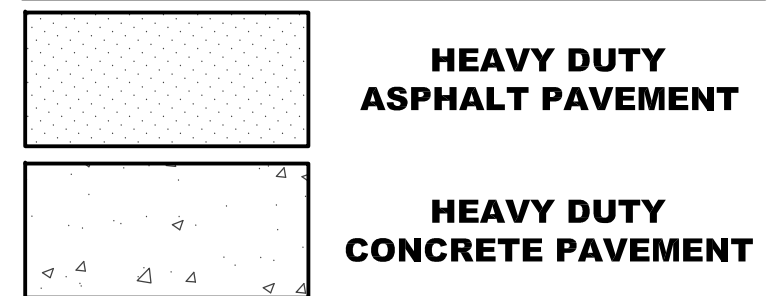


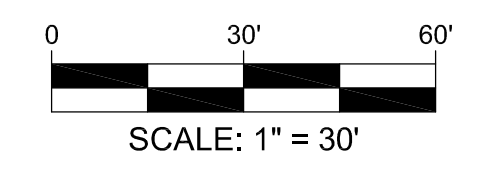
PAVEMENT LEGEND



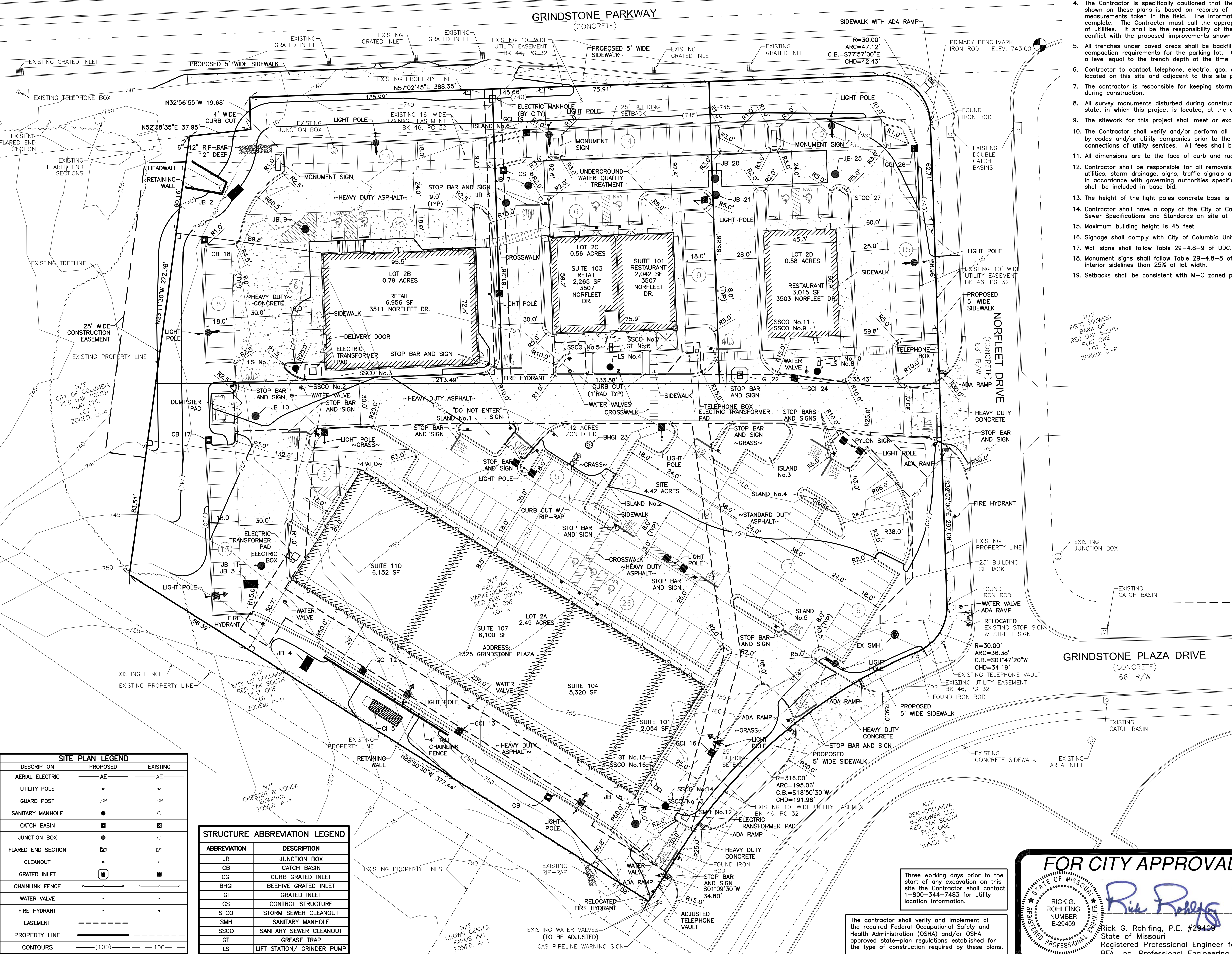
RED OAK MARKETPLACE PD

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.
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.
5. All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot.
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.
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.
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 Stradman, Chairperson
CITY COUNCIL'S CERTIFICATE:
Approved by the Columbia City Council this ____ day of _____, 2018.
Brian Treece, Mayor

Table with 2 columns: SITE DATA and values. Includes Lot 2A (2.49 ACRES), Lot 2B (0.79 ACRES), Lot 2C (0.56 ACRES), Lot 2D (0.58 ACRES), and Total Area (4.42 ACRES).

Table with 2 columns: PARKING DATA and values. Includes Required Parking (Retail 1/300 S.F., Restaurant 1/150 S.F.), Lot 2A (Retail 19,626 S.F., 66 Spaces Required), Lot 2B (Retail 6,956 S.F., 24 Spaces Required), Lot 2C (Retail 2,265 S.F., 8 Spaces Required), and Lot 2D (Restaurant 3,015 S.F., 21 Spaces Required).

Table with 3 columns: SITE PLAN LEGEND, PROPOSED, and EXISTING. Lists symbols for Aerial Electric, Utility Pole, Guard Post, Sanitary Manhole, Catch Basin, Junction Box, Flared End Section, Cleanout, Grated Inlet, Channlink Fence, Water Valve, Fire Hydrant, Easement, Property Line, and Contours.

Table with 2 columns: ABBREVIATION and DESCRIPTION. Lists symbols for 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), and 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. Includes signature of Rick G. Rohlfing, P.E. #29409, dated 01/03/2018, and contact information for BFA, Inc. Professional Engineering Corporation #000472.

BFA CONSULTANTS-ENGINEERS-SURVEYORS. Includes logo, contact info (103 ELM STREET, WASHINGTON, MISSOURI 63090), and project title ST-1.

Red Oak Marketplace, LLC
RED OAK MARKETPLACE PD
1325 Grindstone Plaza Drive
Columbia, Boone County
Missouri, 65201

Table with 2 columns: REVISIONS and values. Shows revision numbers 1 through 4 with corresponding 'By' and 'App' fields.

OWNER: RED OAK MARKETPLACE, LLC
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