

LOCATION MAP  
NOT TO SCALE

OWNER:

GROVE CENTRAL CITY PROPERTIES, LLC  
310 RUSSELL BOULEVARD  
COLUMBIA, MO 65203  
(573) 777-9599

SITE DATA

CURRENT ZONING: R-2  
PROPOSED ZONING: PUD 8.7  
ACREAGE: 1.84 AC.  
PROPOSED UNITS: 16 2-BEDROOM UNITS  
MAX. HEIGHT: 30 FEET

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTS PLANS FOR ACCURATE DIMENSIONS.
- ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. SEE APPROPRIATE UTILITY CONSTRUCTION PLANS FOR FURTHER DETAIL.
- CONTRACTOR IS REQUIRED TO HAVE A COPY OF THE CITY OF COLUMBIA'S LATEST EDITION OF THE STREET AND STORM SEWER SPECIFICATIONS AND STANDARDS ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- THE SITE IS TO BE DEVELOPED IN ONE PHASE.

PARKING DATA

RESIDENTIAL (MULTI-FAMILY) @ 2 SPACES/BEDROOM  
REQUIRED: 16 2-BEDROOM UNITS = 32 SPACES + 1/UNIT  
VISITOR = 36 SPACES  
PROVIDED:  
36 PARKING SPACES (4 OF WHICH ARE BICYCLE SPACES)

LEGAL DESCRIPTION

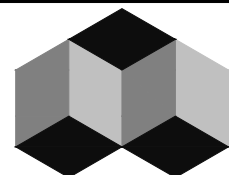
LOT 5 OF BLOCK 1 OF HUNTHILL SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 23 OF THE RECORDS OF BOONE COUNTY, MISSOURI.

CHRISTOPHER M. SANDER, LS-2003013178

REVISIONS

COTTAGE GROVE PUD PLAN

SITE PLAN  
C101



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

MISSOURI CERTIFICATE OF  
AUTHORITY: 2001006116

THIS DOCUMENT HAS BEEN  
ELECTRONICALLY  
SIGNED, SEALED AND DATED.

JAY GEBHARDT MO E-25052  
MO PE-123456  
JULY 29, 2013

PROJECT # GROV13-03

DRAWING # GROV13-03

DRAWN BY: KPM

SHEET C101

SHEET 1 OF 2

LEGEND

EXISTING SANITARY MANHOLE  
PROPOSED SANITARY MANHOLE  
EXISTING SANITARY CLEANOUT  
PROPOSED SANITARY CLEANOUT  
PROPOSED SANITARY A-LOK  
EXISTING FIRE HYDRANT  
PROPOSED FIRE HYDRANT  
EXISTING GUY WIRE  
EXISTING LIGHT POLE  
PROPOSED LIGHT POLE  
EXISTING ELECTRIC METER  
PROPOSED ELECTRIC METER  
EXISTING GAS METER  
PROPOSED GAS METER  
EXISTING WATER METER  
PROPOSED WATER METER  
EXISTING CABLE BOX  
EXISTING ELECTRIC TRANSFORMER  
PROPOSED ELECTRIC TRANSFORMER  
EXISTING TELEPHONE BOX  
EXISTING UTILITY POLE  
EXISTING WATER VALVE  
PROPOSED WATER VALVE  
PROPOSED HANDICAPPED SPACE  
EXISTING HANDICAPPED SPACE  
IRON PIPE CAP #2001006115  
EXISTING SET  
RECORD BORE HOLE  
BENCH MARK  
DRILL HOLE  
IRON PIPE  
REBAR  
MONUMENT  
PERMANENT MONUMENT  
RIGHT OF WAY MARKER  
STONE  
EXISTING STREET SIGN  
EXISTING BOLLARD  
EXISTING ROOF DRAIN  
EXISTING SPRINKLER VALVE  
EXISTING MAILBOX  
EXISTING FLAGPOLE

BOONE COUNTY SURVEY  
FINISH GRADE  
TOP OF CURB  
TOP OF PAVEMENT  
FINISH FLOOR  
RADIAL LINE  
CENTERLINE

0,000 SQUARE FEET  
00.00 AC ACRES

EXISTING FENCE  
PROPOSED FENCE  
EXISTING UNDERGROUND ELECTRIC  
PROPOSED UNDERGROUND ELECTRIC  
EXISTING OVER-HEAD ELECTRIC  
PROPOSED OVER-HEAD ELECTRIC  
EXISTING UNDERGROUND TELEPHONE  
PROPOSED UNDERGROUND TELEPHONE  
EXISTING OVER-HEAD TELEPHONE  
PROPOSED OVER-HEAD TELEPHONE  
EXISTING FIBER OPTIC CABLE  
PROPOSED FIBER OPTIC CABLE  
EXISTING GAS  
PROPOSED GAS  
EXISTING SANITARY  
PROPOSED SANITARY  
EXISTING SANITARY FORCEMAIN  
PROPOSED SANITARY FORCEMAIN  
EXISTING WATER  
PROPOSED WATER  
EXISTING STORM SEWER  
PROPOSED STORM SEWER  
EXISTING CABLE TELEVISION  
PROPOSED ROOF DRAIN  
EXISTING FLOWLINE (R)  
EXISTING TREELINE  
PRESERVED TREELINE  
PROPOSED CONTOUR  
EXISTING CONTOUR

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS  
DAY OF 2013.

SHEELA AMIN, CITY CLERK

ROBERT McDAVID, MAYOR

APPROVED BY THE CITY OF COLUMBIA PLANNING AND  
ZONING COMMISSION THIS DAY OF 2013.

DOUG WHEELER, CHAIRPERSON

STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA  
STREAM BUFFER ORDINANCE 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.

SIGNAGE NOTE

THERE WILL BE ONE FREESTANDING MONUMENT SIGN AS SHOWN,  
NOT TO EXCEED 4' IN HEIGHT AND 32 SQUARE FEET IN AREA.

LIGHTING NOTE

LIGHT POLES SHOWN SHALL BE FULL-CUTOFF SHOEBOX FIXTURES,  
INWARD AND DOWNWARD DIRECTED, WHICH MAY BE RELOCATED OR  
CHANGED IN TOTAL NUMBER BY THE LIGHTING ENGINEER WITHOUT  
ADDITIONAL APPROVAL. MAXIMUM LIGHT POLE HEIGHT WILL BE 15  
FEET. ALL OTHER LIGHTING WILL COMPLY WITH CHAPTER 29-30.1  
OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

STORM WATER STATEMENT

THIS TRACT IS SUBJECT TO ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA  
CODE OF ORDINANCES AND AS SUCH, STORM WATER MANAGEMENT FOR  
THE SITE WILL BE APPLIED PER THE CITY OF COLUMBIA STORM WATER  
MANAGEMENT AND WATER QUALITY MANUAL.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD  
PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAIN MAP  
#29019C0280D, DATED MARCH 17, 2011.

NATURAL GAS

AMEREN UE  
P.O. BOX M  
COLUMBIA, MISSOURI 65205  
CONTACT: GARY BAUMGARTNER  
(NORTH OF I-70)  
(573) 876-3063

TELEPHONE

CENTURYLINK  
625 E. CHERRY  
COLUMBIA, MISSOURI 65205  
CONTACT: DON WILSON  
(573) 886-3500

SANITARY SEWER

CITY OF COLUMBIA  
P.O. BOX 6015  
PUBLIC WORKS DEPARTMENT  
COLUMBIA, MISSOURI 65201  
CONTACT: STEVE HUNT  
(573) 874-7250

CABLE TV

MEDIACOM  
901 NORTH COLLEGE AVENUE  
COLUMBIA, MISSOURI 65201  
CONTACT: JIMMY RUNYON  
(573) 443-1535

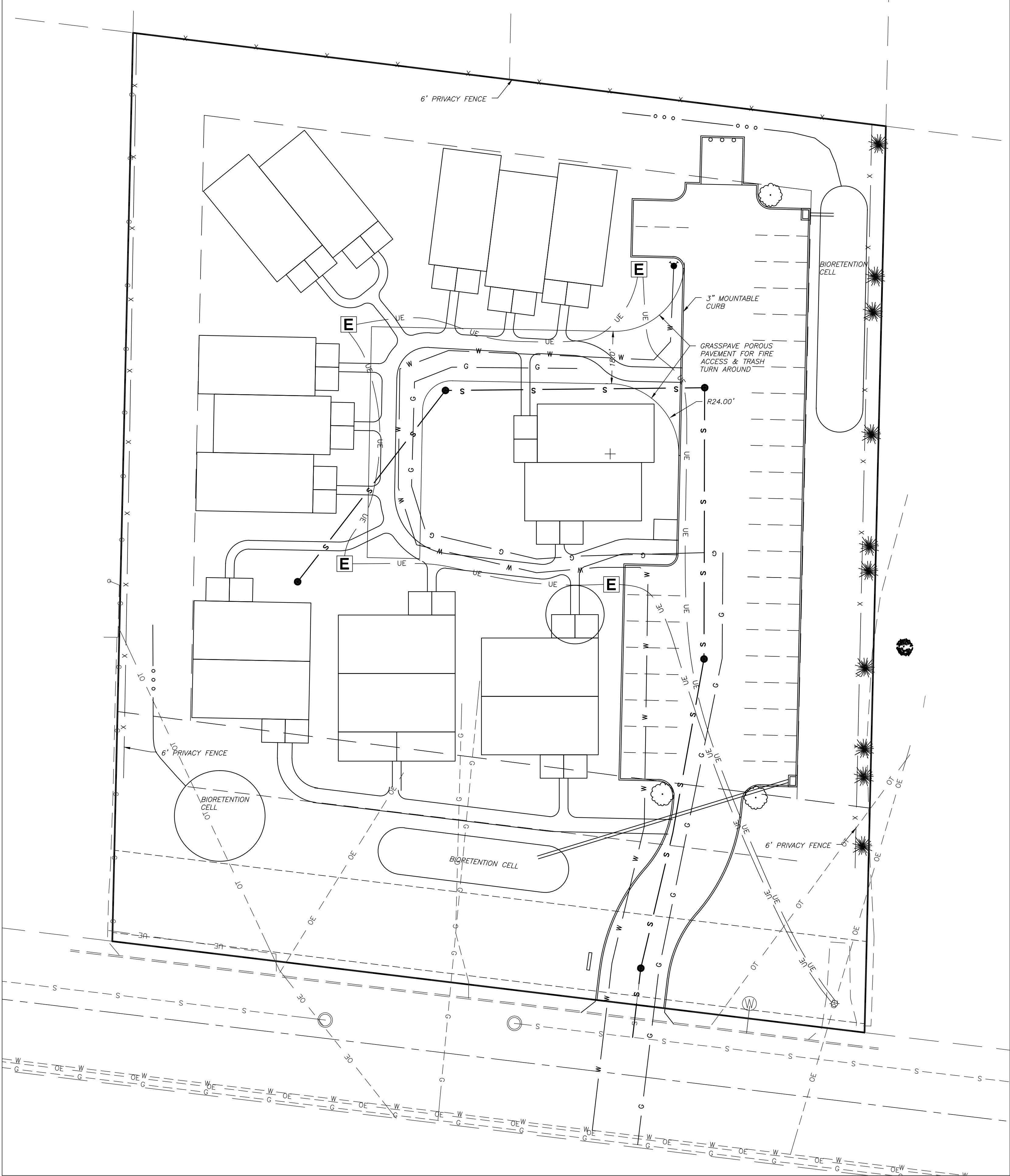
WATER

CITY OF COLUMBIA  
P.O. BOX 6015  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: DON NICHOLSON  
(573) 874-7315

ELECTRICITY

CITY OF COLUMBIA  
P.O. BOX 6015  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: JONI TROYER  
(573) 874-7321

SCALE: 1" = 20'  
0 10 20 40



**TREE PRESERVATION NOTE**

THERE IS NO CLIMAX FOREST ON THIS SITE. TREES ON THE WEST PROPERTY LINE ARE TO REMAIN. OTHER TREES ON SITE SHALL BE EVALUATED AND PRESERVED IF POSSIBLE.

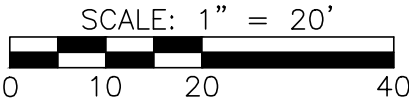
**LANDSCAPING NOTES:**

- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- BIORETENTION CELLS TO ALSO SERVE AS FLOOD PROTECTION DETENTION. PLANTINGS SHALL BE PER THE STORMWATER MANAGEMENT AND WATER QUALITY MANUAL AND WILL BE PROVIDED WITH FINAL CONSTRUCTION PLANS.

QUANTITY	SIZE	CATEGORY
?	2"	SHADE TREE (MED. - LARGE)
?	2"	ORNAMENTAL TREE (SMALL)
?	5 GAL.	SMALL DECIDUOUS SHRUB
?	2 GAL.	COLUMNAR EVERGREEN


TOTAL AREA OF LOT= 1.84 AC. = 80,203 SQ.FT.  
TOTAL PAVED PARKING AREA= 12,660 SQ.FT. (16%)  
TOTAL BUILDING AREA= 15,120 SQ.FT. (19%)  
TOTAL SIDEWALK AREA= 2,948 SQ.FT. (4%)  
TOTAL IMPERVIOUS AREA= 30,728 SQ.FT. (38%)  
MIN. AREA OF LANDSCAPING TO REMAIN= 40,102 SQ.FT. (50%)

12,660 SQ. FT. PAVED PARKING AREA / 4,500= 3 TREES REQUIRED.  
3 NEW TREES SHOWN ON SITE.




REVISIONS

COTTAGE GROVE PUD PLAN	LANDSCAPE PLAN C101
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PROJECT #	GROV13.03
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DRAWN BY:	KPM
SHEET C102	
SHEET 2 OF 2	