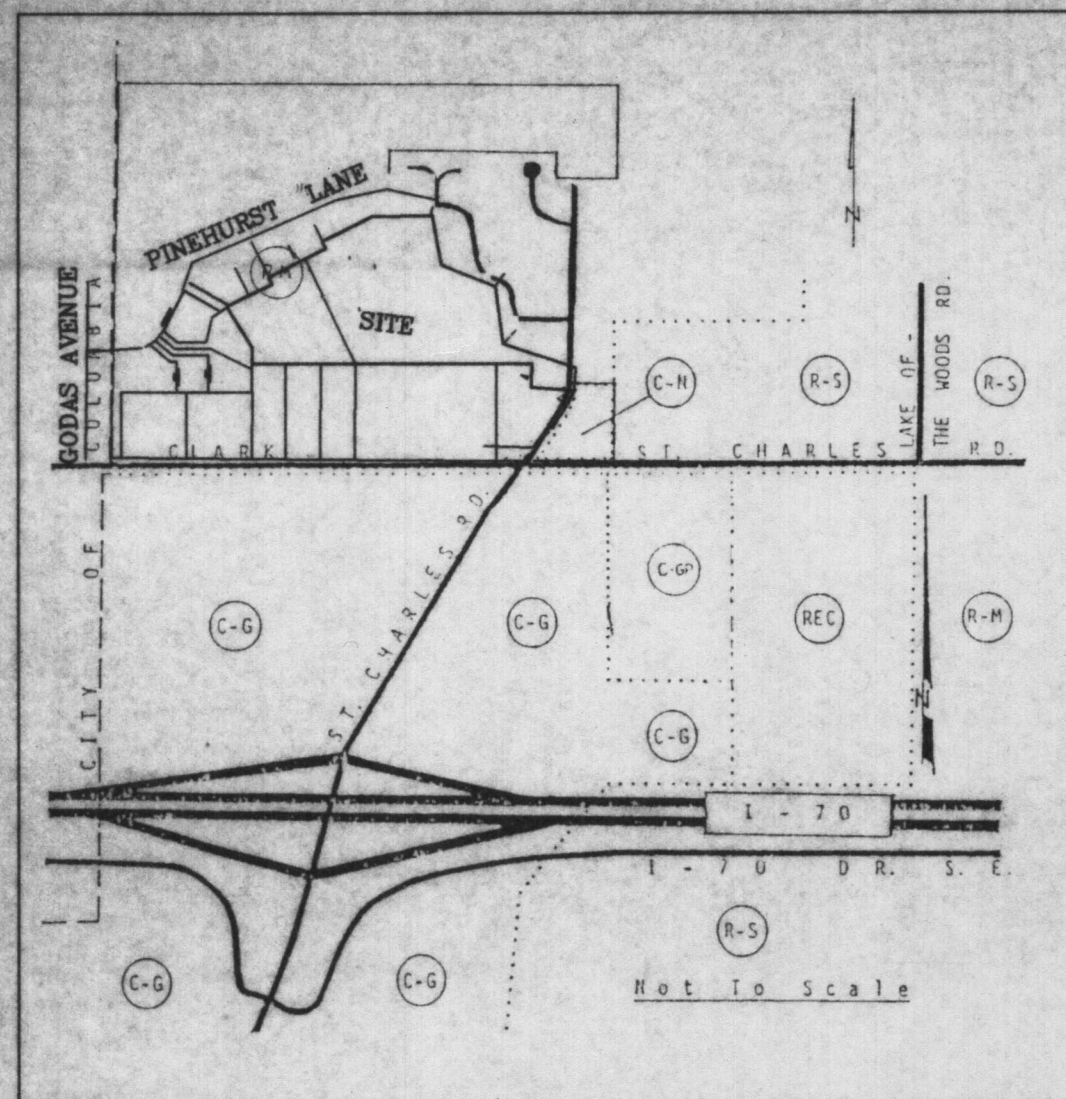


LAKEVIEW MALL PHASE II

C-GP PLAN
REVISED REVIEW PLAN
SUBMITTAL DATE: JULY 26, 2004

Received
JUL 26 2004
Deputy City Planning & Zoning



SCALE 1"=50'
0 25 50 100

LEGEND:

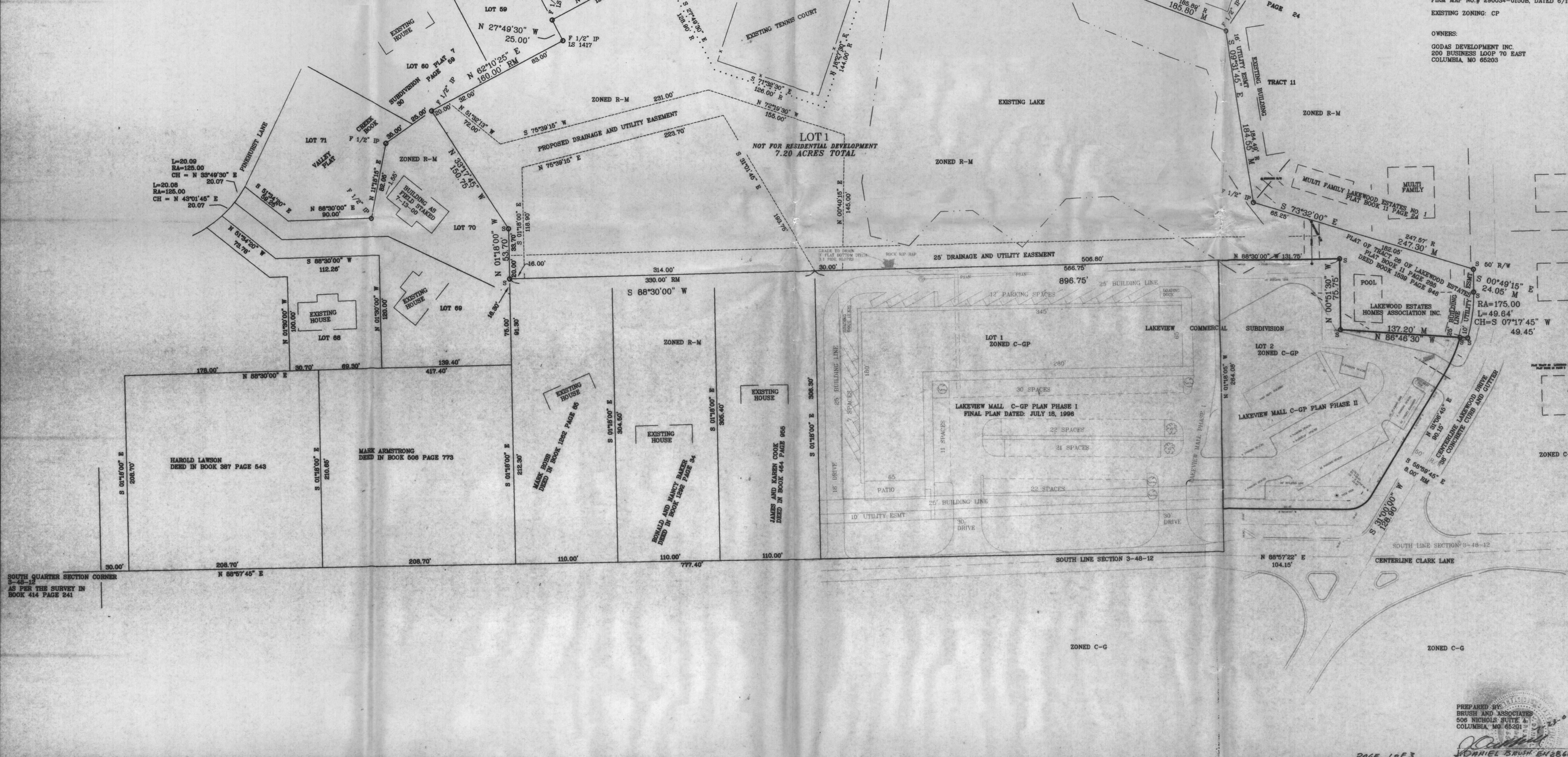
- F FOUND
- S SET 5/8" ROD WITH CAP
- PM 5/8" ROD WITH ALUMINUM CAP
- R RECORD
- M MEASURE
- RA RADIUS
- L ARC LENGTH
- CH CHORD

NOTES:

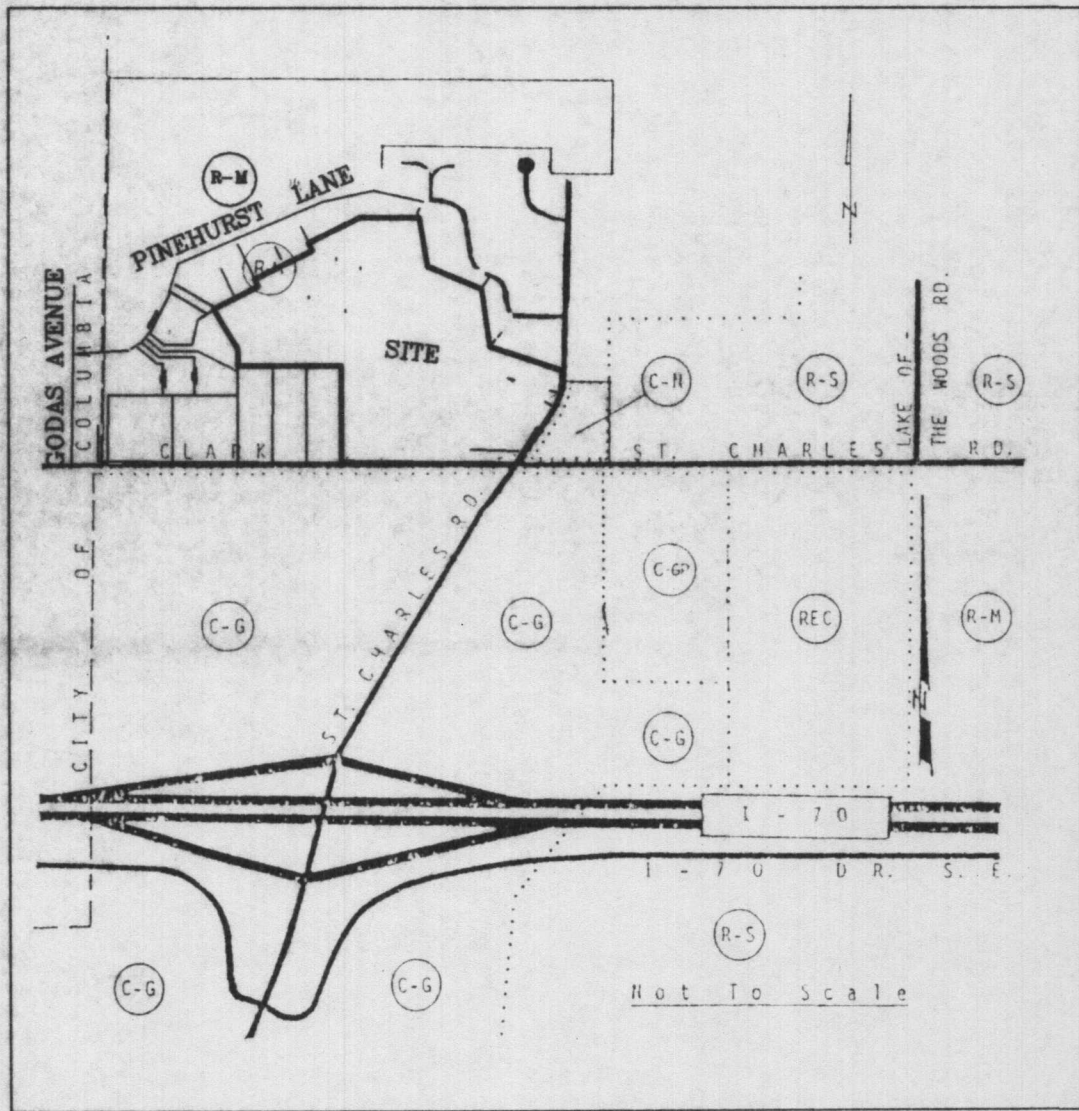
- 1.) THIS TRACT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS PER THE BOONE COUNTY FIRM MAP NO. 290034-0150B, DATED 6/15/83.

OWNERS:

GODAS DEVELOPMENT INC.
200 BUSINESS LOOP 70 EAST
COLUMBIA, MO 65203



SOUTH QUARTER SECTION CORNER
3-48-12
AS PER THE SURVEY IN
BOOK 414 PAGE 241



LANDSCAPING NOTES:

REQUIRED:

6' WIDE LANDSCAPING STRIP FOR ALL PARKING AREAS
WITHIN 20' OF STREET R/W

1 TREE PER 50' STREET FRONTAGE OF LANDSCAPING STRIP
110' LANDSCAPING STRIP = 3 TREES

1 TREE PER 4500 SQ. FT. PARKING AREA
21051 SQ. FT. PARKING = 5 TREES

NOT LESS THAN 50% OF STREET FRONTAGE DESCRIBED
ABOVE SHALL CONTAIN SCREENING MATERIAL
110' STREET FRONTAGE = 55' SCREENING MATERIAL

MINIMUM OF 15% OF TOTAL AREA SHALL BE LANDSCAPED
TOTAL AREA = 1.14 ACRES
LANDSCAPED AREA = .78 ACRES (68%)

PLANTING CATEGORIES TREES

SEC 29-25 (F):

- | | | |
|-----|------|---|
| (1) | (3) | RED MAPLE (CERIC CANADENSIS) OR APPROVED EQUAL |
| (1) | (5) | REDBUD (ACER RUBRUM) OR APPROVED EQUAL |
| (2) | (8) | DOGWOOD (CORNUS ALBA) OR APPROVED EQUAL |
| (3) | (12) | JUNIPER (JUNIPERUS CHINENSIS) OR APPROVED EQUAL |

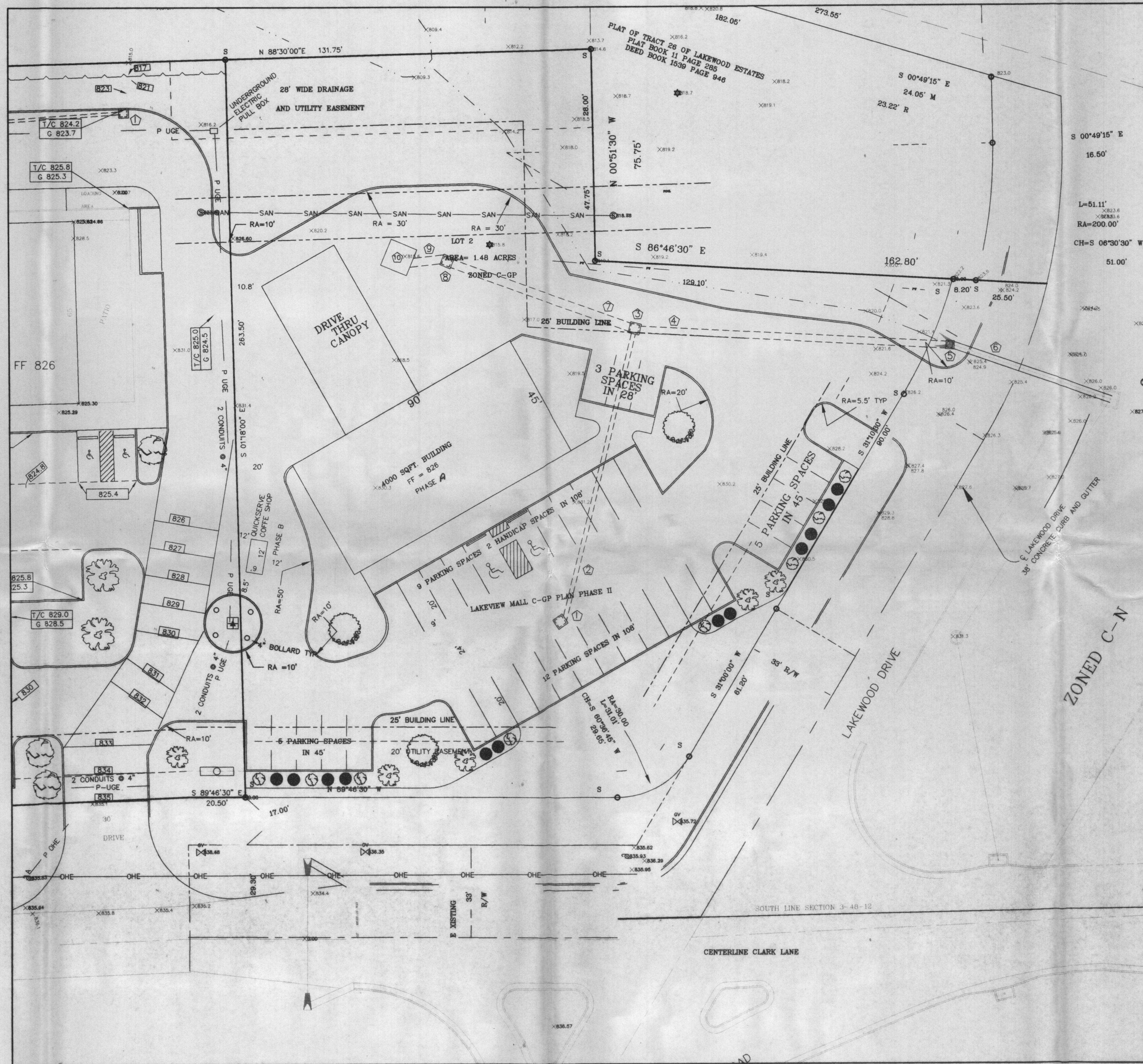
PARKING NOTES

PARKING REQUIRED
1 SPACE PER 300 SQ. FT. FLOOR AREA = 14 SPACES
OFF STREET LOADING REQUIREMENT 1 SPACE FOR
2,000-20,000 SQ. FT. FLOOR AREA = 1 SPACE

PARKING PROVIDED
2 HANDICAPPED PARKING SPACES
34 STANDARD PARKING SPACES

PHASING NOTE:

EITHER PHASE A OR PHASE B OR BOTH MAY BE CONSTRUCTED
AT ONE TIME



- LEGEND
- F FOUND
 - S SET 5/8" ROD WITH CAP
 - PM BRUSH AND ASSOC. LG 321
 - 5/8" ROD WITH ALUMINUM CAP
 - BRUSH AND ASSOC. LS 1186, 2499
 - UNLESS OTHERWISE NOTED
 - R RECORD
 - M MEASURED
 - L ARC LENGTH
 - CH CHORD
 - RA RADIUS
 - X FENCE
 - R/W RIGHT-OF-WAY
 - EW EXISTING WATER LINE 12"
 - UG UNDERGROUND ELECTRIC LINE
 - P UG PROPOSED UNDERGROUND ELECTRIC LINE
 - OHE OVERHEAD ELECTRIC LINE
 - P OHE PROPOSED OVERHEAD ELECTRIC LINE
 - ET ELECTRIC TRANSFORMER PEDESTAL
 - UGT UNDERGROUND TELEPHONE
 - SAN SANITARY SEWER LINE
 - S SANITARY SEWER MANHOLE
 - P POWER POLE
 - FH FIRE HYDRANT
 - PW PROPOSED 6" WATER LINE
 - P OHE PROPOSED OVERHEAD ELECTRIC LINE
 - P UG PROPOSED UNDERGROUND ELECTRIC LINE
 - FG FINAL GRADE
 - PS POLE SIGN MAXIMUM HEIGHT 30 FEET
 - MA MAXIMUM AREA 250 SQ. FT.

- PERMITTED USES:
- 1.) OF A C-N (NEIGHBORHOOD COMMERCIAL DISTRICT) AND EXCLUDING CONDITIONAL USE.
 - 2.) RESTAURANTS AND CAFETERIAS INCLUDING DRIVE-IN OR WALK-IN CARRY-OUT ESTABLISHMENTS FOR PHASE B ONLY

NOTES:

- 1) THE FREE STANDING SIGN SHALL MEET THE CITY OF COLUMBIA SIGN STANDARDS AS SHOWN IN CHAPTER 23 SECTION 25 OF THE CITY OF COLUMBIA CODE OF ORDINANCES FOR A C-1 ZONED TRACT ALONG AN ARTERIAL STREET.
- 2) THE MONUMENT SIGN SHALL MEET THE CITY OF COLUMBIA SIGN STANDARDS CHAPTER 23 SECTION 22B OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- 3) ON PREMISES WALL CANOPY AND AWNING SIGNS SHALL MEET THE CITY OF COLUMBIA SIGN STANDARDS CHAPTER 23 SECTION 25.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES FOR A C-1 ZONED TRACT ALONG A LOCAL NON RESIDENTIAL STREET.
- 4) A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED WITH THE FINAL PLAN AND WILL MEET THE REQUIREMENTS OF CHAPTER 29 SECTION 25 E, F, AND G OF THE CITY OF COLUMBIA CODE OF ORDINANCES

STORM WATER NOTES

- 1) 2.5' x 2.5' CATCH BASIN (CITY OF COLUMBIA DETAIL 510.03) WITH NEENAH GRATE R6672-D OR EQUIVALENT D.A. = 0.42 AC Q 25 = 2.96 CFS TOP ELEV. 824.0
- 2) 18" RCP 104.5'
- 3) 3.5' x 3.5' CATCH BASIN (CITY OF COLUMBIA DETAIL 510.03) WITH NEENAH R6672-D OR EQUIVALENT D.A. = 0.11 AC Q 25 = 0.78 CFS TOP ELEV.
- 4) 30" RCP 110'
- 5) 3.5' x 3.5' JUNCTION BOX
- 6) EXISTING 30" RCP
- 7) 36" RCP 67.7'
- 8) 3.5' x 3.5' CATCH BASIN (CITY OF COLUMBIA DETAIL 510.01) WITH NEENAH R6672-D OR EQUIVALENT D.A. = .132 AC Q 25 = 1.04 CFS
- 9) 36" RCP
- 10) UNDERGROUND DETENTION BASIN & OUTLET PIPE

SITE, LANDSCAPE, AND STORMWATER PLAN			
LOT 1 LAKE VIEW COMMERCIAL SUBDIVISION PLAT BOOK 37 PAGE 102			
BOONE COUNTY MISSOURI			
SURVEY: DRAWN: DESIGN: CHECKED:	BRUSH AND ASSOCIATES INC. 506 Nichols Street Suite A Columbia, Missouri 65201		REVISED
HORIZ. SCALE VERT.	DATE	JOB NUMBER	SHEET
			2 OF 3

