



1 inch = 30 FEET



( Graphic Scale - Feet )

NOTE: See Sheet C100 for Property Bearings and Distances and Zoning Boundary Lines.

JEFFERSON CITY COUNTRY CLUB  
518 SOUTH COUNTRY CLUB DRIVE  
USE: COUNTRY CLUB

1/4 Section Line

COLE COUNTY ANHYDROUS  
ASSN. INC.  
734 SOUTH COUNTRY CLUB  
DRIVE  
USE: COMMERCIAL

MYRON E. & JOHANNA G. COUCH  
715 SOUTH COUNTRY CLUB DRIVE  
USE: RESIDENTIAL

ALEX C. LECURE  
709 SOUTH COUNTRY  
CLUB DRIVE  
USE: RESIDENTIAL

BILLIE SUE MAHAN  
719 SOUTH COUNTRY CLUB DRIVE  
USE: RESIDENTIAL

DALE M. NIVENS, TRUSTEE  
725 SOUTH COUNTRY CLUB DRIVE  
USE: RESIDENTIAL

MICHAEL S. RAPIER  
731 SOUTH COUNTRY CLUB DRIVE  
USE: RESIDENTIAL

NANCY HAMMOND  
733 SOUTH COUNTRY CLUB DRIVE  
USE: RESIDENTIAL

JOSEPH H. BRAUNER  
738 SOUTH COUNTRY CLUB DRIVE  
USE: RESIDENTIAL

FLOODPLAIN INFORMATION: This property does not lie within the 100 Year Flood Plain per FEMA Map Community Panel Number 29051C0109E, effective November 2, 2012.

BUILDING NOTE: A 14,614 S.F. single story office building is proposed. The proposed building exterior will be a combination of glass storefront & curtainwall, architectural metal wall panel, masonry wainscot with metal roofing. Eave heights range from 14'-0" on the low sides of the building to a maximum of 28'-0".

SIGNAGE NOTE: Signage will be located on the screening wall at the front of the building. All signage will follow the City of Jefferson Code requirements for a C-O zoning district.

LANDSCAPING NOTE: Landscaping/Screening is proposed along South Country Club Drive street frontage between the parking lot and the right of way line. Landscaping shall follow the requirements of the Jefferson City Zoning Code requirements. See sheet C501 for parking lot shading calculation.

STORMWATER NOTES: Stormwater from this site will be directed north to a bioretention basin, which will serve as water quality for the site. The bioretention basin will filter the water through a french drain system and discharge through multiple small diameter outlet pipes to distribute the flow evenly.

SITE LIGHTING NOTE: Parking lot lighting is proposed for this site, see the electrical drawings for details. All outdoor lighting shall comply with the requirements of the zoning district as outlined in the Jefferson City Zoning Code.

SITE PARKING: There are 75 proposed parking spaces for this site.

TRASH DISPOSAL: The facility will utilize a trash dumpster for their trash service. An split face block enclosure is included on the plan.

FLOOR AREA RATIO: 14,614 / 216,929 = 0.0674

Contractor shall make sure any excavation for installation of the sewer main will not impact existing trees and other plantings.



CALL BEFORE YOU  
DIG - DRILL - BLAST  
1-800-344-7483  
(TOLL FREE)

MISSOURI ONE CALL SYSTEM, INC.

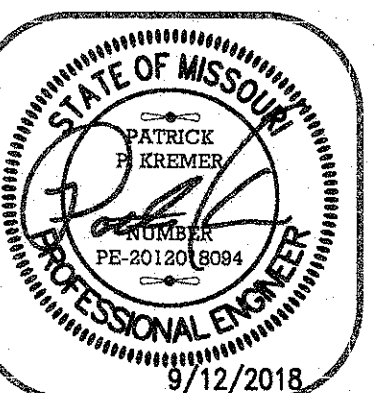
NOTE: The Contractor will be responsible to call the Missouri One Call System 1-800-344-7483 and have the underground utilities marked or remarked prior to any construction.

NOTE: UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES, HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

SITE IMPROVEMENT NOTES:

- 1 PROPOSED 14,614 S.F. SINGLE STORY BUILDING. EAVE HEIGHT VARIES FROM 14' TO 28'.
- 2 CITY OF JEFFERSON STD. COMMERCIAL ENTRANCE.
- 3 CONCRETE CURB & GUTTER.
- 4 4" THICK CONCRETE SIDEWALK.
- 5 4" THICK CONCRETE UTILITY PAD.
- 6 ADA SIDEWALK RAMP.
- 7 TYPE B3 ADA SIDEWALK RAMP, PER CITY OF JEFFERSON STANDARD DRAWINGS.
- 8 ASPHALT PAVEMENT. LIGHT DUTY PAVEMENT TO BE 1 1/2" SURFACE COURSE PLACED ON 2 1/2" BASE COURSE PLACED ON 4" OR MODOT TYPE 5 BASE. HEAVY DUTY PAVEMENT TO BE 2" SURFACE COURSE PLACED ON 4" BASE COURSE PLACED ON 4" OF MODOT TYPE 5 BASE.
- 9 4" SOLID WATER-BORN PAVEMENT MARKING PAINT. REGULAR PARKING STALLS - WHITE. ADA PARKING SPACES, AISLES AND ADA SYMBOL-BLUE.
- 10 "ADA PARKING ONLY" SIGN WITH "550-\$300 FINE" SIGN. MOUNT ADA SIGN ON SIGN POST PER CITY OF JEFFERSON STANDARDS.
- 11 LIGHT POLE. SEE ELECTRICAL PLANS FOR SITE LIGHTING PLAN.
- 12 PROPOSED 6" PVC WATER MAIN EXTENSION. MATERIALS TO BE PROVIDED BY PWSD #1. COORDINATE WITH PWSD #1. STREET CROSSING TO BE BORED.
- 13 PROPOSED 8" SANITARY SEWER MAIN EXTENSION. PER CITY OF JEFFERSON STDS. STREET CROSSING TO BE BORED.
- 14 ELECTRIC SERVICE. COORDINATE WITH AMEREN MISSOURI AND ELECTRICAL PLANS.
- 15 2" WATER SERVICE. COORDINATE WITH PWSD #2 AND PLUMBING PLANS.
- 16 6" FIRE LINE. COORDINATE WITH PWSD #2 AND PLUMBING PLANS.
- 17 1" GAS SERVICE. COORDINATE WITH AMEREN MISSOURI AND MECHANICAL PLANS.
- 18 1" FUEL OIL SERVICE AND TANK. COORDINATE WITH MECHANICAL PLANS.
- 19 TELECOMMUNICATIONS SERVICE. COORDINATE WITH CENTURY LINK AND ELECTRIC PLANS. STREET CROSSING TO BE BORED.
- 20 4" SANITARY SEWER SERVICE. PROVIDE CLEANOUTS AT BENDS AND GRADE CHANGES. SEE PLUMBING PLANS FOR INFORMATION.
- 21 STORMWATER WATER QUALITY BASIN. SEE SHEET C201 FOR DETAILS.
- 22 GUTTER DRAINS. INSTALL 6" SCHEDULE 40 PVC GUTTER DRAINS. TYPICAL ALL LOCATIONS.
- 23 ROCK DITCH LINER. PLACE MODOT TYPE 2 ROCK DITCH LINER PER MODOT SPECIFICATIONS AND PLAN.
- 24 PLANTING BUFFER WITH MEDIUM AMERICAN ARBORVITAE OR EQUIVALENT PLANTED AT 3.00' SPACING AS HEDGE ROW.
- 25 PARKING LOT SHADING. SEE SHEET C502 FOR SHADE CALCULATION.
- 26 DUMPSTER ENCLOSURE. SEE SHEET C501 FOR DETAILS.
- 27 SCREENING WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 28 NORTH AMERICAN GREEN ERONET SC150 EROSION CONTROL BLANKET. INSTALL PER MANUFACTURERS INSTRUCTIONS.
- 29 SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS. TYPICAL OF ANY AREA OF DISTURBANCE. IMPORT 4" OF TOP SOIL WHERE NECESSARY TO BRING GRADE TO WITHIN 2" OF TOP OF CURB.
- 30 REPAIR AGGREGATE DRIVEWAY WITH 2" OF MODOT GRADE B AGGREGATE FOR SURFACING ON 4" OF 2" MINUS AGGREGATE BASE.
- 31 FLAG POLE. SEE ARCHITECTURAL PLANS FOR DETAILS.

Space Reserved for Approving Authority



Patrick P. Kremer, PE - Engineer  
MO# PE-201201894

CENTRAL MISSOURI PROFESSIONAL SERVICES  
CIVIL ENGINEER & MO STATE AUTHORITY #001668  
SSC ENGINEERING, INC.  
STRUCTURAL ENGINEER, MO# 001244  
SSC ENGINEERING, INC.  
MECH / ELEC / PLUMB ENGINEERING, MO# 001244



SITE LAYOUT  
PLAN

MISSOURI SOYBEAN INNOVATION CENTER  
NEW OFFICE BUILDING  
734 S. COUNTRY CLUB DRIVE  
JEFFERSON CITY, MISSOURI

PROJECT NO. 1618  
DATE 6/12/2018  
C-101  
SHEET 2 OF 8