

O-P PLAN FOR AMERICARE AT HERITAGE VILLAGE

LOCATED IN SECTION 3, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

JUNE 2014

REVISED: MAY 2015

LEGEND:

- 805 - - - - - EXISTING 2FT CONTOUR
- 820 - - - - - EXISTING 10FT CONTOUR
- — — — — CURB
- — — — — EXISTING SANITARY SEWER
- — — — — PROPOSED SANITARY SEWER
- ⊙ — — — — — MANHOLE/CLEANOUT
- — — — — PROPOSED WATERLINE
- ⊕ — — — — — PROPOSED LIGHT POLE
- ⊕ — — — — — PROPOSED FIRE HYDRANT
- ⊕ — — — — — EXISTING STORM SEWER
- ⊕ — — — — — PROPOSED STORM SEWER
- — — — — BUILDING LINE
- — — — — EASEMENT
- ⓧ — — — — — LOT NUMBER
- ▨ — — — — — PROPOSED PAVEMENT
- ▨ — — — — — PROPOSED DETENTION/BIORETENTION

LEGAL DESCRIPTION:

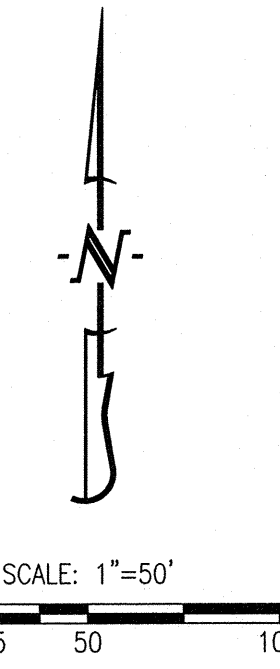
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3117, PAGE 174 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 34 AS SHOWN AT THE SOUTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 1408, PAGE 376, AND WITH THE WEST LINE OF THE SURVEY RECORDED IN BOOK 4127, PAGE 116, S 1°28'45"W, 187.80 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID WEST LINE, S 88°31'15"E, 15.00 FEET; THENCE 47.08 FEET ALONG A 30.00 FOOT-RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 43°28'55"E, 42.40 FEET; THENCE S 88°26'30"E, 386.94 FEET; THENCE 44.03 FEET ALONG A 530.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 86°03'45"E, 44.01 FEET; THENCE S 83°40'55"E, 604.34 FEET; THENCE 24.16 FEET ALONG A 430.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 85°17'30"E, 24.15 FEET TO THE WEST LINE OF HERITAGE VILLAGE PLAT NO. 1, RECORDED IN PLAT BOOK 47, PAGE 54; THENCE WITH THE LINES OF SAID PLAT, S 3°05'55"W, 60.00 FEET; THENCE S 42°07'15"W, 393.78 FEET; THENCE; S 44°55'35"W, 108.89 FEET; THENCE N 88°36'25"W, 205.88 FEET; THENCE N 73°06'30"W, 297.71 FEET; THENCE N 88°30'50"W, 276.24 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE LEAVING THE LINES OF SAID PLAT AND WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, N 1°28'45"E, 443.84 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.87 ACRES.

OWNER:
AMERICARE SENIOR LIVING
915 E. ASH STREET
COLUMBIA, MO 65201

CONTRACT PURCHASER:
AMERICARE
2415 CARTER LANE
SUITE 105
COLUMBIA, MISSOURI 65203



NOTES:

1. TRACT CONTAINS 9.87 ACRES. LOT 1 CONTAINS 8.21 ACRES. RIGHT-OF-WAY DEDICATION CONTAINS 1.66 ACRES.
2. EXISTING ZONING IS CURRENTLY ZONED O-P.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C 0290D, DATED MARCH 17, 2011.
4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. POLES SHOWN SHALL NOT EXCEED 12' IN HEIGHT WITH AN OVERALL MAXIMUM HEIGHT (GRADE TO TOP OF FIXTURE) OF 15 FEET. EXACT LOCATION SUBJECT TO CHANGE. ALL LIGHTING SHALL BE DECORATIVE FIXTURES THAT ARE DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS.
5. NO REGULATED STREAM BUFFER IS IDENTIFIED ON THIS TRACT BY ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
6. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 24', MEASURED BY THE CITY OF COLUMBIA REGULATIONS.
7. PROPOSED BIORETENTION/DETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
8. THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR STORMS.
9. ALL DRIVE, ROADWAY, AND ACCESS ASLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
10. THERE IS NO CLIMAX FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS TRACT.
11. THIS SITE SHALL CONTAIN TWO EXISTING DEVELOPMENT SIGNS AND A PROPOSED DEVELOPMENT SIGN AS SHOWN. SIGN "A", AS SHOWN IN THE DETAIL, HAS A MAXIMUM HEIGHT OF 6'-8" AND AN EFFECTIVE SIGN AREA OF 40 SQUARE FEET PER SIDE. SIGN "B", AS SHOWN IN THE DETAIL, HAS A MAXIMUM HEIGHT OF 4' AND AN EFFECTIVE SIGN AREA OF 16 SQUARE FEET. SIGN "C", AS SHOWN IN THE DETAIL, SHALL HAVE A MAXIMUM HEIGHT OF 6'-8" AND AN EFFECTIVE SIGN AREA OF 40 SQUARE FEET PER SIDE.
12. DEVELOPER RESERVES THE RIGHT TO NEGOTIATE AN AGREEMENT WITH THE PUBLIC WORKS DEPARTMENT STATING THAT IN EXCHANGE FOR CONSTRUCTION OF SOUTHAMPTON DRIVE THE CITY WILL INSTALL SIDEWALK ALONG SOUTHAMPTON AND SINCLAIR ROADS.

PARKING CALCULATIONS:

SPACES REQUIRED		
SINGLE FAMILY ATTACHED UNITS:		
20 UNITS @ 2 SPACES PER UNIT		40 SPACES
MAIN ASSISTED LIVING BUILDING:		
30 UNITS @ 1 SPACE PER 4 UNITS		8 SPACES
8 EMPLOYEES (MAX. SHIFT) @ 1 SPACE PER EMPLOYEE		8 SPACES
ARBORS MEMORY CARE BUILDING:		
16 UNITS @ 1 SPACE PER 4 UNITS		4 SPACES
6 EMPLOYEES (MAX. SHIFT) @ 1 SPACE PER EMPLOYEE		6 SPACES
TOTAL SPACES REQUIRED:		66 SPACES
TOTAL SPACES PROVIDED:		99 SPACES

PERVIOUS AREA:

TOTAL LOT AREA	357,680 S.F.
PROPOSED IMPERVIOUS AREA	141,543 S.F. (40%)
PROPOSED PERVIOUS AREA (OPEN SPACE)	216,137 S.F. (61%)

NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 60%.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS _____ DAY OF _____, 2017

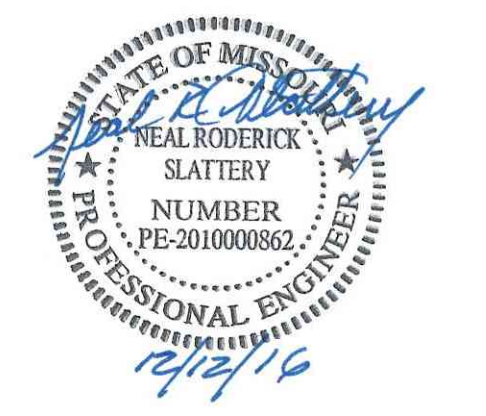
RUSTY STRODTMAN, CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI

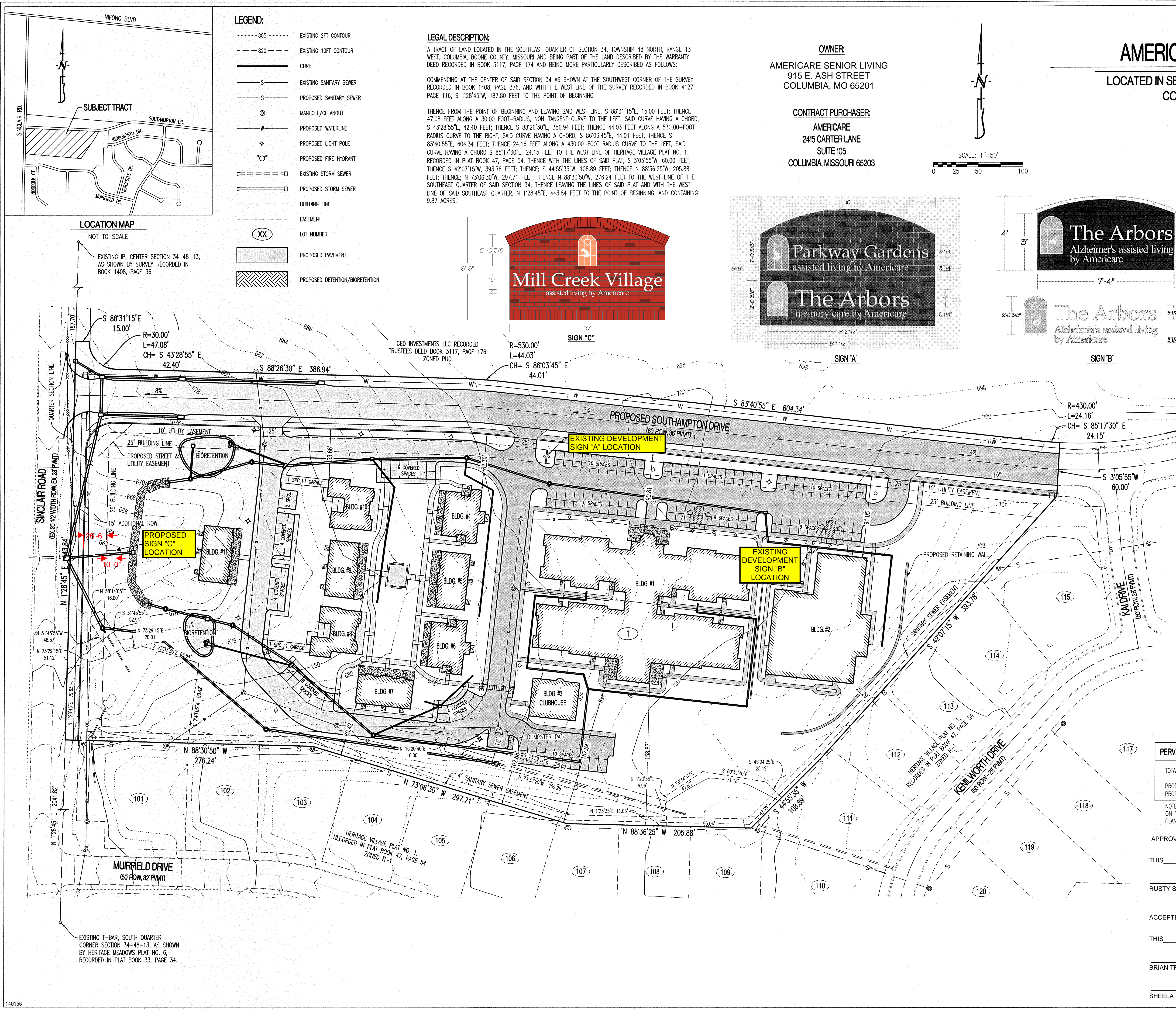
THIS _____ DAY OF _____, 2017

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



06/02/2014	ORIGINAL
06/24/2014	CITY COMMENTS
03/27/2015	MINOR AMENDMENT
05/07/2015	CITY COMMENTS
11/10/2016	ADDITIONAL SIGNAGE
12/12/2016	CITY COMMENTS



LOCATION MAP

NOT TO SCALE

EXISTING IP, CENTER SECTION 34-48-13, AS SHOWN BY SURVEY RECORDED IN BOOK 1408, PAGE 36

EXISTING T-BAR, SOUTH QUARTER CORNER SECTION 34-48-13, AS SHOWN BY HERITAGE MEADOWS PLAT NO. 6, RECORDED IN PLAT BOOK 33, PAGE 34.