## NIFONG BLVD LEGEND: O-P PLAN FOR EXISTING 2FT CONTOUR LEGAL DESCRIPTION: AMERICARE AT HERITAGE VILLAGE OWNER: A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 --- 820 --- EXISTING 10FT CONTOUR WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3117, PAGE 174 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AMERICARE SENIOR LIVING 915 E. ASH STREET LOCATED IN SECTION 3, TOWNSHIP 48 NORTH, RANGE 13 WEST COMMENCING AT THE CENTER OF SAID SECTION 34 AS SHOWN AT THE SOUTHWEST CORNER OF THE SURVEY EXISTING SANITARY SEWER COLUMBIA, MO 65201 RECORDED IN BOOK 1408, PAGE 376, AND WITH THE WEST LINE OF THE SURVEY RECORDED IN BOOK 4127, COLUMBIA, BOONE COUNTY, MISSOURI PAGE 116, S 1'28'45"W, 187.80 FEET TO THE POINT OF BEGINNING: PROPOSED SANITARY SEWER - SUBJECT TRACT **JUNE 2014** THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID WEST LINE, S 88'31'15"E, 15.00 FEET; THENCE MANHOLE/CLEANOUT 47.08 FEET ALONG A 30.00 FOOT-RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, **REVISED: MAY 2015** S 43'28'55"E, 42.40 FEET; THENCE S 88'26'30"E, 386.94 FEET; THENCE 44.03 FEET ALONG A 530.00-FOOT PROPOSED WATERLINE RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 86'03'45"E, 44.01 FEET; THENCE S PROPOSED LIGHT POLE 83'40'55"E, 604.34 FEET; THENCE 24.16 FEET ALONG A 430.00-FOOT RADIUS CURVE TO THE LEFT, SAID SCALE: 1"=50' PROPOSED FIRE HYDRANT RECORDED IN PLAT BOOK 47, PAGE 54; THENCE WITH THE LINES OF SAID PLAT, S 3'05'55"W, 60.00 FEET THENCE S 42'07'15"W, 393.78 FEET; THENCE; S 44'55'35"W, 108.89 FEET; THENCE N 88'36'25"W, 205.88 □ = = = = □ EXISTING STORM SEWER 1. TRACT CONTAINS 9.87 ACRES. LOT 1 CONTAINS 8.21 ACRES. RIGHT-OF-WAY DEDICATION FEET: THENCE: N 73'06'30"W. 297.71 FEET: THENCE N 88'30'50"W. 276.24 FEET TO THE WEST LINE OF THE CONTAINS 1.66 ACRES. SOUTHEAST QUARTER OF SAID SECTION 34; THENCE LEAVING THE LINES OF SAID PLAT AND WITH THE WEST PROPOSED STORM SEWER LINE OF SAID SOUTHEAST QUARTER, N 1'28'45"E, 443.84 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2. EXISTING ZONING IS CURRENTLY ZONED O-P. 3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C 0290D, DATED MARCH 17, 2011. ---- EASEMENT **LOCATION MAP** (XX)4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. LOT NUMBER NOT TO SCALE POLES SHOWN SHALL NOT EXCEED 12' IN HEIGHT WITH AN OVERALL MAXIMUM HEIGHT (GRADE Alzheimer's assisted livin TO TOP OF FIXTURE) OF 15 FEET. EXACT LOCATION SUBJECT TO CHANGE. ALL LIGHTING SHALL 2' -0 3/8" PROPOSED PAVEMENT - EXISTING IP, CENTER SECTION 34-48-13, by Americare BE DECORATIVE FIXTURES THAT ARE DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, AS SHOWN BY SURVEY RECORDED IN NEIGHBORING PROPERTIES. PUBLIC STREETS, AND OTHER PUBLIC AREAS. BOOK 1408, PAGE 36 PROPOSED DETENTION/BIORETENTION 5. NO REGULATED STREAM BUFFER IS IDENTIFIED ON THIS TRACT BY ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. 6. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 24', MEASURED BY THE CITY OF 2'-0 3/8" 7. PROPOSED BIORETENTION/DETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN. - 9'-2 1/2" -- R=30.00' SIGN "C" 8. THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE GED INVESTMENTS LLC RECORDED POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1 TRUSTEES DEED BOOK 3117, PAGE 176 CH= S 43'28'55" E L=44.03' SIGN "B" 2, 10 AND 100 YEAR STORMS. ZONED PUD -CH= S 86'03'45" E S 88'26'30" E 386.94' 9. ALL DRIVE, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN. 10. THERE IS NO CLIMAX FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE S 83'40'55" E 604.34' LIMITS OF THIS TRACT. R=430.00' PROPOSED SOUTHAMPTON DRIVE \_L=24.16' 11. THIS SITE SHALL CONTAIN TWO DEVELOPMENT SIGNS AS SHOWN. SIGN "A", AS SHOWN IN THE ---CH= S 85°17'30" DETAIL, SHALL HAVE A MAXIMUM HEIGHT OF 6'-8" AND AN EFFECTIVE SIGN AREA OF 40 \_\_\_10' UTILITY EASEMENT SQUARE FEET PER SIDE. SIGN "B", AS SHOWN IN THE DETAIL, SHALL HAVE A MAXIMUM HEIGHT 24.15 OF 4' AND AND EFFECTIVE SIGN AREA OF 16 SQUARE FEET. -PROPOSED STREET & BIORETENTION 12. DEVELOPER RESERVES THE RIGHT TO NEGOTIATE AN AGREEMENT WITH THE PUBLIC WORKS UTILITY EASEMENT DEPARTMENT STATING THAT IN EXCHANGE FOR CONSTRUCTION OF SOUTHAMPTON DRIVE THE CITY WILL INSTALL SIDEWALK ALONG SOUTHAMPTON AND SINCLAIR ROADS. S 3'05'55"W 1 SPC.+1 GARAGE UTILITY EASEMENT \_\_\_\_25' BUILDING LINE PARKING CALCULATIONS: SINGLE FAMILY ATTACHED UNITS: 20 UNITS @ 2 SPACES PER UNIT - PROPOSED RETAINING WALL MAIN ASSISTED LIVING BUILDING: 30 UNITS @ 1 SPACE PER 4 UNITS 8 EMPLOYEES (MAX. SHIFT) @ 1 SPACE PER EMPLOYEE ARBORS MEMORY CARE BUILDING: 16 UNITS @ 1 SPACE PER 4 UNITS 6 EMPLOYEES (MAX. SHIFT) @ 1 SPACE PER EMPLOYEE TOTAL SPACES REQUIRED: TOTAL SPACES PROVIDED: /N 31°45'55"W -(114)CLUBHOUSE (113) (117) PERVIOUS AREA: TOTAL LOT AREA 357,680 S.F. 141,543 S.F. (49%) PROPOSED IMPERVIOUS AREA (102) PROPOSED PERVIOUS AREA (OPEN SPACE) 216,137 S.F. (61%) (103) (118) NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL (104) PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 60%. (119) (106) (107) (109)

(50' ROW, 32' PVMT)

- EXISTING T-BAR. SOUTH QUARTER CORNER SECTION 34-48-13, AS SHOWN BY HERITAGE MEADOWS PLAT NO. 6, RECORDED IN PLAT BOOK 33, PAGE 34.

05/07/2015

40 SPACES

8 SPACES

8 SPACES

4 SPACES

6 SPACES

66 SPACES

99 SPACES

CITY COMMENTS MINOR AMMENDMENT CITY COMMENTS ADDITIONAL SIGNAGE 11/10/2016

APPROVED AS A MAJOR REVISION BY THE DIRECTOR OF COMMUNITY

DEVELOPMENT, THIS \_\_\_DAY OF \_\_\_