

AUBURN HILLS SOUTH 32.8 ACRES C-P PLAN

06/11/07

LEGEND

- WM EXISTING WATER METER
- GP GUARD POST
- FH EXISTING FIRE HYDRANT
- WV EXISTING WATER VALVE
- E EXISTING IRON PIPE
- (R) REMOVE
- S SET-IRON
- (REC.) RECORD
- ♿ HANDICAPPED PARKING
- MH EXISTING SANITARY MANHOLE
- CD EXISTING SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PP POWER POLE
- RD ROOF DRAIN
- GW GUY WIRE
- LP LIGHT-POLE
- X EXISTING FENCE
- GE EXISTING UNDERGROUND ELECTRIC
- ET EXISTING UNDERGROUND TELEPHONE
- EG EXISTING GAS
- U/E EXISTING OVER-HEAD ELECTRIC
- S EXISTING SANITARY
- W EXISTING WATER
- U/E PROPOSED UNDERGROUND ELECTRIC
- W PROPOSED WATER
- G PROPOSED GAS
- S PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND TELEPHONE
- FLOWLINE (E)
- EXISTING TREELINE
- PRESERVED TREELINE
- EXISTING CONTOUR
- 100-YEAR FLOOD PLAIN

1/4 SECTION LINE AND CITY OF COLUMBIA CORPORATE LIMITS

PROPOSED RIGHT-IN RIGHT-OUT ENTRANCE

BUILDING HEIGHT
NO BUILDING WITHIN THIS C-P PLAN SHALL EXCEED A HEIGHT OF 35 FEET.

SIGNAGE NOTES
FREE STANDING SIGNS TO BE MONUMENT SIGNS LOCATED AS SHOWN ON PLANS AND ANY ADDITIONAL SIGNAGE SHALL CONFORM TO THE CITY OF COLUMBIA SIGN REGULATIONS, CHAPTER 23 OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS PERTAINING TO C-3 ZONING. THE SIGN LOCATED IN THE SOUTHWEST CORNER OF LOT 1502 WILL BE A SHOPPING CENTER SIGN AND THE SIGN LOCATED ON LOT 1510 WILL BE A SINGULAR LOT SIGN, BOTH BEING FREE-STANDING MONUMENT SIGNS AT A MAXIMUM 30' IN HEIGHT AND 128 SQ.FT. IN AREA.

LIGHTING NOTES
LIGHT POLES SHOWN SHALL BE SEMI-CUTOFF SHOEBOX FIXTURES, INWARD AND DOWNWARD DIRECTED WHICH MAY BE RELOCATED OR CHANGED IN TOTAL NUMBER BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL WITH A MAXIMUM HEIGHT OF 28 FEET. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUT DOOR 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.
THESE LIGHTING REQUIREMENTS SHALL BE FOR ALL LOTS WITHIN THIS C-P PLAN.

FLOOD PLAN STATEMENT
THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAN AS SHOWN BY FIRM MAP NO. 290034 00BBB, AND INDICATED ON THE PLAN.
DATED: JUNE 15, 1983

TREE PRESERVATION
THIS IS PART OF A 200 ACRE SITE SHOWN ON THE PRELIMINARY PLAN OF AUBURN HILLS. THE TREE PRESERVATION PLAN FOR THE 200 ACRE TRACT WAS SUBMITTED AND APPROVED BY THE CITY OF COLUMBIA.

STREAM BUFFER STATEMENT
THIS TRACT WAS PLATTED PRIOR TO JANUARY 2, 2007 AND IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE.

UTILITIES

WATER
CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DONNIE NICHOLSON
(573) 874-7532

TELEPHONE
CENTURYTEL
625 E. CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: DON WILSON
(573) 886-3500

NATURAL GAS
AMEREN UE
P.O. BOX M
COLUMBIA, MISSOURI 65205
CONTACT: BRUCE DARR
(573) 876-3030

CABLE TV
MEDACOM
901 NORTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: JIMMY RUYON
(573) 443-1535

ELECTRICITY
BOONE ELECTRIC COOPERATIVE
1413 RANGELINE
COLUMBIA, MISSOURI 65201
CONTACT: DOUG GARDNER
(573) 881-0878

SANITARY SEWER
CITY OF COLUMBIA
P.O. BOX 6015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: STEVE HUNT
(573) 874-7264

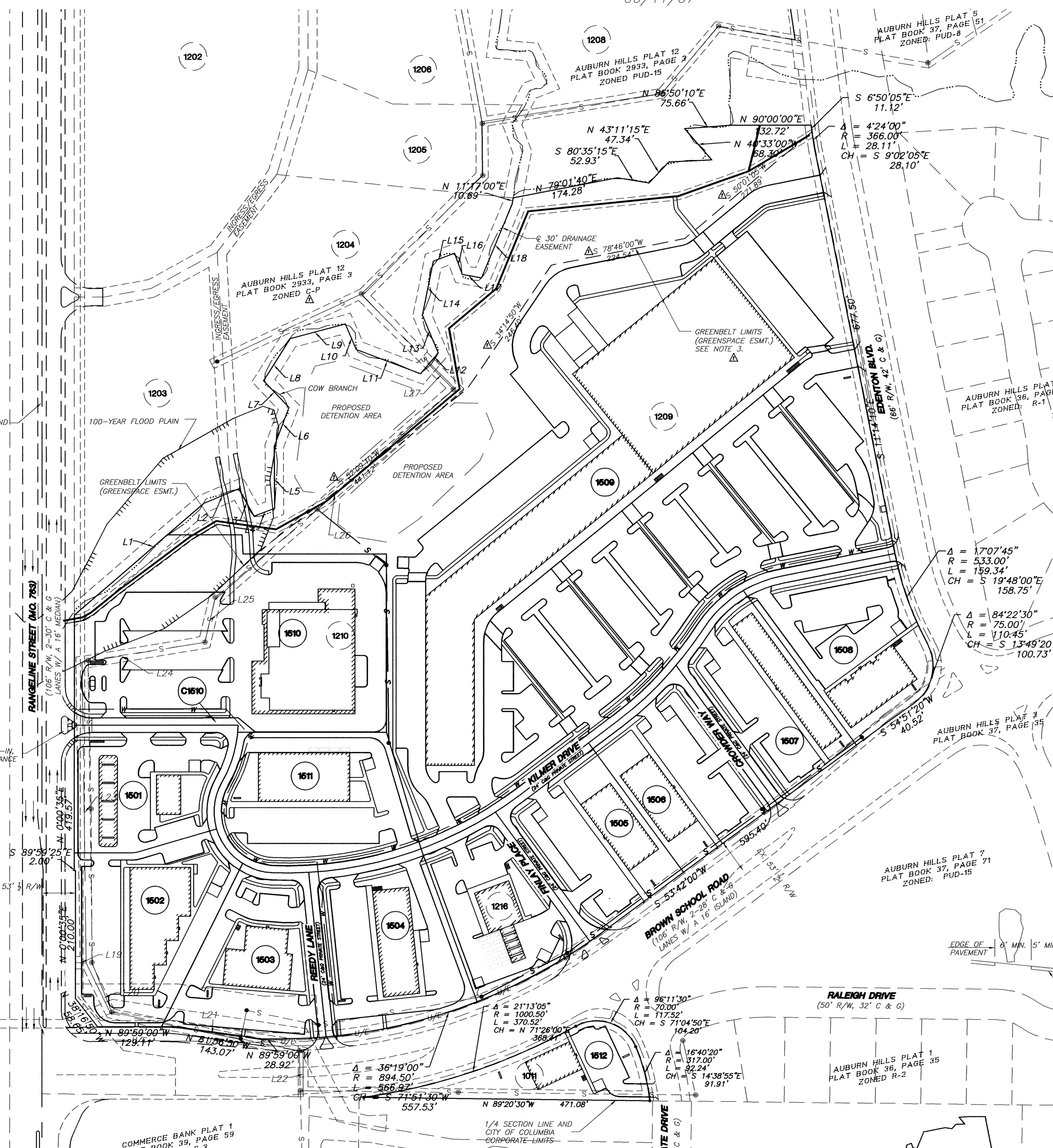
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 9th DAY OF August, 2007.

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS 14th DAY OF September, 2007.

JEEB BARRON, CHAIRMAN

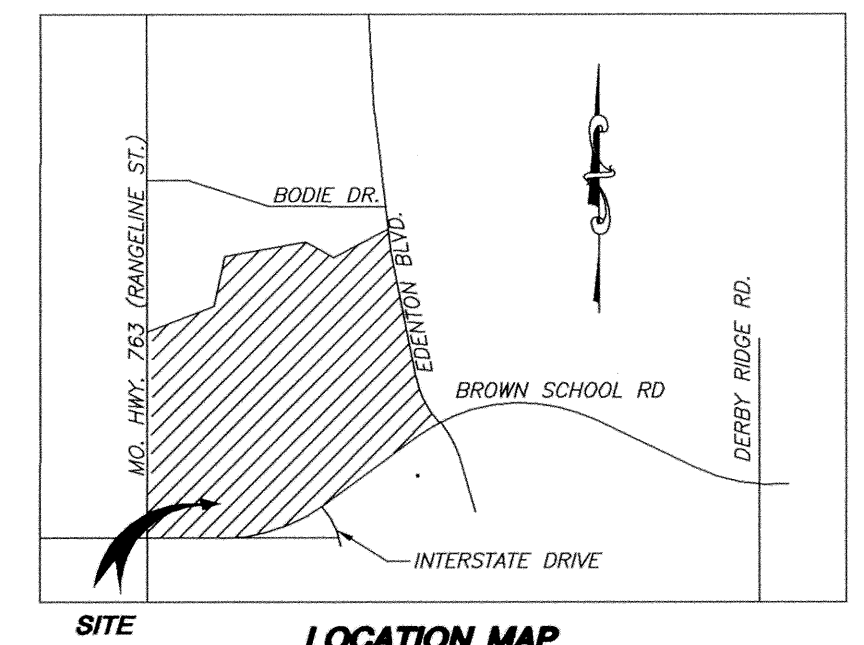
DARWIN A. HINDMAN, MAYOR

SHEELA AMIN, CITY CLERK



OWNER
NORTH 763 LANDS COMPANY, LLC
C/O ROB WOLVERTON
2504 ST. REGIS CT.
COLUMBIA, MO 65203
(573) 234-1145

BENCH MARK
TOP FH "M" FOR MUELLER
APPROXIMATELY 600' SOUTH OF THE NORTHWEST
CORNER OF AUBURN HILLS.
ELEV= 757.41



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 49°19'05" W	281.13'
L2	S 67°18'30" W	62.31'
L3	N 29°35'45" W	51.59'
L4	S 68°58'15" W	36.29'
L5	S 00°15'50" E	101.13'
L6	S 20°31'50" W	68.46'
L7	S 43°28'55" E	60.55'
L8	S 32°11'15" W	81.42'
L9	S 75°03'15" W	94.15'
L10	N 23°23'40" W	45.49'
L11	N 69°25'50" W	113.33'
L12	S 40°26'55" W	44.83'
L13	S 22°48'40" E	67.41'
L14	S 11°28'15" W	90.38'
L15	S 69°55'08" W	37.36'
L16	N 19°56'15" W	36.97'
L17	N 80°07'20" W	31.99'
L18	S 22°43'45" W	130.59'
L19	S 87°29'00" E	17.30'
L20	S 25°49'10" E	91.87'
L21	S 19°48'00" E	323.82'
L22	S 00°07'40" W	73.82'
L23	N 00°47'25" W	493.30'
L24	N 80°46'45" E	204.91'
L25	N 13°12'50" E	72.27'
L26	N 48°46'35" E	525.63'
L27	N 44°57'10" W	215.64'

- GENERAL NOTES:**
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTS PLANS FOR ACCURATE DIMENSIONS.
 - TRACT IS ZONED C-P.
 - PROPOSED GREEN BELT WITHIN THE C-P ZONED LAND. THE GREEN SPACE SHALL ALSO ACCOMMODATE A GREENSPACE TRAIL EASEMENT AS SHOWN FOR THE COW BRANCH, SECONDARY TRAIL ON THE '2001 TRAILS PLAN'. THE GREEN SPACE MAY ALSO BE USED FOR PARKING, WATER DETENTION, WATER QUALITY CONTROL AND STORM WATER STRUCTURES. (THIS NOTE IS ESSENTIALLY UNCHANGED FROM THE PRELIMINARY PLAT). THE GREENSPACE EASEMENT TOTALS 3.16 ACRES.
 - APPROVAL OF THIS PLAN IS APPROVAL OF THE CONCEPTUAL STORM WATER PLAN.
 - KILMER DRIVE, REEDY LANE, FINLAY PLACE AND CROWDER WAY ARE ALL PRIVATE STREETS AND THE MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEDICATED TO NOR ACCEPTED BY THE CITY FOR MAINTENANCE.
 - THE STREET SIGNS FOR PRIVATE STREETS SHALL INDICATE "PRIVATE STREET" SO AS TO DISTINGUISH THEM FROM PUBLIC STREETS. NO PARKING WILL BE ALLOWED ON EITHER SIDE OF ANY PRIVATE STREET WITHIN THIS DEVELOPMENT.
 - THE PRIVATE STREETS AND DRIVES SHALL BE LOCATED IN DESIGNATED COMMON AREAS WHICH SHALL BE PLATTED AS SEPARATE LOTS. SAID COMMON AREAS ARE LABELED ON EACH SHEET OF THE 30 SCALE DRAWINGS FOR THE SITE PLAN.
 - THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS AS STATED IN THE DEVELOPMENT AGREEMENT AS SHOWN BY CITY OF COLUMBIA COUNCIL BILL NO. B 146-03.
 - CURB RAMPS OR RAISED CROSSWALKS SHALL BE AT ALL CURBED STREET OR DRIVE CROSSINGS AND SHALL CONFORM TO ADA REQUIREMENTS AND CITY OF COLUMBIA STANDARDS FOR SIDEWALK RAMPS.

SITE DATA

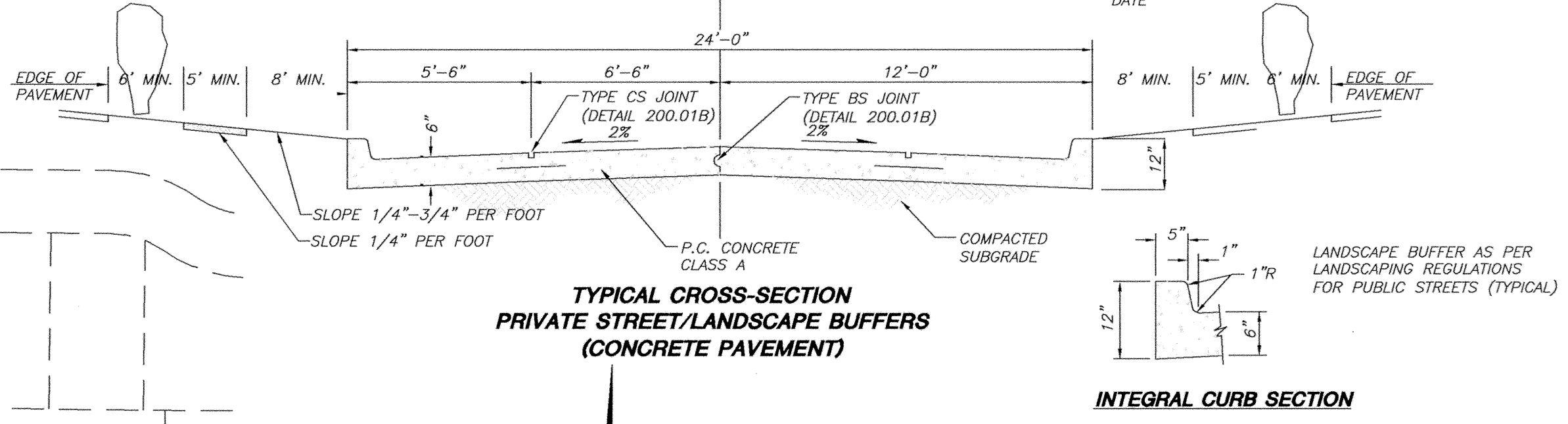
ZONING: C-P
ACREAGE: 32.8 ACRES
LOCATION: NORTHEAST CORNER OF RANGELINE (MO. 763) AND BROWN SCHOOL ROAD INTERSECTION

LEGAL DESCRIPTION:
FOUR TRACTS OF LAND LOCATED IN THE NORTHWEST 1/4, SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOTS 1209, 1210 AND 1216 OF AUBURN HILLS PLAT 12 AS RECORDED IN BOOK 2933, PAGE 3 AND LOT 1011 OF AUBURN HILLS PLAT 10-A AS RECORDED IN BOOK 2673, PAGE 56; ALL BEING OF THE BOONE COUNTY RECORDS AND CONTAINING 32.76 ACRES.

SURVEY AND PLAT BY
A CIVIL GROUP

JAY GEBHARDT
L.S. 2001001909

DATE: 8/10/07

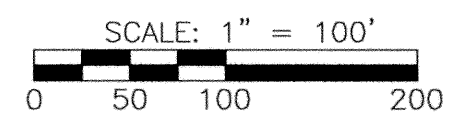


INTEGRAL CURB SECTION

OVERALL SITE PLAN - AUBURN HILLS SOUTH 32.8 ACRES C-P PLAN

STATE OF MISSOURI
JAY ALAN GEBHARDT
NUMBER 2201001909
REGISTERED LAND SURVEYOR

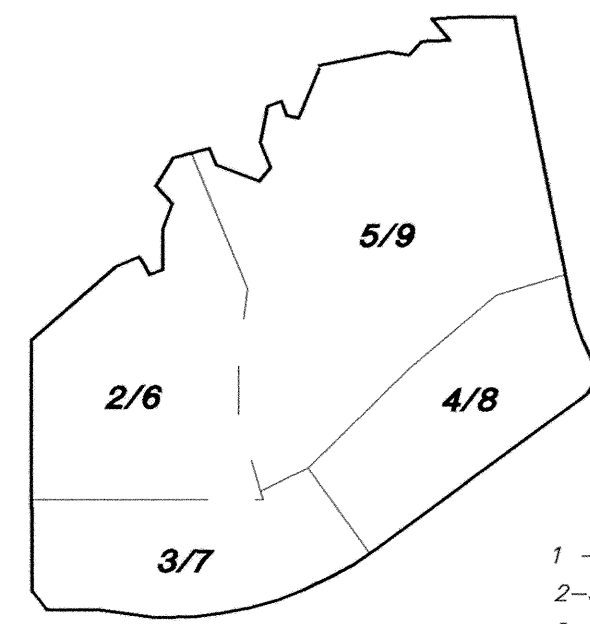
A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
1123 WILKES BLVD., SUITE 450
COLUMBIA, MO 65201
PHONE: (573)881-5750, FAX: (573)881-4711



BEARINGS ARE REFERENCED TO THE NORTH SECTION LINE OF SEC. 30-T49N-R12W AS RECORDED IN BOOK 1953 AT PAGE 358.

1 - OVERALL SHEET
2-5 SITE PLANS
6-9 CONCEPTUAL STORMWATER MANAGEMENT AND LANDSCAPING PLAN

MAP SHEET INDEX



Plotted by: kevin; 09 Aug 2007 - 8:44am

DRAWN BY: JDC DATE: 06/11/2007
ENGR: JAG PK: BAB DRAWING NO.: N76307-01
JOB NO.: N76307.01 SHEET 1 OF 9

PARKING DATA LOT 1501

REQUIRED:
 2,600 TOTAL SQ. FT.
 CONVENIENCE STORE: 2,600 x 1 SPACE/200 SQ. FT. = 13 SPACES
 (1 OF WHICH IS REQUIRED TO BE A HANDICAPPED SPACE, 1 IS REQUIRED TO BE VAN ACCESSIBLE, AND 4 BICYCLE SPACES)

PROVIDED:
 31 PARKING SPACES (10 SPACES AT FUEL PUMPS, 2 OF WHICH ARE HANDICAPPED SPACES, 2 BEING VAN ACCESSIBLE, AND 4 BEING BICYCLE SPACES)

PARKING DATA LOT 1510

REQUIRED:
 25,974 TOTAL SQ. FT.
 RETAIL: 18,789 x 1 SPACE/200 SQ. FT. = 94 SPACES
 OFFICE: 3,973 SQ. FT. x 1 SPACE/300 SQ. FT. = 14 SPACES
 WAREHOUSE: 1,947 x 1 SPACE/2,000 SQ. FT. = 1 SPACE
 BANK (WALK-IN): 1,265 SQ. FT. x 1 SPACE/250 SQ. FT. = 6 SPACES
 2 ATMS: 4 STACKING SPACES REQUIRED

TOTAL REQUIRED: 119 PARKING SPACES
 (5 OF WHICH ARE REQUIRED TO BE A HANDICAPPED SPACES, 1 IS REQUIRED TO BE VAN ACCESSIBLE, AND 12 BICYCLE SPACES)

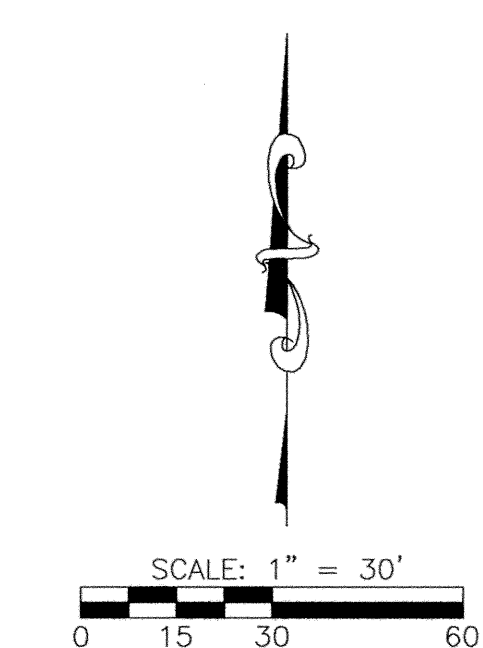
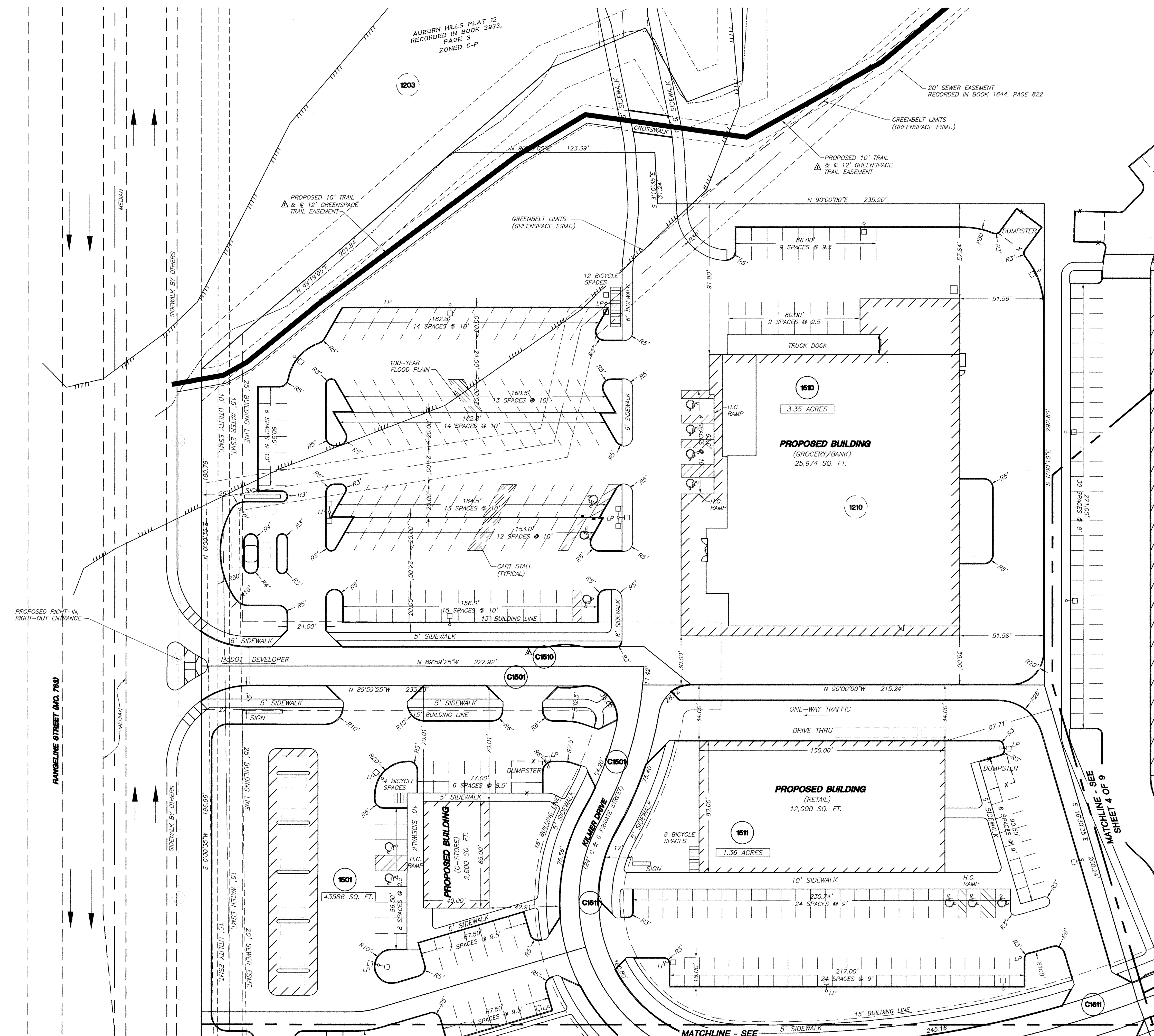
PROVIDED:
 119 PARKING SPACES (7 OF WHICH ARE HANDICAPPED SPACES, 2 BEING VAN ACCESSIBLE, AND 12 BEING BICYCLE SPACES)

PARKING DATA LOT 1511

REQUIRED:
 12,000 TOTAL SQ. FT.
 RETAIL: 12,000 x 1 SPACE/200 SQ. FT. = 60 SPACES
 1 DRIVE-THRU WINDOW: 4 STACKING SPACES

TOTAL REQUIRED: 64 SPACES (3 OF WHICH IS REQUIRED TO BE A HANDICAPPED SPACE, 1 IS REQUIRED TO BE VAN ACCESSIBLE, AND 8 BICYCLE SPACES)

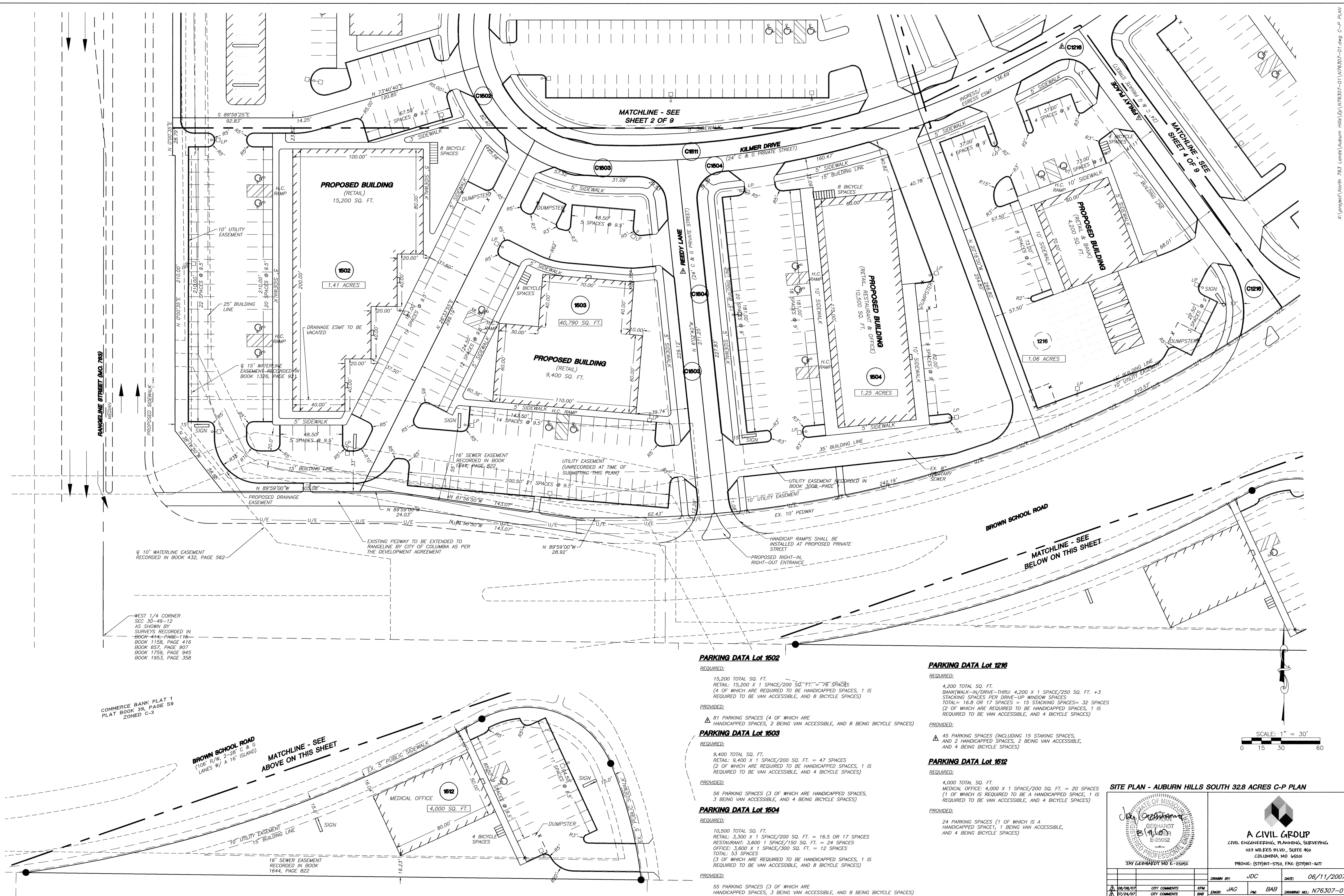
PROVIDED:
 68 PARKING SPACES (3 OF WHICH ARE HANDICAPPED SPACES, 2 BEING VAN ACCESSIBLE, 4 STACKING SPACES AND 8 BEING BICYCLE SPACES)



SITE PLAN - AUBURN HILLS SOUTH 32.8 ACRES C-P PLAN

	A CIVIL GROUP CIVIL ENGINEERING, PLANNING, SURVEYING 1123 WILKES BLVD., SUITE 450 COLUMBIA, MO 65201 PHONE: (573)811-5750, FAX: (573)811-1071	
	DRAWN BY: JDC ENGR: JAG PNL: BAF JOB NO.: N76307.01	DATE: 06/11/2007 DRAWING NO.: N76307-01 SHEET 2 OF 9

NO.	DATE	DESCRIPTION	BY	JOB NO.	SHEET	OF
1	06/08/07	CITY COMMENTS	KPM	N76307.01	2	9
2	07/24/07	CITY COMMENTS	BAB			
3	08/28/07	CITY COMMENTS	BAB			

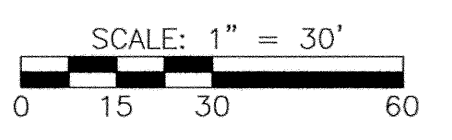


6" 10' WATERLINE EASEMENT RECORDED IN BOOK 432, PAGE 562

EXISTING PEDWAY TO BE EXTENDED TO RANGE LINE BY CITY OF COLUMBIA AS PER THE DEVELOPMENT AGREEMENT

HANDICAP RAMP SHALL BE INSTALLED AT PROPOSED PRIVATE STREET

MATCHLINE - SEE BELOW ON THIS SHEET



PARKING DATA Lot 1502

REQUIRED:
15,200 TOTAL SQ. FT.
RETAIL: 15,200 X 1 SPACE/200 SQ. FT. = 76 SPACES
(4 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, 1 IS REQUIRED TO BE VAN ACCESSIBLE, AND 8 BICYCLE SPACES)

PROVIDED:
81 PARKING SPACES (4 OF WHICH ARE HANDICAPPED SPACES, 2 BEING VAN ACCESSIBLE, AND 8 BEING BICYCLE SPACES)

PARKING DATA Lot 1503

REQUIRED:
9,400 TOTAL SQ. FT.
RETAIL: 9,400 X 1 SPACE/200 SQ. FT. = 47 SPACES
(2 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, 1 IS REQUIRED TO BE VAN ACCESSIBLE, AND 4 BICYCLE SPACES)

PROVIDED:
56 PARKING SPACES (3 OF WHICH ARE HANDICAPPED SPACES, 3 BEING VAN ACCESSIBLE, AND 4 BEING BICYCLE SPACES)

PARKING DATA Lot 1504

REQUIRED:
10,500 TOTAL SQ. FT.
RETAIL: 3,300 X 1 SPACE/200 SQ. FT. = 16.5 OR 17 SPACES
RESTAURANT: 3,600 X 1 SPACE/150 SQ. FT. = 24 SPACES
OFFICE: 3,600 X 1 SPACE/300 SQ. FT. = 12 SPACES
TOTAL: 53 SPACES
(3 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, 1 IS REQUIRED TO BE VAN ACCESSIBLE, AND 8 BICYCLE SPACES)

PROVIDED:
55 PARKING SPACES (3 OF WHICH ARE HANDICAPPED SPACES, 3 BEING VAN ACCESSIBLE, AND 8 BEING BICYCLE SPACES)

PARKING DATA Lot 1216

REQUIRED:
4,200 TOTAL SQ. FT.
BANK/WALK-IN/DRIVE-THRU: 4,200 X 1 SPACE/250 SQ. FT. +3 STACKING SPACES PER DRIVE-UP WINDOW SPACES
TOTAL = 16.8 OR 17 SPACES = 15 STACKING SPACES = 32 SPACES
(2 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, 1 IS REQUIRED TO BE VAN ACCESSIBLE, AND 4 BICYCLE SPACES)

PROVIDED:
45 PARKING SPACES (INCLUDING 15 STACKING SPACES, AND 2 HANDICAPPED SPACES, 2 BEING VAN ACCESSIBLE, AND 4 BEING BICYCLE SPACES)

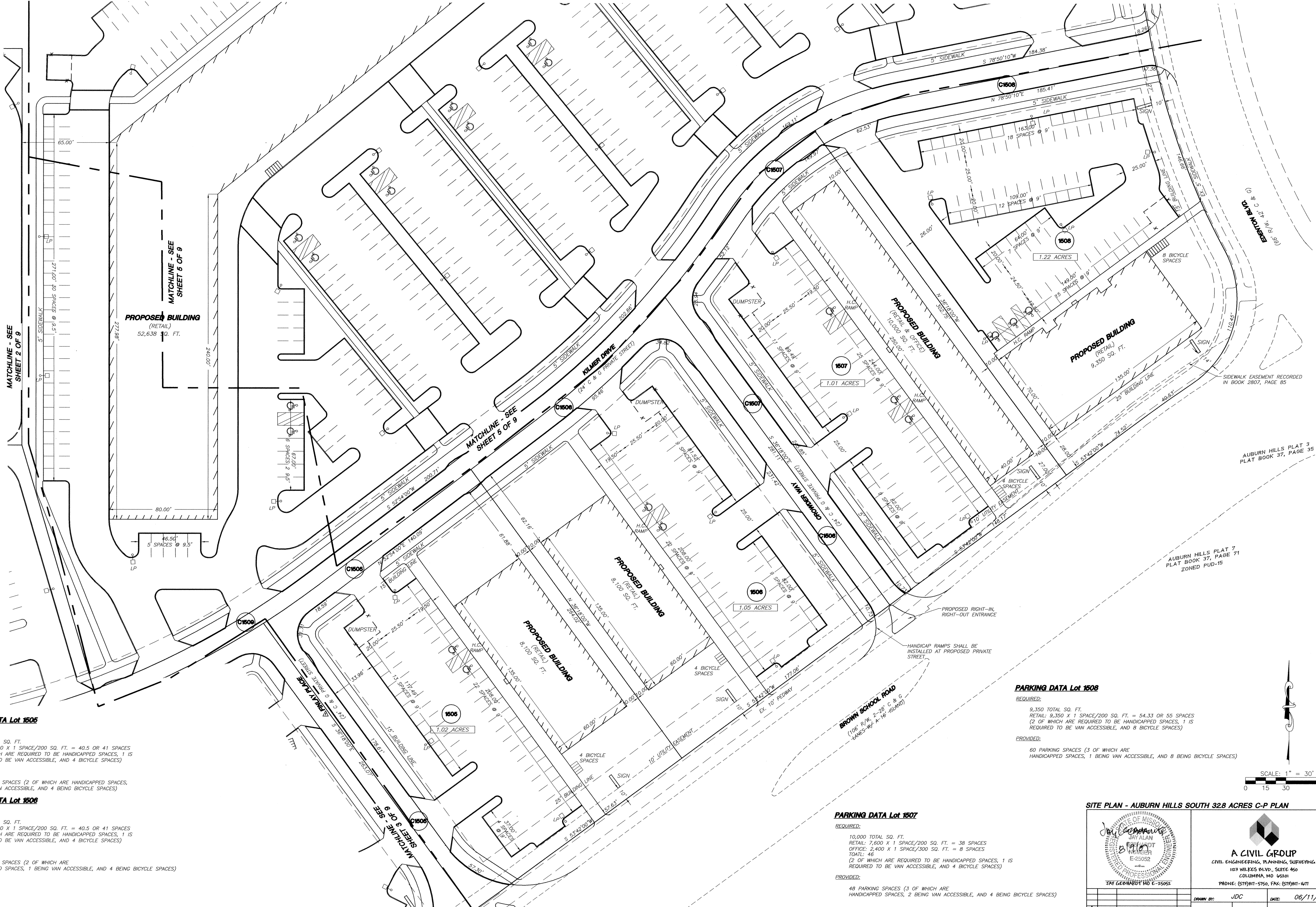
PARKING DATA Lot 1512

REQUIRED:
4,000 TOTAL SQ. FT.
MEDICAL OFFICE: 4,000 X 1 SPACE/200 SQ. FT. = 20 SPACES
(1 OF WHICH IS REQUIRED TO BE A HANDICAPPED SPACE, 1 IS REQUIRED TO BE VAN ACCESSIBLE, AND 4 BICYCLE SPACES)

PROVIDED:
24 PARKING SPACES (1 OF WHICH IS A HANDICAPPED SPACE, 1 BEING VAN ACCESSIBLE, AND 4 BEING BICYCLE SPACES)

SITE PLAN - AUBURN HILLS SOUTH 32.8 ACRES C-P PLAN

TAY GEHARDT MO E-25052		PHONE: (679)811-5750, FAX: (679)811-1471	
DRAWN BY: JDC	DATE: 06/11/2007	ENGR: JAG	PM: BAB
CITY COMMENTS:	CITY COMMENTS:	CITY COMMENTS:	CITY COMMENTS:
NO. DATE DESCRIPTION BY	JOB NO.: N76307.01	SHEET: 3 OF 9	DRAWING NO.: N76307-01

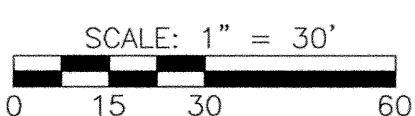


PARKING DATA Lot 1506
 REQUIRED:
 8,100 TOTAL SQ. FT.
 RETAIL: 8,100 X 1 SPACE/200 SQ. FT. = 40.5 OR 41 SPACES
 (2 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, 1 IS REQUIRED TO BE VAN ACCESSIBLE, AND 4 BICYCLE SPACES)
 PROVIDED:
 43 PARKING SPACES (2 OF WHICH ARE HANDICAPPED SPACES, 2 BEING VAN ACCESSIBLE, AND 4 BEING BICYCLE SPACES)

PARKING DATA Lot 1508
 REQUIRED:
 8,100 TOTAL SQ. FT.
 RETAIL: 8,100 X 1 SPACE/200 SQ. FT. = 40.5 OR 41 SPACES
 (2 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, 1 IS REQUIRED TO BE VAN ACCESSIBLE, AND 4 BICYCLE SPACES)
 PROVIDED:
 44 PARKING SPACES (2 OF WHICH ARE HANDICAPPED SPACES, 1 BEING VAN ACCESSIBLE, AND 4 BEING BICYCLE SPACES)

PARKING DATA Lot 1507
 REQUIRED:
 10,000 TOTAL SQ. FT.
 RETAIL: 7,600 X 1 SPACE/200 SQ. FT. = 38 SPACES
 OFFICE: 2,400 X 1 SPACE/300 SQ. FT. = 8 SPACES
 TOTAL: 46
 (2 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, 1 IS REQUIRED TO BE VAN ACCESSIBLE, AND 4 BICYCLE SPACES)
 PROVIDED:
 48 PARKING SPACES (3 OF WHICH ARE HANDICAPPED SPACES, 2 BEING VAN ACCESSIBLE, AND 4 BEING BICYCLE SPACES)

PARKING DATA Lot 1508
 REQUIRED:
 9,350 TOTAL SQ. FT.
 RETAIL: 9,350 X 1 SPACE/200 SQ. FT. = 46.75 OR 47 SPACES
 (2 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, 1 IS REQUIRED TO BE VAN ACCESSIBLE, AND 8 BICYCLE SPACES)
 PROVIDED:
 60 PARKING SPACES (3 OF WHICH ARE HANDICAPPED SPACES, 1 BEING VAN ACCESSIBLE, AND 8 BEING BICYCLE SPACES)



SITE PLAN - AUBURN HILLS SOUTH 328 ACRES C-P PLAN

JAY ALAN BABIN CIVIL ENGINEER, PLANNING, SURVEYING 1123 WILKES BLVD., SUITE 450 COLUMBIA, MD 21051 PHONE: (301)811-5750, FAX: (301)811-1171		A CIVIL GROUP CIVIL ENGINEERING, PLANNING, SURVEYING 1123 WILKES BLVD., SUITE 450 COLUMBIA, MD 21051 PHONE: (301)811-5750, FAX: (301)811-1171	
DRAWN BY: JDC DATE: 06/11/2007	CITY COMMENTS: KPM NO CHANGES THIS SHEET: BAB CITY COMMENTS: BAB DATE: 06/28/07 DESCRIPTION: BT	ENGR: JAG PK: BAB JOB NO.: N76307.01	DRAWING NO.: N76307-01 SHEET 4 OF 9

PARKING DATA Lot 1509

REQUIRED:

115,640 TOTAL SQ. FT.
SHOPPING CENTER: 111,640 X 1 SPACE/250 SQ. FT. = 446.56 OR 447 SPACES
WAREHOUSE/STORAGE: 4,000 X 1 SPACE/2000 SQ. FT. = 2 SPACES
TOTAL: 449
(18 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, 3 ARE REQUIRED TO BE VAN ACCESSIBLE, AND 23 BICYCLE SPACES)

PROVIDED:

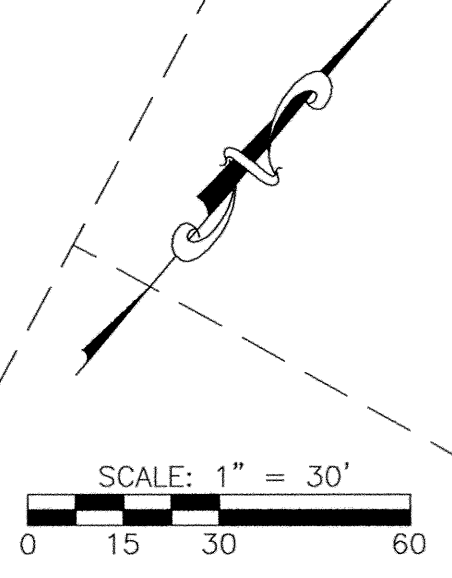
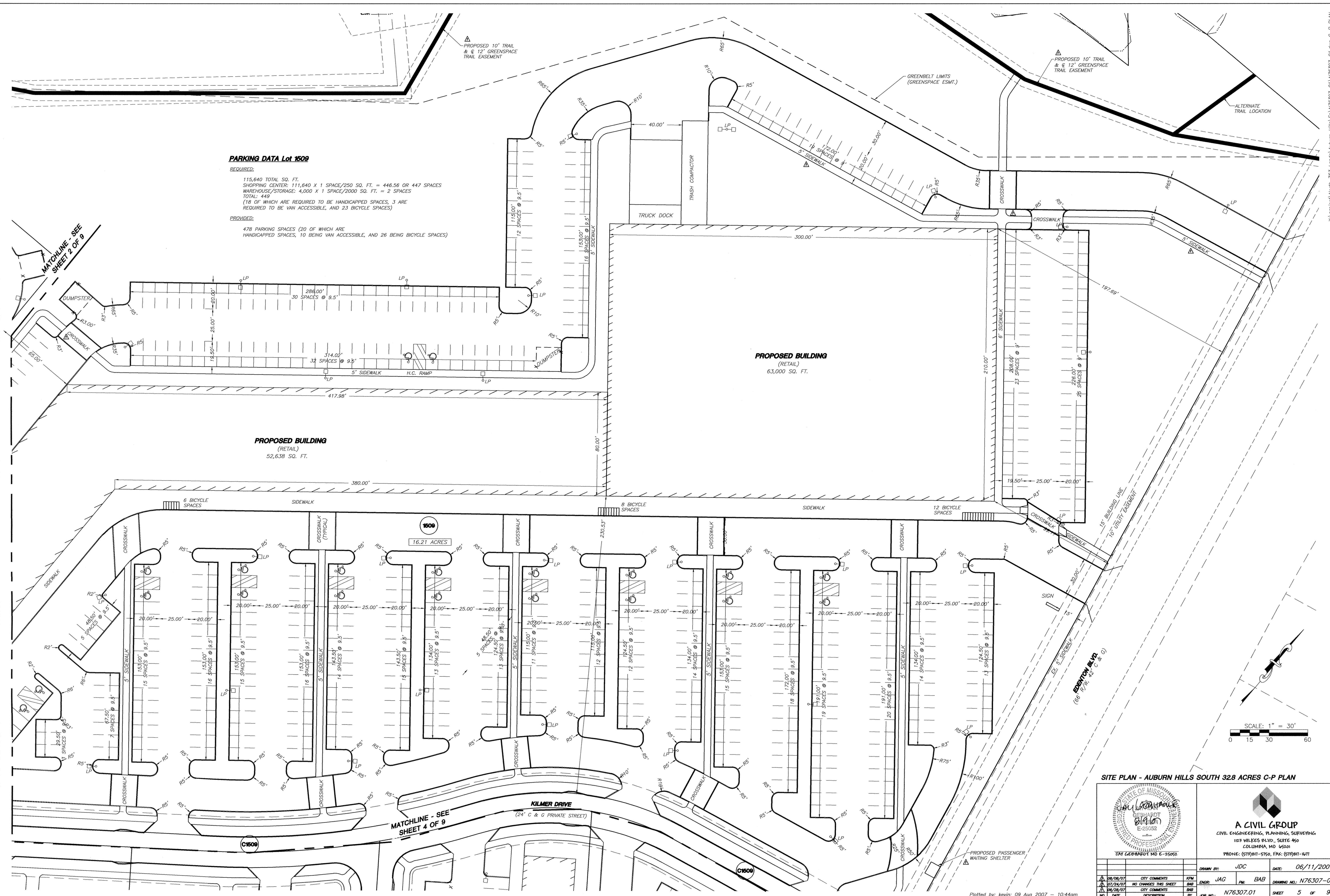
478 PARKING SPACES (20 OF WHICH ARE HANDICAPPED SPACES, 10 BEING VAN ACCESSIBLE, AND 26 BEING BICYCLE SPACES)

PROPOSED BUILDING

(RETAIL)
52,638 SQ. FT.

PROPOSED BUILDING

(RETAIL)
63,000 SQ. FT.

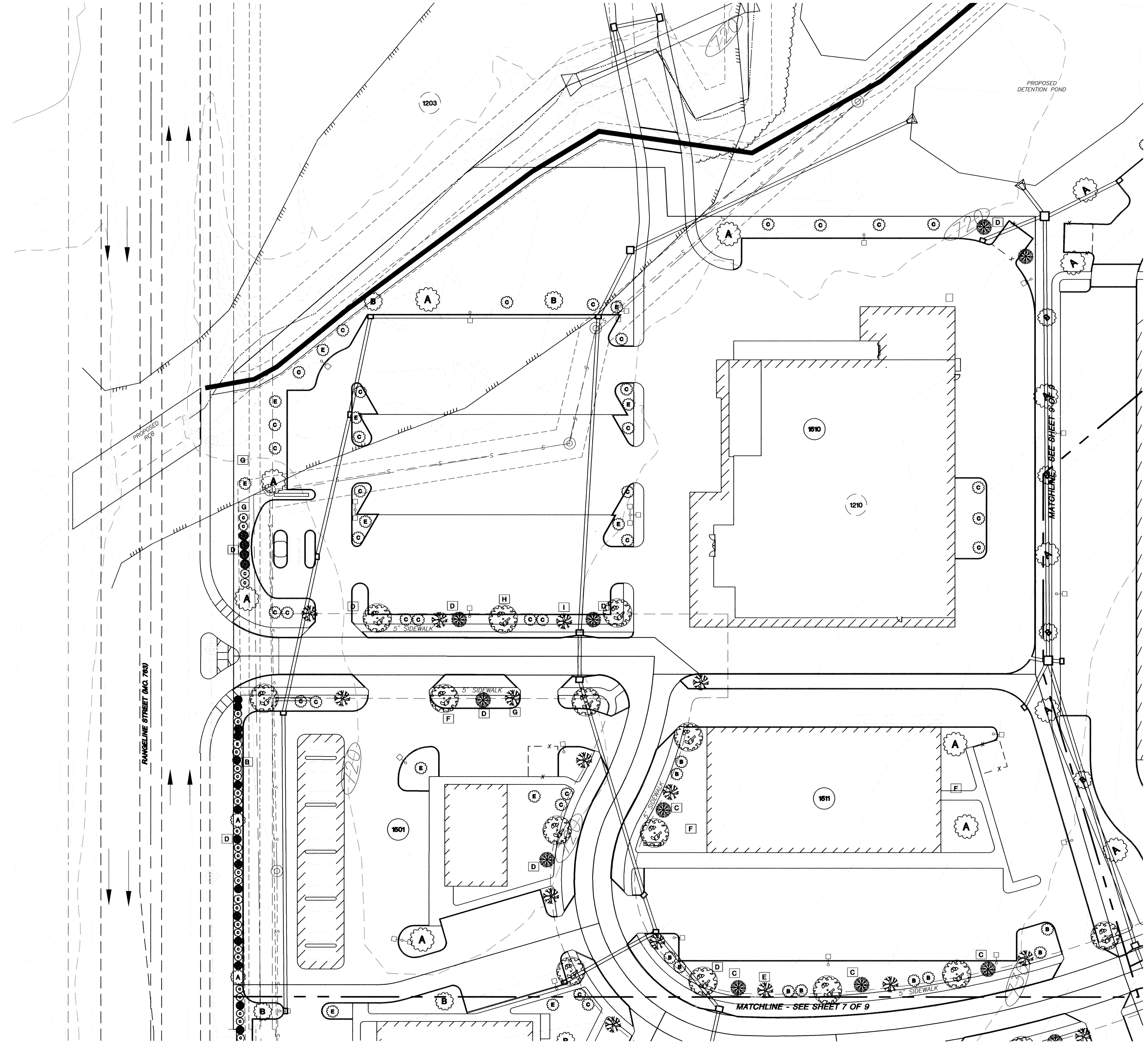


SITE PLAN - AUBURN HILLS SOUTH 32.8 ACRES C-P PLAN



A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
1123 WILKES BLVD., SUITE 450
COLUMBIA, MD 21021
PHONE: (410) 731-5150, FAX: (410) 731-1111

DATE	DESCRIPTION	BY	JOB NO.	SHEET	OF
06/08/07	CITY COMMENTS	KFM	N76307-01	5	9
07/24/07	NO CHANGES THIS SHEET	BAB			
08/28/07	CITY COMMENTS	BAB			



LANDSCAPING/TREE PRESERVATION NOTES

1. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
2. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
3. AS SHOWN IN THE DESIGN PARAMETERS, THE MINIMUM AMOUNT OF THE WHOLE DEVELOPMENT TO BE OPEN SPACE SHALL BE 35%, 5% WILL BE EXISTING VEGETATION AND 30% WILL BE LANDSCAPING.

1501
 TOTAL AREA OF LOT= 43,586 SQ. FT.
 TOTAL PAVED AREA= 32,370 SQ.FT. (74.3%)
 TOTAL FUTURE BUILDING AREA= 2,600 SQ.FT. (6.0%)
 TOTAL IMPERVIOUS AREA= 34,970 SQ.FT. (80.3%)
 TOTAL AREA OF LANDSCAPING= 8,585 SQ.FT. (19.7%)
 32,370 SQ. FT. / 4,500 = 7.19 OR 8 TREES REQUIRED.
 11 NEW TREES SHOWN ON SITE.

BUFFER CALCS: 180 LF OF STREET RIGHT-OF-WAY, THUS REQUIRING 4 TREES PLANTED AT 60 FEET ON CENTER; 290 LF OF FRONTAGE ALONG THE PRIVATE DRIVE, THUS REQUIRING 8 TREES PLANTED AT INTERVALS OF 40 TO 60 FEET ON CENTER; AND SCREENING OF TO A MINIMUM OF 3 FEET ABOVE THE GROUND PROVIDED BY 30 BURNING BUSH OR KETELEERI SHRUBS.

1510
 TOTAL AREA OF LOT= 145,930 SQ. FT. = 3.35 AC.
 TOTAL PAVED AREA= 90,245 SQ.FT. (61.8%)
 TOTAL FUTURE BUILDING AREA= 25,974 SQ.FT. (17.8%)
 TOTAL IMPERVIOUS AREA= 116,220 SQ.FT. (79.6%)
 TOTAL AREA OF LANDSCAPING= 29,710 SQ.FT. (20.4%)
 90,245 SQ. FT. / 4,500 = 20.05 OR 21 TREES REQUIRED.
 21 NEW TREES SHOWN ON SITE.

BUFFER CALCS: 50 LF OF STREET RIGHT-OF-WAY, THUS REQUIRING 2 TREES PLANTED AT 50 FEET ON CENTER; 255 LF OF FRONTAGE ALONG THE PRIVATE DRIVE, THUS REQUIRING 6 TREES PLANTED AT INTERVALS OF 40 TO 60 FEET ON CENTER; AND SCREENING OF TO A MINIMUM OF 3 FEET ABOVE THE GROUND PROVIDED BY 8 BURNING BUSH OR KETELEERI SHRUBS.

1511
 TOTAL AREA OF LOT= 59,340 SQ. FT.
 TOTAL PAVED AREA= 31,080 SQ.FT. (52.4%)
 TOTAL FUTURE BUILDING AREA= 12,000 SQ.FT. (20.2%)
 TOTAL IMPERVIOUS AREA= 43,080 SQ.FT. (72.6%)
 TOTAL AREA OF LANDSCAPING= 16,260 SQ.FT. (27.4%)
 31,080 SQ. FT. / 4,500 = 6.91 OR 7 TREES REQUIRED.
 14 NEW TREES SHOWN ON SITE.

BUFFER CALCS: 280 LF OF FRONTAGE ALONG THE PRIVATE DRIVE, THUS REQUIRING 12 TREES PLANTED AT INTERVALS OF 40 TO 60 FEET ON CENTER; AND SCREENING OF TO A MINIMUM OF 3 FEET ABOVE THE GROUND PROVIDED BY BURNING BUSH AND KETELEERI SHRUBS.

PLANT SCHEDULE (LOT 1501)

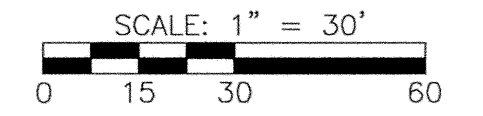
SYMBOL	QUANTITY	PLANT SPECIES	SIZE	CATEGORY
A	3	GREEN ASH	2"	SHADE TREE (MED-LARGE)
B	*	FESCUE	---	TURF
C	21	BURNING BUSH	6'	LARGE DECIDUOUS SHRUB
D	15	KETELEERI JUNIPER	6'	EVERGREEN SHRUB
E	2	CRABAPPLE	4'	ORNAMENTAL TREE
F	4	WHITE ASH	2"	SHADE TREE (MED-LARGE)
G	4	REDBUD	2"	ORNAMENTAL

PLANT SCHEDULE (LOT 1510)

SYMBOL	QUANTITY	PLANT SPECIES	SIZE	CATEGORY
A	4	GREEN ASH	2"	SHADE TREE (MED-LARGE)
B	2	RED MAPLE	2"	SHADE TREE (MED-LARGE)
C	32	BURNING BUSH	5 GAL.	LARGE DECIDUOUS SHRUB
D	8	KETELEERI JUNIPER	5 GAL.	EVERGREEN SHRUB
E	8	CRABAPPLE	4'	ORNAMENTAL TREE
F	*	FESCUE	---	TURF
G	3	WHITE ASH	2"	SHADE TREE (MED-LARGE)
H	3	RED BUD	4'	ORNAMENTAL

PLANT SCHEDULE (LOT 1511)

SYMBOL	QUANTITY	PLANT SPECIES	SIZE	CATEGORY
A	2	GREEN ASH	2"	SHADE TREE (MED-LARGE)
B	10	BURNING BUSH	5 GAL.	LARGE DECIDUOUS SHRUB
C	4	KETELEERI JUNIPER	6'	EVERGREEN SHRUB
D	6	WHITE ASH	2"	SHADE TREE (MED-LARGE)
E	6	REDBUD	4'	ORNAMENTAL
F	*	FESCUE	---	TURF

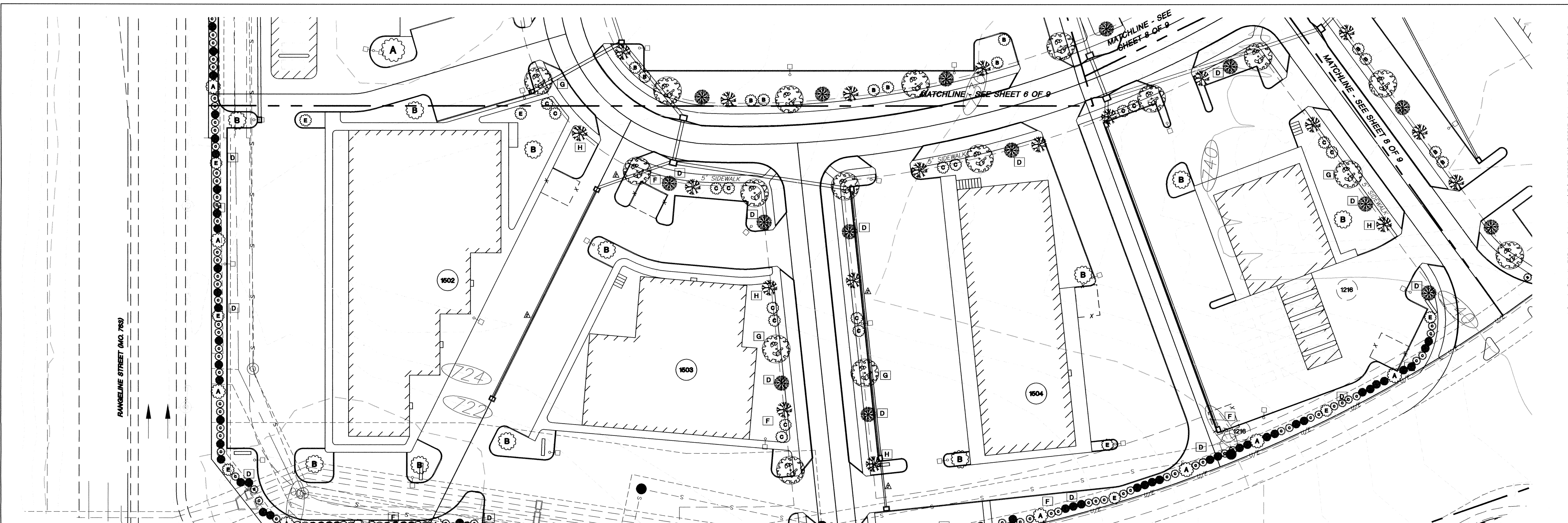


CONCEPTUAL STORMWATER MANAGEMENT AND LANDSCAPING PLAN - AUBURN HILLS SOUTH 328 ACRES C-P PLAN

JAY LEHNARDT NO. E-25052

A CIVIL GROUP
 CIVIL ENGINEERING, PLANNING, SURVEYING
 1123 WILKES BLVD., SUITE 450
 COLUMBIA, MO. 65201
 PHONE: (573)811-5750, FAX: (573)811-1071

NO.	DATE	DESCRIPTION	BY	JOB NO.	SHEET
1	06/11/2007	DRAWN BY: JDC	JDC	N76307.01	6 OF 9
2	08/08/07	NO CHANGES THIS SHEET	KPM		
3	07/24/07	NO CHANGES THIS SHEET	BAB		
4	08/28/07	CITY COMMENTS	BAB		



PLANT SCHEDULE (LOT 1502)

SYMBOL	QUANTITY	PLANT SPECIES	SIZE	CATEGORY
A	4	GREEN ASH	2"	SHADE TREE (MED-LARGE)
B	4	RED MAPLE	2"	SHADE TREE (MED-LARGE)
C	37	BURNING BUSH	5 GAL.	LARGE DECIDUOUS SHRUB
D	27	KETELEERI JUNIPER	6'	EVERGREEN SHRUB
E	6	CRABAPPLE	4'	ORNAMENTAL TREE
F	*	FESCUE	---	TURF
G	1	WHITE ASH	2"	SHADE TREE (MED-LARGE)
H	1	REDBUD	4'	ORNAMENTAL

PLANT SCHEDULE (LOT 1503)

SYMBOL	QUANTITY	PLANT SPECIES	SIZE	CATEGORY
A	3	GREEN ASH	2"	SHADE TREE (MED-LARGE)
B	2	RED MAPLE	2"	SHADE TREE (MED-LARGE)
C	25	BURNING BUSH	5 GAL.	LARGE DECIDUOUS SHRUB
D	27	KETELEERI JUNIPER	6'	EVERGREEN SHRUB
E	2	CRABAPPLE	4'	ORNAMENTAL TREE
F	*	FESCUE	---	TURF
G	4	WHITE ASH	2"	SHADE TREE (MED-LARGE)
H	3	REDBUD	4'	ORNAMENTAL TREE

PLANT SCHEDULE (LOT 1504)

SYMBOL	QUANTITY	PLANT SPECIES	SIZE	CATEGORY
A	2	GREEN ASH	2"	SHADE TREE (MED-LARGE)
B	2	RED MAPLE	2"	SHADE TREE (MED-LARGE)
C	19	BURNING BUSH	5 GAL.	LARGE DECIDUOUS SHRUB
D	19	KETELEERI JUNIPER	6'	EVERGREEN SHRUB
E	4	CRABAPPLE	4'	ORNAMENTAL TREE
F	*	FESCUE	---	TURF
G	3	WHITE ASH	2"	SHADE TREE (MED-LARGE)
H	4	REDBUD	4'	ORNAMENTAL TREE

PLANT SCHEDULE (LOT 1216)

SYMBOL	QUANTITY	PLANT SPECIES	SIZE	CATEGORY
A	2	GREEN ASH	2"	SHADE TREE (MED-LARGE)
B	2	RED MAPLE	2"	SHADE TREE (MED-LARGE)
C	18	BURNING BUSH	5 GAL.	LARGE DECIDUOUS SHRUB
D	17	KETELEERI JUNIPER	6'	EVERGREEN SHRUB
E	2	CRABAPPLE	4'	ORNAMENTAL TREE
F	*	FESCUE	---	TURF
G	3	WHITE ASH	2"	SHADE TREE (MED-LARGE)
H	4	REDBUD	4'	ORNAMENTAL TREE

PLANT SCHEDULE (LOT 1512)

SYMBOL	QUANTITY	PLANT SPECIES	SIZE	CATEGORY
A	4	GREEN ASH	2"	SHADE TREE (MED-LARGE)
B	*	FESCUE	---	TURF
C	15	BURNING BUSH	5 GAL.	LARGE DECIDUOUS SHRUB
D	12	KETELEERI JUNIPER	6'	EVERGREEN SHRUB
E	2	CRABAPPLE	4'	ORNAMENTAL TREE

LANDSCAPING/TREE PRESERVATION NOTES

1502
 TOTAL AREA OF LOT= 61,590 SQ. FT. = 1.41 AC.
 TOTAL PAVED AREA= 35,300 SQ.FT. (57.3%)
 TOTAL FUTURE BUILDING AREA= 15,200 SQ.FT. (24.7%)
 TOTAL IMPERVIOUS AREA= 50,500 SQ.FT. (82.0%)
 TOTAL AREA OF LANDSCAPING= 11,090 SQ.FT. (18.0%)
 35,300 SQ. FT. / 4,500 = 7.84 OR 8 TREES REQUIRED.
 8 NEW TREES SHOWN ON SITE.
 BUFFER CALCS: 400 LF OF STREET RIGHT-OF-WAY, THUS REQUIRING 8 TREES PLANTED AT 50 FEET ON CENTER; 70 LF OF FRONTAGE ALONG THE PRIVATE DRIVE, THUS REQUIRING 2 TREES PLANTED AT INTERVALS OF 40 TO 60 FEET ON CENTER; AND SCREENING OF TO A MINIMUM OF 3 FEET ABOVE THE GROUND PROVIDED BY 64 BURNING BUSH OR KETELEERI SHRUBS.

1503
 TOTAL AREA OF LOT= 47,920 SQ. FT. = 1.10 AC.
 TOTAL PAVED AREA= 26,580 SQ.FT. (55.5%)
 TOTAL FUTURE BUILDING AREA= 9,400 SQ.FT. (19.6%)
 TOTAL IMPERVIOUS AREA= 35,980 SQ.FT. (75.1%)
 TOTAL AREA OF LANDSCAPING= 11,940 SQ.FT. (24.9%)
 26,580 SQ. FT. / 4,500 = 5.91 OR 6 TREES REQUIRED.
 9 NEW TREES SHOWN ON SITE.
 BUFFER CALCS: 270 LF OF STREET RIGHT-OF-WAY, THUS REQUIRING 5 TREES PLANTED AT 50 FEET ON CENTER; 210 LF OF FRONTAGE ALONG THE PRIVATE DRIVE, THUS REQUIRING 7 TREES PLANTED AT INTERVALS OF 40 TO 60 FEET ON CENTER; AND SCREENING OF TO A MINIMUM OF 3 FEET ABOVE THE GROUND PROVIDED BY 48 BURNING BUSH OR KETELEERI SHRUBS.

1504
 TOTAL AREA OF LOT= 54,450 SQ. FT. = 1.25 AC.
 TOTAL PAVED AREA= 30,360 SQ.FT. (55.8%)
 TOTAL FUTURE BUILDING AREA= 10,500 SQ.FT. (19.3%)
 TOTAL IMPERVIOUS AREA= 40,860 SQ.FT. (75.0%)
 TOTAL AREA OF LANDSCAPING= 13,590 SQ.FT. (25.0%)
 30,360 SQ. FT. / 4,500 = 6.75 OR 7 TREES REQUIRED.
 10 NEW TREES SHOWN ON SITE.
 BUFFER CALCS: 220 LF OF STREET RIGHT-OF-WAY, THUS REQUIRING 5 TREES PLANTED AT 50 FEET ON CENTER; 280 LF OF FRONTAGE ALONG THE PRIVATE DRIVE, THUS REQUIRING 7 TREES PLANTED AT INTERVALS OF 40 TO 60 FEET ON CENTER; AND SCREENING OF TO A MINIMUM OF 3 FEET ABOVE THE GROUND PROVIDED BY 36 BURNING BUSH OR KETELEERI SHRUBS.

1216
 TOTAL AREA OF LOT= 48,000 SQ. FT. = 1.05 AC.
 TOTAL PAVED AREA= 30,850 SQ.FT. (67.1%)
 TOTAL FUTURE BUILDING AREA= 4,200 SQ.FT. (9.1%)
 TOTAL IMPERVIOUS AREA= 35,050 SQ.FT. (76.2%)
 TOTAL AREA OF LANDSCAPING= 10,950 SQ.FT. (23.8%)
 30,850 SQ. FT. / 4,500 = 6.86 OR 7 TREES REQUIRED.
 9 NEW TREES SHOWN ON SITE.
 BUFFER CALCS: 160 LF OF STREET RIGHT-OF-WAY, THUS REQUIRING 4 TREES PLANTED AT 50 FEET ON CENTER; 150 LF OF FRONTAGE ALONG THE PRIVATE DRIVE, THUS REQUIRING 7 TREES PLANTED AT INTERVALS OF 40 TO 60 FEET ON CENTER; AND SCREENING OF TO A MINIMUM OF 3 FEET ABOVE THE GROUND PROVIDED BY 29 BURNING BUSH OR KETELEERI SHRUBS.

1512
 TOTAL AREA OF LOT= 30,240 SQ. FT.
 TOTAL PAVED AREA= 8,000 SQ.FT. (8.7%)
 TOTAL FUTURE BUILDING AREA= 4,000 SQ.FT. (16.4%)
 TOTAL IMPERVIOUS AREA= 12,000 SQ.FT. (25.1%)
 TOTAL AREA OF LANDSCAPING= 18,240 SQ.FT. (74.9%)
 8,000 SQ. FT. / 4,500 = 1.78 OR 2 TREES REQUIRED.
 2 NEW TREES SHOWN ON SITE.
 BUFFER CALCS: 160 LF OF STREET RIGHT-OF-WAY, THUS REQUIRING 5 TREES PLANTED AT 40 FEET ON CENTER AND SCREENING OF TO A MINIMUM OF 3 FEET ABOVE THE GROUND PROVIDED BY 27 BURNING BUSH OR KETELEERI SHRUBS.

CONCEPTUAL STORMWATER MANAGEMENT AND LANDSCAPING PLAN - AUBURN HILLS SOUTH 32.8 ACRES C-P PLAN

	A CIVIL GROUP CIVIL ENGINEERING, PLANNING, SURVEYING 1123 WILKES BLVD., SUITE 450 COLUMBIA, MD 21050 PHONE: (301)811-5750, FAX: (301)811-1471	
DRAWN BY: JDC ENGR: JAG PM: BAB DATE: 06/11/2007	NO CHANGES THIS SHEET CITY COMMENTS CITY COMMENTS	NPM BAB BAB N76307.01 SHEET 7 OF 9

PLANT SCHEDULE (LOT 1506)

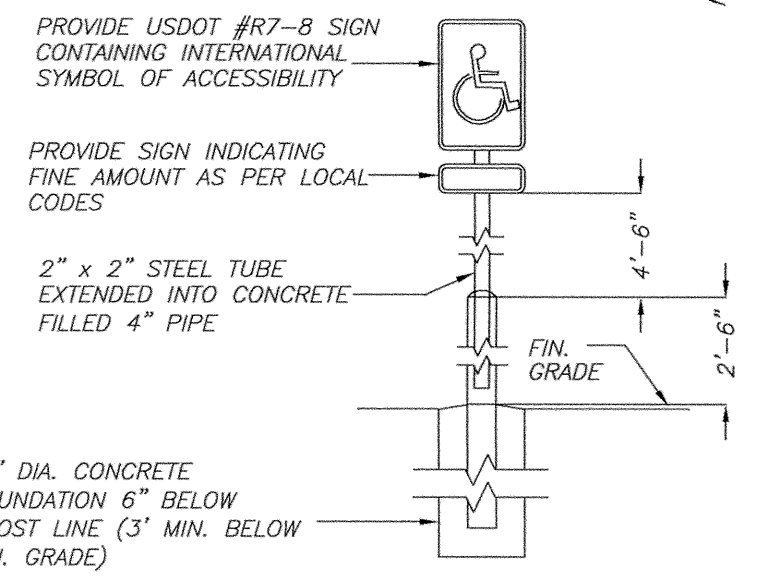
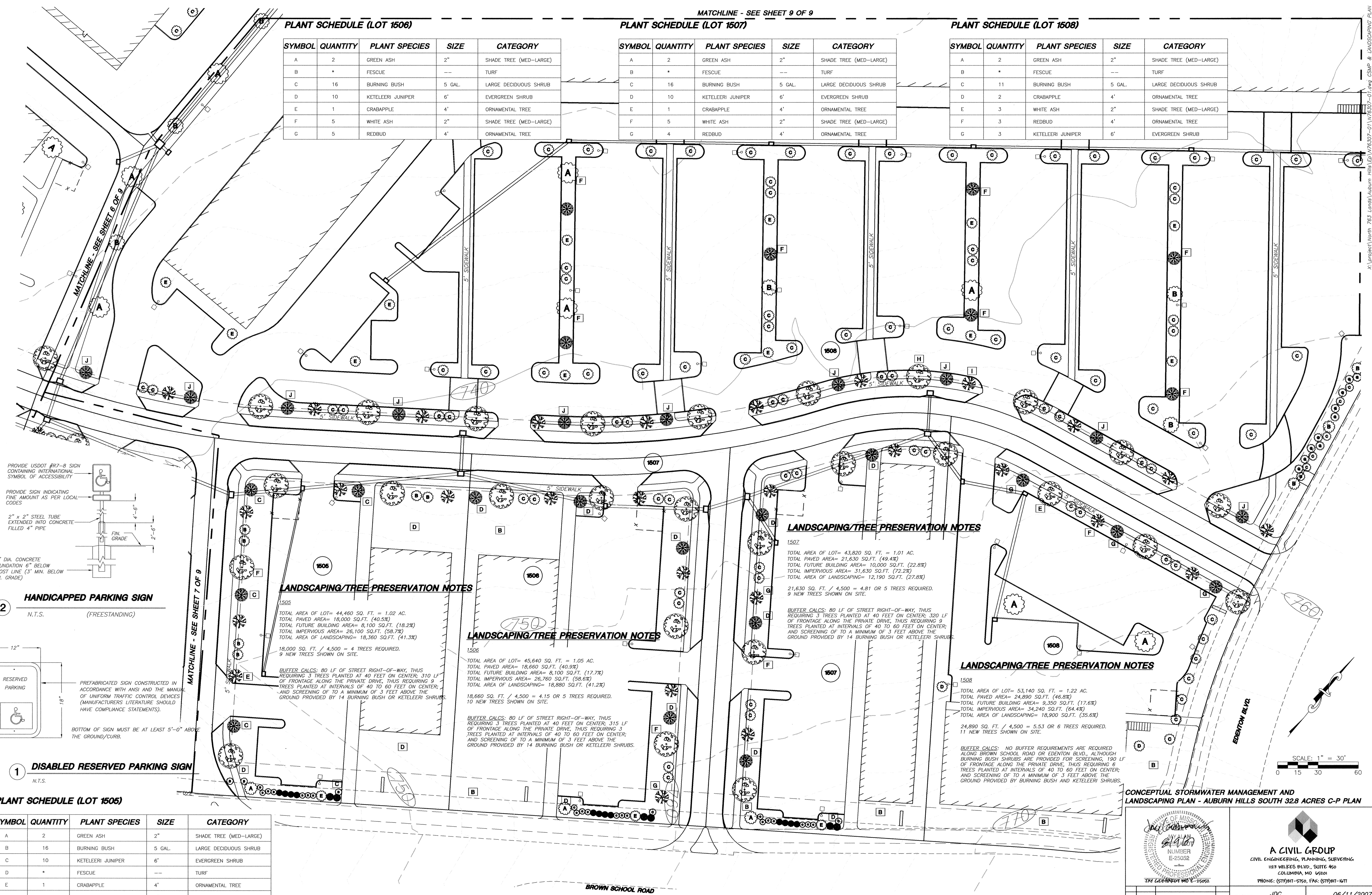
SYMBOL	QUANTITY	PLANT SPECIES	SIZE	CATEGORY
A	2	GREEN ASH	2"	SHADE TREE (MED-LARGE)
B	*	FESCUE	---	TURF
C	16	BURNING BUSH	5 GAL.	LARGE DECIDUOUS SHRUB
D	10	KETELEERI JUNIPER	6'	EVERGREEN SHRUB
E	1	CRABAPPLE	4'	ORNAMENTAL TREE
F	5	WHITE ASH	2"	SHADE TREE (MED-LARGE)
G	5	REDBUD	4'	ORNAMENTAL TREE

PLANT SCHEDULE (LOT 1507)

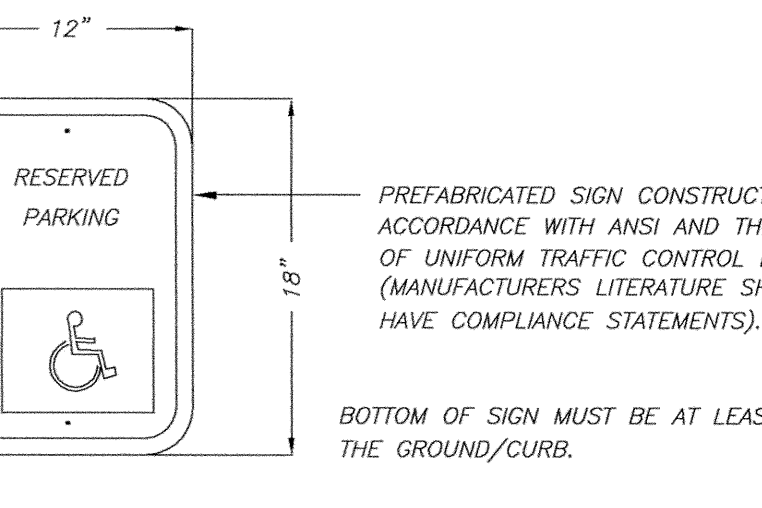
SYMBOL	QUANTITY	PLANT SPECIES	SIZE	CATEGORY
A	2	GREEN ASH	2"	SHADE TREE (MED-LARGE)
B	*	FESCUE	---	TURF
C	16	BURNING BUSH	5 GAL.	LARGE DECIDUOUS SHRUB
D	10	KETELEERI JUNIPER	6'	EVERGREEN SHRUB
E	1	CRABAPPLE	4'	ORNAMENTAL TREE
F	5	WHITE ASH	2"	SHADE TREE (MED-LARGE)
G	4	REDBUD	4'	ORNAMENTAL TREE

PLANT SCHEDULE (LOT 1508)

SYMBOL	QUANTITY	PLANT SPECIES	SIZE	CATEGORY
A	2	GREEN ASH	2"	SHADE TREE (MED-LARGE)
B	*	FESCUE	---	TURF
C	11	BURNING BUSH	5 GAL.	LARGE DECIDUOUS SHRUB
D	2	CRABAPPLE	4'	ORNAMENTAL TREE
E	3	WHITE ASH	2"	SHADE TREE (MED-LARGE)
F	3	REDBUD	4'	ORNAMENTAL TREE
G	3	KETELEERI JUNIPER	6'	EVERGREEN SHRUB



HANDICAPPED PARKING SIGN
N.T.S. (FREESTANDING)



DISABLED RESERVED PARKING SIGN
N.T.S.

PLANT SCHEDULE (LOT 1505)

SYMBOL	QUANTITY	PLANT SPECIES	SIZE	CATEGORY
A	2	GREEN ASH	2"	SHADE TREE (MED-LARGE)
B	16	BURNING BUSH	5 GAL.	LARGE DECIDUOUS SHRUB
C	10	KETELEERI JUNIPER	6'	EVERGREEN SHRUB
D	*	FESCUE	---	TURF
E	1	CRABAPPLE	4'	ORNAMENTAL TREE
F	4	WHITE ASH	2"	SHADE TREE (MED-LARGE)
G	5	REDBUD	4'	ORNAMENTAL TREE

LANDSCAPING/TREE PRESERVATION NOTES

1505
TOTAL AREA OF LOT= 44,460 SQ. FT. = 1.02 AC.
TOTAL PAVED AREA= 18,000 SQ.FT. (40.5%)
TOTAL FUTURE BUILDING AREA= 8,100 SQ.FT. (18.2%)
TOTAL IMPERVIOUS AREA= 26,100 SQ.FT. (58.7%)
TOTAL AREA OF LANDSCAPING= 18,360 SQ.FT. (41.3%)
18,000 SQ. FT. / 4,500 = 4 TREES REQUIRED.
9 NEW TREES SHOWN ON SITE.

LANDSCAPING/TREE PRESERVATION NOTES

1506
TOTAL AREA OF LOT= 45,640 SQ. FT. = 1.05 AC.
TOTAL PAVED AREA= 18,660 SQ.FT. (40.9%)
TOTAL FUTURE BUILDING AREA= 8,100 SQ.FT. (17.7%)
TOTAL IMPERVIOUS AREA= 26,760 SQ.FT. (58.6%)
TOTAL AREA OF LANDSCAPING= 18,880 SQ.FT. (41.2%)
18,660 SQ. FT. / 4,500 = 4.15 OR 5 TREES REQUIRED.
10 NEW TREES SHOWN ON SITE.

LANDSCAPING/TREE PRESERVATION NOTES

1507
TOTAL AREA OF LOT= 43,820 SQ. FT. = 1.01 AC.
TOTAL PAVED AREA= 21,630 SQ.FT. (49.4%)
TOTAL FUTURE BUILDING AREA= 10,000 SQ.FT. (22.8%)
TOTAL IMPERVIOUS AREA= 31,630 SQ.FT. (72.2%)
TOTAL AREA OF LANDSCAPING= 12,190 SQ.FT. (27.8%)
21,630 SQ. FT. / 4,500 = 4.81 OR 5 TREES REQUIRED.
9 NEW TREES SHOWN ON SITE.

BUFFER CALCS: 80 LF OF STREET RIGHT-OF-WAY, THUS REQUIRING 3 TREES PLANTED AT 40 FEET ON CENTER; 320 LF OF FRONTAGE ALONG THE PRIVATE DRIVE, THUS REQUIRING 9 TREES PLANTED AT INTERVALS OF 40 TO 60 FEET ON CENTER; AND SCREENING OF TO A MINIMUM OF 3 FEET ABOVE THE GROUND PROVIDED BY 14 BURNING BUSH OR KETELEERI SHRUBS.

LANDSCAPING/TREE PRESERVATION NOTES

1508
TOTAL AREA OF LOT= 53,140 SQ. FT. = 1.22 AC.
TOTAL PAVED AREA= 24,890 SQ.FT. (46.8%)
TOTAL FUTURE BUILDING AREA= 9,350 SQ.FT. (17.6%)
TOTAL IMPERVIOUS AREA= 34,240 SQ.FT. (64.4%)
TOTAL AREA OF LANDSCAPING= 18,900 SQ.FT. (35.6%)
24,890 SQ. FT. / 4,500 = 5.53 OR 6 TREES REQUIRED.
11 NEW TREES SHOWN ON SITE.

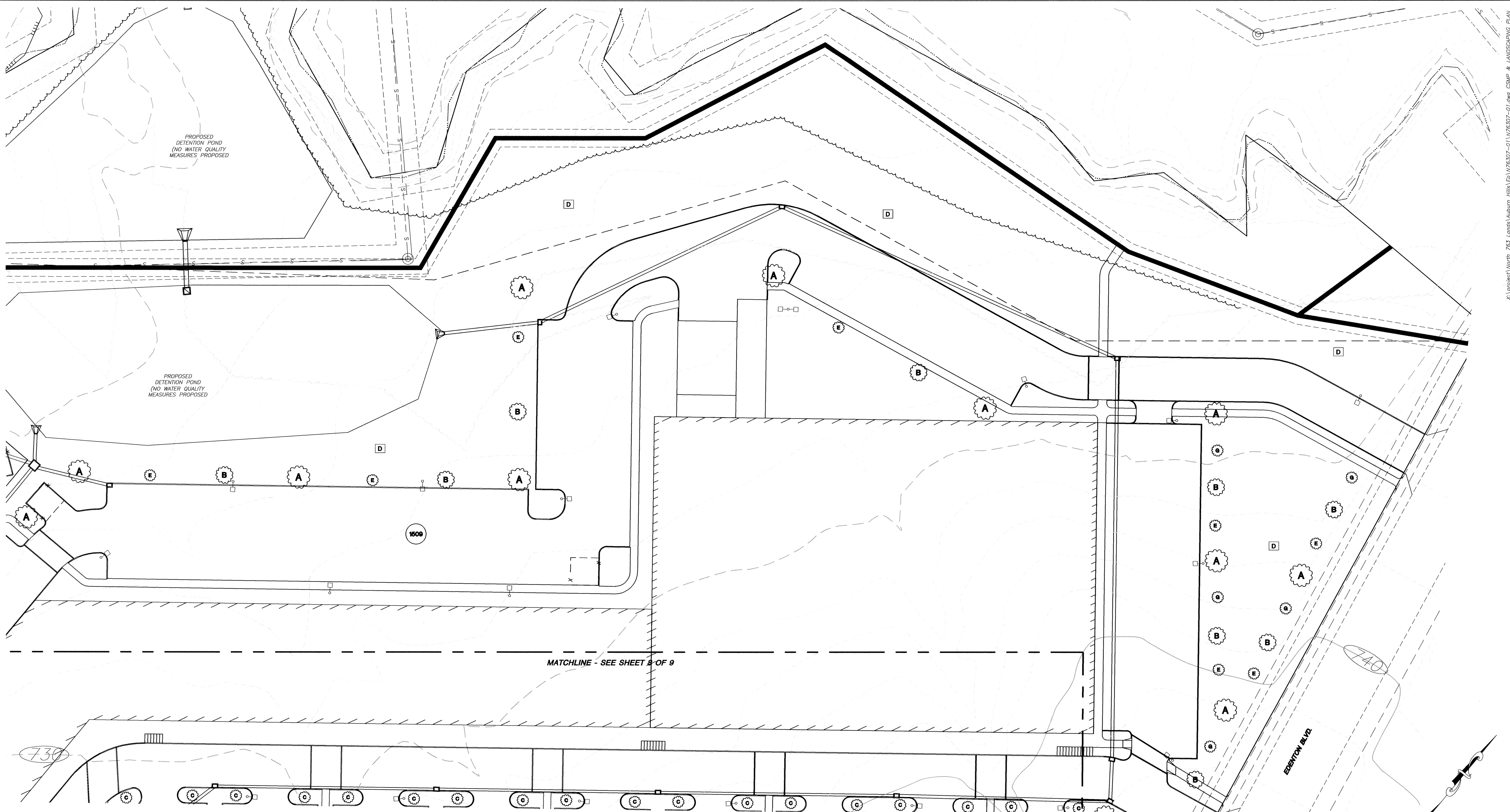
BUFFER CALCS: NO BUFFER REQUIREMENTS ARE REQUIRED ALONG BROWN SCHOOL ROAD OR EDENTON BLVD., ALTHOUGH BURNING BUSH SHRUBS ARE PROVIDED FOR SCREENING, 190 LF OF FRONTAGE ALONG THE PRIVATE DRIVE, THUS REQUIRING 6 TREES PLANTED AT INTERVALS OF 40 TO 60 FEET ON CENTER; AND SCREENING OF TO A MINIMUM OF 3 FEET ABOVE THE GROUND PROVIDED BY BURNING BUSH AND KETELEERI SHRUBS.

CONCEPTUAL STORMWATER MANAGEMENT AND LANDSCAPING PLAN - AUBURN HILLS SOUTH 32.8 ACRES C-P PLAN

Professional Engineer Seal for Jay C. Edwards, No. E-25052, State of Maryland.

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DATE	DESCRIPTION	BY	JOB NO.	SHEET
06/08/07	NO CHANGES THIS SHEET	JDC	N76307.01	8 OF 9
07/24/07	NO CHANGES THIS SHEET	JAG		
08/28/07	CITY COMMENTS	BAB		



PLANT SCHEDULE (LOT 1509)

SYMBOL	QUANTITY	PLANT SPECIES	SIZE	CATEGORY
A	17	GREEN ASH	2"	SHADE TREE (MED-LARGE)
B	18	RED MAPLE	2"	SHADE TREE (MED-LARGE)
C	19	BURNING BUSH	5 GAL.	LARGE DECIDUOUS SHRUB
D	*	FESCUE	---	TURF
E	16	CRABAPPLE	4'	ORNAMENTAL TREE
F	5	HOSTA	5 GAL.	PERENNIAL
G	15	AMERICAN HOLLY	6'	CONIFER
H	15	WHITE ASH	2"	SHADE TREE (MED-LARGE)
I	15	REDBUD	4'	ORNAMENTAL TREE
J	10	KETELEERI JUNIPER	6'	EVERGREEN SHRUB

LANDSCAPING/TREE PRESERVATION NOTES

1509
 TOTAL AREA OF LOT= 705,890 SQ. FT. = 16.21 AC.
 TOTAL PAVED AREA= 280,970 SQ.FT. (39.8%)
 TOTAL FUTURE BUILDING AREA= 115,640 SQ.FT. (16.4%)
 TOTAL IMPERVIOUS AREA= 396,610 SQ.FT. (56.2%)
 TOTAL AREA OF LANDSCAPING= 309,280 SQ.FT. (43.8%)
 280,970 SQ. FT. / 4,500 = 62.43 OR 63 TREES REQUIRED.
 79 NEW TREES SHOWN ON SITE.

BUFFER CALCS: 90 LF OF STREET RIGHT-OF-WAY, THIS REQUIRING 3 TREES PLANTED AT 40 FEET ON CENTER; A VARIETY OF PLANT TYPES ARE PROVIDED FOR SCREENING, 750 LF OF FRONTAGE ALONG THE PRIVATE DRIVE, THIS REQUIRING 20 TREES PLANTED AT INTERVALS OF 40 TO 60 FEET ON CENTER, AND SCREENING OF TO A MINIMUM OF 3 FEET ABOVE THE GROUND PROVIDED BY 16 BURNING BUSH OR KETELEERI SHRUBS.

STORM WATER MANAGEMENT

IT IS THE INTENT THAT THE MAJORITY OF THE RUNOFF FROM THE OVERALL SITE SHALL BE COLLECTED BY INLETS AND FLOW IN PIPES DESIGNED FOR A 25-YEAR RAINFALL EVENT; THIS DRAINAGE SHALL THEN BE ROUTED TO THE NORTH THROUGH TWO DRY-CELL DETENTION BASINS WHICH SHALL CONTAIN A 25-YEAR RETURN FREQUENCY, 24-HOUR DURATION STORM. THE RELEASE RATE SHALL NOT EXCEED THE PRE-DEVELOPMENT PEAK RUNOFF FOR A 2, 10 AND 25-YEAR RAIN EVENTS; SUCH FACILITIES SHALL BE MAINTAINED BY THE AUBURN HILLS C-P OWNER'S ASSOCIATION. SHOULD TOPOGRAPHY NOT ALLOW EACH BUILDING LOT TO DRAIN TO THE DRY-CELL BASINS, INDIVIDUAL UNDERGROUND STORAGE OF THE SAME DESIGN CRITERIA SHALL BE PROVIDED. AREAS OF GREENSPACE AND LANDSCAPING AND SMALL AREAS OF PRIVATE DRIVE PAVEMENT (0.75 AC. +/-) MAY AVERT THE DETENTION FACILITIES. THE RUNOFF FROM LOT 1512 SHALL SHEETFLOW IN VARIOUS DIRECTIONS, INCLUDING THE ADJACENT RIGHT-OF-WAYS, IN DRAINAGE AREAS NOT TO EXCEED 9,000 SQUARE FEET.

MATCHLINE - SEE SHEET 2 OF 9

CONCEPTUAL STORM WATER MANAGEMENT AND LANDSCAPING PLAN - AUBURN HILLS SOUTH 32.8 ACRES C-P PLAN

JAY GEISBERT, MD, E-25052

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NO CHANGES THIS SHEET	KPM	DATE:	06/11/2007
CITY COMMENTS	BAB	ENGR:	JAG
CITY COMMENTS	BAB	PK:	BAB
		DRAWING NO.:	N76307-01
		SHEET:	9 of 9

