

UTILITIES

NATURAL GAS

AMEREN UE
210 ORR ST.
COLUMBIA, MISSOURI 65201
CONTACT: BRUCE DARR
(573) 876-3030

TELEPHONE

CENTURYLINK
625 E. CHERRY ST.
COLUMBIA, MISSOURI 65201
CONTACT: DUANE MCGEE
(573) 886-3503

SANITARY SEWER

CITY OF COLUMBIA
P.O. BOX 6015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: LINDSEY SCHAEFER
(573) 874-7250

CABLE TV

MEDIACOM
901 NORTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: BOB BONER
(573)443-1536

WATER

CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DONNIE NICHOLSON
(573) 874-7315

ELECTRIC

CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DAN CLARK
(573) 874-7321

LEGEND

- MH ○ EXISTING SANITARY MANHOLE
- MH ● PROPOSED SANITARY MANHOLE
- CO ○ EXISTING SANITARY CLEANOUT
- CO ● PROPOSED SANITARY CLEANOUT
- FH ○ EXISTING FIRE HYDRANT
- FH ● PROPOSED FIRE HYDRANT
- LP ○ EXISTING GUY WIRE
- LP ● PROPOSED GUY WIRE
- EM ○ EXISTING LIGHT POLE
- EM ● PROPOSED LIGHT POLE
- EM ○ EXISTING ELECTRIC METER
- EM ● PROPOSED ELECTRIC METER
- GM ○ EXISTING GAS METER
- GM ● PROPOSED GAS METER
- WM ○ EXISTING WATER METER
- WM ● PROPOSED WATER METER
- WM ○ EXISTING CABLE BOX
- WM ● PROPOSED CABLE BOX
- ET ○ EXISTING ELECTRIC TRANSFORMER
- ET ● PROPOSED ELECTRIC TRANSFORMER
- ET ○ EXISTING TELEPHONE BOX
- ET ● PROPOSED TELEPHONE BOX
- PP ○ EXISTING UTILITY POLE
- PP ● PROPOSED UTILITY POLE
- WV ○ EXISTING WATER VALVE
- WV ● PROPOSED WATER VALVE
- WV ○ EXISTING DOWN SPOUT
- WV ● PROPOSED DOWN SPOUT
- WV ○ EXISTING HANDICAPPED SPACE
- WV ● PROPOSED HANDICAPPED SPACE
- WV ○ EXISTING IRON PIPE CAP #2001006115
- WV ● PROPOSED IRON PIPE CAP #2001006115
- E ○ EXISTING SET
- E ● PROPOSED SET
- (REC) ○ RECORD BORE HOLE
- (REC) ● RECORD BENCH MARK
- DH ○ DRILL HOLE
- IP ○ IRON PIPE
- RB ○ REBAR
- MONUMENT ○ MONUMENT
- PM ○ PERMANENT MONUMENT
- RW ○ RIGHT OF WAY MARKER
- STONE ○ STONE
- B ○ EXISTING STREET SIGN
- B ○ EXISTING BOLLARD
- B ○ EXISTING ROOF DRAIN
- B ○ EXISTING SPRINKLER VALVE
- B ○ EXISTING MAILBOX
- B ○ EXISTING FLAGPOLE
- BCS ○ BOONE COUNTY SURVEY
- F/C ○ FINISH GRADE
- T/C ○ TOP OF CURB
- T/P ○ TOP OF PAVEMENT
- FF ○ FINISH FLOOR
- RL ○ RADIAL LINE
- CF ○ CENTERLINE

0.000 SQUARE FEET
00.00 AC ACRES

- X- EXISTING FENCE
- X- PROPOSED FENCE
- UE- EXISTING UNDERGROUND ELECTRIC
- UE- PROPOSED UNDERGROUND ELECTRIC
- OE- EXISTING OVER-HEAD ELECTRIC
- OE- PROPOSED OVER-HEAD ELECTRIC
- UT- EXISTING UNDERGROUND TELEPHONE
- UT- PROPOSED UNDERGROUND TELEPHONE
- OT- EXISTING OVER-HEAD TELEPHONE
- OT- PROPOSED OVER-HEAD TELEPHONE
- FO- EXISTING FIBER OPTIC CABLE
- FO- PROPOSED FIBER OPTIC CABLE
- G- EXISTING GAS
- G- PROPOSED GAS
- S- EXISTING SANITARY
- S- PROPOSED SANITARY
- FM- EXISTING SANITARY FORCEMAIN
- FM- PROPOSED SANITARY FORCEMAIN
- W- EXISTING WATER
- W- PROPOSED WATER
- SS- EXISTING STORM SEWER
- SS- PROPOSED STORM SEWER
- CATV- EXISTING CABLE TELEVISION
- RD- PROPOSED ROOF DRAIN
- E- EXISTING FLOWLINE (E)
- E- EXISTING TREELINE
- E- PRESERVED TREELINE
- E- PROPOSED CONTOUR
- E- EXISTING CONTOUR

771.50 TOP OF CURB
/ 771.50 TOP OF PAVEMENT

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ___ DAY OF ___, 2016

STEPHEN REICHLIN, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS ___ DAY OF ___, 2016

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

PARKING DATA

REQUIRED SPACES
1 SPACE / UNIT = 6 SPACES

PROVIDED SPACES
6 SPACES WITH 1 BEING ADA VAN ACCESSIBLE

LIGHTING NOTE

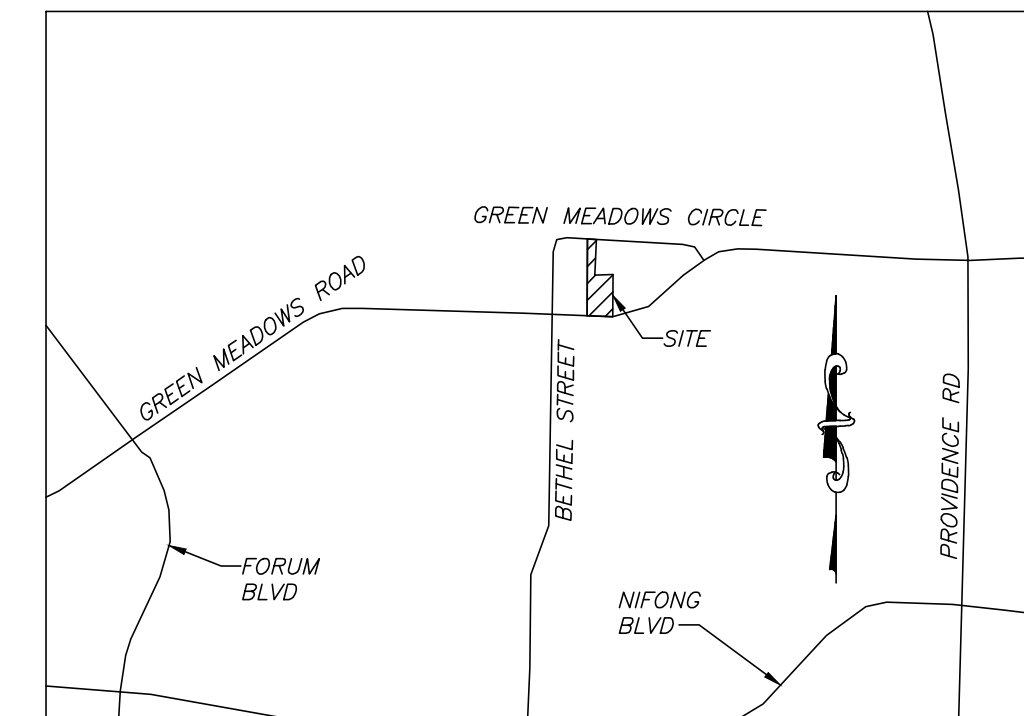
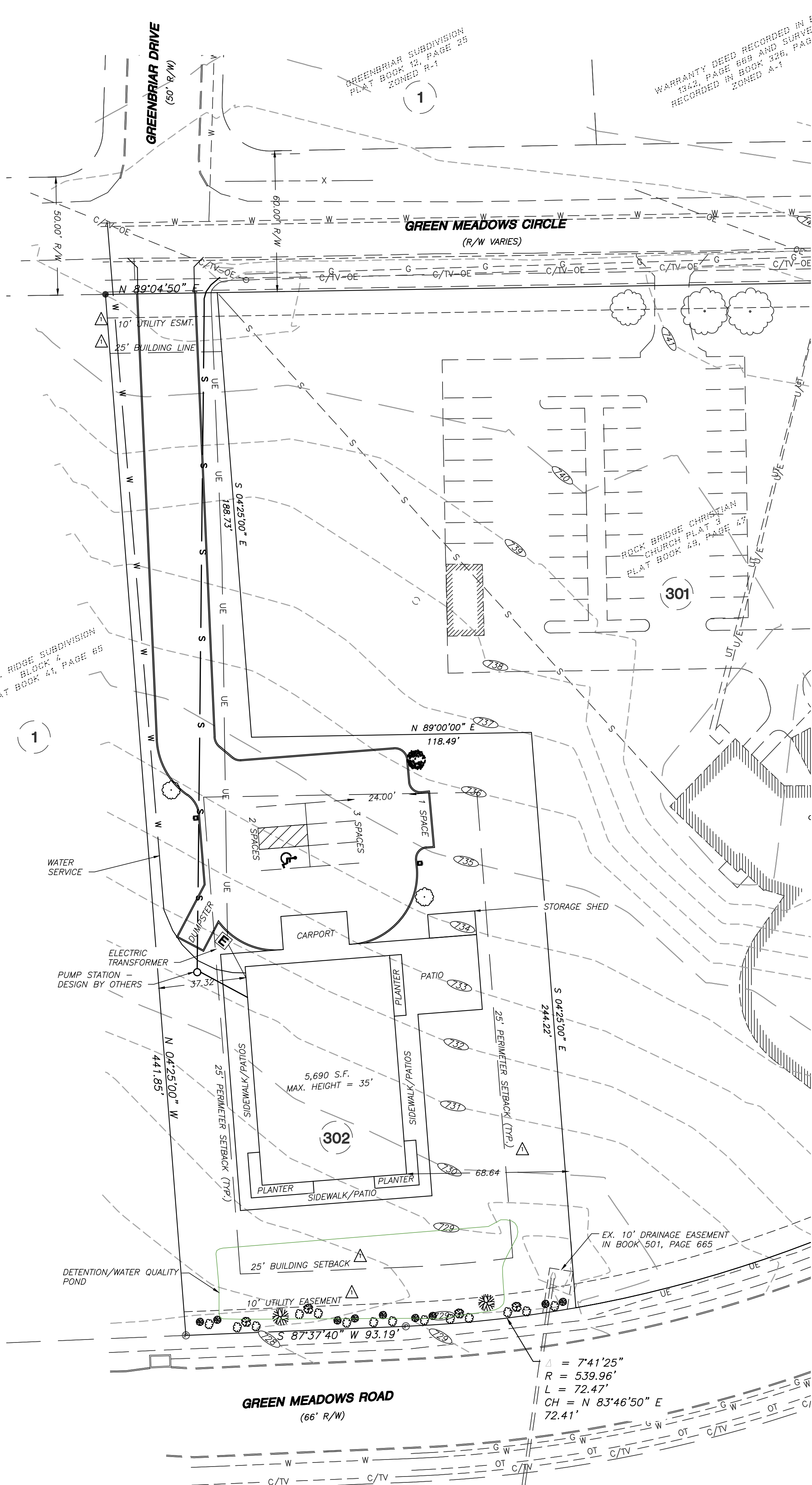
LIGHT POLES SHALL BE SEMI-CUTOFF SHOEBOX FIXTURES, INWARD AND DOWNWARD DIRECTED. MAXIMUM LIGHT POLE HEIGHT WILL BE 28 FEET. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND WILL INCLUDE A PHOTOMETRIC PLAN.

LANDSCAPING NOTES

- PERVIOUS/IMPERVIOUS SURFACE AREAS
TOTAL AREA OF LOT= 1.16 AC.= 50,530 SQ.FT.
- EX. IMPERVIOUS SURFACE AREA= 0 SQ. FT. (0.0%)
- PROPOSED IMPERVIOUS SURFACE AREA= 28,025 SQ. FT. (55.0%)
BUILDINGS= 5,889 SQ. FT.
PAVEMENT= 12,225 SQ. FT.
SIDEWALKS/PATIOS= 3,806 SQ. FT.
- PROPOSED PERVIOUS SURFACE AREA= 21,725 SQ. FT. (45.0%)
- PROPOSED PARKING AREA = 12,225 SQ. FT. / 4,500= 3 TREES REQUIRED.
5 NEW TREE SHOWN ON SITE OF WHICH 3 ARE MED./LG. SHADE TREES.
- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- ALL AREAS NOT DESIGNATED AS LANDSCAPED OR PAVED WILL RECEIVE TURF GRASS.
- THE EXISTING LINE OF TREES ALONG THE WEST PROPERTY LINE ARE TO REMAIN UNDISTURBED.

PLANT SCHEDULE

QUANTITY	SIZE	SPECIES
1	2" DIA.	GYMNOCLADUS DIOICUS-KENTUCKY COFFEETREE
2	2" DIA.	QUERCUS BICOLOR-SWAMP WHITE OAK
2	4' HT.	CERCIS CANADENSIS-EASTERN RED BUD
8	2 GAL.	HYPERICUM PROLIFICUM-SHRUBBY ST. JOHN'S WORT
14	2 GAL.	HYDRANGEA ARBORESCENS 'ANNABELLE'-WILD HYDRANGEA
4	2 GAL.	BAPTISIA AUSTRALIS-BLUE FALSE INDIGO



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND LOCATE ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS AND TO PROTECT THEM FROM DAMAGE TO THE REQUIREMENTS OF THE UTILITY COMPANY. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR, REPLACEMENT OR ANY OTHER CHARGES RELATED TO EXISTING UTILITIES IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.
- CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MEASURES TO ENSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. VISITS TO THE SITE BY OWNER OR THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY.
- CONTRACTOR SHALL NOT DISTURB ADJACENT PROPERTIES THAT ARE NOT THE PROPERTY OF THE OWNER.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA REGULATIONS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- NOT ALL REQUIRED CITY OF COLUMBIA STANDARD DETAILS ARE INCLUDED IN THESE DRAWINGS. CONTRACTOR IS REQUIRED TO HAVE A COPY OF THE CITY OF COLUMBIA'S LATEST EDITION OF THE STREET AND STORM SEWER SPECIFICATIONS AND STANDARDS ON SITE.
- ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER AND TEMPORARY SANITARY FACILITIES FOR CONTRACTOR'S PERSONNEL. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND REMOVING ANY REQUIRED TEMPORARY UTILITY CONNECTIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, MANAGEMENT, STORAGE, LOADING, AND DISPOSAL OF CONSTRUCTION DEBRIS. CONTRACTOR SHALL DISPOSE OF PER APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- EXISTING UTILITY LOCATIONS AND RELOCATIONS ARE NOT PART OF THIS PLAN AND SHALL BE COORDINATED WITH THE ENGINEER AND APPLICABLE UTILITY PROVIDER PRIOR TO ANY DISTURBANCE.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY FIRM MAP NO. 29019C0290D AS DATED MARCH 17, 2011.

STORM WATER STATEMENT

IMPROVEMENTS ON THIS TRACT ARE SUBJECT TO ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND STORMWATER BEST MANAGEMENT PRACTICES HAVE BEEN INCLUDED IN ACCORDANCE WITH THE CITY OF COLUMBIA STORM WATER MANAGEMENT AND WATER QUALITY MANUAL.

STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY USGS MAPS AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

TREE PRESERVATION NOTES

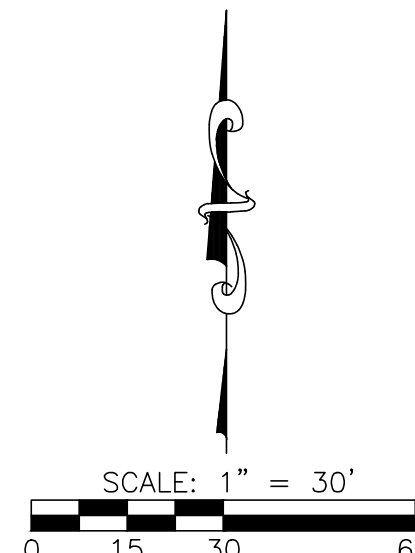
THERE IS NO CLIMAX FOREST PRESENT ON THE SUBJECT SITE.

SITE DATA

CURRENT OWNER:
ROCK BRIDGE CHRISTIAN CHURCH INC
301 W. GREEN MEADOWS ROAD
COLUMBIA, MO 65203
CURRENT ZONING: R-1
PROPOSED ZONING: PUD 5.0
ACREAGE: 1.16 ACRES
LOCATION: NW 1/4 SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST
LOT 302 OF ROCK BRIDGE CHRISTIAN CHURCH PLAT 3 AS RECORDED IN PLAT BOOK 49, PAGE 47 OF THE RECORDS OF BOONE COUNTY, MISSOURI.

BENCHMARK DATA

TOP OF EXISTING MANHOLE AT THE NORTHEAST CORNER OF THE LOT LOCATED AT THE NORTHEAST CORNER OF GREENBRIAR DRIVE AND GREEN MEADOWS CIRCLE.
ELEVATION = 737.11

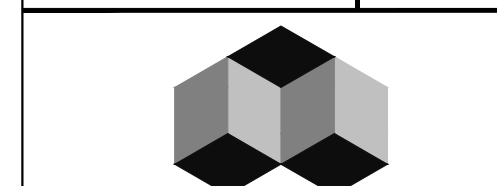


NO.	DATE	REVISIONS

3-3-16 CITY COMMENTS KPM

REVISIONS

WOODHAVEN AGE-IN-PLACE APARTMENTS
410 GREEN MEADOWS CIRCLE
PUD PLAN



A CIVIL GROUP
-CIVIL ENGINEERING-
-PLANNING-
-SURVEYING-

3401 BROADWAY
BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750
FAX: (573) 817-1677

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

JAY BEBHARDT
MO PE-25052
MARCH 3, 2016

PROJECT # COIL15-05

DRAWING # COIL15-05

DRAWN BY: KPM

SHEET **C100**

SHEET 1 OF 1