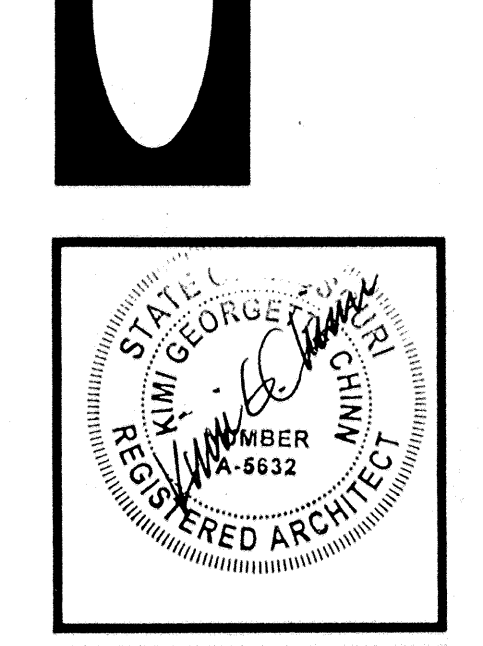
■ 'H'	HUBBELL MSL - A0400VH-8-1, 400V MH, POLE MOUNTED V/SSP-418, PHOTO CELL BUILT-IN
■ 'N'	HUBBELL#1C-0100H-365, 100V L.V., SURFACE MOUNTED ON CONCRETE PAD V/ SWIVEL BRACKET
■ 'L'	HUBBELL#BAF-0175C-1AX, 175V M.V., RECESSED CAST ALUM.
■ 'K'	PRESCOLITE#93047H7, E-17 75V M.V., WALL LIGHT

1 LANDSCAPE PLAN  
 C1 SCALE: 1" = 10.0'

NO.	DATE	DESCRIPTION
98117	2-16-99	Job number
		Issue date
		Drawn by: C&A
		Checked by: C&A

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 Drawn by: C&A  
 Checked by: C&A

**CHINN & ASSOCIATES, INC. ARCHITECTS**  
 1103 EAST WALNUT • COLUMBIA, MISSOURI 65201 • 573 449-3335



Sheet number:  
 C1

O-P PLAN / LANDSCAPE PLAN CORNER OF SWITZLER & TRINITY, COLUMBIA, MO  
 ADMINISTRATIVE BUILDING FOR THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MO