

SCALE: 1" = 20'

TBM: CHISELED CROSS IN SIDEWALK IN FRONT OF 11 E. ASH OPPOSITE W. EDGE WALK ELEV. 751.47

**ACREAGE**

THIS TRACT CONTAINS 0.79 ACRE.

**STORM WATER PLAN**

AS SHOWN ON THIS PLAN

**FLOOD PLAIN STATEMENT**

ON THIS DATE THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 290036 0011 C REVISED DECEMBER 28, 1982 WAS REVIEWED. THE REVIEW SHOWED THAT LOTS 13, 14, AND 15 OF WORLEY PLACE SUBDIVISION, COLUMBIA, MISSOURI WAS NOT IN ANY DESIGNATED FLOOD HAZARD AREA.

**LANDSCAPING PLAN**

ALL DISTURBED AREAS TO BE SEEDED AND STRAWED. EXISTING FOLIAGE OUTSIDE THE PERIMETER SETBACK IS TO BE UNDISTURBED. ALL PROVISIONS OF CITY LANDSCAPING CODE SHALL BE OBSERVED AS SHOWN.

TOTAL AREA OF TRACT IS 34,520 SQUARE FEET  
LANDSCAPING AREA IS 12,100 SQUARE FEET (35%)  
PARKING/DRIVE AREA IS 22,420 SQUARE FEET

ORNAMENTAL TREES

MEDIUM TO LARGE TREES (PIN OAK VARIETY)

**PARKING**

LANDSCAPING FOR PARKING AREA 1 TREE FOR 4500 SQUARE FEET OF PARKING-DRIVE.

TOTAL PARKING AREA IS 22,420 SQUARE FEET  
TREES PROVIDED IS 6  
TREES REQUIRED IS 4.98

LANDSCAPING FOR STREET YARD  
LANDSCAPING STRIP 1 TREE FOR 50' OF STREET FRONTAGE.

TOTAL STREET FRONTAGE IS 198.15'

TREES REQUIRED IS 3.96  
TREES PROVIDED IS 4

30% TREES MUST BE MEDIUM TO LARGE  
MEDIUM TO LARGE TREES REQUIRED 2.68  
MEDIUM TO LARGE TREE PROVIDED 3

SHRUBS REQUIRED IS 20  
SHRUBS PROVIDED IS 24

SCREENING REQUIRED ALONG EAST PROPERTY LINE BECAUSE IT IS WITHIN 50' OF A RESIDENTIAL ZONING DISTRICT. A WOODEN PRIVACY FENCE WITH A MINIMUM OPACITY OF 80% SHALL BE PROVIDED WITH BUSHES PLACED BETWEEN THE FENCE AND THE PROPERTY LINE TO FORM AN ORNAMENTAL SCREEN.

**PARKING RATIO REQUIREMENTS**

CHAPEL SPACE: SEATING FOR 125 PEOPLE  
1 PARKING SPACE REQUIRED PER 5 PEOPLE = 25 SPACES

OFFICE SPACE:  
1250 SQUARE FEET x 80% NET OCCUPANCY = 1000 SF  
1 PARKING SPACE REQUIRED PER 200 SQUARE FEET = 5 SPACES

SERVICE AREA:  
300 SQUARE FEET  
1 PARKING SPACE REQUIRED PER 300 SQUARE FEET = 1 SPACE

TOTAL PARKING SPACES REQUIRED 31  
TOTAL PARKING SPACES PROVIDED 33  
(3 GARAGE SPACES)

**APPROVAL**

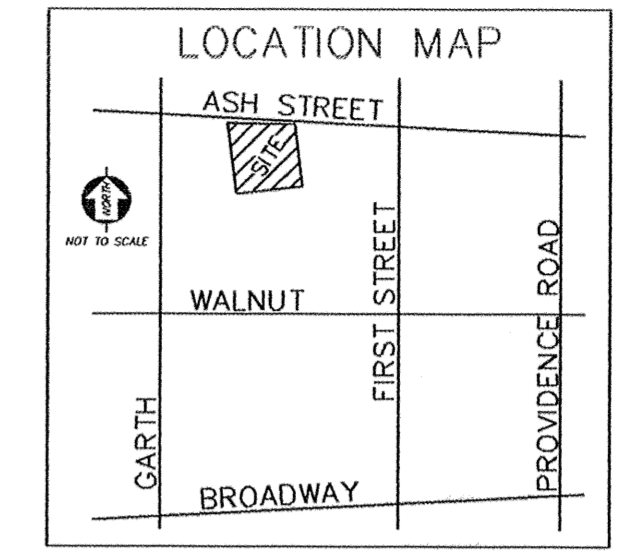
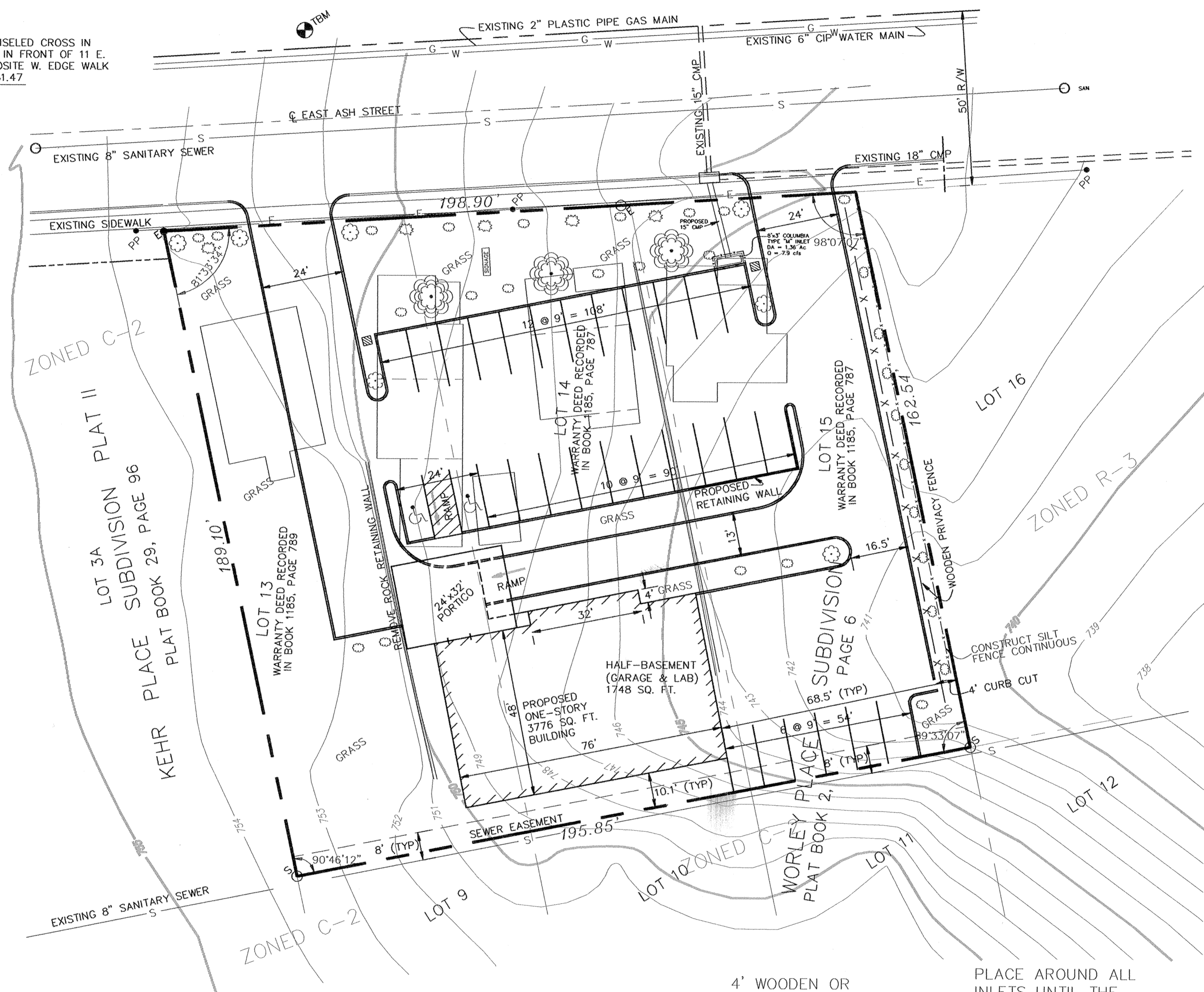
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION, THIS 21<sup>ST</sup> DAY OF MARCH, 1996.

*Timothy J. Reed*  
TIMOTHY J. REED  
CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 15<sup>TH</sup> DAY OF APRIL, 1996.

*Darwin Hindman*  
DARWIN HINDMAN  
MAYOR

*Launa H. Daniel*  
LAUNA H. DANIEL  
CITY CLERK

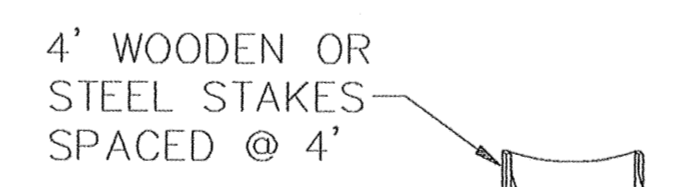


**OWNERS**  
WARREN FUNERAL CHAPEL  
10 NORTH 4TH STREET  
COLUMBIA, MISSOURI 65201

**DESCRIPTION**  
LOTS 13, 14, AND 15 OF WORLEY PLACE SUBDIVISION IN SECTION 12, T48N, R13W, BOONE COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 2, PAGE 6 OF THE BOONE COUNTY, MISSOURI, RECORDS. THE TOTAL AREA OF SAID LOTS IS 34,519 SQUARE FEET.

- LEGEND**
- E — OVERHEAD ELECTRIC LINE
- S — SANITARY SEWER
- W — WATER LINE
- G — GAS LINE
- x-x- SILT FENCE
- X-X- FENCE LINE
- PP UTILITY POLE
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE
- CIP CAST IRON PIPE
- MH MANHOLE
- 12' COACH-TYPE LUMINARIES
- ORNAMENTAL TREES
- MEDIUM TO LARGE TREES
- DECIDUOUS BUSHES
- EVERGREEN BUSHES
- REBAR
- IRON PIPE
- SET
- EXISTING

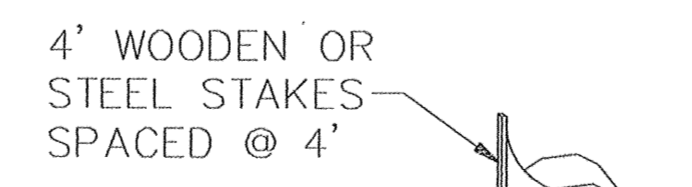
- NOTES:**
- 1. CONSTRUCT PRIVACY FENCE AS SHOWN ON PLAN.
- 2. DRIVEWAY IS TO BE RAMPED AS SHOWN TO ELIMINATE 6" CURB UNDER PORTICO. PROVIDE UNIFORM TAPERING OF CURB HEIGHT.
- 3. EXISTING STRUCTURES SHALL BE REMOVED AND BASEMENTS BACKFILLED WITH CRUSHED ROCK OR COMPACTED CLAY.
- 4. PARKING SURFACE SHALL BE MADE OF A DUST-FREE IMPERVIOUS MATERIAL.
- 5. SIGN WILL BE AN ILLUMINATED FREESTANDING SIGN NOT MORE THAN 8' HIGH AND 50 SQUARE FEET IN SURFACE AREA AND NO CLOSER THAN 10' FROM NORTH PROPERTY LINE.
- 6. EXTERIOR LIGHTING WILL BE BLACK, 12' HIGH COACH-TYPE LUMINARIES, WITH ADDITIONAL LIGHTING MOUNTED ON THE BUILDING.
- 7. THE MINIMUM DISTANCE FROM THE BUILDING TO THE SOUTH PROPERTY LINE IS 10.1'



4' WOODEN OR STEEL STAKES SPACED @ 4'  
30" HIGH FILTER FABRIC BURIED 12"

PLACE AROUND ALL INLETS UNTIL THE AREA SERVED IS STABILIZED.

TYPICAL TEMPORARY INLET PROTECTION



4' WOODEN OR STEEL STAKES SPACED @ 4'  
24" HIGH FILTER FABRIC BURIED 6"

DIVERSION RIDGE 1' HIGH x 2' WIDE OF LOCAL SOIL

TYPICAL DIVERSION RIDGE/SILT FENCE

Date	By	Description	Appvd/By
REVISIONS			
PROJECT WARREN FUNERAL CHAPEL COLUMBIA, MO			
SHEET TITLE C-P DEVELOPMENT PLAN			
DATE: 12/95	DR BY: CLL	REGISTERED LAND SURVEYOR	JOB NO. 85849
CHD BY: CEB	P.O. BOX 7387	COLUMBIA, MISSOURI 65205	SHEET