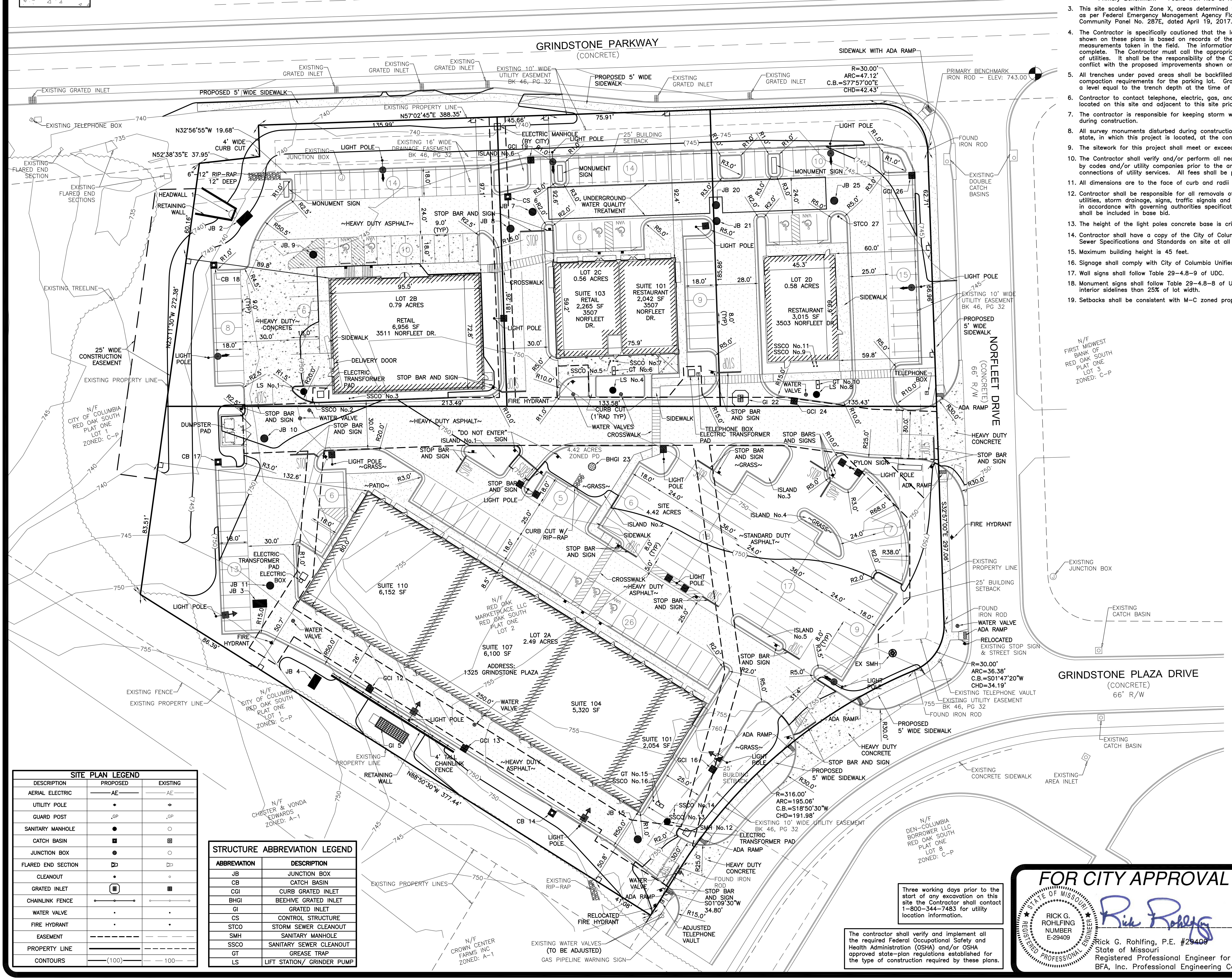
PREVIOUSLY APPROVED

RED OAK MARKETPLACE PD

PAVEMENT LEGEND

▨	**HEAVY DUTY ASPHALT PAVEMENT**
▨	**HEAVY DUTY CONCRETE PAVEMENT**



SITE NOTES:

1. Bearings referenced to Grid North of the Missouri Coordinate System 1983, Central Zone and elevations referenced to NAVD 1988 per GPS observations utilizing the MoDOT VRS RTK Network.
2. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans

   Primary Benchmark – Found Iron Rod at North corner of property. Elevation=743.00
3. This site scales within Zone X, areas determined to be outside the 0.2% annual chance floodplain, as per Federal Emergency Management Agency Flood Insurance Rate Map No. 29019C0287E, Community Panel No. 287E, dated April 19, 2017.
4. 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, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
5. All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.
6. Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
7. The contractor is responsible for keeping storm water run–off and sedimentation under control during construction.
8. All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the contractors expense.
9. The sitework for this project shall meet or exceed all applicable requirements.
10. The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.
11. All dimensions are to the face of curb and radii are to the back of curb, unless otherwise shown.
12. Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All costs shall be included in base bid.
13. The height of the light poles concrete base is critical (see detail).
14. Contractor shall 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.
15. Maximum building height is 45 feet.
16. Signage shall comply with City of Columbia Unified Development Code (UDC).
17. Wall signs shall follow Table 29–4.8–9 of UDC.
18. Monument signs shall follow Table 29–4.8–8 of UDC. Monument signs cannot be nearer to the interior sidelines than 25% of lot width.
19. Setbacks shall be consistent with M–C zoned property.

NOTE:
Contractor is responsible for notifying the following agencies, as required, immediately prior to closure of street, during construction for inspections and again when work is complete and street is reopened:

Site Development (ROW Inspections)	874–7474
Building Safety (Plumbing/Building Inspections)	874–7474
Joint Communications (Emergency Services)	874–8471
Columbia Transit (City Buses)	874–7282
Parking Enforcement (Parking Meters)	874–7674
Public Works Street Division (Street Patching)	874–9289

PLANNING AND ZONING'S CERTIFICATE:

Approved by the City of Columbia Planning and Zoning Commission this ____ day of ________________, 2018.

____
Rusty Strodtman, Chairperson

CITY COUNCIL'S CERTIFICATE:

Approved by the Columbia City Council this ____ day of ________________, 2018.

____
Brian Treece, Mayor

SITE DATA

LOT 2A	2.49 ACRES±
LOT 2B	0.79 ACRES±
LOT 2C	0.56 ACRES±
LOT 2D	0.58 ACRES±
TOTAL AREA	4.42 ACRES±

LAND USE: COMMERCIAL
ZONING CLASSIFICATION: PD (PLANNED DEVELOPMENT)
LOCAL JURISDICTION: CITY OF COLUMBIA, MISSOURI

PARKING DATA

REQUIRED PARKING	
RETAIL	1/300 S.F.
RESTAURANT	1/150 S.F.
LOT 2A	
RETAIL (19,626 S.F.)	66 SPACES REQUIRED
	107 SPACES PROVIDED
LOT 2B	
RETAIL (6,956 S.F.)	24 SPACES REQUIRED
	38 SPACES PROVIDED
LOT 2C	
RETAIL (2,265 S.F.)	8 SPACES REQUIRED
RESTAURANT (2,042 S.F.)	14 SPACES REQUIRED
	22 SPACES REQUIRED
	29 SPACES PROVIDED
LOT 2D	
RESTAURANT (3,015 S.F.)	21 SPACES REQUIRED
	29 SPACES PROVIDED

SITE PLAN LEGEND

DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	——AE——	——AE——
UTILITY POLE	●	○
GUARD POST	.GP	.GP
SANITARY MANHOLE	●	○
CATCH BASIN	▣	▣
JUNCTION BOX	●	○
FLARED END SECTION	▷	▷
CLEANOUT	•	○
GRATED INLET	▦	▦
CHAINLINK FENCE	●——●——●	○——○——○
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	— — — —	— — —
PROPERTY LINE	———	— — — —
CONTOURS	——(100)——	— —100— —

STRUCTURE ABBREVIATION LEGEND

ABBREVIATION	DESCRIPTION
JB	JUNCTION BOX
CB	CATCH BASIN
CGI	CURB GRATED INLET
BHGI	BEEHIVE GRATED INLET
GI	GRATED INLET
CS	CONTROL STRUCTURE
STCO	STORM SEWER CLEANOUT
SMH	SANITARY MANHOLE
SSCO	SANITARY SEWER CLEANOUT
GT	GREASE TRAP
LS	LIFT STATION/ GRINDER PUMP

Three working days prior to the start of any excavation on this site the Contractor shall contact 1–800–344–7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state–plan regulations established for the type of construction required by these plans.

FOR CITY APPROVAL ONLY

RICK G. ROHLFING
NUMBER
E-29409

Rick Rohlfing

Rick G. Rohlfing, P.E. #29409 01/03/2018
State of Missouri
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Missouri, 65201

REVISIONS

1		
By:		App:
2		
By:		App:
3		
By:		App:
4		
By:		App:

OWNER
RED OAK MARKETPLACE, LLC
709 Hwy 28, PO Box 39
Belle, MO 65013

CITY PROJECT #18–20

DRAWN
B.L.P., J.J.M.
CHECKED
R.G.R.
DATE
01/03/18
SCALE
1"=30'
JOB No.
4137
SHEET NAME
RED OAK MARKETPLACE PD

ST–1

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