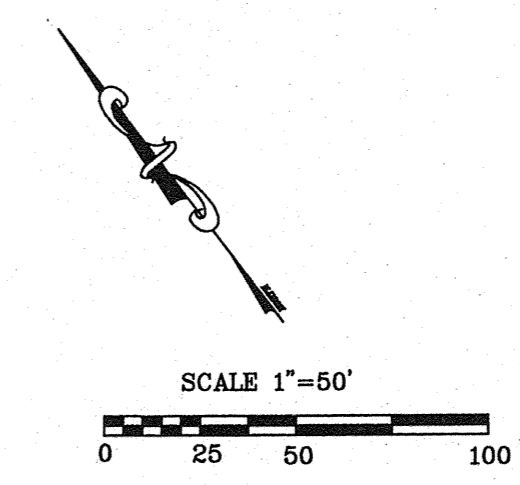
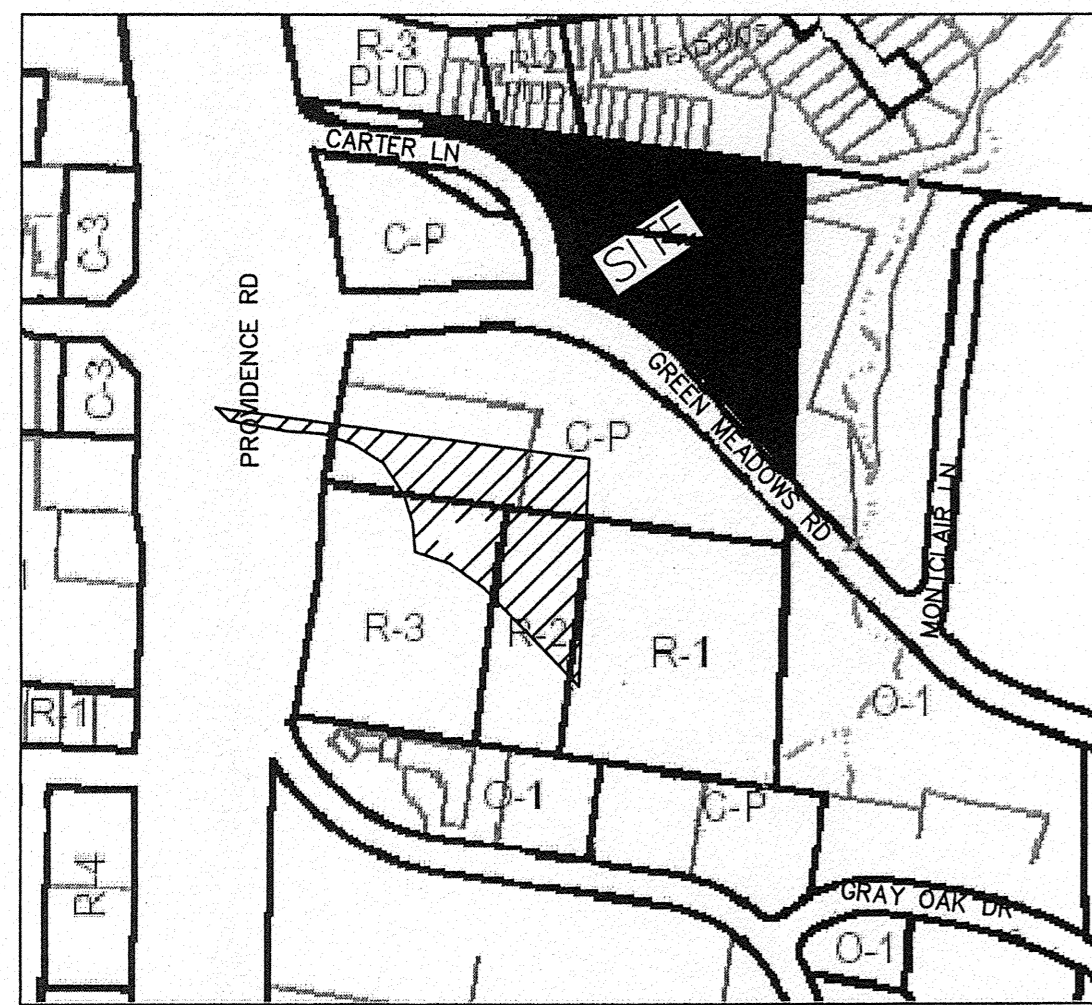
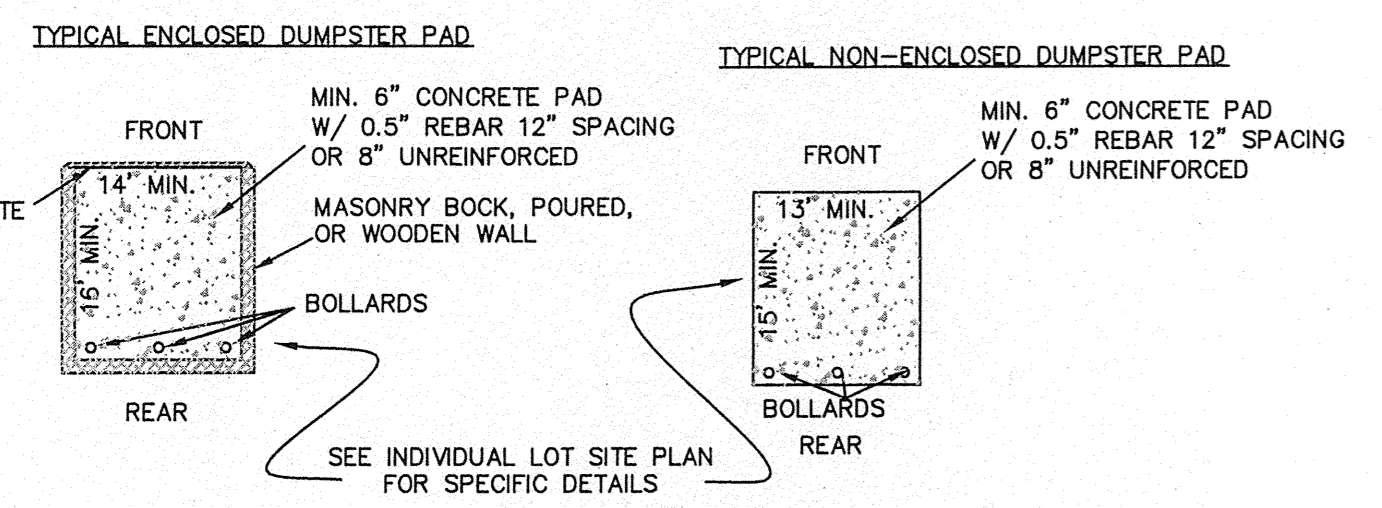


# PROVIDENCE SOUTH PLAZA

## OP / CP PLANNED DEVELOPMENT



- 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
  - PM PERMANENT MONUMENT
  - R/W RIGHT-OF-WAY
  - RA RADIUS
  - L ARC LENGTH
  - CH CHORD
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  - X- FENCE
  - SAN- 8" SANITARY SEWER
  - OHE- OVER HEAD ELECTRIC
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  - UGFO- UNDER GROUND TELEPHONE
  - PHL- PROPOSED WATER LINE
  - WL- EXISTING WATER LINE
  - (RA) RADIAL LINE
  - (S) SANITARY SEWER MANHOLE
  - FOON4 FUTURE 4" ELECTRICAL CONDUIT
  - FOON2 FUTURE 2" ELECTRICAL CONDUIT
  - E TRAN PROPOSED ELECTRIC TRANSFORMER
  - EXISTING ELECTRIC TRANSFORMER
  - PROPOSED STORM SEWER
  - LIGHT POLE
  - DIRECTIONAL SIGN
  - FREE STANDING SIGN
  - D 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

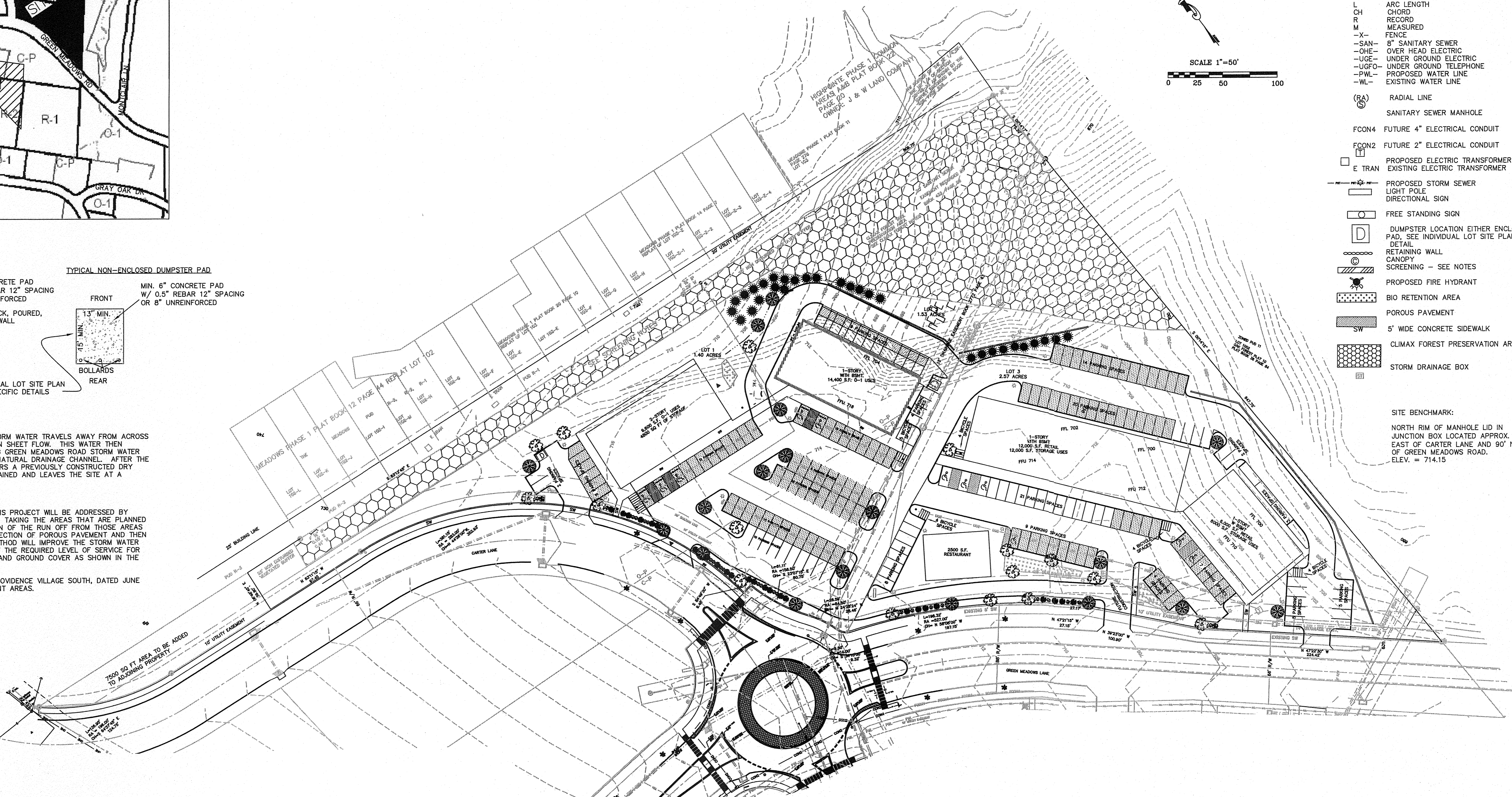


**STORM WATER QUALITY NARRATIVE**

**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.



**DESCRIPTION:**  
A TRACT LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 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, ALSO BEING LOTS 2 AND 3 AND PART OF LOT 1 OF PROVIDENCE SOUTH PLAZA PLAT 1 AS SHOWN IN PLAT BOOK 44 PAGE 6 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 162 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 198.32 FEET, CURVE RADIUS 527.00 FEET, CHORD N 58°08'00"W, 197.15 FEET THENCE LEAVING THE RIGHT OF WAY LINE AS DESCRIBED BY SAID EASEMENT AND WITH THE RIGHT OF WAY AS SHOWN BY SAID PROVIDENCE SOUTH PLAZA PLAT 1 WITH A CURVE TO THE RIGHT 9.50 FEET, CURVE RADIUS 14.00 FEET, CHORD N 34°13'00"W, 9.30 FEET; THENCE WITH A CURVE TO THE LEFT 28.59 FEET CURVE RADIUS 84.50 CHORD N 24°28'30"W, 28.45 FEET; THENCE WITH A CURVE TO THE RIGHT 61.11 FEET CURVE RADIUS 158.50 FEET, CHORD N 23°07'15"W, 60.75 FEET; THENCE S 84°49'30"W, 9.45 FEET; THENCE WITH A CURVE TO THE LEFT 381.15 FEET, CURVE RADIUS 283.00 FEET, CHORD N 44°36'00"W, 352.95 FEET; THENCE N 83°11'15"W, 97.45 FEET; THENCE LEAVING SAID RIGHT OF WAY N 6°48'45"E, 39.80 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 S 83°12'45"E, 809.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.50 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.
  - 6) THE SQ FT OF STORAGE MAY BE RELOCATED TO ANY OF THE BUILDINGS IN THE DEVELOPMENT BY FUTURE MINOR REVISIONS TO THE OP/CP PLAN.

**MINOR REVISION # 1**  
CONSISTS OF THE FOLLOWING:  
REVISING THE GRADES ALONG THE EAST SIDE OF THE DEVELOPMENT TO ELIMINATE IMPACT OF TRAFFIC ON THE RESIDENTIAL UNITS TO THE NORTH

REVISE THE LOCATION OF CEDAR TREES PLANTED TO PROVIDE SCREENING FOR HEADLIGHTS

ADDING A DRIVE, PARKING AND A RETAINING WALL BEHIND THE BUILDING ON LOT 2.

**MINOR REVISION # 2**  
CONSISTS OF THE FOLLOWING:  
REVISING THE ACREAGE OF LOT 1 TO 1.40 ACRES  
REVISING THE AREA OF THE TOTAL SITE TO 5.50 ACRES  
REVISING THE AREA SHOWN AS LANDSCAPING TO 2.47 ACRES

**MINOR REVISION # 3**  
CONSISTS OF THE FOLLOWING:  
REVISING THE USES OF THE BUILDING ON LOT 2 TO 14,400 SQ FT OF 0-1 USES  
AND THE USES OF THE BUILDING ON LOT 1 TO 9600 SQ FT OF 0-1 AND 4800 SQ FT OF STORAGE

APPROVED AS MINOR REVISION # 3 THIS 27th DAY OF APRIL, 2016

TIMOTHY T. EDWARDS  
DIRECTOR OF COMMUNITY DEVELOPMENT

OWNER:  
WENDING DEVELOPMENT LLC  
3210 S. PROVIDENCE  
COLUMBIA, MO 65203

**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.brushsurvey.com

PROVIDENCE SOUTH PLAZA  
OP/CP PLANNED DEVELOPMENT  
MINOR REVISION # 3

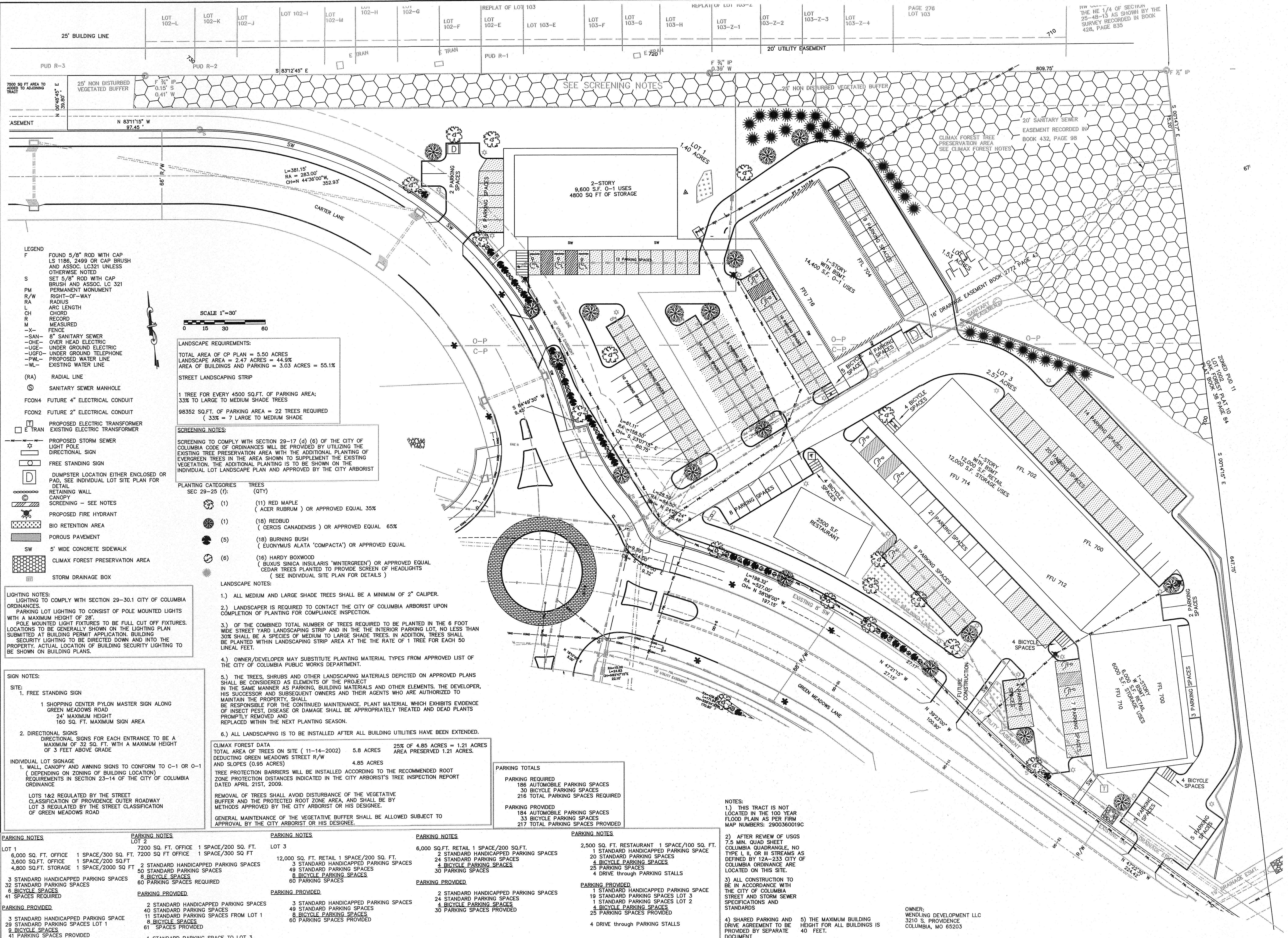
MISSOURI  
BOONE COUNTY  
CITY OF COLUMBIA



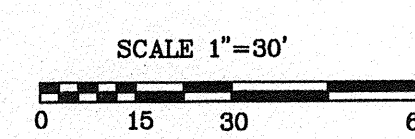
| REVISION | DATE | NUMBER |
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DATE: 07-17-15  
SCALE: 1" = 50'  
JOB NUMBER: 8043





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  - POROUS PAVEMENT
  - SW 5' WIDE CONCRETE SIDEWALK
  - CLIMAX FOREST PRESERVATION AREA
  - STORM DRAINAGE BOX



**LANDSCAPE REQUIREMENTS:**

TOTAL AREA OF CP PLAN = 5.50 ACRES  
 LANDSCAPE AREA = 2.47 ACRES = 44.9%  
 AREA OF BUILDINGS AND PARKING = 3.03 ACRES = 55.1%

**STREET LANDSCAPING STRIP**

1 TREE FOR EVERY 4500 SQ.FT. OF PARKING AREA;  
 33% TO LARGE TO MEDIUM SHADE TREES

98352 SQ.FT. OF PARKING AREA = 22 TREES REQUIRED  
 ( 33% = 7 LARGE TO MEDIUM SHADE

**SCREENING NOTES:**

SCREENING TO COMPLY WITH SECTION 29-17 (d) (6) OF THE CITY OF COLUMBIA CODE OF ORDINANCES WILL BE PROVIDED BY UTILIZING THE EXISTING TREE PRESERVATION AREA WITH THE ADDITIONAL PLANTING OF EVERGREEN TREES IN THE AREA SHOWN TO SUPPLEMENT THE EXISTING VEGETATION. THE ADDITIONAL PLANTING IS TO BE SHOWN ON THE INDIVIDUAL LOT LANDSCAPE PLAN AND APPROVED BY THE CITY ARBORIST

**PLANTING CATEGORIES** TREES (QTY)

| SEC 29-25 (f) | TREES (QTY)  |
|---------------|--|
| (1)           | (11) RED MAPLE ( ACER RUBRUM ) OR APPROVED EQUAL 35%   |
| (1)           | (18) REDBUD ( CERCIS CANADENSIS ) OR APPROVED EQUAL 65%  |
| (5)           | (18) BURNING BUSH ( EUONYMUS ALATA 'COMPACTA' ) OR APPROVED EQUAL  |
| (6)           | (16) HARDY BOXWOOD ( BUXUS SINICA INSULARIS 'WINTERGREEN' ) OR APPROVED EQUAL CEDAR TREES PLANTED TO PROVIDE SCREEN OF HEADLIGHTS ( SEE INDIVIDUAL SITE PLAN FOR DETAILS ) |

- LANDSCAPE NOTES:**
- ALL MEDIUM AND LARGE SHADE TREES SHALL BE A MINIMUM OF 2" CALIPER.
  - LANDSCAPER IS REQUIRED TO CONTACT THE CITY OF COLUMBIA ARBORIST UPON COMPLETION OF PLANTING FOR COMPLIANCE INSPECTION.
  - OF THE COMBINED TOTAL NUMBER OF TREES REQUIRED TO BE PLANTED IN THE 6 FOOT WIDE STREET YARD LANDSCAPING STRIP AND IN THE INTERIOR PARKING LOT, NO LESS THAN 30% SHALL BE A SPECIES OF MEDIUM TO LARGE SHADE TREES. IN ADDITION, TREES SHALL BE PLANTED WITHIN LANDSCAPING STRIP AREA AT THE RATE OF 1 TREE FOR EACH 50 LINEAL FEET.
  - OWNER/DEVELOPER MAY SUBSTITUTE PLANTING MATERIAL TYPES FROM APPROVED LIST OF THE CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT.
  - THE TREES, SHRUBS 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.
  - ALL LANDSCAPING IS TO BE INSTALLED AFTER ALL BUILDING UTILITIES HAVE BEEN EXTENDED.

**CLIMAX FOREST DATA**  
 TOTAL AREA OF TREES ON SITE ( 11-14-2002 ) 5.8 ACRES 25% OF 4.85 ACRES = 1.21 ACRES  
 DEDUCTING GREEN MEADOWS STREET R/W AREA PRESERVED 1.21 ACRES  
 AND SLOPES (0.95 ACRES) 4.85 ACRES

TREE PROTECTION BARRIERS WILL BE INSTALLED ACCORDING TO THE RECOMMENDED ROOT ZONE PROTECTION DISTANCES INDICATED IN THE CITY ARBORIST'S TREE INSPECTION REPORT DATED APRIL 21ST, 2009.

REMOVAL OF TREES SHALL AVOID DISTURBANCE OF THE VEGETATIVE BUFFER AND THE PROTECTED ROOT ZONE AREA, AND SHALL BE BY METHODS APPROVED BY THE CITY ARBORIST OR HIS DESIGNEE.

GENERAL MAINTENANCE OF THE VEGETATIVE BUFFER SHALL BE ALLOWED SUBJECT TO APPROVAL BY THE CITY ARBORIST OR HIS DESIGNEE.

**PARKING TOTALS**

|                  |                                   |
|------------------|-----------------------------------|
| PARKING REQUIRED | 186 AUTOMOBILE PARKING SPACES     |
|                  | 30 BICYCLE PARKING SPACES         |
|                  | 216 TOTAL PARKING SPACES REQUIRED |
| PARKING PROVIDED | 184 AUTOMOBILE PARKING SPACES     |
|                  | 33 BICYCLE PARKING SPACES         |
|                  | 217 TOTAL PARKING SPACES PROVIDED |

**LIGHTING NOTES:**

LIGHTING TO COMPLY WITH SECTION 29-30.1 CITY OF COLUMBIA ORDINANCES.

PARKING LOT LIGHTING TO CONSIST OF POLE MOUNTED LIGHTS WITH A MAXIMUM HEIGHT OF 28'.

POLE MOUNTED LIGHT FIXTURES TO BE FULL CUT OFF FIXTURES. LOCATIONS TO BE GENERALLY SHOWN ON THE LIGHTING PLAN SUBMITTED AT BUILDING PERMIT APPLICATION. BUILDING SECURITY LIGHTING TO BE DIRECTED DOWN AND INTO THE PROPERTY. ACTUAL LOCATION OF BUILDING SECURITY LIGHTING TO BE SHOWN ON BUILDING PLANS.

**SIGN NOTES:**

**SITE:**

- FREE STANDING SIGN
- SHOPPING CENTER Pylon MASTER SIGN ALONG GREEN MEADOWS ROAD  
 24' MAXIMUM HEIGHT  
 160 SQ. FT. MAXIMUM SIGN AREA
- DIRECTIONAL SIGNS  
 DIRECTIONAL SIGNS FOR EACH ENTRANCE TO BE A MAXIMUM OF 32 SQ. FT. WITH A MAXIMUM HEIGHT OF 3 FEET ABOVE GRADE

**INDIVIDUAL LOT SIGNAGE**

- WALL, CANOPY AND AWNING SIGNS TO CONFORM TO C-1 OR O-1 ( DEPENDING ON ZONING OF BUILDING LOCATION ) REQUIREMENTS IN SECTION 23-14 OF THE CITY OF COLUMBIA ORDINANCE

LOTS 1&2 REGULATED BY THE STREET CLASSIFICATION OF PROVIDENCE OUTER ROADWAY  
 LOT 3 REGULATED BY THE STREET CLASSIFICATION OF GREEN MEADOWS ROAD

**PARKING NOTES**

**LOT 1**

|                                       |                                  |
|---------------------------------------|----------------------------------|
| 6,000 SQ. FT. OFFICE                  | 1 SPACE/300 SQ. FT.              |
| 3,600 SQ. FT. OFFICE                  | 1 SPACE/200 SQ. FT.              |
| 4,800 SQ. FT. STORAGE                 | 1 SPACE/2000 SQ FT               |
| 3 STANDARD HANDICAPPED PARKING SPACES | 60 PARKING SPACES REQUIRED       |
| 32 STANDARD PARKING SPACES            | 6 BICYCLE SPACES                 |
| 41 SPACES REQUIRED                    |                                  |
| <b>PARKING PROVIDED</b>               |                                  |
| 3 STANDARD HANDICAPPED PARKING SPACE  | 29 STANDARD PARKING SPACES LOT 1 |
| 9 BICYCLE SPACES                      | 41 PARKING SPACES PROVIDED       |
| 11 STANDARD PARKING SPACES TO LOT 2   |                                  |

**PARKING NOTES**

**LOT 2**

|                                       |                            |
|---------------------------------------|----------------------------|
| 7200 SQ. FT. OFFICE                   | 1 SPACE/200 SQ. FT.        |
| 7200 SQ. FT. OFFICE                   | 1 SPACE/300 SQ FT          |
| 2 STANDARD HANDICAPPED PARKING SPACES | 50 STANDARD PARKING SPACES |
| 8 BICYCLE PARKING SPACES              | 60 PARKING SPACES REQUIRED |
| <b>PARKING PROVIDED</b>               |                            |
| 2 STANDARD HANDICAPPED PARKING SPACES | 40 STANDARD PARKING SPACES |
| 11 STANDARD PARKING SPACES FROM LOT 1 | 8 BICYCLE SPACES           |
| 61 SPACES PROVIDED                    |                            |
| 1 STANDARD PARKING SPACE TO LOT 3     |                            |

**PARKING NOTES**

**LOT 3**

|   |                                       |
|---|---------------------------------------|
| 12,000 SQ. FT. RETAIL 1 SPACE/200 SQ. FT. | 3 STANDARD HANDICAPPED PARKING SPACES |
| 24 STANDARD HANDICAPPED PARKING SPACES    | 49 STANDARD PARKING SPACES            |
| 4 BICYCLE PARKING SPACES                  | 8 BICYCLE PARKING SPACES              |
| 30 PARKING SPACES                         | 60 PARKING SPACES                     |
| <b>PARKING PROVIDED</b>                   |                                       |
| 2 STANDARD HANDICAPPED PARKING SPACES     | 24 STANDARD PARKING SPACES            |
| 4 BICYCLE PARKING SPACES                  | 49 STANDARD PARKING SPACES            |
| 30 PARKING SPACES PROVIDED                |                                       |

**PARKING NOTES**

**LOT 4**

|  |                                       |
|--|---------------------------------------|
| 6,000 SQ.FT. RETAIL 1 SPACE/200 SQ.FT. | 2 STANDARD HANDICAPPED PARKING SPACES |
| 24 STANDARD HANDICAPPED PARKING SPACES | 4 BICYCLE PARKING SPACES              |
| 30 PARKING SPACES                      | 30 PARKING SPACES                     |
| <b>PARKING PROVIDED</b>                |                                       |
| 2 STANDARD HANDICAPPED PARKING SPACES  | 24 STANDARD PARKING SPACES            |
| 4 BICYCLE PARKING SPACES               | 49 STANDARD PARKING SPACES            |
| 30 PARKING SPACES PROVIDED             |                                       |

**PARKING NOTES**

**LOT 5**

|  |                                      |
|--|--------------------------------------|
| 2,500 SQ. FT. RESTAURANT 1 SPACE/100 SQ. FT. | 1 STANDARD HANDICAPPED PARKING SPACE |
| 19 STANDARD HANDICAPPED PARKING SPACE        | 20 STANDARD PARKING SPACES           |
| 4 BICYCLE PARKING SPACES                     | 25 PARKING SPACES                    |
| 4 DRIVE THROUGH PARKING STALLS               | 4 DRIVE THROUGH PARKING STALLS       |
| <b>PARKING PROVIDED</b>                      |                                      |
| 1 STANDARD HANDICAPPED PARKING SPACE         | 19 STANDARD PARKING SPACES LOT 3     |
| 1 STANDARD PARKING SPACES LOT 2              | 4 BICYCLE PARKING SPACES             |
| 25 PARKING SPACES PROVIDED                   |                                      |
| 4 DRIVE THROUGH PARKING STALLS               |                                      |

- NOTES:**
- THIS TRACT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS PER FIRM MAP NUMBERS: 2900360019C
  - 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.
  - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF COLUMBIA STREET AND STORM SEWER SPECIFICATIONS AND STANDARDS
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OWNER:  
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**PROVIDENCE SOUTH PLAZA  
 OP/CP PLAN  
 SITE AND LANDSCAPE PLAN  
 MINOR REVISION # 3**

CITY OF COLUMBIA  
 BOONE COUNTY  
 MISSOURI

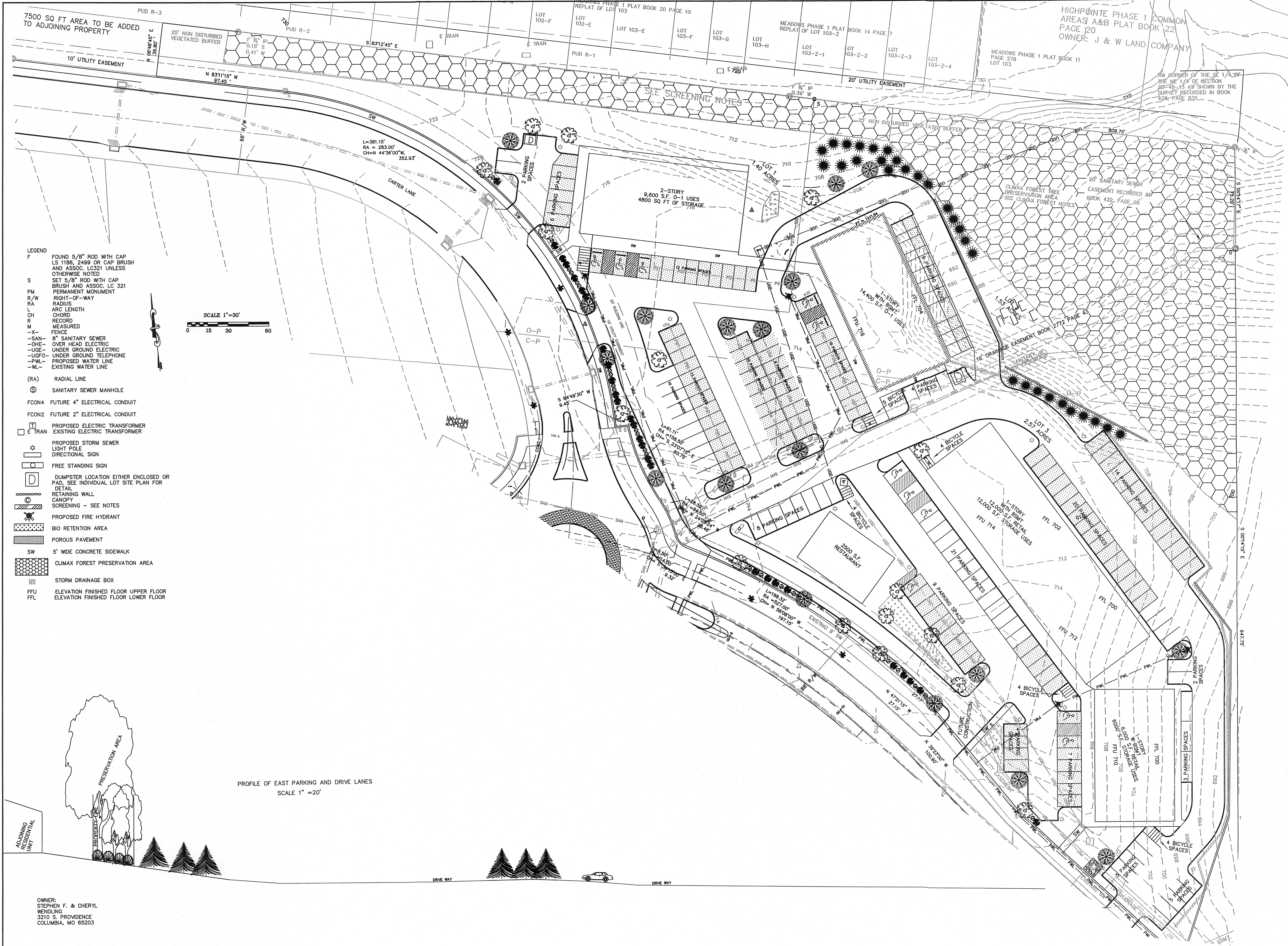
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DATE: 7-17-15  
 SCALE: 1" = 30'  
 JOB NUMBER: 8043

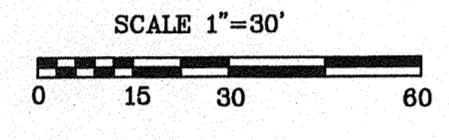
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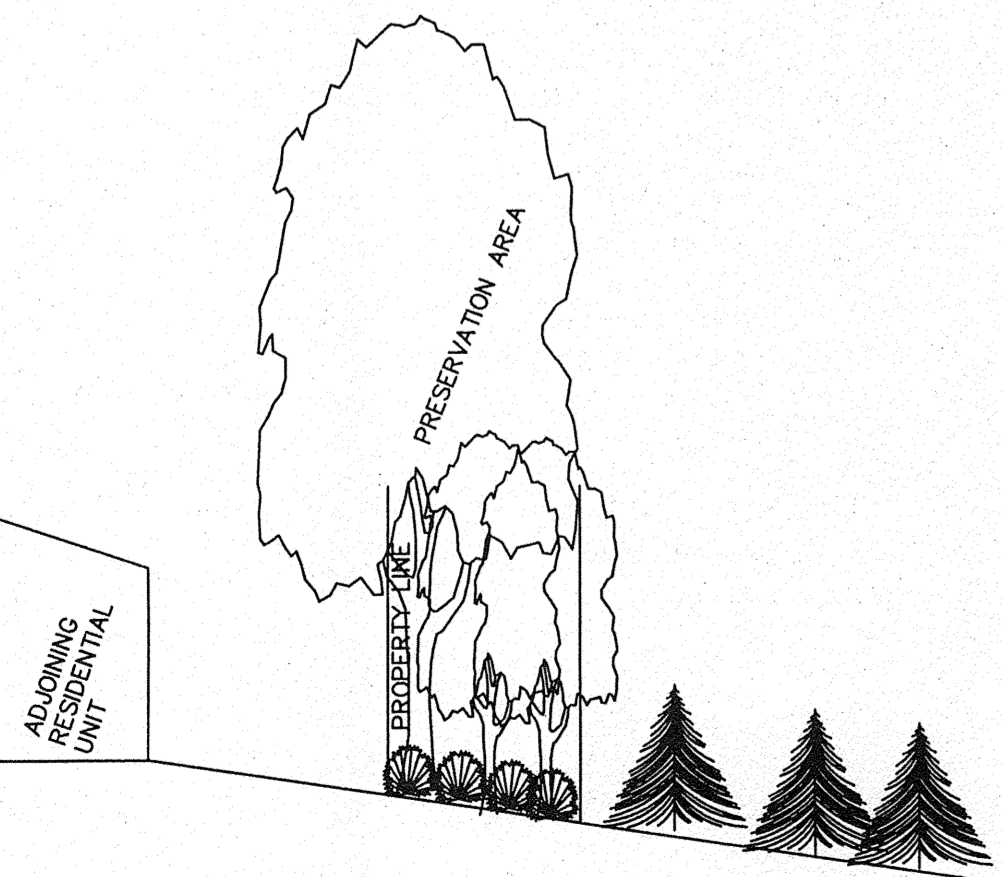




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  - [Symbol] STORM DRAINAGE BOX
  - FFU ELEVATION FINISHED FLOOR UPPER FLOOR
  - FFL ELEVATION FINISHED FLOOR LOWER FLOOR



PROFILE OF EAST PARKING AND DRIVE LANES  
SCALE 1" = 20'



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PROVIDENCE SOUTH PLAZA  
OP/CP PLAN  
GRADING PLAN  
MINOR REVISION #3  
BOONE COUNTY  
CITY OF COLUMBIA  
MISSOURI



| NUMBER | DATE | REVISION |
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DATE  
7-17-15  
SCALE  
1" = 30'  
JOB NUMBER  
8043