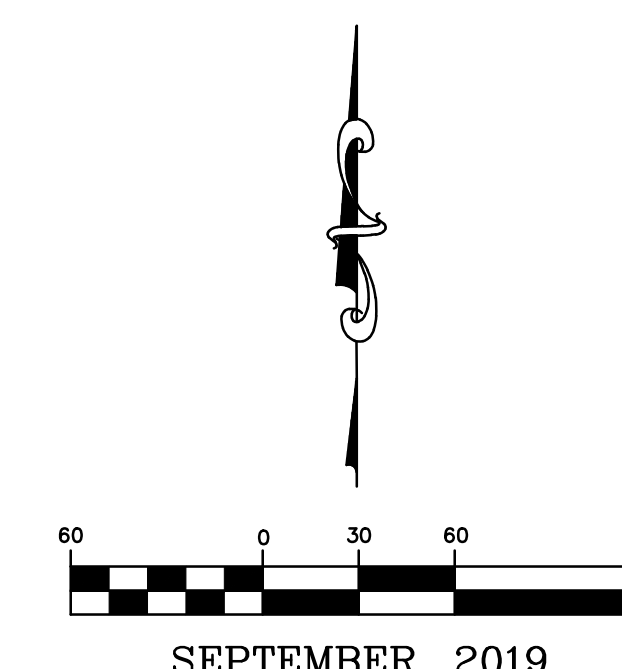


COLUMBIA CORNERS CONCEPTUAL SITE PLAN 5.0



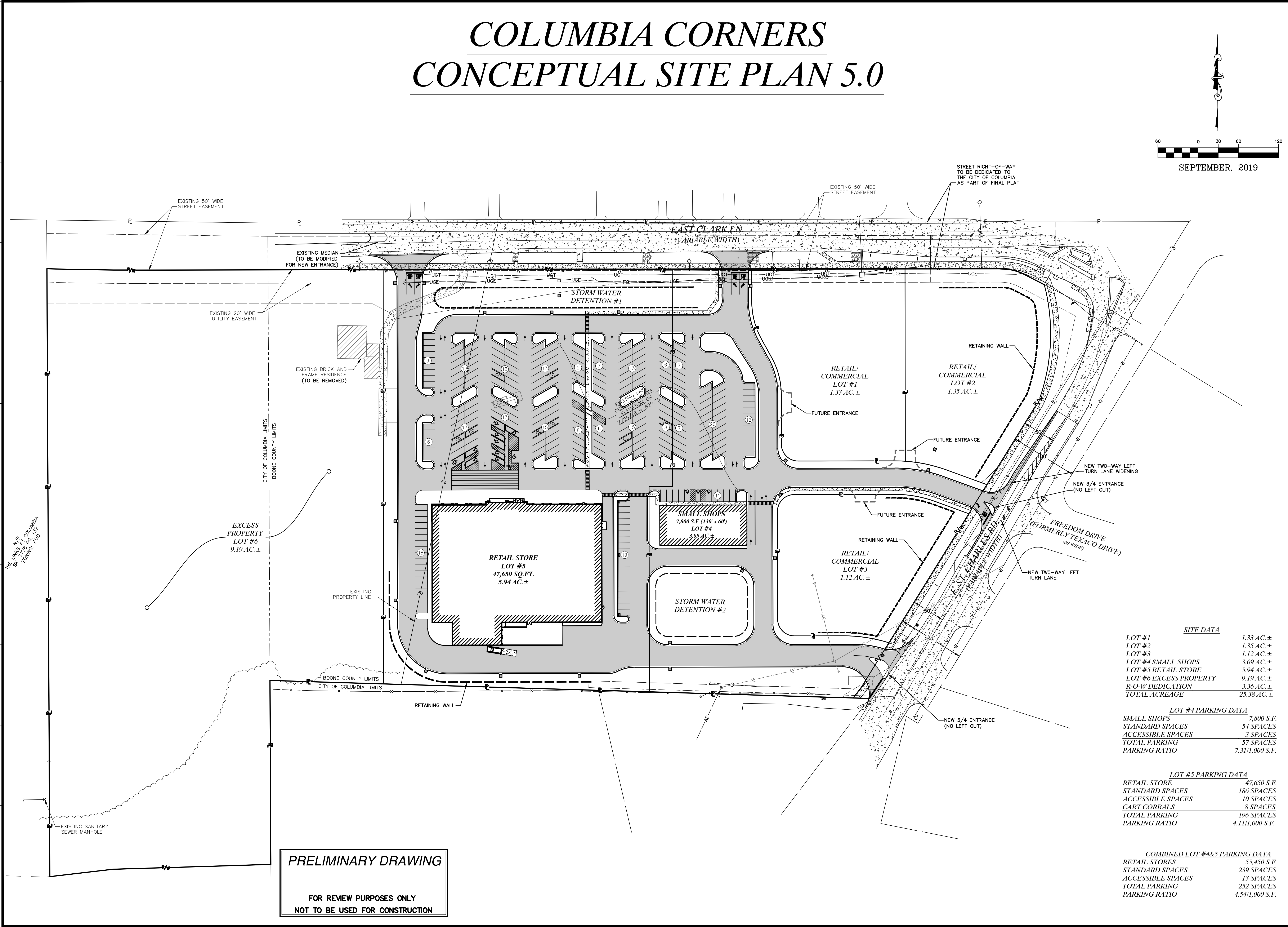
SEPTEMBER, 2019

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COCHRAN
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

530A E. Independence Dr.
Union, Missouri 63084

Missouri State Certificate
of Authority Numbers:
Survey: 000380
Engineering: 001655
Architecture: 2002014240



SITE DATA

LOT #1	1.33 AC. ±
LOT #2	1.35 AC. ±
LOT #3	1.12 AC. ±
LOT #4 SMALL SHOPS	3.09 AC. ±
LOT #5 RETAIL STORE	5.94 AC. ±
LOT #6 EXCESS PROPERTY	9.19 AC. ±
R-O-W DEDICATION	3.36 AC. ±
TOTAL ACREAGE	25.38 AC. ±

LOT #4 PARKING DATA

SMALL SHOPS	7,800 S.F.
STANDARD SPACES	54 SPACES
ACCESSIBLE SPACES	3 SPACES
TOTAL PARKING	57 SPACES
PARKING RATIO	7.31/1,000 S.F.

LOT #5 PARKING DATA

RETAIL STORE	47,650 S.F.
STANDARD SPACES	186 SPACES
ACCESSIBLE SPACES	10 SPACES
CART CORRALS	8 SPACES
TOTAL PARKING	196 SPACES
PARKING RATIO	4.11/1,000 S.F.

COMBINED LOT #4&5 PARKING DATA

RETAIL STORES	55,450 S.F.
STANDARD SPACES	239 SPACES
ACCESSIBLE SPACES	13 SPACES
TOTAL PARKING	252 SPACES
PARKING RATIO	4.54/1,000 S.F.

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

CONCEPTUAL SITE PLAN
COLUMBIA CORNERS
COLUMBIA, MISSOURI

CONCEPTUAL SITE PLAN 5.0

DATE:	DATE:
DESIGN BY: JMM	APPROVED BY:
DATE: SEPT. 4, 2019	
SCALE: 1" = 60'	
PROJ. NO: 18-7279	
DWG. NO: 1 OF 1	

Drawing name: F:\B-7279 - Schucks - Columbia, MO\AutoCad Drawings\279 - Plan Sheets\CONCEPTUAL SITE PLAN 5.0.dwg Tab: CONCEPTUAL SITE PLAN Plotted on: Sep 04, 2019 - 11:11am Plotted by: bbrant