

Introduced by _____ Council Bill No. R 117-13

A RESOLUTION

authorizing a sidewalk renovation agreement with the Bette H. Douglass Trust relating to the removal and replacement of sidewalks along a portion of the north side of East Broadway (515 East Broadway); transferring funds.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Manager is hereby authorized to execute a sidewalk renovation agreement with the Bette H. Douglass Trust relating to the removal and replacement of sidewalks along a portion of the north side of East Broadway (515 East Broadway). The form and content of the agreement shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 2. At the request of the City Manager, the City Council hereby transfers \$19,920.00 from the Downtown Sidewalk Improvement Project Account No. 440-8800-528.49-90, C00171 to Trops Sidewalk Project Account No. 440-8800-528.49-90, C00547.

ADOPTED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

SIDEWALK RENOVATION AGREEMENT

This agreement is entered into on this _____ day of _____, 2013 by and between the City of Columbia, Missouri, a municipal corporation (hereinafter "City") and the Bette H. Douglass Trust.

WHEREAS, the Bette H. Douglass Trust owns or operates commercial properties located at 515 E. Broadway; and

WHEREAS, the Bette H. Douglass Trust is currently in the process of extensive renovation and restoration, and removal and replacement of adjacent sidewalks, curbs and accessories; and

WHEREAS, such removal of the old sidewalks and their replacement and rebuilding to current City codes will be a benefit to City and all who will use such sidewalks, curbs and accessories.

NOW, THEREFORE, in consideration of the mutual covenants set out herein, the parties agree as follows:

1. The Bette H. Douglass Trust, through its contractor, shall remove the sidewalks, curbs, parking meters, trash cans, tree grates and any other accessories, per City codes and follow the specific directions of the City Public Works Department, along East Broadway as such are adjacent to the Bette H. Douglass Trust properties.
2. The Bette H. Douglass Trust, through its contractor, shall replace all sidewalks, curbs, tree grates and accessories removed above as instructed by City and in accordance with City standards and codes currently in effect.
3. City will reimburse the Bette H. Douglass Trust for one-half the cost of the replacement of sidewalks, curbs, etc., set out above, provided that City's contribution to such costs shall not exceed \$ 19,920.00.
4. City will pay the Bette H. Douglass Trust up to ninety-five percent (95%) of the amount promised as City's reimbursement within thirty (30) days of receipt of a written statement of construction cost to replace the curbs, sidewalks, etc., set out herein. City will pay the Bette H. Douglass Trust the remaining five percent (5%) of the amount promised upon City's acceptance of the work.
5. The Bette H. Douglass Trust agrees to comply with the provisions of the Missouri Prevailing Wage Act (Sections 290.210 through 290.340 RSMo.) and shall provide in the contract with its contractor that not less than the prevailing hourly rate of wages shall be paid to all workers performing work under the contract that is required under this sidewalk renovation agreement.

6. This agreement is made solely for the benefit of the party's hereto and not for the benefit of any third party.

CITY OF COLUMBIA, MISSOURI

By: _____
Mike Matthes, City Manager

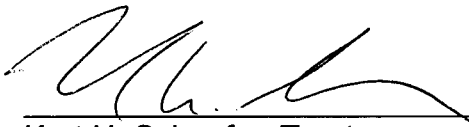
ATTEST:

Sheela Amin, City Clerk

APPROVED AS TO FORM:

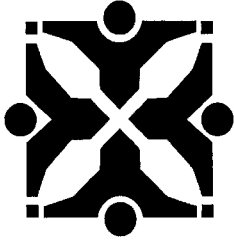
City Counselor

Bette H. Douglass Trust

By: _____
Kurt U. Schaefer, Trustee

CERTIFICATION: I hereby certify that this contract is within the purpose of the appropriation to which it is to be charged, Account No. 440-8800-528.49-90, C00171, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefor.

John Blattell, Director of Finance



Source: Public Works

John

Agenda Item No:

To: City Council
From: City Manager and Staff

Council Meeting Date: June 17, 2013

Re: Sidewalk Cost Share Agreement for Tropical Liqueurs

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration a resolution authorizing the City Manager to execute a Sidewalk Renovation agreement with Bette H. Douglass Trust for Tropical Liqueurs located at 515 E Broadway, and transferring funds from the Downtown Sidewalks Improvement project. This request falls under the Sidewalk Maintenance and Construction policy approved by Council on December 3, 2007, per ordinance 19747.

DISCUSSION:

The tenant of Tropical Liqueurs has requested assistance from the City to share the cost of replacing the sidewalks along their south property line adjacent to Broadway. Their facility and site is undergoing re-construction and the General Contractor, Design Built, Inc., has submitted three quotes for the sidewalk construction. The low bid is from Northface Concrete Construction for \$39,840.00. Per the Sidewalk Renovation agreement, once the work is complete, the City will reimburse 50% of the cost associated with the replacement of the sidewalk, for a not to exceed amount of \$19,920.

FISCAL IMPACT:

The City's share of the sidewalk replacement project is \$19,920, and will be paid from the Downtown Sidewalk Improvement project.

VISION IMPACT:

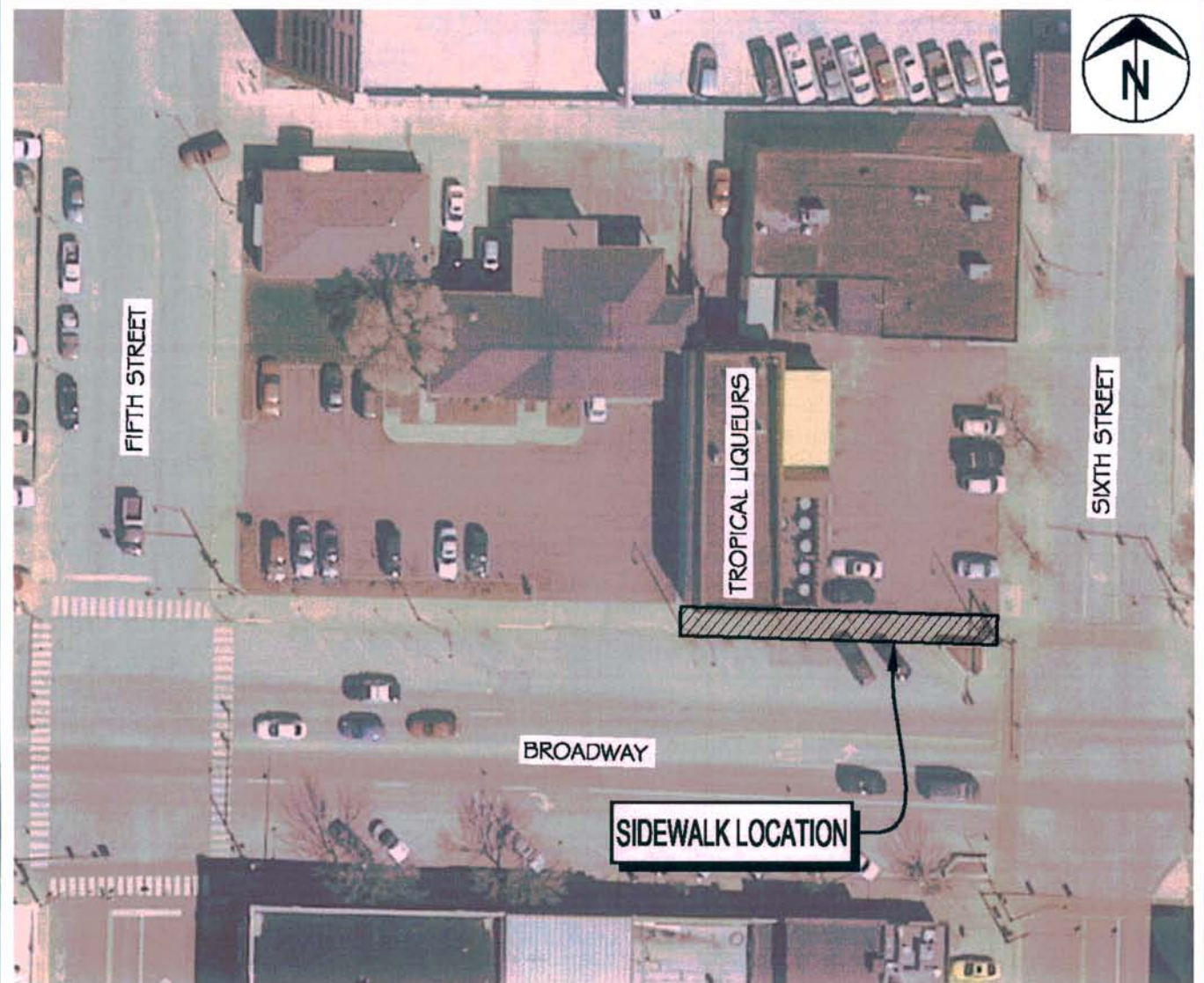
<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

People and vehicles will have easy access to downtown businesses and services and enhanced movement within and through the downtown area.

SUGGESTED COUNCIL ACTIONS:

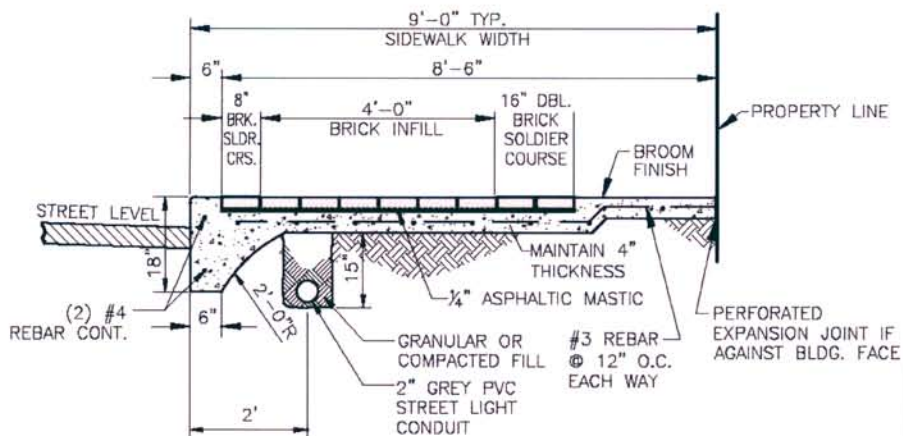
Authorize the City Manager to execute a Sidewalk Renovation agreement with Bette H. Douglass Trust, and transferring funds from the Downtown Sidewalks Improvement project.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Epands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$19,920.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time	\$19,920.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	6
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	6.3
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	



SIDEWALK LOCATION

SCALE: 1" = 50'



TYPICAL SECTION

BRICK PAVERS
NOT TO SCALE



City of Columbia, Missouri
Department of Public Works

TROPICAL LIQUEURS DOWNTOWN SIDEWALK

Scale: AS SHOWN Dwn: J.L.H. Date: 6/7/13

GENERAL NOTES:

- TRACT IS CURRENTLY ZONED C-2
- 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.
- CONCRETE PAVEMENT TO BE 4" P.C. CONCRETE WITH #4 REBAR @ 24" CENTERS EACH WAY, OR EQUIVALENT WELDED WIRE FABRIC (50K-W10X10 WWF) ON 4" CRUSHED STONE. ALSO CONTROL JOINTS TO BE IN SQUARE PATTERN WITH MINIMUM 42" AND MAXIMUM 50" SPACING, 1" DEEP.

FLOOD PLAN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAN MAP #29019C02800 DATED MARCH 17, 2011.

STORMWATER MANAGEMENT NOTES

- DEVELOPMENT SHALL COMPLY WITH CHAPTER 12A OF CITY OF COLUMBIA CODE, THE DESIGN AND CONSTRUCTION SPECIFICATIONS FROM THE CITY OF COLUMBIA STORMWATER MANAGEMENT AND WATER QUALITY MANUAL, AND MDNR CLEAN WATER COMMISSION REQUIREMENTS.
- THIS SITE HAS BEEN GRANTED A VARIANCE BY THE CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT FOR THE USE OF ALTERNATE AND/OR EQUIVALENT BMP'S. SAID VARIANCE WAS ISSUED BY JOHN GLASCOCK, DATED MARCH 23, 2011.

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 NO FREESTANDING SIGNS ON THIS SITE. ALL OTHER SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 23 OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS IT RELATES TO C-2 DISTRICTS.

LIGHTING NOTE

ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

MDNR REQUIREMENTS

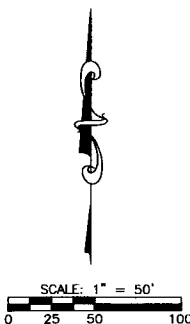
- SUBSTANCES REGULATED BY FEDERAL LAW UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) OR THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA) WHICH ARE TRANSPORTED, STORED OR USED FOR MAINTENANCE, CLEARING OR REPAIRS SHALL BE MANAGED ACCORDING TO THE PROVISIONS OF RCRA AND CERCLA.
- ALL PAINTS, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS (EXCEPT FUELS) AND STORAGE CONTAINERS (SUCH AS DRUMS, CANS, OR CARTONS) SHALL BE STORED SUCH THAT THESE MATERIALS ARE NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION, CONTROL, AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND SHALL ALSO PREVENT THE CONTAMINATION OF GROUNDWATER.
- THE APPLICANT SHALL NOTIFY BY TELEPHONE AND IN WRITING THE DEPARTMENT OF NATURAL RESOURCES, WATER POLLUTION CONTROL PROGRAM, POST OFFICE BOX 178, JEFFERSON CITY, MO 65102, 1-800-361-4827, OF ANY OIL SPILLS OR IF HAZARDOUS SUBSTANCES ARE FOUND DURING THE PROSECUTION OF WORK UNDER THIS PERMIT.

EROSION CONTROL NARRATIVE:

- THE PROJECT CONSISTS OF RENOVATING AN EXISTING BUILDING, CONSTRUCTING A 385 SQ. FT. BUILDING ADDITION, REMOVING AND REPLACING EXISTING PARKING LOT/SIDEWALK WITH A CONCRETE PAVEMENT AND IMPROVED SIDEWALKS ALONG WITH ITS REQUIRED INFRASTRUCTURE. THIS INCLUDES CONSTRUCTION OF THE BUILDING, PARKING LOT, SANITARY SEWER, STORM SEWERS, ELECTRIC, GAS, WATER, TELEPHONE, AND CABLE TV UTILITIES. IN MY OPINION, THERE ARE NO SIGNIFICANT SILTATION OR EROSION CONTROL PROBLEM AREAS ON THE SITE AT THIS TIME. HOWEVER, CONSTRUCTION OF THESE IMPROVEMENTS MAY CREATE THE POTENTIAL OF SILTATION AND EROSION PROBLEMS IF NOT CAREFULLY MANAGED.
- TO MY KNOWLEDGE THERE ARE NO EXISTING OFF-SITE EROSION, SILTATION PROBLEMS DOWN STREAM FROM THIS DEVELOPMENT. THE DEVELOPMENT WILL HAVE MINOR IMPACTS TO THE RECEIVING CHANNELS IMMEDIATELY DOWN STREAM FROM THE SITE DURING THE 4 TO 6 MONTHS OF DEVELOPMENT. AFTER CONSTRUCTION, LAND DISTURBANCE ACTIVITIES WILL DIMINISH AND THERE WILL BE LITTLE TO NO OFF-SITE IMPACTS.
- THE CURRENT RUNOFF FACTORS INCLUDE IMPERVIOUS ROOF AND PARKING AREAS. THE SITE WILL CHANGE FROM APPROXIMATELY 100% IMPERVIOUS AREA TO APPROXIMATELY 100% IMPERVIOUS AREA.
- THE PEAK DISCHARGE FOR THE 25-YEAR STORM ON THE ENTIRE SITE= $Q = KCU = 1.1 \times 0.90 \times 8.3 \times 0.33 = 2.71$ CFS.
- THE MANAGEMENT OF THE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER UNTIL ALL AREAS ARE ESTABLISHED WITH NEW GROUND COVER/PAVEMENT.
- THE CONSTRUCTION OF THE PROJECT SHALL INCLUDE THE PHASES OF: DEMOLITION, BUILDING CONSTRUCTION, STORM STRUCTURE CONSTRUCTION, SIDEWALK AND PARKING LOT PAVING. THE ENTIRE SITE SHALL BE GRADED AT ONE TIME AND ALL SURFACES SHALL NOT BE DENuded FOR, AND SHALL BE STABLE AND NON-EROSIVE WITHIN THE LESSER OF 30 WORKING DAYS OR 120 CALENDAR DAYS AFTER COMPLETION OF THE WORK AUTHORIZED BY THE LAND DISTURBANCE PERMIT. ALL SOIL STOCKPILES SHALL BE PROTECTED WITH AN APPROPRIATE BEST MANAGEMENT PRACTICE. ALL GRADING ACTIVITIES SHALL BE DONE IN A MANNER THAT CONFORMS TO THE MEASURES SHOWN ON THE PLAN.
- THE EROSION CONTROL MEASURES SHOWN ON THE PLAN WERE CHOSEN AS THE BEST MANAGEMENT PRACTICES APPROPRIATE FOR THE SITE.
- THE EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A PRECIPITATION EVENT OF 0.5" OR GREATER, TO INSURE MAXIMUM EFFECTIVENESS OF THE PROTECTIVE MEASURES AND TO ASSURE THAT PREVENTATIVE MAINTENANCE EFFORTS ARE CARRIED OUT WHEN NEEDED. ALL AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF THE COMPLETION OF GRADING. ALL STRUCTURAL MEASURES SHALL BE MAINTAINED AND THE WASTE MATERIALS REMOVED AND DISPOSED OF PROPERLY.
- ALL STORM INLETS IN PLACE PRIOR TO FINAL PAVEMENT PLACEMENT SHALL HAVE SILT FENCE OR ACCEPTABLE FILTER DEVICE PLACED AROUND THEM FOR EROSION CONTROL.
- ALL WORK SHALL COMPLY WITH THE CITY OF COLUMBIA AND STATE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES LAND DISTURBANCE REGULATIONS.
- THE FINAL CONTOURS SHOWN ARE APPROXIMATE, AND MAY BE CHANGED IN THE FIELD WITH THE APPROVAL OF THE ENGINEER. THE GOAL BEING TO GRADE THE SITE TO MINIMIZE THE OCCURRENCE OF DRAINAGE PROBLEMS.
- THIS TRACT IS LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

QUANTITIES			
ITEM #	DESCRIPTION	UNIT	QUANTITY
1.1	REMOVAL OF CONCRETE SIDEWALK	S.Y.	100
1.2	SAW CUTTING CONCRETE PAVEMENT	LF	200
1.3	REMOVAL OF PARKING METERS	EA	3
1.4	P.C. CONCRETE SIDEWALK WITH SINGLE CURB	S.F.	570
1.5	P.C. CONCRETE SIDEWALK WITH DOUBLE CURB	S.F.	290
1.6	TREE WELL WITH CAST IRON GRATE	EA	2
1.7	REINSTALL PARKING METERS	EA	3
1.8	PARKING METER COVERS*	DAYS	12
1.9	TRAFFIC CONTROL	L.S.	1
1.10	CONSTRUCTION STAKING	L.S.	1
1.11	MOBILIZATION	L.S.	1
ADD ALTERNATE BID			
1.2A	SAW CUTTING CONCRETE PAVEMENT (REVISED LENGTH)	LF	75
1.4A	P.C. CONCRETE SIDEWALK WITH SINGLE CURB (WITH PAVERS)	S.F.	570
1.5A	P.C. CONCRETE SIDEWALK WITH DOUBLE CURB (WITH PAVERS)	S.F.	290
1.12	BRICK PAVERS DECORATIVE TREATMENT	S.F.	480

*PARKING METER COVERS \$16/DAY/SPACE. 12 DAYS IS AN ESTIMATE FOR TIME TO COMPLETE WORK. COVERS WILL ONLY BE NEEDED WHILE SPACES ARE OUT OF SERVICE. CONTACT CITY OF COLUMBIA FOR MOST CURRENT RATES.



TRAFFIC CONTROL PLAN

UTILITIES

NATURAL GAS

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

TELEPHONE

CENTURYLINK
625 E. CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: DUANE MCGEE
(573) 886-3503

SANITARY SEWER

CITY OF COLUMBIA
P.O. BOX 6015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: STEVE HUNT
(573) 874-7250

CABLE TV

CENTURYLINK
625 E. CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: DUANE MCGEE
(573) 886-3503

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: JOHN TROYER
(573) 874-7321



TRAFFIC CONTROL LEGEND:

- TRAFFIC SIGN
- TRAFFIC BARREL

TROPICAL LIQUEURS 515 E BROADWAY

SEPTEMBER 15, 2011

COVER SHEET

BENCHMARK DATA

COLUMBIA #1 USC & GS ON SOUTHWEST CORNER OF MUNICIPAL BLDG. AT SE CORNER OF 6TH ST. & BROADWAY, BK. 482 G1 PG. 6;
ELEV= 736.86

ITEM

CUT BOX ON NW CORNER OF INLET AT NW CORNER OF 6TH ST. & BROADWAY
ELEV= 731.75

PARKING DATA

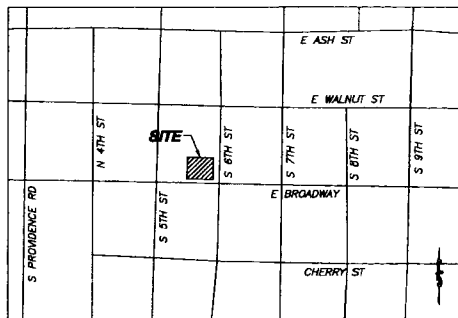
THERE ARE NO PARKING REQUIREMENTS FOR DOWNTOWN C-2 ZONING. ANY OFF-STREET PARKING PROVIDED WILL COMPLY WITH CITY OF COLUMBIA PARKING REQUIREMENTS.

OWNER:

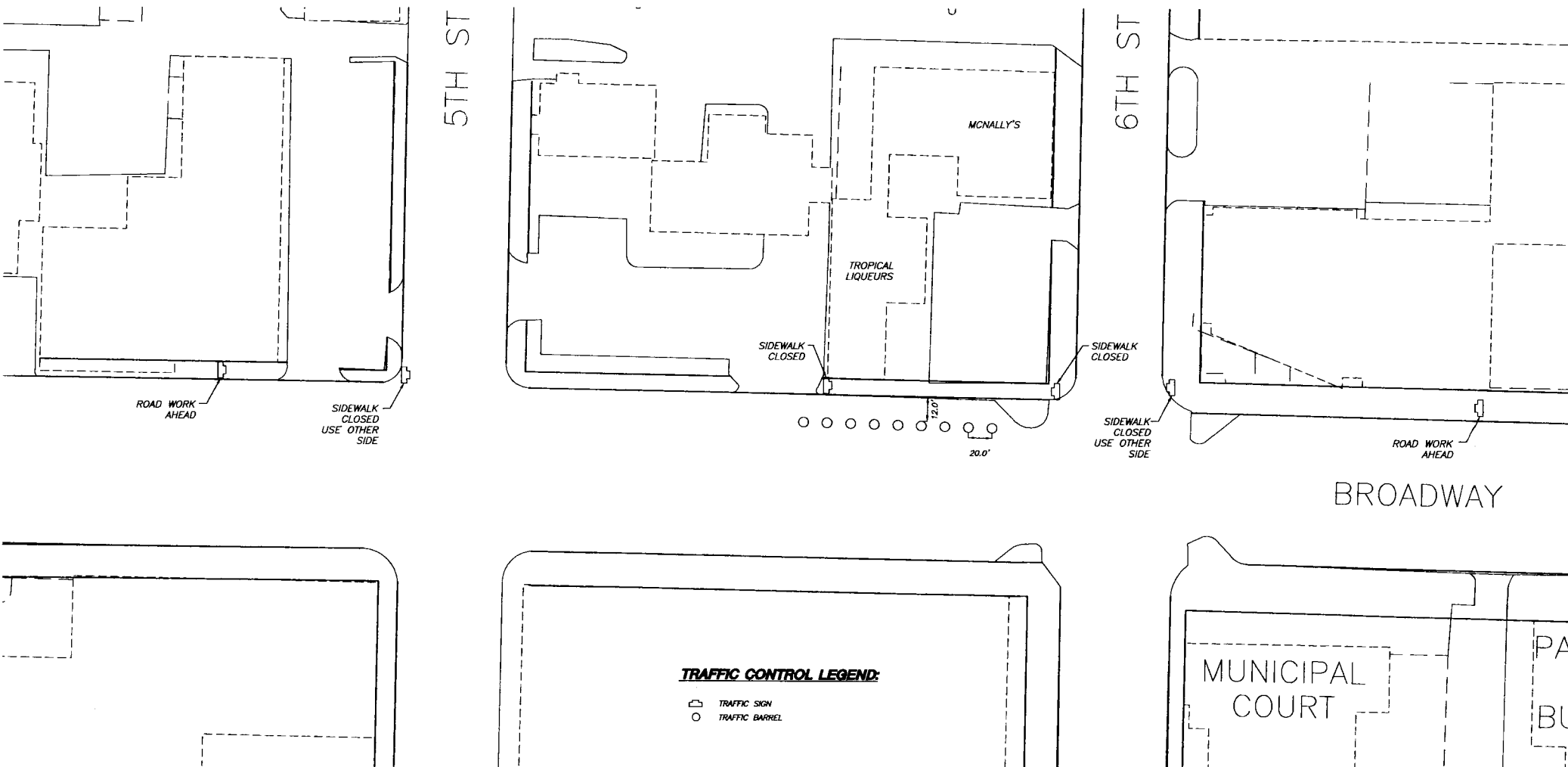
BETTE HEIDMAN DOUGLASS PROPERTIES LLC
3610 BUTTWOOD DR. STE 310
COLUMBIA, MO 65203

LEASE HOLDER:

TROPICAL LIQUEURS CORP.
C/O MARY DOODS
515 E. BROADWAY
COLUMBIA, MO 65201
(573) 442-8088



LOCATION MAP
NOT TO SCALE



TRAFFIC CONTROL PLAN TROPICAL LIQUEURS 515 E BROADWAY

		A CIVIL GROUP CIVIL ENGINEERING, PLANNING, SURVEYING 1129 WILKES BLVD., SUITE 450 COLUMBIA, MO 65204 PHONE: (573) 871-5750, FAX: (573) 871-6171	
		SHEET NO. CAD DATE: 09/15/2011	SHEET NO. CAD DATE: 09/15/2011
SHEET NO. CAD DATE: 09/15/2011	SHEET NO. CAD DATE: 09/15/2011	SHEET NO. CAD DATE: 09/15/2011	SHEET NO. CAD DATE: 09/15/2011

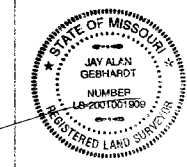
LEGEND

- MH ○ EXISTING SANITARY MANHOLE
MH ● PROPOSED SANITARY MANHOLE
CO ○ EXISTING SANITARY CLEANOUT
CO ● PROPOSED SANITARY CLEANOUT
FH ○ EXISTING FIRE HYDRANT
FH ● PROPOSED FIRE HYDRANT
E ○ EXISTING GUY WIRE
E ● PROPOSED GUY WIRE
LP ○ EXISTING LIGHT POLE
LP ● PROPOSED LIGHT POLE
EM ○ EXISTING ELECTRIC METER
EM ● PROPOSED ELECTRIC METER
GM ○ EXISTING GAS METER
GM ● PROPOSED GAS METER
WM ○ EXISTING WATER METER
WM ● PROPOSED WATER METER
CB ○ EXISTING CABLE BOX
CB ● PROPOSED CABLE BOX
ET ○ EXISTING ELECTRIC TRANSFORMER
ET ● PROPOSED ELECTRIC TRANSFORMER
TB ○ EXISTING TELEPHONE BOX
TB ● PROPOSED TELEPHONE BOX
UP ○ EXISTING UTILITY POLE
UP ● PROPOSED UTILITY POLE
WV ○ EXISTING WATER VALVE
WV ● PROPOSED WATER VALVE
HS ○ EXISTING HANDICAPPED SPACE
HS ● PROPOSED HANDICAPPED SPACE
E ○ EXISTING
E ● PROPOSED
S (REC) RECORD
BH ○ BORE HOLE
BM ○ BENCH MARK
DH ○ DRILL HOLE
IP ○ IRON PIPE
RB ○ REBAR
MONUMENT
PM ○ PERMANENT MONUMENT
RW ○ RIGHT OF WAY MARKER
STONE
SS ○ EXISTING STREET SIGN
SS ● PROPOSED STREET SIGN
RD ○ EXISTING ROOF DRAIN
RD ● PROPOSED ROOF DRAIN
SV ○ EXISTING SPARKLER VALVE
SV ● PROPOSED SPARKLER VALVE
HB ○ EXISTING HAILBOX
HB ● PROPOSED HAILBOX
FG ○ EXISTING FLAGPOLE
FG ● PROPOSED FLAGPOLE
T/C ○ FINISH GRADE
T/C ● TOP OF CURB
T/P ○ TOP OF PAVEMENT
T/P ● FINISH FLOOR
R ○ RADIAL LINE
R ● CENTERLINE
F ○ EXISTING FENCE
F ● PROPOSED FENCE
X ○ EXISTING UNDERGROUND ELECTRIC
X ● PROPOSED UNDERGROUND ELECTRIC
UE ○ EXISTING UNDERGROUND ELECTRIC
UE ● PROPOSED UNDERGROUND ELECTRIC
OE ○ EXISTING OVER-HEAD ELECTRIC
OE ● PROPOSED OVER-HEAD ELECTRIC
UT ○ EXISTING UNDERGROUND TELEPHONE
UT ● PROPOSED UNDERGROUND TELEPHONE
OT ○ EXISTING OVER-HEAD TELEPHONE
OT ● PROPOSED OVER-HEAD TELEPHONE
FO ○ EXISTING FIBER OPTIC CABLE
FO ● PROPOSED FIBER OPTIC CABLE
G ○ EXISTING GAS
G ● PROPOSED GAS
S ○ EXISTING SANITARY
S ● PROPOSED SANITARY
FM ○ EXISTING SANITARY FORCEMAIN
FM ● PROPOSED SANITARY FORCEMAIN
W ○ EXISTING WATER
W ● PROPOSED WATER
SS ○ EXISTING STORM SEWER
SS ● PROPOSED STORM SEWER
CATV ○ EXISTING CABLE TELEVISION
CATV ● PROPOSED CABLE TELEVISION
RD ○ EXISTING ROOF DRAIN
RD ● PROPOSED ROOF DRAIN
T/C ○ FINISH GRADE
T/C ● TOP OF CURB
T/P ○ TOP OF PAVEMENT
T/P ● FINISH FLOOR
R ○ RADIAL LINE
R ● CENTERLINE
F ○ EXISTING FENCE
F ● PROPOSED FENCE

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 210 AND THE EAST 20 FEET OF LOT 209 OF THE ORIGINAL TOWN OF COLUMBIA AS RECORDED IN BOOK A, PAGE 335 OF THE BOONE COUNTY RECORDS.

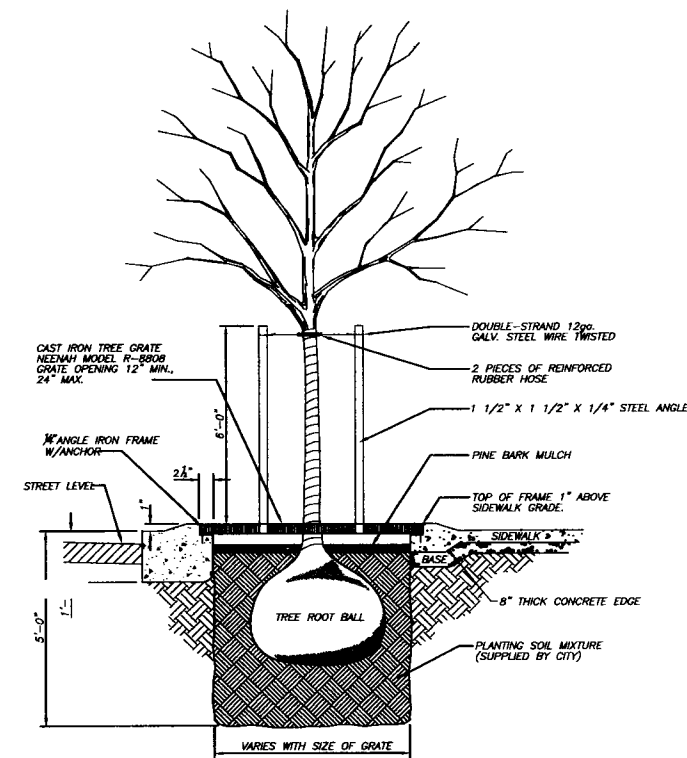
JAY GERHARDT, LS-2001001909



SITE PLAN
TROPICAL LIQUEURS 515 E BROADWAY

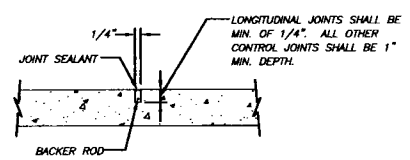
	A CIVIL GROUP CIVIL ENGINEERING, PLANNING, SURVEYING 1153 WILKES BLVD., SUITE 450 COLUMBIA, MO 65201 PHONE: (314) 311-5750, FAX: (314) 311-4171	
	DESIGNED BY: SMH	DATE: 09/15/2011
CHIEF ENGINEER: CAD	DATE: 09/15/2011	
PROJECT NO.: TROP10-01	SHEET: 2 OF 5	

SCALE: 1" = 10'
0 5 10 20

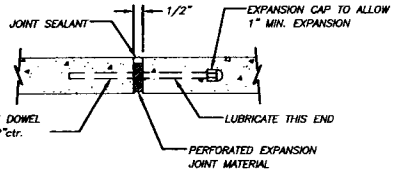


TYPICAL DOWNTOWN TREE PLANTING DETAIL

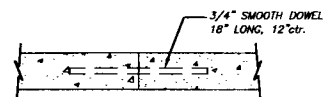
THE PLANTING OF STREET TREES IS TO BE COORDINATED WITH THE PARKS AND RECREATION DEPARTMENT. CONTACT TONY LOWRY AT 874-7537 FOR MORE INFORMATION.



CONTROL JOINT



EXPANSION JOINT

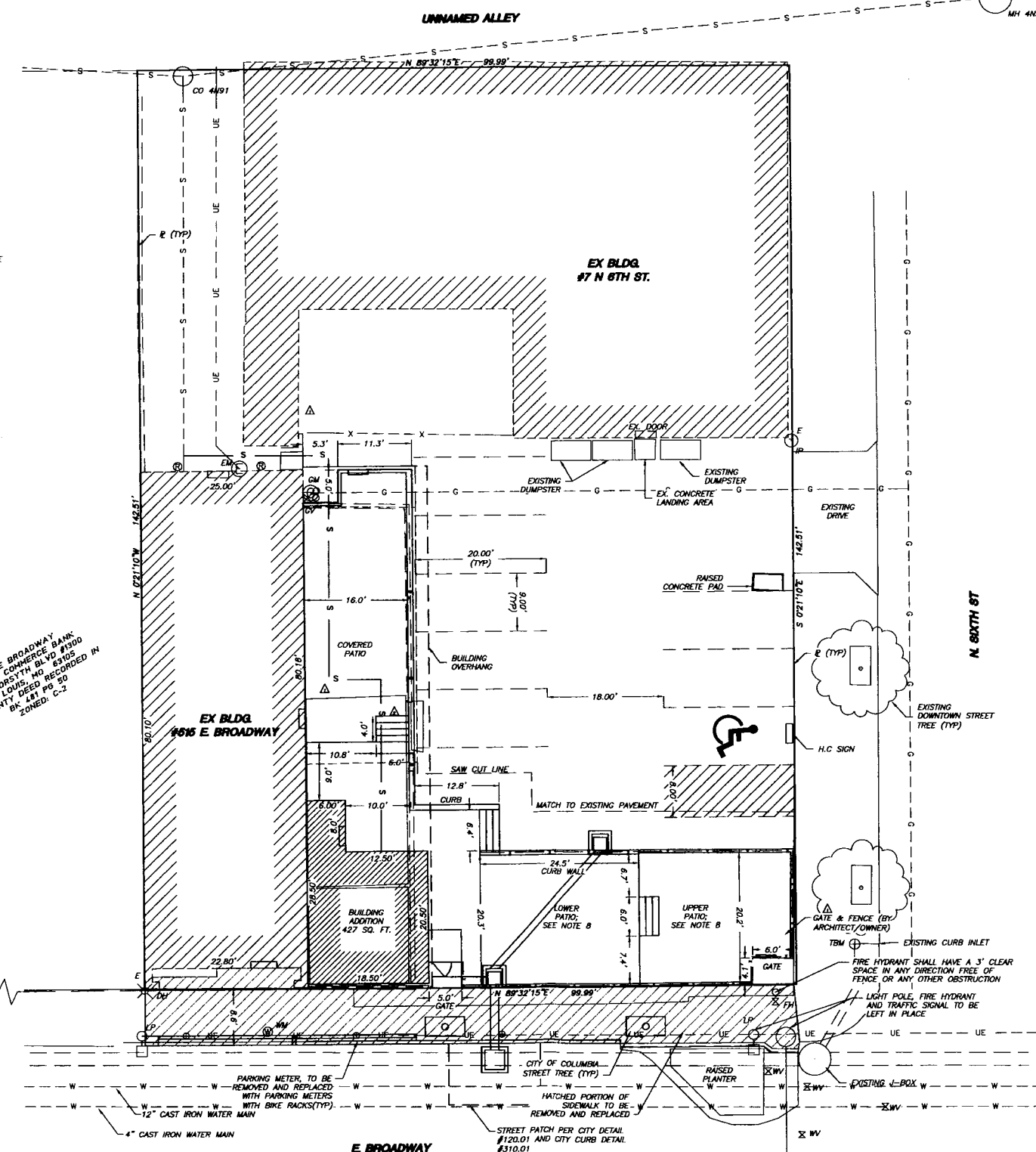


TRANSVERSE CONSTRUCTION JOINT

NOTE:
SEE CITY OF COLUMBIA STANDARDS - 1000.01B THRU 1000.01D.

SIDWALK JOINT DETAILS

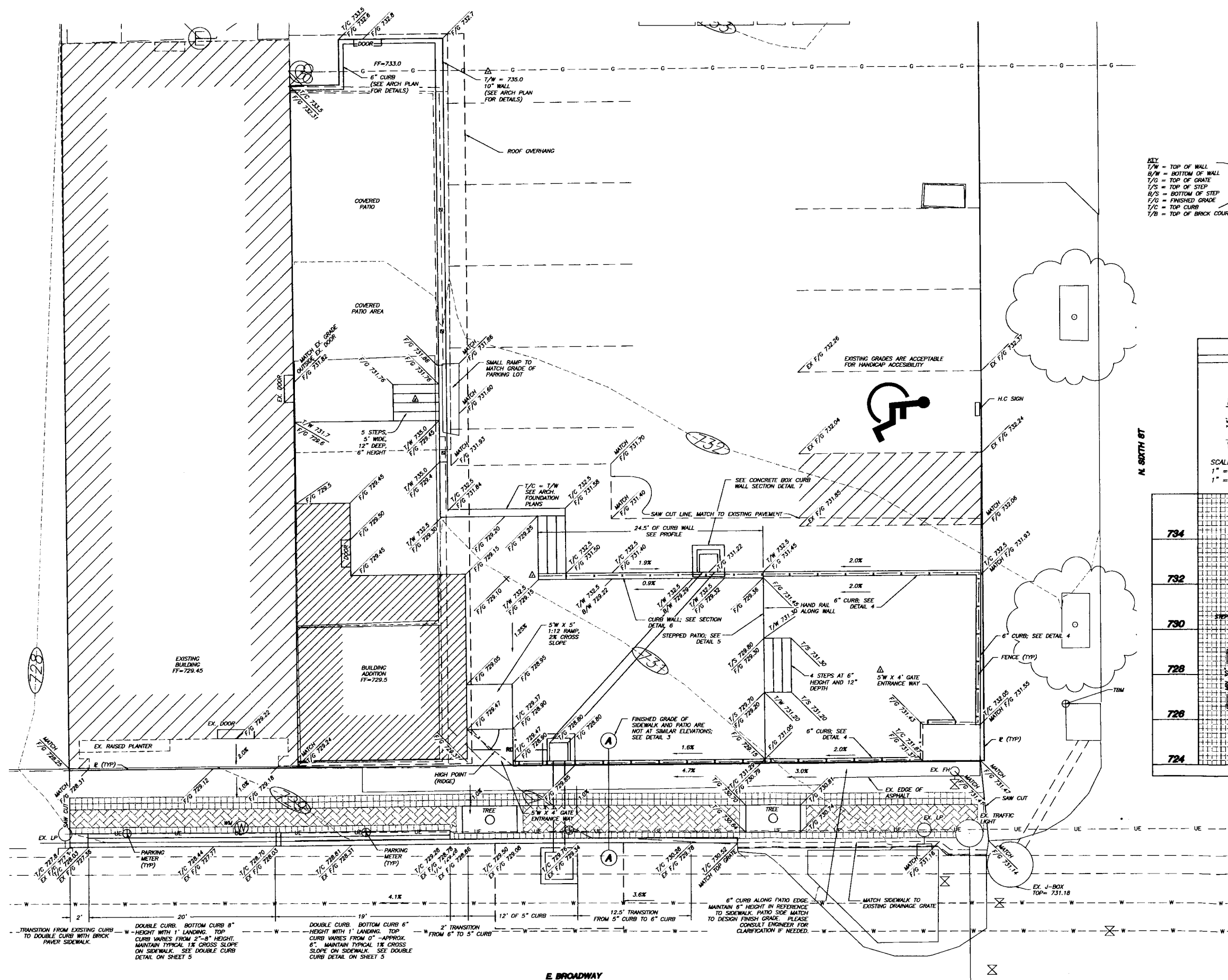
501 E BROADWAY
OWNER: COMMERCE BANK
#000 FORSYTH BLVD #3105
ST. LOUIS, MO 63105
WARRANTY DEED RECORDED IN
BOOK 481 PAGE 50
B ZONED: C-2



E BROADWAY

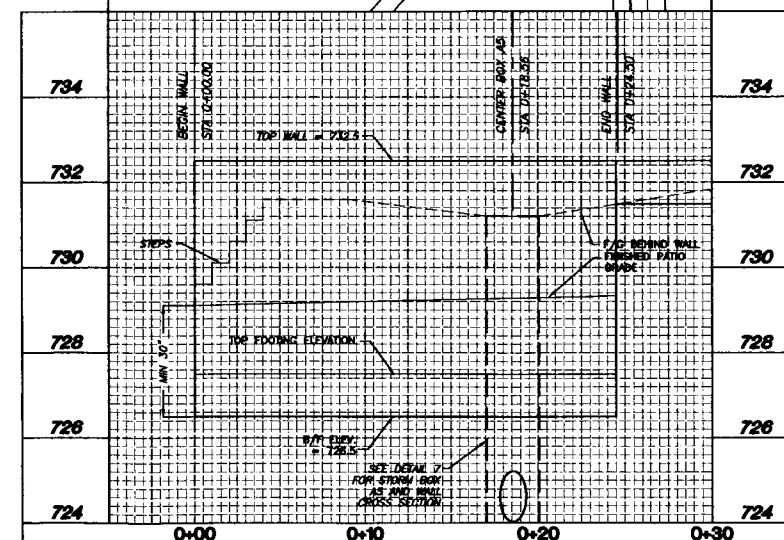
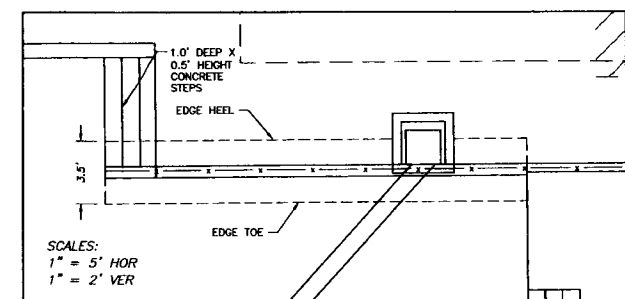
N 6TH ST

UNNAMED ALLEY



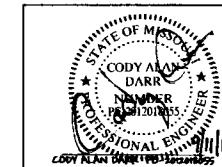
KEY

T/W = TOP OF WALL	}	 COORDINATE WITH ARCH. DRAWINGS
B/W = BOTTOM OF WALL		
T/G = TOP OF GRATE		
T/S = TOP OF STEP		
B/S = BOTTOM OF STEP		
F/G = FINISHED GRADE		
T/C = TOP CURB		
T/B = TOP OF BRICK COURSE		



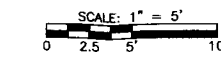
△ RETAINING WALL PROFILE

GRADING PLAN
TROPICAL LIQUEURS 616 E BROADWAY

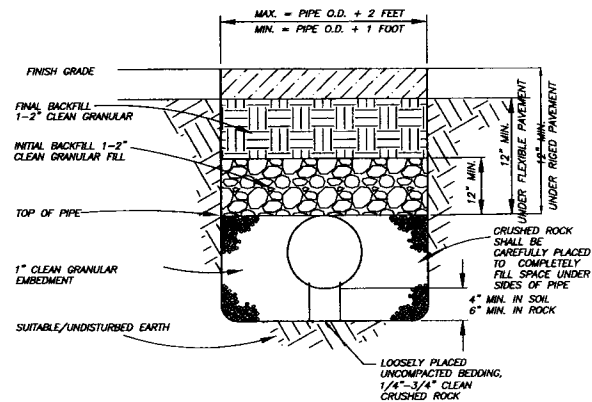


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					DRAWN BY:	CAD	DATE:	09/15/2011
					ENGINE:	CAD	PIC:	CAD
							DRAWING NO.:	TROP10-01
A	9/7/12	CLIENT REVISIONS	CAD					
A	9/27/11	CITY COMMENTS/ARCH. REVISED	CAD					
NO.	DATE	REVISION/DESCRIPTION	BY				SHEET	3 OF 5
					FOR NO.:	TROP11.01		

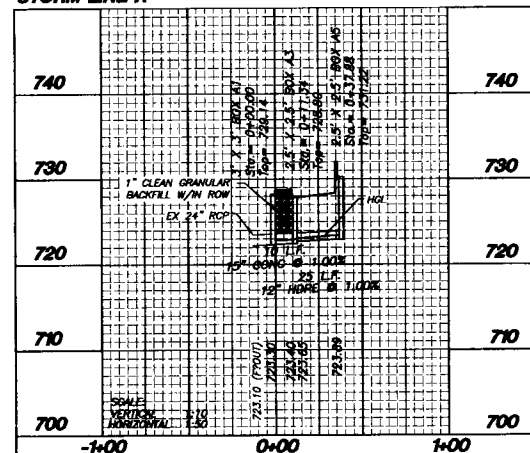


Plotted by: cody; 10 Sep 2012 - 4:35pm



2 HDPE PIPE EMBEDMENT
N.T.S.

STORM LINE A

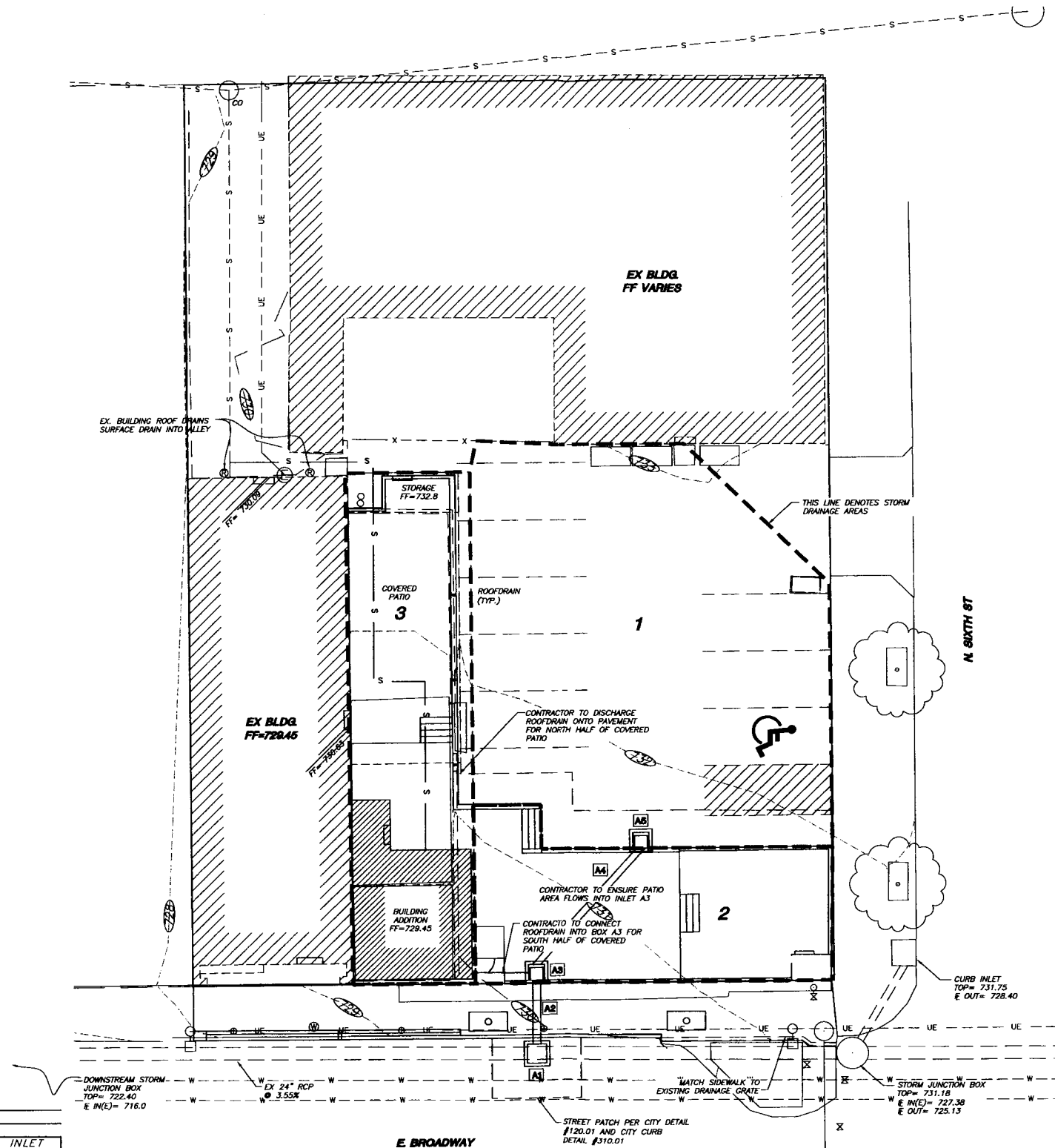


DRAINAGE NOTES

- A1 3' X 3' CONCRETE JUNCTION BOX, TOP = 729.14, E IN (EX) = 723.24, E IN(N) = 723.30, E OUT = 723.10
- A2 10 L.F. OF 15\"/>

STORM WATER CALCULATIONS - INLET DETAIL								
PROJECT NAME / JOB NUMBER: TROP10.01								
CONTRIBUTING AREA ID	AREA (ACRES)	I (IN/HR)	K	C	100-YEAR Q @ INLET (CFS)	INLET ID	SUMP OR GRADE	INLET CAPACITY (CFS)
1	0.07	10.30	1.25	0.9	0.86	A5	SUMP	4.7
2	0.03	10.30	1.25	0.9	0.33	A3	SUMP	4.7
3	0.04	10.30	1.25	0.9	0.41	-	SUMP	-

STORM WATER CALCULATIONS - CULVERT DETAIL								
PROJECT NAME / JOB NUMBER: TROP10.01								
CULVERT ID	CULVERT LENGTH (FT.)	COMPOSITE Q (UPSTREAM INLET IDS)	COMPOSITE Q (CFS)	CULVERT COMPOSITION (CMP, RCP, HDPE)	CULVERT SLOPE (%)	CULVERT DIAMETER (IN.)	FLOW VELOCITY @ FULL FLOW Q	FULL FLOW CAPACITY (CFS)
A2	10	A5, A3	1.60	HDPE	1.00	15	4.56	5.60
A4	25	A5	1.10	HDPE	1.00	12	4.54	3.56

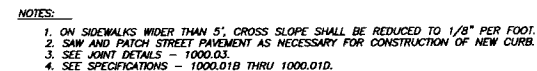


SCALE: 1" = 10'
0 5 10 20

**STORMWATER MANAGEMENT PLAN
TROPICAL LIQUEURS 616 E BROADWAY**

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DESIGNED BY: CAD	DATE: 09/15/2011
CHECKED BY: CAD	DATE: 09/15/2011
APPROVED BY: CAD	DATE: 09/15/2011
PROJECT NO: TROP10.01	SHEET 4 OF 5



BASE BID - TYPICAL SIDEWALK SECTION



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				DRAWING BY: CAD		DATE: 09/15/2011	
				ENGR: CAD		PLG: CAD	
8/2/12 CLIENT REVISIONS CAD 8/22/11 CITY COMMENTS/NOCK REVISIONS CAD NO. DATE REVISIONS BY				DRAWING NO.: TROP10-01			
				TROP11.01		SHEET 5 of 5	