

OWNER
WOODLAND HILLS PROPERTIES, LLC
C/O DAVID DUNAFON
2005 W. BROADWAY SUITE 220
COLUMBIA, MO 65203
(573) 442-8373

SITE DATA
EX. ZONING: R-1
ACREAGE: 3.88 ACRES
LOCATION: APPROXIMATELY 1,040 FEET EAST OF SCOTT BOULEVARD ON THE NORTH SIDE OF COPPERSTONE CREEK DRIVE.

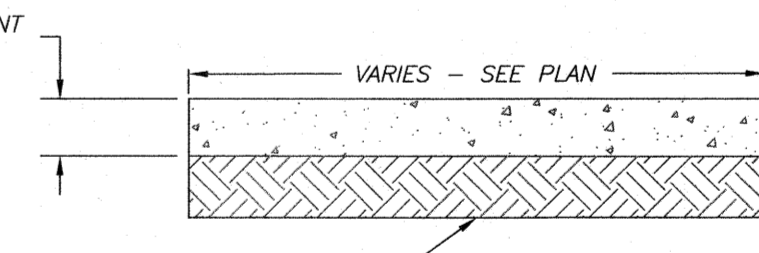
- GENERAL NOTES**
- ADJACENT PROPERTY OWNERS ARE TO BE NOTIFIED IN WRITING 30 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - THE CONTRACTOR IS REQUIRED TO HAVE A COPY OF THE CITY'S LATEST EDITION OF THE STREET, STORM DRAIN, AND SANITARY SEWER SPECIFICATIONS AND STANDARDS (OCTOBER, 2016) ON SITE AT ALL TIMES.
 - THE FOLLOWING CITY OF COLUMBIA STANDARD DETAILS MAY NEED TO BE FOLLOWED FOR WORK IN THE RIGHT-OF-WAY OR NEAR PUBLIC UTILITIES:
SIDEWALK - DETAIL #420.01

BENCHMARK DATA
BEARINGS AND ELEVATIONS ARE REFERENCED TO GRID NORTH OF THE NAD83 MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) PER THE MDOOT RTK CORS SYSTEM, MOCO STATION, OBTAINED FROM GPS OBSERVATION.
SITE BM - PK NAIL AT N.W. CORNER OF SITE AS SHOWN = 758.13

LEGAL DESCRIPTION PEDWAY #1
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING LOT C202A OF COPPERSTONE PLAT 7 AS RECORDED IN PLAT BOOK 46, PAGE 30 OF THE BOONE COUNTY, MISSOURI RECORDS.

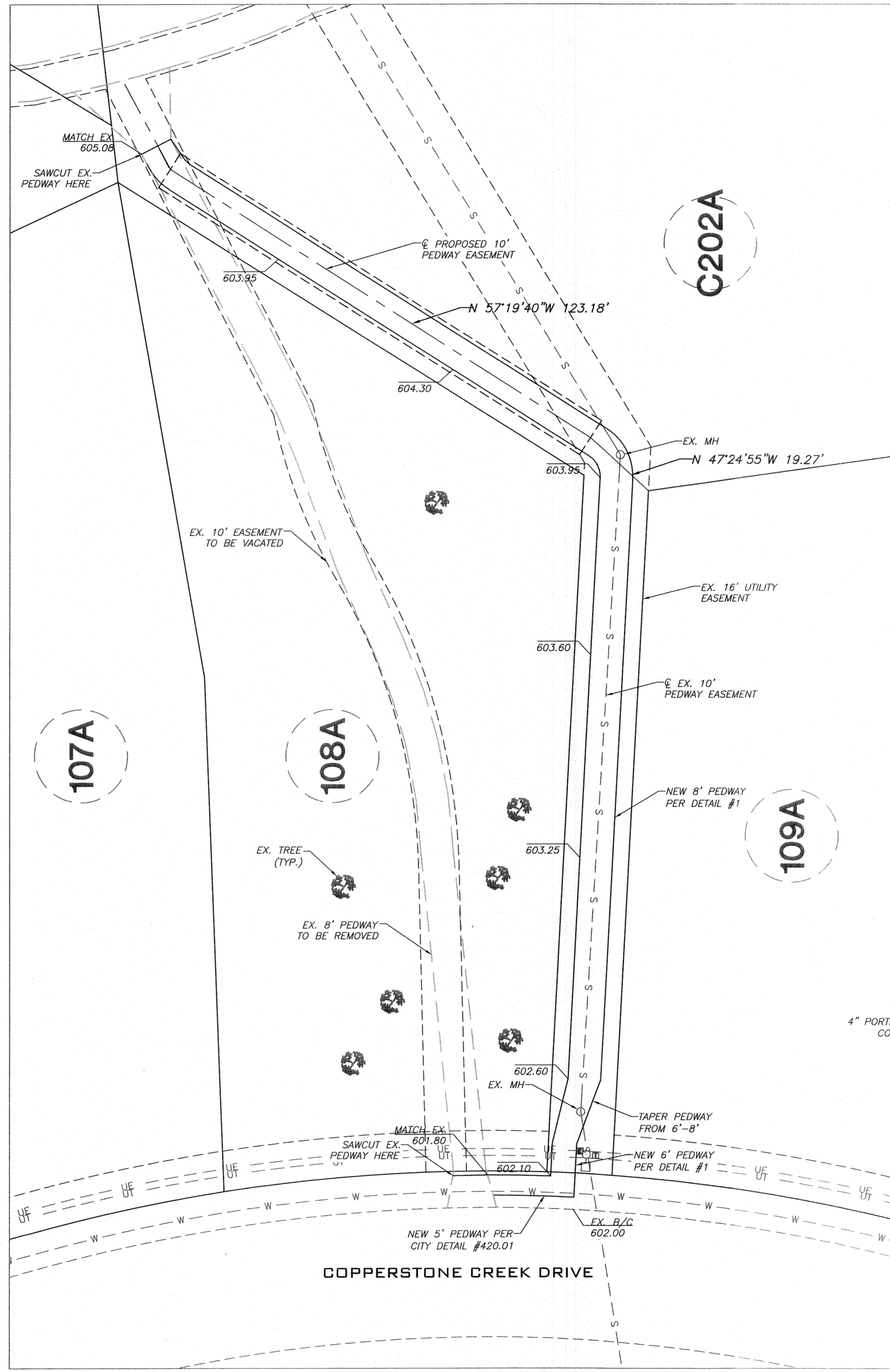
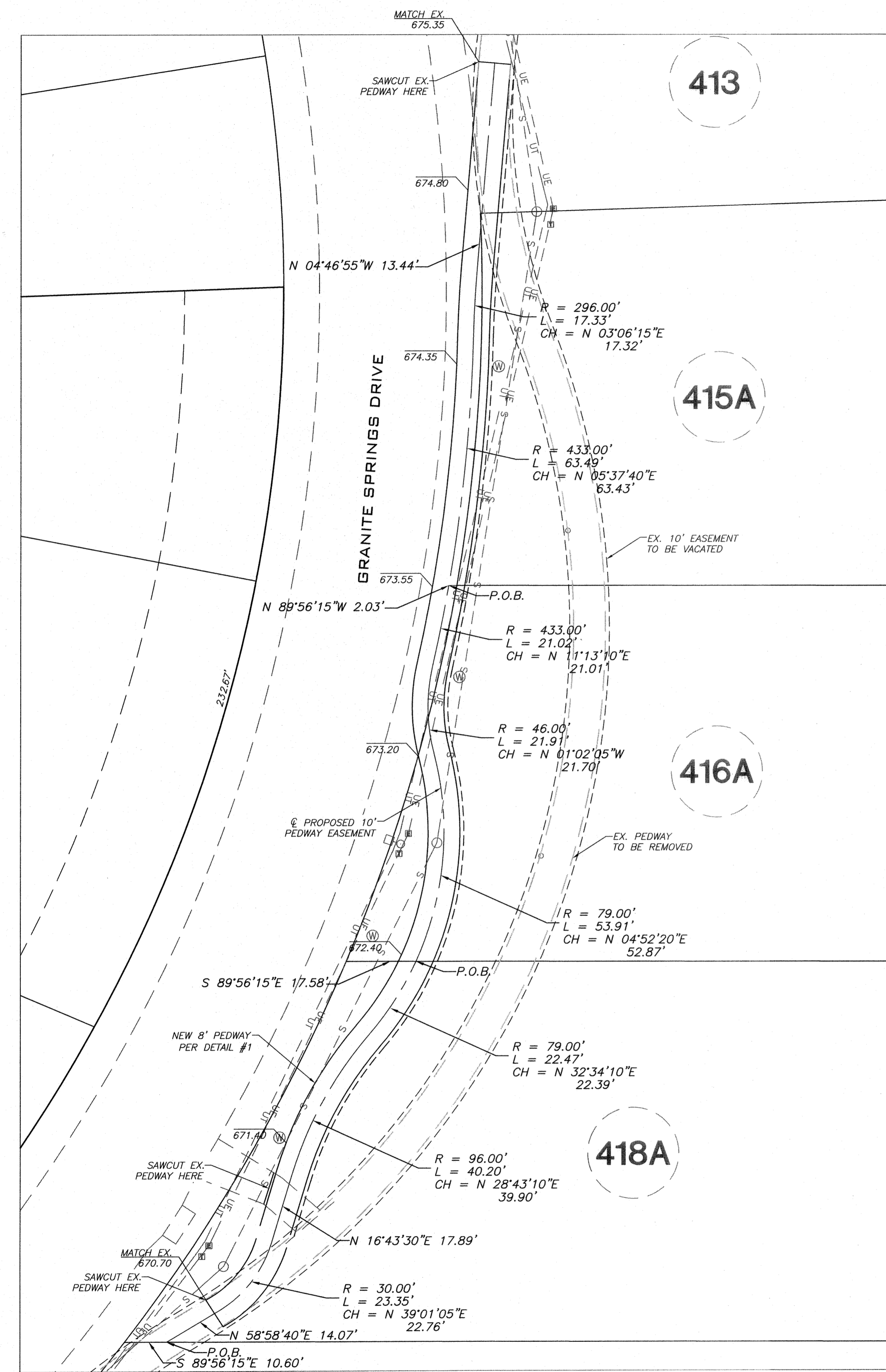
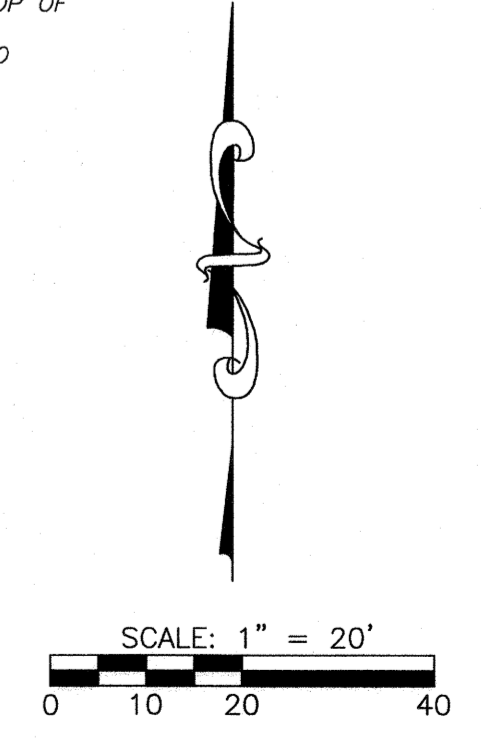
LEGAL DESCRIPTION PEDWAY #2
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING LOTS 415A, 416A, & 418A OF COPPERSTONE PLAT 7 AS RECORDED IN PLAT BOOK 46, PAGE 30 OF THE BOONE COUNTY, MISSOURI RECORDS.

BM= TOP OF CITY MH #9C21= 602.54



- CONCRETE SIDEWALK TO HAVE 1.0% (2.0% MAX.) CROSS SLOPE UNLESS OTHERWISE SHOWN.
- EXPANSION JOINTS ARE TO BE SET EVERY 100' WITH 1/2" EXPANSION MATERIAL AND BE FLUSH WITH THE TOP OF THE WALK.
- TRANSVERSE SAW CUT JOINTS AT SPACING EQUAL TO PEDWAY WIDTH.

1 PCC PEDWAY
N.T.S.



LEGEND

- MH ○ EXISTING SANITARY MANHOLE
- LP ○ EXISTING LIGHT POLE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING TELEPHONE BOX
- UE EXISTING UNDERGROUND ELECTRIC
- UT EXISTING UNDERGROUND TELEPHONE
- S EXISTING SANITARY
- W EXISTING WATER

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAIN MAP #29019C0270E DATED APRIL 19, 2017.

STORM WATER STATEMENT

THIS TRACT IS SUBJECT TO ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES, ANALYSIS OF THE INCREASE IN IMPERVIOUS AREA ON THIS SITE INDICATES THERE WILL BE NO ADVERSE IMPACTS ON ADJACENT PROPERTIES.

STREAM BUFFER STATEMENT

THERE ARE NO REGULATED STREAMS ON THIS TRACT PER THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AND AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

UTILITIES

- NATURAL GAS**
AMEREN UE
2001 MAGUIRE BLVD
COLUMBIA, MISSOURI 65201
CONTACT: (573) 676-3063
- SANITARY SEWER**
CITY OF COLUMBIA UTILITIES
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: (573) 874-7250
- WATER**
CITY OF COLUMBIA UTILITIES
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: (573) 874-7250
- TELEPHONE**
CENTURYLINK
625 E. CHERRY
COLUMBIA, MISSOURI 65201
CONTACT: (573) 886-3505
- CABLE TV**
MEDACOM
901 NORTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: (573) 443-1535
- ELECTRICITY**
CITY OF COLUMBIA UTILITIES
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: (573) 874-7250
- STORM SEWER**
CITY OF COLUMBIA UTILITIES
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: (573) 874-7250

REVISIONS

NO.	DATE	DESCRIPTION

**LOTS 108A, 202A, 415A, 416A & 418A
COPPERSTONE PLAT 7
PEDWAY RELOCATION**

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
CERTIFICATE OF AUTHORITY:
2001006116

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

Jay Gebhardt
JAY GEBHARDT
PROFESSIONAL ENGINEER
NO. 25052
JULY 13, 2018

PROJECT # DUNA17.06
DRAWING # DUNA17.06

DRAWN BY: KPM

SHEET C101
SHEET 1 OF 1