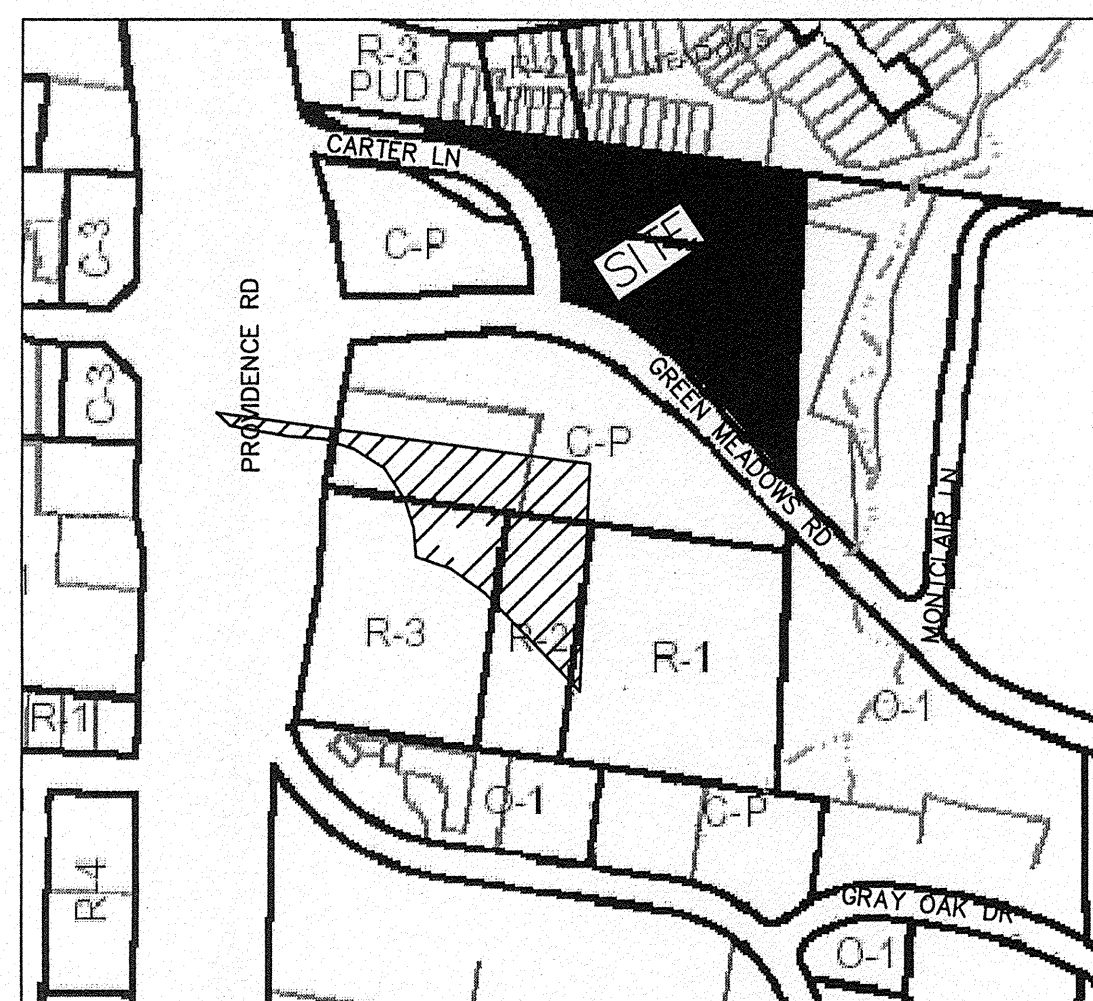
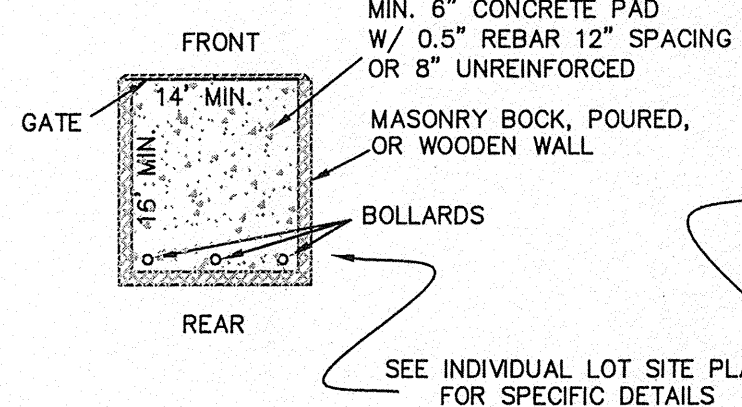


PROVIDENCE SOUTH PLAZA

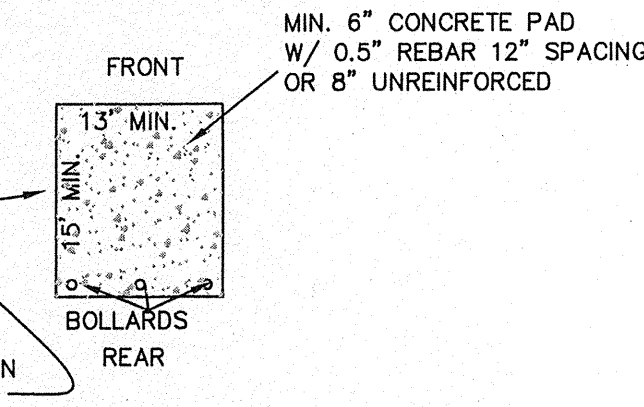
OP / CP PLANNED DEVELOPMENT



TYPICAL ENCLOSED DUMPSTER PAD



TYPICAL NON-ENCLOSED DUMPSTER PAD



STORM WATER QUALITY NARRATIVE

EXISTING CONDITIONS
CURRENTLY THE SITE IS UNDEVELOPED. STORM WATER TRAVELS AWAY FROM ACROSS THE UNDEVELOPED PORTIONS OF THE SITE IN SHEET FLOW. THIS WATER THEN COLLECTS AND EITHER ENTERS THE EXISTING GREEN MEADOWS ROAD STORM WATER STRUCTURES OR FLOWS OVERLAND INTO A NATURAL DRAINAGE CHANNEL. AFTER THE WATER LEAVES THESE STRUCTURES, IT ENTERS A PREVIOUSLY CONSTRUCTED DRY DETENTION POND WHERE THE WATER IS DETAINED AND LEAVES THE SITE AT A REGULATED RATE.

PROPOSED STORM WATER MANAGEMENT
THE STORM WATER QUALITY ASPECTS OF THIS PROJECT WILL BE ADDRESSED BY MAINTAINING AREAS IN EXISTING CONDITION, TAKING THE AREAS THAT ARE PLANNED TO BE IMPERVIOUS AND TREATING A PORTION OF THE RUN OFF FROM THOSE AREAS WITH A TREATMENT TRAIN MADE UP OF A SECTION OF POROUS PAVEMENT AND THEN A BIO RETENTION POND. THIS PROPOSED METHOD WILL IMPROVE THE STORM WATER QUALITY AND QUANTITY FOR THE SITE. MEET THE REQUIRED LEVEL OF SERVICE FOR THE SITE, BASED ON THE CURVE NUMBERS AND GROUND COVER AS SHOWN IN THE ATTACHED CALCULATIONS.

SEE STORM WATER QUALITY REPORT FOR PROVIDENCE VILLAGE SOUTH, DATED JUNE 10, 2009 FOR CALCULATIONS AND TREATMENT AREAS.

DESCRIPTION:
A TRACT LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 1560 PAGE 649 OF THE BOONE COUNTY RECORDS, ALSO BEING LOTS 2 AND 3 AND PART OF LOT 1 OF PROVIDENCE SOUTH PLAZA PLAT 1 AS SHOWN IN PLAT BOOK 44 PAGE 6 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE WITH THE QUARTER QUARTER SECTION LINE AS SHOWN BY OAK FOREST PLAT 5-E IN PLAT BOOK 37 PAGE 78 OF THE BOONE COUNTY RECORDS S 00°14'15" E, 647.75 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AS DESCRIBED BY THE EASEMENT IN BOOK 2552 PAGE 162 OF THE BOONE COUNTY RECORDS; THENCE WITH SAID NORTH RIGHT OF WAY LINE N 47°22'30"W, 224.40 FEET; THENCE N 39°23'00"W, 100.90 FEET; THENCE N 47°21'15"W, 27.15 FEET; THENCE WITH A CURVE TO THE LEFT 198.32 FEET, CURVE RADIUS 527.00 FEET, CHORD N 58°08'00"W, 197.15 FEET THENCE LEAVING THE RIGHT OF WAY LINE AS DESCRIBED BY SAID EASEMENT AND WITH THE RIGHT OFWAY AS SHOWN BY SAID PROVIDENCE SOUTH PLAZA PLAT 1 WITH A CURVE TO THE RIGHT 9.50 FEET, CURVE RADIUS 14.00 FEET, CHORD N 34°13'00"W, 9.30 FEET; THENCE WITH A CURVE TO THE LEFT 28.59 FEET CURVE RADIUS 84.50 CHORD N 24°28'30"W, 28.45 FEET; THENCE WITH A CURVE TO THE RIGHT 61.11 FEET CURVE RADIUS 158.50 FEET, CHORD N 23°07'15"W, 60.75 FEET; THENCE S 84°49'30"W, 9.45 FEET; THENCE WITH A CURVE TO THE LEFT 381.15 FEET, CURVE RADIUS 283.00 FEET, CHORD N 44°36'00"W, 352.95 FEET; THENCE N 83°11'15"W, 97.45 FEET; THENCE LEAVING SAID RIGHT OF WAY N 6°48'45"E, 39.80 FEET; TO A POINT ON THE NORTH LINE OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 1560 PAGE 649; THENCE WITH SAID NORTH LINE S 83°12'45"E, 809.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.50 ACRES.

NOTES:

1) THIS TRACT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS PER FIRM MAP. NUMBERS: 2900360019C

2) AFTER REVIEW OF USGS 7.5 MIN. QUAD SHEET COLUMBIA QUADRANGLE, NO TYPE I, II, OR III STREAMS AS DEFINED BY 12A-233 CITY OF COLUMBIA ORDINANCE ARE LOCATED ON THIS SITE.

3) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF COLUMBIA STREET AND STORM SEWER SPECIFICATIONS AND STANDARDS

4) SHARED PARKING AND DRIVE AGREEMENT TO BE PROVIDED BY SEPARATE DOCUMENT

5) THE MAXIMUM BUILDING HEIGHT FOR ALL BUILDINGS IS 40 FEET.

6) THE SQ FT OF STORAGE MAY BE RELOCATED TO ANY OF THE BUILDINGS IN THE DEVELOPMENT BY FUTURE MINOR REVISIONS TO THE OP/CP PLAN.

MINOR REVISION # 1

CONSISTS OF THE FOLLOWING:
REVISING THE GRADES ALONG THE EAST SIDE OF THE DEVELOPMENT TO ELIMINATE IMPACT OF TRAFFIC ON THE RESIDENTIAL UNITS TO THE NORTH

REVISE THE LOCATION OF CEDAR TREES PLANTED TO PROVIDE SCREENING FOR HEADLIGHTS

ADDING A DRIVE, PARKING AND A RETAINING WALL BEHIND THE BUILDING ON LOT 2.

MINOR REVISION # 2

CONSISTS OF THE FOLLOWING:
REVISING THE ACREAGE OF LOT 1 TO 1.40 ACRES
REVISING THE AREA OF THE TOTAL SITE TO 5.50 ACRES
REVISING THE AREA SHOWN AS LANDSCAPING TO 2.47 ACRES

MINOR REVISION # 3

CONSISTS OF THE FOLLOWING:
REVISING THE USES OF THE BUILDING ON LOT 2 TO 14,400 SQ FT OF 0-1 USES
AND THE USES OF THE BUILDING ON LOT 1 TO 9600 SQ FT OF 0-1 AND 4800 SQ FT OF STORAGE

APPROVED AS MINOR REVISION # 3 THIS 27th DAY OF APRIL 2016

TIMOTHY EDDY DIRECTOR OF COMMUNITY DEVELOPMENT

OWNER:
WENDLING DEVELOPMENT LLC
3210 S. PROVIDENCE
COLUMBIA, MO 65203

LEGEND

- F FOUND 5/8" ROD WITH CAP LS 1186, 2499 OR CAP BRUSH AND ASSOC. LC321 UNLESS OTHERWISE NOTED
- S SET 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321 PERMANENT MONUMENT
- PM RIGHT-OF-WAY
- R/W RADIUS
- RA ARC LENGTH
- CH CHORD
- R RECORD
- M MEASURED
- X- FENCE
- SAN- 8" SANITARY SEWER
- OHE- OVER HEAD ELECTRIC
- UGE- UNDER GROUND ELECTRIC
- UGFO- UNDER GROUND TELEPHONE
- PWL- PROPOSED WATER LINE
- WL- EXISTING WATER LINE
- (RA) RADIAL LINE
- (S) SANITARY SEWER MANHOLE
- FCO4 FUTURE 4" ELECTRICAL CONDUIT
- FCO2 FUTURE 2" ELECTRICAL CONDUIT
- E TRAN PROPOSED ELECTRIC TRANSFORMER EXISTING ELECTRIC TRANSFORMER
- PROPOSED STORM SEWER
- LIGHT POLE
- DIRECTIONAL SIGN
- FREE STANDING SIGN
- D DUMPSTER LOCATION EITHER ENCLOSED OR PAD. SEE INDIVIDUAL LOT SITE PLAN FOR DETAIL
- RETAINING WALL
- CANOPY
- SCREENING - SEE NOTES
- PROPOSED FIRE HYDRANT
- BIO RETENTION AREA
- POROUS PAVEMENT
- SW 5' WIDE CONCRETE SIDEWALK
- CLIMAX FOREST PRESERVATION AREA
- STORM DRAINAGE BOX

SITE BENCHMARK:

NORTH RIM OF MANHOLE LID IN JUNCTION BOX LOCATED APPROX. 95' EAST OF CARTER LANE AND 90' NORTH OF GREEN MEADOWS ROAD. ELEV. = 714.15

BRUSH AND ASSOCIATES, INC.

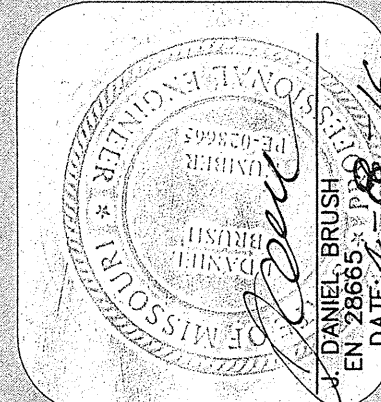
CONSULTING ENGINEERS AND LAND SURVEYORS
506 NICHOLS STREET, SUITE A COLUMBIA, MISSOURI 65201
PHONE: (573) 442-3110 FAX: (573) 442-4851
www.brushsurvey.com

PROVIDENCE SOUTH PLAZA
OP/CP PLANNED DEVELOPMENT
MINOR REVISION # 3

MISSOURI

BOONE COUNTY

CITY OF COLUMBIA

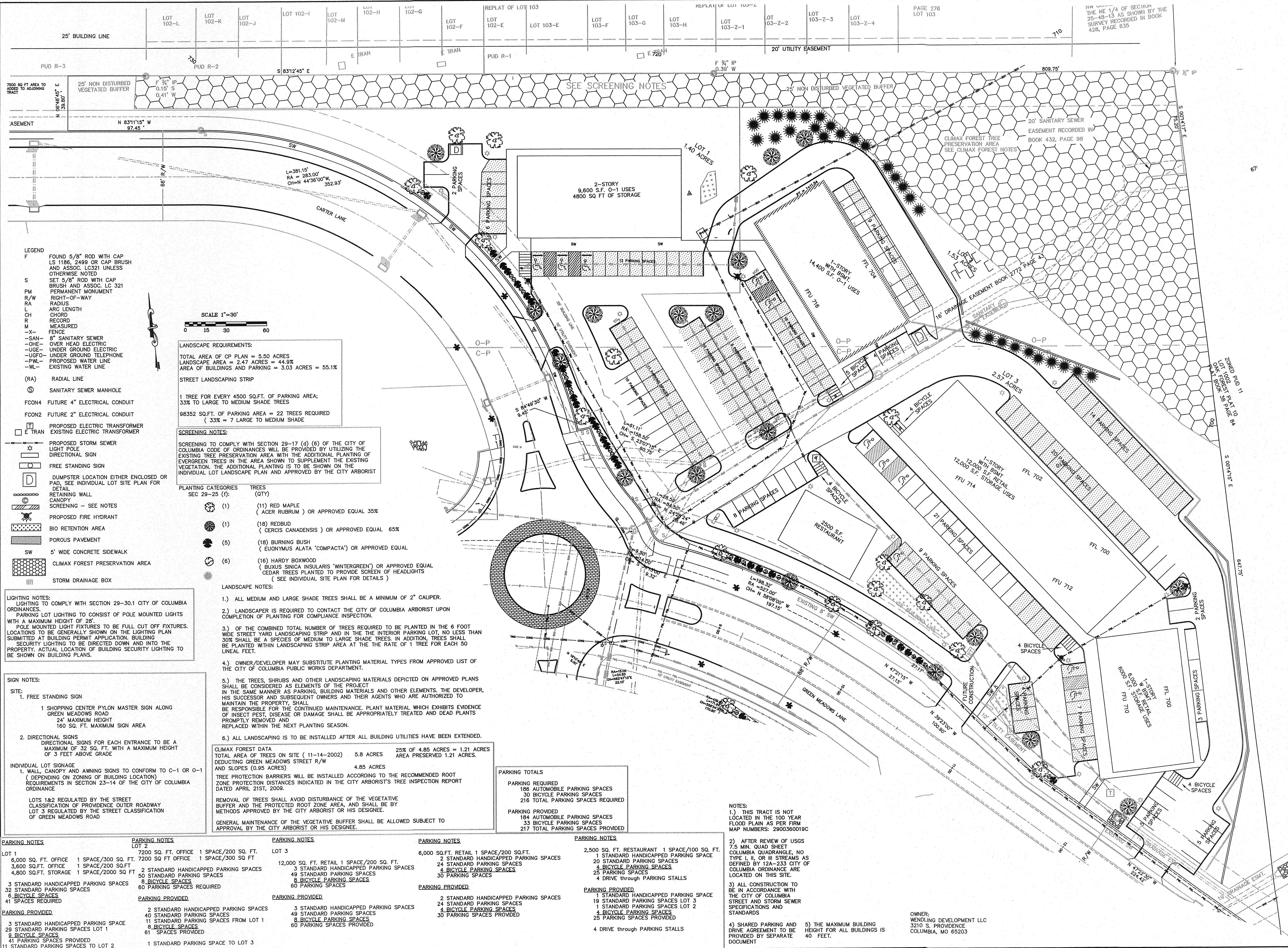


REVISION	DATE	NUMBER

DATE
07-17-15

SCALE
1" = 50'

JOB NUMBER
8043



BRUSH AND ASSOCIATES, INC.

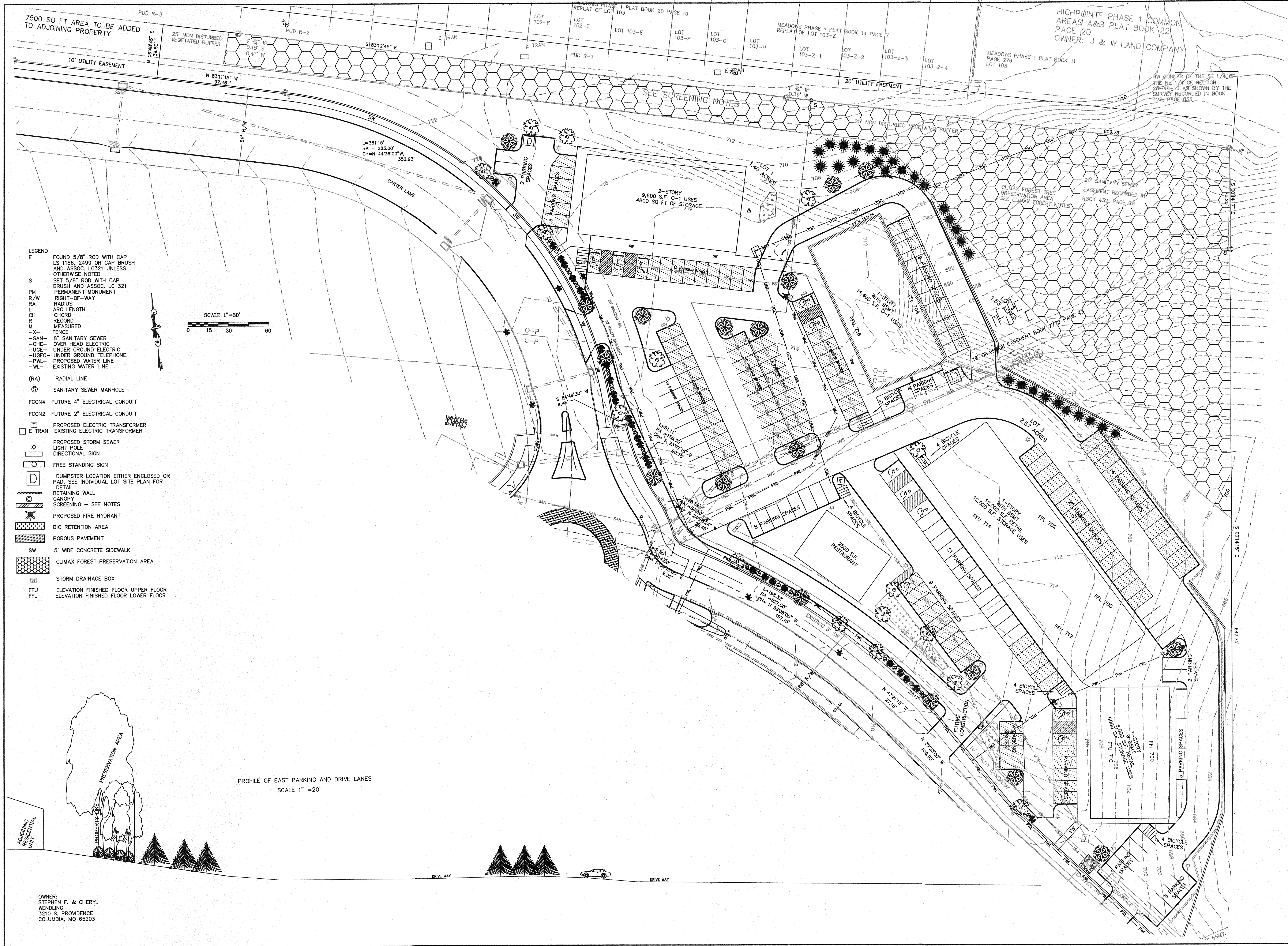
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PROVIDENCE SOUTH PLAZA
OP/CP PLAN
SITE AND LANDSCAPE PLAN
MINOR REVISION #3

CITY OF COLUMBIA
BOONE COUNTY
MISSOURI

DATE: 7-17-15
SCALE: 1"=30'
JOB NUMBER: 8043

PAGE 2 OF 3



BRUSH AND ASSOCIATES, INC.

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PHONE: (573) 442-3110 FAX: (573) 442-4851
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MISSOURI

PROVIDENCE SOUTH PLAZA

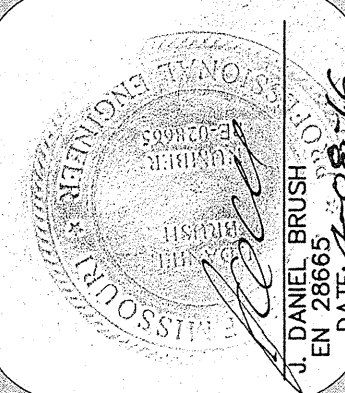
OP/CP PLAN

GRADING PLAN

MINOR REVISION #3

BOONE COUNTY

CITY OF COLUMBIA



REVISION

DATE

NUMBER

DATE
7-17-15

SCALE
1"=30'

JOB NUMBER
8043

PAGE 3 OF 3