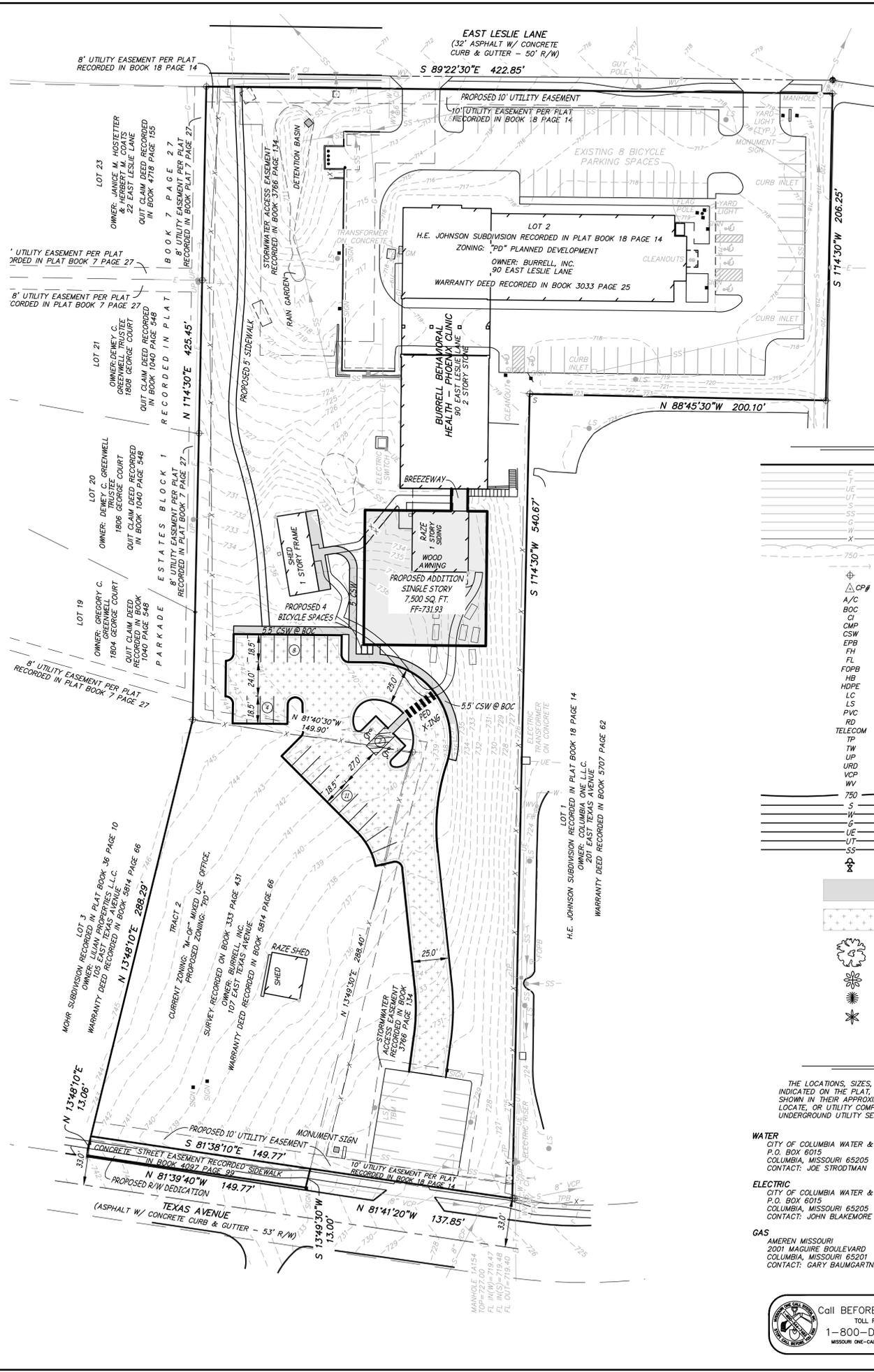
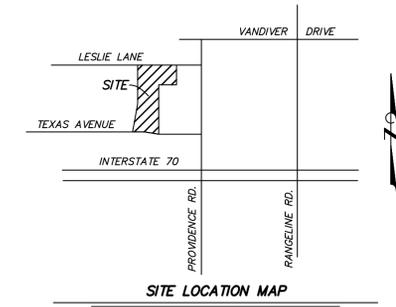
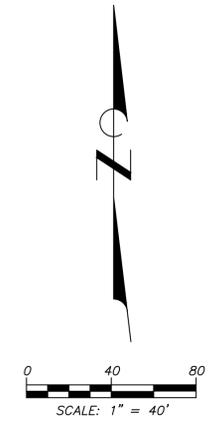


PHOENIX HOUSE PD - DEVELOPMENT PLAN

MAJOR REVISION 5
FEBRUARY 9, 2024
REVISED: MARCH 4, 2024



LEGEND

—	PROPERTY LINE
—	ELECTRIC LINE
—	TELECOMMUNICATIONS LINE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND TELECOMMUNICATIONS LINE
—	SANITARY SEWER LINE
—	STORM SEWER LINE
—	GAS LINE
—	WATER LINE
—	FENCE
—	TREE & BRUSH LINE
—	EXISTING CONTOUR
—	ANCHOR
—	IRON
—	CONTROL POINT
—	A/C
—	BACK OF CURB
—	CAST IRON
—	CORRUGATED METAL PIPE
—	CONCRETE SIDEWALK
—	ELECTRIC PULLBOX
—	FIRE HYDRANT
—	FLOW LINE
—	FIBER OPTIC PULLBOX
—	HACKBERRY
—	HIGH DENSITY POLYETHYLENE PIPE
—	LOCUST
—	LIGHT STANDARD
—	LS
—	PVC
—	RD
—	TELECOM
—	TP
—	TW
—	UP
—	URD
—	VITRIFIED CLAY PIPE
—	WATER VALVE
—	FINISH CONTOUR
—	PROPOSED SANITARY SEWER LINE
—	PROPOSED WATER LINE
—	PROPOSED GAS LINE
—	PROPOSED UNDERGROUND ELECTRIC
—	PROPOSED UNDERGROUND TELEPHONE
—	PROPOSED STORM SEWER
—	PROPOSED FIRE HYDRANT & VALVE
—	PROPOSED CONCRETE SIDEWALK
—	PROPOSED PAVEMENT
—	PROPOSED LARGE TREE
—	PROPOSED SMALL TREE
—	PROPOSED EVERGREEN SHRUB
—	PROPOSED DECIDUOUS SHRUB

UTILITY NOTES

THE LOCATIONS, SIZES, AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THE PLAT, NOT VISIBLE OR APPARENT FROM THE SURFACE, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM A MISSOURI ONE CALL SYSTEM LOCATE, OR UTILITY COMPANY RECORDS AND WERE NOT VERIFIED IN THE FIELD. UNDERGROUND UTILITY SERVICES TO BUILDINGS WERE NOT LOCATED.

WATER
CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: JOE STRODTMAN 573-874-6308

ELECTRIC
CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: JOHN BLAKEMORE 573-874-7313

GAS
AMEREN MISSOURI
2001 MAGUIRE BOULEVARD
COLUMBIA, MISSOURI 65201
CONTACT: GARY BAUMGARTNER 573-876-3063

TELECOMMUNICATIONS
CENTURLINK
625 E. CHERRY STREET
COLUMBIA, MISSOURI 65201
CONTACT: DAVID ROBERTS 573-886-3503

MEDIACOM
1211 WILKES BOULEVARD
COLUMBIA, MISSOURI 65201
CONTACT: BOB BONER 573-443-1536

CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: ERIC WORTS 573-874-6381

SANITARY SEWER
CITY OF COLUMBIA UTILITIES DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: ERIN KEYS 573-874-7502

STORM SEWER
CITY OF COLUMBIA UTILITIES DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: TOM WELLMAN 573-874-7250

PROPERTY DESCRIPTION

LOT 2 OF H.E. JOHNSON SUBDIVISION RECORDED IN PLAT BOOK 18 PAGE 14, AND TRACT 2 OF A SURVEY RECORDED IN BOOK 333 PAGE 431

OWNER/DEVELOPER

BURRELL, INC.
2885 W. BATTLEFIELD ROAD
SPRINGFIELD, MISSOURI 65807

ZONING NOTE

CURRENT ZONING: "PD" PLANNED DEVELOPMENTS & "M-O" MIXED USE OFFICE
PROPOSED ZONING: "PD" PLANNED DEVELOPMENT FOR ALL PROPERTY

PARKING NOTE

REQUIRED PARKING	20 BEDS AT 1/6 BEDS = 4 SPACES
RESIDENTIAL CARE	16,610 SQ. FT. AT 1/200 SQ. FT. = 83 SPACES
OFFICE (MEDICAL)	4,749 SQ. FT. AT 1/300 SQ. FT. = 16 SPACES
OFFICE (GENERAL)	TOTAL REQUIRED = 103 SPACES
PROVIDED PARKING	STANDARD = 102 SPACES
ADA	= 8 SPACES
BIKE SPACES	TOTAL PROVIDED = 110 SPACES
	= 12 SPACES

BENCH MARK

- BM - MISSOURI DEPARTMENT OF TRANSPORTATION VRS NETWORK.
- BTM 1 - CHISELED SQUARE ON THE EAST SIDE OF THE LIGHT POLE LOCATED 2 FEET WEST OF THE WEST EDGE OF ASPHALT PARKING LOT AND 61 FEET NORTH OF THE NORTH BACK OF CURB CONCRETE OF TEXAS AVENUE. ELEVATION = 732.69
- BTM 2 - CHISELED SQUARE ON THE EAST SIDE OF THE STORM SEWER STRUCTURE LOCATED 12 FEET TO THE SOUTH SIDE OF LESLIE LANE AND 44 FEET WEST OF THE NORTHWEST ENTRANCE TO THE PHOENIX CLINIC. ELEVATION = 710.31

STREAM BUFFER NOTE

THIS SITE DOES NOT CONTAIN STREAM BUFFERS AS DEFINED BY CHAPTER 12A OF CITY OF COLUMBIA ORDINANCES.

FLOODPLAIN NOTE

THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEFINED IN CITY ORDINANCE 29-2.3(d)(4), AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C02208E, DATED APRIL 19, 2017.

SIGN NOTE

SIGNAGE SHALL CONFORM TO 29-4.8 OF THE UNIFIED DEVELOPMENT CODE AND WILL CONSIST OF TWO MONUMENT SIGN.

STORM WATER NOTE

STORM WATER MANAGEMENT SHALL CONFORM TO THE PHOENIX HOUSE C-P DEVELOPMENT PLAN, DATED MARCH 12, 2004.

SITE LIGHTING NOTE

EXISTING PARKING AREAS ON LOT 6 WILL BE ILLUMINATED BY 20-FT TALL FULL CUT-OFF POLE MOUNTED LIGHT. THIS LIGHT WILL PROVIDE MORE THAN 0.5 fc AT THE ADJACENT PROPERTY TO LOTS 3A, 3C, AND 3D. OTHERWISE, THIS LIGHT WILL COMPLY WITH UDC 29-4.5. ADDITIONAL PEDESTRIAN LEVEL LIGHTING MAY BE PROVIDED THAT COMPLIES WITH UDC 29-4.5.

REVISION HISTORY

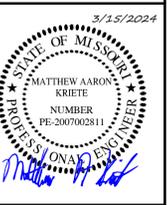
CP PLAN	DECEMBER 2003
SITE PLAN - PHOENIX HOUSE	JULY 2007
SET CONTROL POINTS	OCTOBER 2007
MINOR REVISION 1	JULY 2010
MINOR REVISION 2	JANUARY 2011
MINOR REVISION 3	AUGUST 3, 2011
MINOR REVISION 4	DECEMBER 12, 2016
MAJOR REVISION 5	FEBRUARY 9, 2024
MINOR REVISION 6	MARCH 4, 2024
MINOR REVISION 7	MARCH 11, 2024
MINOR REVISION 8	MARCH 15, 2024

PD PLAN REVISION AS FOLLOWS:
1. EDITED REQUIRED PARKING SPACES

SHEET INDEX

C-1	PD-DEVELOPMENT PLAN
L1	LANDSCAPE PLAN

HOOD-RICH ARCHITECTS
PHOENIX HOUSE ADDITION
90 EAST LESLIE LANE
COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-200700281

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date
FEBRUARY 9, 2024

Revised
MARCH 4, 2024
MARCH 11, 2024
MARCH 15, 2024

Design: ZM Drawn: EF

PD-DEVELOPMENT PLAN

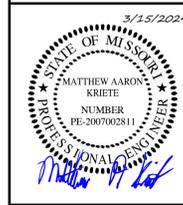
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C-1

ES&S PROJECT NO. 16149



HOOD-RICH ARCHITECTS
PHOENIX HOUSE ADDITION
90 EAST LESLIE LANE
COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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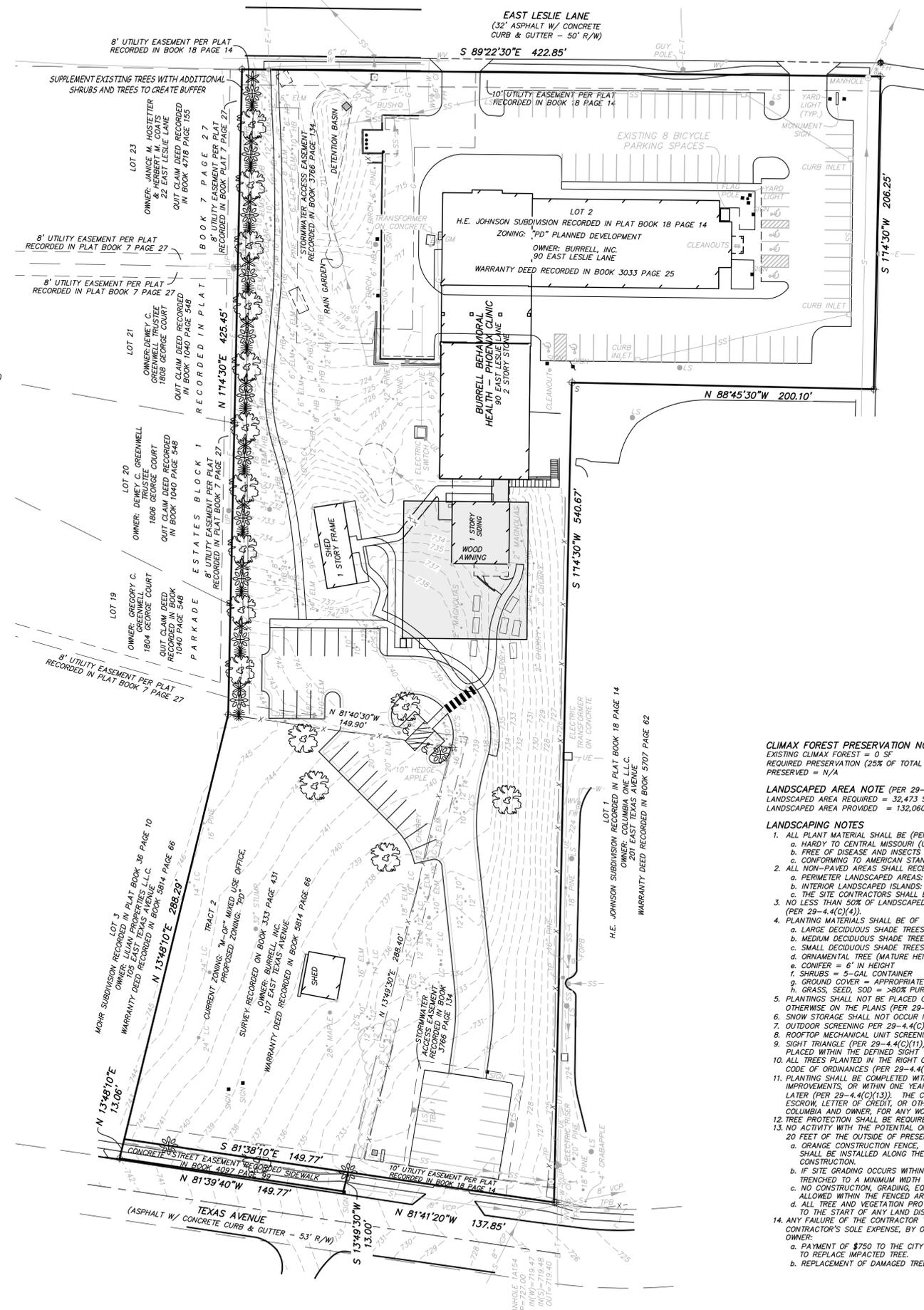
Design: ZM Drawn: EF

LANDSCAPE PLAN

Sheet

L.1

ES&S PROJECT NO. 16149



LEGEND

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---	CONTROL POINT
---	AIR CONDITIONER
---	BACK OF CURB
---	CAST IRON
---	CORRUGATED METAL PIPE
---	CONCRETE SIDEWALK
---	ELECTRIC PULLBOX
---	FIRE HYDRANT
---	FLOW LINE
---	FIBER OPTIC PULLBOX
---	HACKBERRY
---	HIGH DENSITY POLYETHYLENE PIPE
---	LOCUST
---	LIGHT STANDARD
---	POLYNYL CHLORIDE PIPE
---	ROOF DRAIN
---	TELECOMMUNICATIONS PEDESTAL
---	TOP OF WALL
---	UTILITY POLE
---	UNDERGROUND ROOF DRAIN
---	VITRIFIED CLAY PIPE
---	WATER VALVE
---	FINISH CONTOUR
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
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---	PROPOSED DECIDUOUS SHRUB

- IRRIGATION NOTES**
- CONTRACTOR SHALL PROVIDE IRRIGATION OF ALL PLANTING BEDS AND SLOPED LAWN AREAS.
 - ALL SLOPES SHALL BE TEMPORARILY IRRIGATED UNTIL VEGETATION IS FULLY ESTABLISHED.
 - IRRIGATION SYSTEM SHALL BE DESIGN BUILD. THE SYSTEM SHALL BE DESIGNED TO PREVENT OVER WATERING AND INCLUDE RAIN SHUT-OFF DEVICES.
 - IRRIGATION SHALL BE ZONED. ALL PLANTING BEDS AND TURF SHALL BE SEPARATELY ZONED.
 - CONTRACTOR SHALL SUBMIT IRRIGATION PLANS TO THE OWNER A MINIMUM OF 30 DAYS PRIOR TO PROPOSED INSTALLATION FOR APPROVAL.
 - ALL SLOPES SHALL BE TEMPORARILY IRRIGATED UNTIL VEGETATION IS FULLY ESTABLISHED.
 - IRRIGATION SYSTEM SHALL BE DESIGN BUILD. THE SYSTEM SHALL BE DESIGNED TO PREVENT OVER WATERING AND INCLUDE RAIN SHUT-OFF DEVICES.
 - IRRIGATION SYSTEM SHALL BE ZONED FOR SPECIFIC WATER NEEDS IN EACH PLANTING AREA.
 - IRRIGATION OPERATION AND MAINTENANCE MANUAL TO BE SUPPLIED BY CONTRACTOR.
 - IRRIGATION SYSTEM SHALL INCLUDE FLOW SENSOR THAT DETECTS & REPORTS HIGH FLOW CONDITIONS DUE TO BROKEN PIPES OR POPPED SPRINKLER HEADS.
 - IRRIGATION SYSTEM SHALL INCLUDE PRESSURE REGULATOR & MASTER SHUT-OFF VALVE.

LANDSCAPING NOTES

CLIMAX FOREST PRESERVATION NOTE (PER 29-4.4(c)(1))
EXISTING CLIMAX FOREST = 0 SF
REQUIRED PRESERVATION (25% OF TOTAL - EXCLUDING STREAM BUFFER, UTILITY EASEMENTS, & RIGHT-OF-WAY) = 0 SF
PRESERVED = N/A

LANDSCAPED AREA NOTE (PER 29-4.4(c)(2))
LANDSCAPED AREA REQUIRED = 32,473 SF (15% OF TOTAL AREA)
LANDSCAPED AREA PROVIDED = 132,060 SF (61% OF TOTAL AREA)

LANDSCAPING NOTES

- ALL PLANT MATERIAL SHALL BE (PER 29-4.4(c)(3 & 4)):
 - HARDY TO CENTRAL MISSOURI (USDA HARDINESS ZONE 5B)
 - FREE OF DISEASE AND INSECTS
 - CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSEYMEN.
- ALL NON-PAVED AREAS SHALL RECEIVE THE FOLLOWING:
 - PERIMETER LANDSCAPED AREAS: MIN 8" OF TOPSOIL
 - INTERIOR LANDSCAPED ISLANDS: MIN. 15" OF TOPSOIL
 - THE SITE CONTRACTORS SHALL BE RESPONSIBLE TO PROVIDE FINISHED GRADE TO THIS SUBGRADE.
- NO LESS THAN 50% OF LANDSCAPED AREA MUST BE COVERED WITH LIVE PLANTS, NOT MULCH, BARK, GRAVEL, ETC (PER 29-4.4(c)(4)).
- PLANTING MATERIALS SHALL BE OF THE FOLLOWING MINIMUM SIZE (PER 29-4.4(c)(4)):
 - LARGE DECIDUOUS SHADE TREES (MATURE HEIGHT >45') = 2" CALIPER
 - MEDIUM DECIDUOUS SHADE TREES (MATURE HEIGHT 30'-45') = 2" CALIPER
 - SMALL DECIDUOUS SHADE TREES (MATURE HEIGHT 20'-30') = 4' IN HEIGHT
 - ORNAMENTAL TREE (MATURE HEIGHT <20') = 4' IN HEIGHT
 - CONIFER = 6' IN HEIGHT
 - SHRUBS = 5-GAL CONTAINER
 - GROUND COVER = APPROPRIATE FOR 50% COVERAGE WITHIN 2 GROWING SEASONS
 - GRASS, SEED, SOD = >80% PURE LIVE SEED, 99% WEED FREE
- PLANTINGS SHALL NOT BE PLACED CLOSER THAN 4' FROM THE FENCE OR PROPERTY LINE, UNLESS NOTED OTHERWISE ON THE PLANS (PER 29-4.4(c)(7)).
- SNOW STORAGE SHALL NOT OCCUR IN BUFFER AREAS (PER 29-4.4(c)(8)).
- OUTDOOR SCREENING PER 29-4.4(c)(9); NOT APPLICABLE
- ROOFTOP MECHANICAL UNIT SCREENING (PER 29-4.4(c)(10)); NOT APPLICABLE
- SIGHT TRIANGLE (PER 29-4.4(c)(11)): NO PLANTINGS WITH MATURE HEIGHTS TALLER THAN 18 INCHES SHALL BE PLACED WITHIN THE DEFINED SIGHT TRIANGLE AS SHOWN ON THE PLAN.
- ALL TREES PLANTED IN THE RIGHT OF WAY SHALL COMPLY WITH CHAPTER 24 ARTICLE V OF THE CITY OF COLUMBIA CODE OF ORDINANCES (PER 29-4.4(c)(12)).
- PLANTING SHALL BE COMPLETED WITHIN ONE PLANTING SEASON (SPRING TO FALL) OF THE COMPLETION OF EXTERIOR IMPROVEMENTS, OR WITHIN ONE YEAR OF THE ISSUANCE OF THE LAND DISTURBANCE PERMIT, WHICHEVER OCCURS LATER (PER 29-4.4(c)(13)). THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A PERFORMANCE BOND, ESCROW, LETTER OF CREDIT, OR OTHER INSTRUMENT ACCEPTABLE TO THE CITY OF COLUMBIA, TO THE CITY OF COLUMBIA AND OWNER, FOR ANY WORK NOT COMPLETED OR ACCEPTED WITHIN THIS TIME FRAME.
- TREE PROTECTION SHALL BE REQUIRED PRIOR TO AND DURING CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES.
- NO ACTIVITY WITH THE POTENTIAL OF CAUSING DAMAGE TO THE ROOT SYSTEM OF TREES SHALL BE ALLOWED WITHIN 20 FEET OF THE OUTSIDE OF PRESERVED, PROTECTED, OR PLANTED TREE DRIP LINE (PER 29-4.4(g)(4)).
 - ORANGE CONSTRUCTION FENCE, WITH A SIGN STATING TREE PROTECTION - KEEP OUT EVERY 100 FEET, SHALL BE INSTALLED ALONG THE PERIMETER OF THE TREE PROTECTION AREA BEFORE AND THROUGHOUT CONSTRUCTION.
 - IF SITE GRADING OCCURS WITHIN 20' OF THE TREE PRESERVATION, THE PERIMETER OF THE AREA MUST BE TRENCHED TO A MINIMUM WIDTH AND DEPTH OF 2', AND ROOT PRUNED.
 - NO CONSTRUCTION, GRADING, EQUIPMENT, MATERIAL STORAGE, OR OTHER ASSOCIATED ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA.
 - ALL TREE AND VEGETATION PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY CITY STAFF PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITIES.
- ANY FAILURE OF THE CONTRACTOR TO FOLLOWING THESE REQUIREMENTS SHALL BE REMEDIED, AT THE CONTRACTOR'S SOLE EXPENSE, BY ONE OF THE FOLLOWING, AS FOUND ACCEPTABLE TO THE CITY OF COLUMBIA AND OWNER:
 - PAYMENT OF \$750 TO THE CITY OF COLUMBIA RIGHT OF WAY LANDSCAPING BUDGET PER NEW TREE REQUIRED TO REPLACE IMPACTED TREE.
 - REPLACEMENT OF DAMAGED TREES PER 29-4.4(g)(3)(ii).

LANDSCAPING STRIP NOTE (PER 29-4.4(d))

WIDTH (FT)	REQUIRED	PROVIDED
PRIVATE YARD TREES:	6	N/A
PLANTING CATEGORIES:	1/0 LF*0 LF = 0	4
COVERAGE OF STRIP:	>50%	>50%
OPACITY (1' TO 5' ABOVE GRADE)	>80%	>80%
NO ADDITIONAL PAVEMENT WITHIN 25' OF R/W		

STREET TREES:

	1/60 LF*150 LF = 3	3
MEDIUM:	30% OF TOTAL	66%
LARGE:	30% OF TOTAL	33%
SPECIES:	2	2
TOTAL TREES:	3	3

PROPERTY EDGE BUFFERING NOTE (PER 29-4.4(E)):

SUBJECT PROPERTY:	ZONING:	USE:	SCREENING LEVEL:	BUFFER AREA:	TREES:
NORTH	R/W	N/A	N/A	-	-
SOUTH	R/W	N/A	N/A	-	-
EAST	IC	COMMERCIAL 0: NO BUFFER REQUIRED	0	-	-
WEST	R/W	RESIDENTIAL 3: 10' BUFFER REQUIRED	3	4,255 SF	21
TOTAL					21

PLANTING CATEGORIES:

	REQUIRED	PROVIDED
COVERAGE OF STRIP:	4	4
LARGE:	>50%	N/A
OPACITY (1' TO 5' ABOVE GRADE)	>80%	N/A

PARKING LOT LANDSCAPING NOTE (PER 29-4.4(F)):

	REQUIRED	PROVIDED
INTERIOR LANDSCAPED ISLANDS:	>100 STALLS	N/A
INTERIOR ISLAND WIDTH:	8'	N/A
SEPARATION ISLANDS:	>150 STALLS	N/A
INTERIOR TREES (1/4,000 SF PAVEMENT):	13309 SF PAVMT/4000 SF =	3
MEDIUM (50% OF TOTAL):		1
LARGE (40% OF TOTAL):		2
SEPARATION ISLAND TREES (40' SPACE):	N/A	N/A
TOTAL TREES:	3	3

SIGNIFICANT TREES NOTE (PER 29-4.4(G)): ACKNOWLEDGED

	EXISTING	REQUIRED	PRESERVED
PRESERVED (25% OF TOTAL):	13	3	12
REQUIRED TREES REPLACEMENT:			
DECIDUOUS:	0 REMOVED	0 MED. TO LARGE DECIDUOUS = 0 TREES	
CONIFERS:	1 REMOVED	* 1 CONIFERS = 1 TREES	

TREE PRESERVATION CREDITS

	PRESERVED	CREDIT
>12" CALIPER (3 TREE CREDIT)	63	N/A
8" TO 12" CALIPER (2 TREE CREDIT)	36	N/A
4" TO 8" CALIPER (1 TREE CREDIT)	75	N/A
TOTAL	114	N/A
TOTAL ADDITIONAL TREES REQUIRED =	N/A	

P:\GENERAL PROJECTS\16149-HOOD-RICH-ARCHITECTS-STEEL-AND-CONCRETE-STRUCTURE-AND-FOUNDATION-PLANS\DWG 3/15/2024