

GENERAL NOTES

- 1. ALL CONSTRUCTION TRAFFIC RELATED TO THIS SITE MUST ENTER AND EXIT THIS SITE VIA J-MARK DRIVE TO SOUTH WOODLAWN AVENUE AND NOT FROM VETERAN'S MEMORIAL PARKWAY.
2. RIP RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED IF NECESSARY TO REDUCE EROSION ON AND OFF SITE.
3. DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING...

ADDITIONAL GENERAL NOTES

- 1. ALL THE REQUIREMENTS OF THE PLANNING & ZONING COMMISSION ARE ADDRESSED.
2. THIS SITE WILL BE IN COMPLIANCE WITH PHASE II ILLINOIS STORM WATER DISCHARGE GUIDELINES PER ORDINANCE 5082.
3. THE STORMTECH ISOLATION CHAMBERS ARE FOUND IN THE "STORM WATER CALCULATIONS" REPORT.

CONDITIONS OF APPROVAL

- 1. THE DWELLINGS IN THIS SENIOR COMMUNITY ARE SUBJECT TO AN AGE RESTRICTION DESCRIBED IN A DEED/DEED RIDER OR RESTRICTIVE COVENANT THAT NEEDS TO BE REVIEWED BY THE CITY ATTORNEY.
2. ALL CONSTRUCTION TRAFFIC RELATED TO THIS SITE MUST ENTER AND EXIT THIS SITE VIA J-MARK DRIVE TO SOUTH WOODLAWN AND NOT FROM VETERAN'S MEMORIAL PARKWAY.
3. PRIOR TO CONSTRUCTION SITE PLAN APPROVAL, A PHOTOMETRIC LIGHTING PLAN IN ACCORDANCE WITH THE CITY'S EXTERIOR LIGHTING STANDARDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FOR ALL PROPOSED EXTERIOR LIGHTING.

CONSTRUCTION NOTES

- 1. INTEGRAL CURB SECTION IS AN ACCEPTABLE ALTERNATIVE TO CURB & GUTTER IN AREAS IDENTIFIED ON THE PLANS AS CURB & GUTTER.
2. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF THICKENED SIDEWALK. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
3. PAVED AREAS TO BE PAINTED WITH 4" WIDE SINGLE WHITE SOLID LINES.
4. PEDESTRIAN CROSSWALK TO BE PAINTED WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C.

GRADING & DRAINAGE NOTES

- 1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHEREAS MEASUREMENTS TAKEN IN THE FIELD ARE INSTRUMENTAL IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
3. ALL STORM SEWER PIPES AND INLETS SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.

SITE COVERAGE-PHASE 1 (ONLY)

Table with 4 columns: Area Type, Area (sq ft), Percentage, and Notes. Includes TOTAL AREA, BUILDING FOOTPRINT AREA, LANDSCAPED AREA, and PAVEMENT AREA.

WOODBURY PLACE
SITE PLAN
DECEMBER 7, 2009
REVISED: APRIL 2, 2010



SITE LOCATION MAP
NOT TO SCALE

SEQUENCE OF EVENTS

- A. UTILIZE EXISTING ASPHALT DRIVE AS CONSTRUCTION ENTRANCE.
B. INSTALL TREE PROTECTION FENCING AS SHOWN ON THE PLAN.
C. INSTALL DITCH CHECKS AND INLET PROTECT AS SHOWN ON THE PLAN.
D. INSTALL DIVERSION DIKES, SILT FENCE, AND SEDIMENT TRAPS AS SHOWN ON THE INITIAL SEDIMENT AND EROSION CONTROL PLAN, EXCEPT FOR DIVERSION DIKE BETWEEN SEDIMENT TRAP B AND C.

CONSTRUCTION WORKING HOURS

THE CONTRACTOR SHALL NOT WORK BEYOND THE FOLLOWING HOURS AS STATED BY CITY ORDINANCE:
OCT. 1 - MAY 31 7AM - 7PM 7 DAYS PER WEEK
JUNE 1 - SEPT. 30 6AM - 8PM MON. - FRI.
7AM - 7PM SAT. - SUN.

ZONING NOTE

R-3 (GARDEN APARTMENT DISTRICT) WITH SENIOR COMMUNITY OVERLAY DISTRICT

FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29183C0231 E, DATED AUGUST 2, 1996.

PROPERTY DESCRIPTION

STARTING AT THE SOUTHEAST CORNER OF LOT 3 CRESTVIEW ACRES, RECORDED IN PLAT BOOK 10 PAGE 28, THENCE N 31°10'00" E, ALONG THE EASTERLY LINE THEREOF, 392.33 FEET TO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE EASTERLY LINE OF CRESTVIEW ACRES, N 31°10'00" E 200.00 FEET TO THE NORTHEAST CORNER OF LOT 5 CRESTVIEW ACRES, ALSO BEING THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED BY A DEED RECORDED IN BOOK 413 PAGE 532; THENCE N 18°55'40" E, ALONG SAID LINE, 119.35 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY A DEED RECORDED IN BOOK 687 PAGE 152; THENCE S 69°37'00" E, ALONG THE SOUTHERLY LINE THEREOF, AND THE SOUTHERLY LINE OF TRACTS DESCRIBED BY DEEDS RECORDED IN BOOK 1748 PAGE 677 AND IN BOOK 1741 PAGE 1132, A DISTANCE OF 608.66 FEET; THENCE LEAVING THE SOUTHERLY LINE OF SAID TRACT DESCRIBED BY DEED RECORDED IN BOOK 1741 PAGE 1132, S 21°09'40" W 365.00 FEET; THENCE N 68°50'20" W 95.00 FEET; THENCE S 21°09'40" W 15.00 FEET; THENCE N 68°50'20" W 185.22 FEET; THENCE N 31°10'00" E 27.08 FEET; THENCE N 88°49'00" W 70.00 FEET; THENCE S 31°10'00" W 15.00 FEET; THENCE N 88°49'00" W 68.00 FEET; THENCE N 31°10'00" E 128.00 FEET; THENCE N 88°49'00" W 92.00 FEET TO THE BEGINNING AND CONTAINING 4.79 ACRES.

PARKING NOTE

REQUIRED PARKING: 42 UNITS @ 0.5 SPACE / UNIT = 21 SPACES
PROVIDED PARKING - PHASE 1: 72 SPACES / 42 UNITS = 1.7 SPACES / UNIT
COMMUNITY CENTER: 2690 SF / 10 SPACES = 269 SF / SPACE

OPEN SPACE STANDARDS

PERMANENT PROTECTED OPEN SPACE: LOT AREA = 208,838 SF, REQUIRED = 62,651 SF, PROPOSED = 62,651 SF.
ACTIVE/PASSIVE OPEN SPACE: LOT AREA = 208,838 SF, REQUIRED = 30,700 SF, PROPOSED = 30,700 SF.

SANITARY FLOW NOTE

ESTIMATED SANITARY FLOW: 42 APARTMENTS TOTAL x 2 PERSON/UNIT x 80 GALLONS/PERSON = 6,720 GALLONS PER DAY.
COMMUNITY BUILDING: 1 EMPLOYEE X 15 GALLONS/DAY = 15 GALLONS PER DAY.

BENCH MARK

- BM - RAILROAD SPIKE IN THE SOUTLY POLE 51' MORE OR LESS SOUTH OF THE CENTERLINE OF THE SOUTH OUTER ROAD (VETERAN'S MEMORIAL PARKWAY) AND 150' WEST OF THE CENTERLINE OF MIDPOINT DRIVE, AS SHOWN BY A SURVEY BY VOLZ INCORPORATED DATED SEPTEMBER 2005. ELEVATION = 618.12
TBM - CHISELED MARKS ON THE EAST RIM OF A MANHOLE LOCATED 65 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF J-MARK DRIVE AND 20 FEET EAST OF THE EAST EDGE OF PAVEMENT OF WOODLAWN AVENUE, AS SHOWN BY A SURVEY BY VOLZ INCORPORATED DATED SEPTEMBER 2005. ELEVATION = 582.25

SURVEY CONTROL POINTS

Table with 5 columns: Point Number, North, East, Elevation, and Description. Lists control points CP1 through CP573 with their respective coordinates and descriptions like DRILL HOLE, IRON, and SHEET PILE.

OWNER

WOODBURY PLACE, L.P. (OWNER)
LES DEVELOPMENT, INC. (DEVELOPER)
206 PEACH WAY
COLUMBIA, MO 65203

REVISION NOTES

- 1. ADDED GENERAL NOTES 4 & 5
2. ADDED GENERAL NOTES 25, 26, & 27
3. ADDED CONDITIONS OF APPROVAL
4. ADDED GRADING & DRAINAGE NOTE 21
5. ADDED NOTE 10 TO SWPPP NOTES
6. ADDED 'ESI' 1 TO SHEET INDEX

LEGEND

Legend table listing symbols for PROPERTY LINE, TELEPHONE LINE, UNDERGROUND ELECTRIC LINE, etc., and corresponding symbols for PROPOSED TRANSFORMER, PROPOSED SANITARY SEWER LINE, etc.

UTILITY NOTES

- WATER: CITY OF OTTAWA, 100 N MAIN ST., OTTAWA, MO 63366. CONTACT: MICHELE GERTESEN 636-332-7392.
ELECTRIC: AMEREN ELECTRIC, 200 CALLAHAN ROAD, WENTZVILLE, MO 63385. CONTACT: JOHN CLARK 636-639-8312.
GAS: LACLEDE GAS, 6400 GRAHAM ROAD, ST. LOUIS, MO 63134. CONTACT: KENT THAMERT 314-522-2297.
TELEPHONE: CENTURYTEL, 1151 CENTURYTEL DRIVE, BLDG A, WENTZVILLE, MO 63385. CONTACT: MICHELE GERTESEN 636-332-7392.
TELEVISION: CHARTER COMMUNICATIONS, 815 CHARTER COMMONS DRIVE, TOWN AND COUNTRY, MO 63017. CONTACT: JOHN GRANT 636-387-6642.
STORM SEWER: CITY OF OTTAWA, 100 N MAIN ST., OTTAWA, MO 63366. CONTACT: 636-281-2858.
SANITARY SEWER: CITY OF OTTAWA, 100 N MAIN ST., OTTAWA, MO 63366. CONTACT: 636-281-2858.
FIRE DEPARTMENT: OTTAWA FIRE PROTECTION DISTRICT, 119 E. ELM STREET, OTTAWA, MISSOURI 63366. CONTACT: ASSISTANT FIRE MARSHALL MARK MORRISON 636-272-3493.

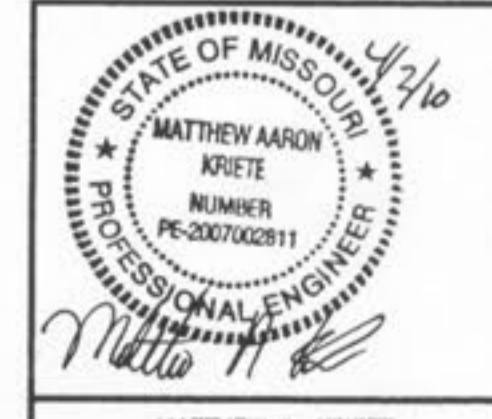
SHEET INDEX

Table with 3 columns: Sheet Number, Description, and Notes. Lists sheets C101 through C129 with descriptions like COVER SHEET, BOUNDARY & TOPOGRAPHIC SURVEY, etc.



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