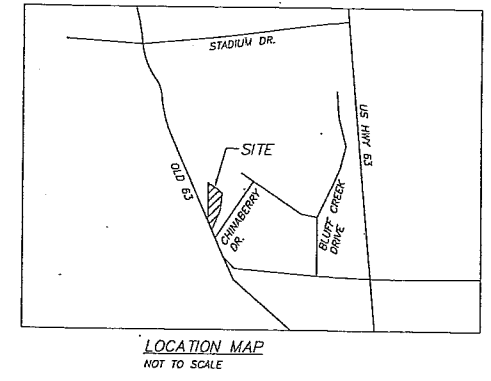
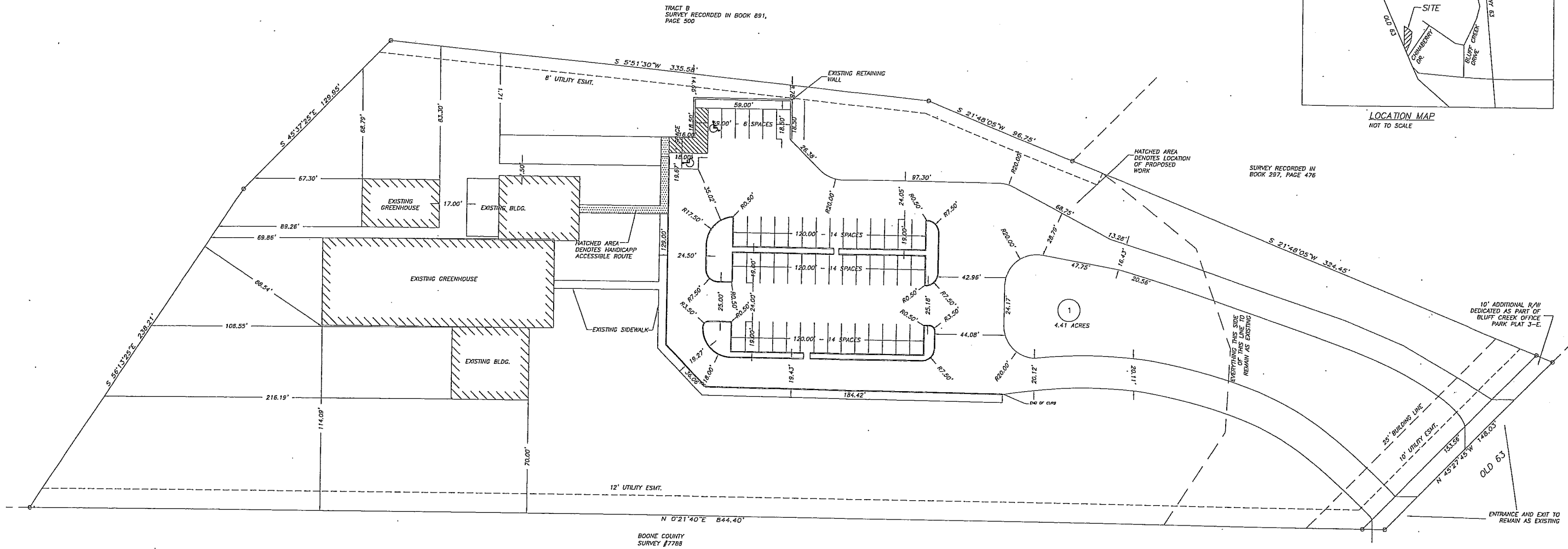


SITE PLAN ROST LANDSCAPING

JANUARY 12, 2005



UTILITIES

WATER
CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DONNIE NICHOLSON
(573)874-7532

NATURAL GAS

AMEREN UE
P.O. BOX 11
COLUMBIA, MISSOURI 65205
CONTACT: GARY WHISTLER
(573)876-3030

TELEPHONE

CENTURYTEL
623 E CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: DON WILSON
(573)886-3500

CABLE TV

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

ELECTRICITY

CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPT.
COLUMBIA, MISSOURI 65205
CONTACT: JONI TROYER
(573)874-7521

SANITARY SEWER

CITY OF COLUMBIA
P.O. BOX 6015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DAVE SORRELL
(573)874-7230

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 ARCHITECT'S PLANS FOR ACCURATE DIMENSIONS.
- TRACT IS ZONED C-3.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACH IS TO REMAIN AS EXISTING, PER CITY OF COLUMBIA STANDARDS.
- ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED AS SOON AS GENERAL GRADING OPERATIONS ARE COMPLETE. IF VEGETATIVE COVER CAN NOT BE ESTABLISHED PRIOR TO THE ONSET OF WINTER, AN ALTERNATIVE METHOD OF STABILIZATION SHALL BE USED UNTIL VEGETATIVE COVER IS ESTABLISHED.

BENCHMARK

"M" IN MUELLER ON FIRE HYDRANT
LOCATED APPROXIMATELY 86' SOUTHWEST
OF THE SOUTHWEST PROPERTY CORNER
(ACROSS OLD 63)
ELEVATION = 778.85

OWNER:

ROST LANDSCAPING &
DESIGN INC.
C/O TIM ROST
2450 TRAILS WEST AVE.
COLUMBIA, MO 65202
(573) 445-4465

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAN MAPS.

LEGAL DESCRIPTION

LOT 1 OF BLUFF CREEK OFFICE PARK PLAT 3-E
AS RECORDED IN PLAT BOOK 28, PAGE 76.

SITE DATA

EXISTING ZONING: C-3
ACREAGE: 4.41 ACRES
LOCATION: SECTION 2,
TOWNSHIP 48 NORTH,
RANGE 14 WEST

PARKING DATA

REQUIRED:

RETAIL - 1,520 SQ. FT @ 200 = 7.6
OFFICE - 1,200 SQ. FT @ 300 = 4.0
OUTDOOR SALES - APPROX 15,000 SQ.
FT @ 1,000 = 15
26.6 OR 27 SPACES REQUIRED

REQUIRED HANDICAPP SPACES: FOR 48
SPACES, 49/25 = 1.96 OR 2 SPACES
WHERE 1 IS VAN ACCESSIBLE

PROVIDED:

48 SPACES PROVIDED INCLUDING 2 VAN
ACCESSIBLE HANDICAPP SPACES

LEGEND

- FH EXISTING FIRE HYDRANT
- WV EXISTING WATER VALVE
- HANDICAPPED PARKING
- EP IRON PIPE
- (R) REMOVE
- (REC.) RECORD
- M.H. EXISTING SANITARY MANHOLE

SITE PLAN

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
1010 FAY STREET
COLUMBIA, MO 65201
PHONE: (573)817-5750, FAX: (573)817-1677

JAY GEBHARDT MO E-25052

SCALE: 1" = 30'

DATE: 1-12-05