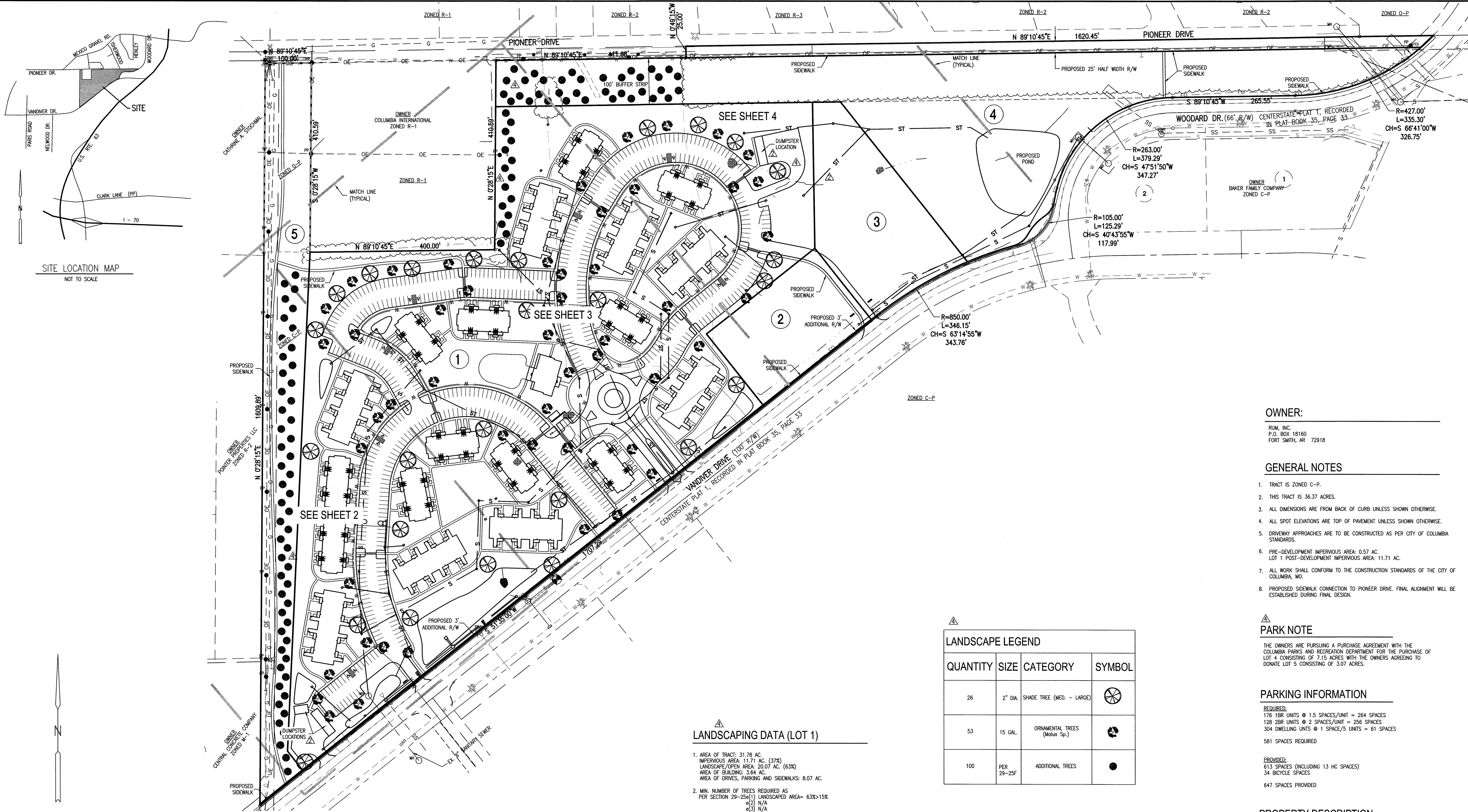
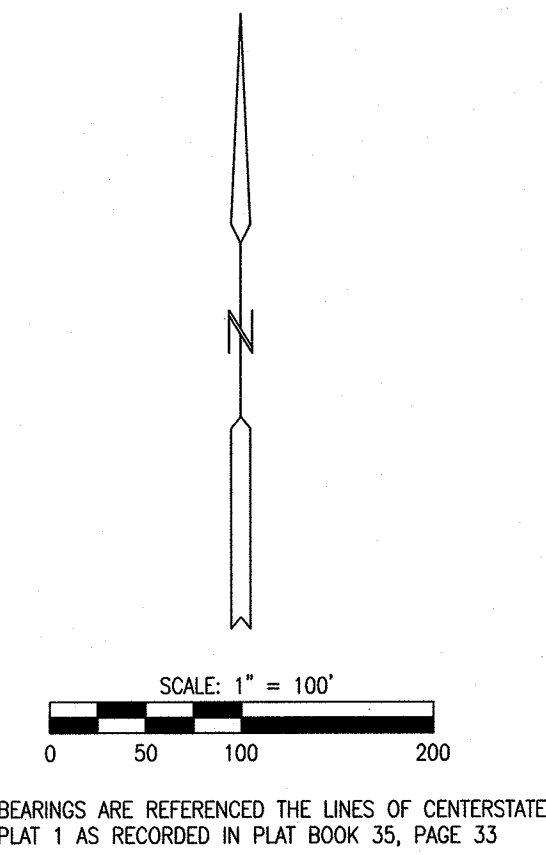




SITE LOCATION MAP
NOT TO SCALE



BEARINGS ARE REFERENCED THE LINES OF CENTERSTATE PLAT 1 AS RECORDED IN PLAT BOOK 35, PAGE 33



UTILITY CONTACTS

ELECTRIC:	DAN CLARK WATER AND LIGHT DEPARTMENT CITY OF COLUMBIA 701 E. BROADWAY COLUMBIA, MO 65201 (573) 874-7325	TELEPHONE:	DWAYNE MCCOE 625 EAST CHERRY STREET COLUMBIA, MO 65201 (573) 886-3503
WATER:	DAVE STORVICK WATER AND LIGHT DEPARTMENT CITY OF COLUMBIA 701 E. BROADWAY COLUMBIA, MO 65201 (573) 874-7325	SANITARY SEWER:	LINDESE SCHMEIER PUBLIC WORKS DEPARTMENT CITY OF COLUMBIA 701 E. BROADWAY COLUMBIA, MO 65201 (573) 874-7250
NATURAL GAS:	CHAD WARREN AMERENUE 2001 MAGUIRE BLVD. COLUMBIA, MO 65201 (573) 876-3030	UTILITY LOCATES:	MISSOURI ONE CALL, INC. 10229 NORTHEAST DRIVE JEFFERSON CITY, MO 65109 (800) 344-7483

UTILITY NOTE

MISSOURI ONE CALL SYSTEM, INC. WAS USED TO LOCATE EXISTING UTILITIES. (1-800-344-7483, TICKET NO. 150220582). THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED UPON ABOVE GROUND STRUCTURES AND MARKINGS PROVIDED BY OTHERS. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN AND ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OFFICES OF THE UTILITY PROVIDERS SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD VERIFICATION.

LANDSCAPING DATA (LOT 1)

- AREA OF TRACT: 31.78 AC.
IMPERVIOUS AREA: 11.71 AC. (37%)
LANDSCAPE/OPEN AREA: 20.07 AC. (63%)
AREA OF BUILDING: 3.84 AC.
AREA OF DRIVES, PARKING AND SIDEWALKS: 8.07 AC.
- MIN. NUMBER OF TREES REQUIRED AS PER SECTION 29-25(4) LANDSCAPED AREA= 63%*15%
 - (2) N/A
 - (3) N/A
 - (4) 8.07 AC. * 43560/4500 = 79 TREES
 - (5) N/A
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AFTER CONSTRUCTION.
- SECTION 29-17(6)(D) REQUIRES 8' TALL SCREENING TO 80% OPACITY ADJACENT TO RESIDENTIAL ZONING. THIS REQUIREMENT WILL BE MET VIA THE 100' BUFFER STRIP ALONG PIONEER DRIVE AND THE PROPOSED LAND SLOPE ALONG THE REMAINING BOUNDARY (THIS LAND SLOPE WILL EXTEND AT LEAST 8' ABOVE THE DEVELOPMENT). IN ADDITION, 100 TREES ARE PROPOSED AS SHOWN ALONG THIS LAND SLOPE.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA'S FLOOD PLAN MAP PANEL NUMBER 2901902050, DATED: MARCH 17, 2011.

STREAM BUFFER STATEMENT

AS PER U.S.G.S. QUAD MAP "COLUMBIA", THIS TRACT CONTAINS NO STREAM BUFFER REGULATED BY THE CITY OF COLUMBIA'S FLOOD PLAIN MAP PANEL NUMBER 12A-232 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

LANDSCAPE LEGEND			
QUANTITY	SIZE	CATEGORY	SYMBOL
26	2" DIA.	SHADE TREE (MED. - LARGE)	
53	15 GAL.	ORNAMENTAL TREES (modus Sp.)	
100	PER 29-25F	ADDITIONAL TREES	

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- STORM SEWER
- TELEPHONE
- SANITARY SEWER
- WATERLINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- CABLE TV
- FENCE
- FLOWLINE
- PROP. SANITARY SEWER
- PROPOSED WATERLINE
- PROP. UND. ELECTRIC
- PROPOSED GAS LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED GROUND LIGHT
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- GUY WIRE ANCHOR
- LIGHT POLE
- GAS VALVE
- GAS METER
- ELECTRIC MANHOLE
- SIGN
- BENCHMARK
- CONIFEROUS TREE
- DECIDUOUS TREE
- TELEPHONE PEDESTAL
- (R) TO BE REMOVED

OWNER:

RUM, INC.
P.O. BOX 18160
FORT SMITH, AR 72918

GENERAL NOTES

- TRACT IS ZONED C-P.
- THIS TRACT IS 36.37 ACRES.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- PRE-DEVELOPMENT IMPERVIOUS AREA: 0.57 AC.
LOT 1 POST-DEVELOPMENT IMPERVIOUS AREA: 11.71 AC.
- ALL WORK SHALL CONFORM TO THE CONSTRUCTION STANDARDS OF THE CITY OF COLUMBIA, MO.
- PROPOSED SIDEWALK CONNECTION TO PIONEER DRIVE. FINAL ALIGNMENT WILL BE ESTABLISHED DURING FINAL DESIGN.

PARK NOTE

THE OWNERS ARE PURSUING A PURCHASE AGREEMENT WITH THE COLUMBIA PARKS AND RECREATION DEPARTMENT FOR THE PURCHASE OF LOT 4 CONSISTING OF 7.15 ACRES WITH THE OWNERS AGREEING TO DONATE LOT 5 CONSISTING OF 3.07 ACRES.

PARKING INFORMATION

REQUIRED:
176 1BR UNITS @ 1.5 SPACES/UNIT = 264 SPACES
128 2BR UNITS @ 2 SPACES/UNIT = 256 SPACES
304 DWELLING UNITS @ 1 SPACE/5 UNITS = 61 SPACES
581 SPACES REQUIRED

PROVIDED:
613 SPACES (INCLUDING 13 HC SPACES)
34 BICYCLE SPACES
647 SPACES PROVIDED

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4385, PAGE 150 AND CONTAINING 36.37 ACRES.

LIGHTING

SITE LIGHTING WILL CONSIST OF A MAXIMUM OF 30 LIGHT POLES WITH A MAXIMUM HEIGHT OF 25' AND FULL CUTOFF FIXTURES.

SIGNAGE

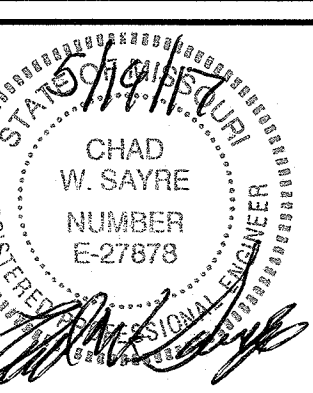
FOUR FREESTANDING SIGNS ARE PROPOSED ALONG VANDER DRIVE, ONE ON EACH OUTLOT, ONE AT THE WEST ENTRANCE, & ONE AT THE CENTRAL ENTRANCE. THESE SIGNS WILL CONSIST OF 64 SF MAX AREA WITH AN 8' MAX HEIGHT.

ALLSTATE CONSULTANTS
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
(573) 875-8799
allstateconsultants.net

MISSOURI STATE CERTIFICATE
OF AUTHORITY #2007004004

REUSE OF THIS DRAWING IN ANY MANNER IS
STRICTLY PROHIBITED WITHOUT THE WRITTEN
APPROVAL OF
ALLSTATE CONSULTANTS LLC

CENTERSTATE APARTMENTS
C-P PLAN & PRELIMINARY PLAT
OVERALL PLAN
COLUMBIA, MO



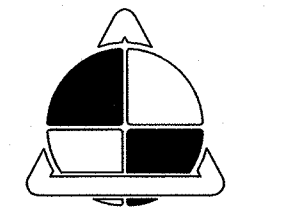
DATE
7-11-2016

REVISED:
01-30-2017
03-09-2017
04-20-2017
05-11-2017
05-19-2017

JOB NUMBER
14280.01

SCALE
AS SHOWN

SHEET
1



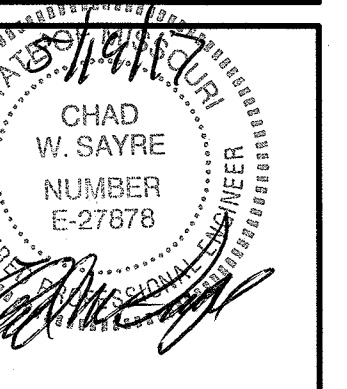
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**CENTERSTATE APARTMENTS
C-P PLAN & PRELIMINARY PLAT
DIMENSION AND GRADING PLAN**
COLUMBIA, MO



DATE
7-11-2016

REVISED:
△ 01-30-2017
△ 03-09-2017
△ 04-20-2017
△ 05-11-2017
△ 05-19-2017

JOB NUMBER
14280.01

SCALE
AS SHOWN

SHEET

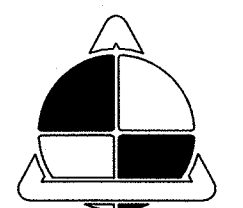
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SCALE: 1" = 30'
0 15 30 60
BEARINGS ARE REFERENCED THE LINES OF CENTERSTATE
PLAT 1 AS RECORDED IN PLAT BOOK 35, PAGE 33

1:2016-14280-01 - RUM Inc. Centerstate/DWGRUPA CPPLAN LOTSLDWS, SITE 1, 3/19/2017 7:28:39 AM



BEARINGS ARE REFERENCED TO THE LINES OF CENTERSTATE PLAT 1 AS RECORDED IN PLAT BOOK 35, PAGE 33

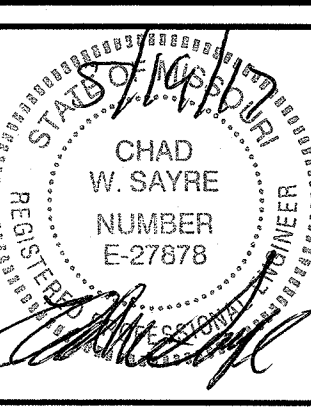


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CENTERSTATE APARTMENTS
C-P PLAN & PRELIMINARY PLAT
DIMENSION AND GRADING PLAN
COLUMBIA, MO



CHAD
W. SAYRE
NUMBER
E-27678

DATE
7-11-2016

- REVISED:
- 01-30-2017
 - 03-09-2017
 - 04-20-2017
 - 05-11-2017
 - 05-19-2017

JOB NUMBER
14280.01

SCALE
AS SHOWN

SHEET

3

1:2014-14280.01 - RUM, Inc. Centerstate PARK LOTS/DWG. SITE 2, 5/19/2017 7:35:06 AM

MISSOURI STATE CERTIFICATE
OF AUTHORITY #2007004004

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ALLSTATE CONSULTANTS LLC

CENTERSTATE APARTMENTS
C-P PLAN & PRELIMINARY PLAT
DIMENSION AND GRADING PLAN
COLUMBIA, MO



7-11-2016

REVISÉ:

- | | |
|---|------------|
| 1 | 01-30-2017 |
| 2 | 03-09-2017 |
| 3 | 04-20-2017 |
| 4 | 05-11-2017 |
| 5 | 05-19-2017 |

JOB NUMBER

14280.01

SCALE

AS SHOWN

SHEET

4

