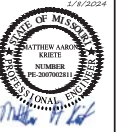


CONDITIONAL USE PERMIT
BREW CREW, LLC
7 BREW
COLUMBIA, BOONE COUNTY, MISSOURI



1/24/2024
MATTHEW A. KRIEE
PROFESSIONAL ENGINEER
PE-200702011
Date
DECEMBER 15, 2023
Revised
JANUARY 8, 2023
Design: JH Drawn: CGH
LANDSCAPE PLAN
Sheet
L1.01
E8&S PROJECT NO. 16108

- LANDSCAPING NOTES**
- ALL PLANT MATERIAL SHALL BE (PER 29-4.4(C)(3 & 4)):
 - HARDY TO CENTRAL MISSOURI (USDA HARDINESS ZONE 8B)
 - FREE OF DISEASE AND INSECTS
 - CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN
 - ALL NON-PLANTED AREAS SHALL BE SEEDING THE FOLLOWING:
 - PERIMETER LANDSCAPED AREAS: MIN. 5" OF TOPSOIL
 - INTERIOR LANDSCAPED ISLANDS: MIN. 15" OF TOPSOIL
 - THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FINISHED GRADE TO THIS SUBGRADE.
 - NO LESS THAN 50% OF LANDSCAPED AREA MUST BE COVERED WITH LIVE PLANTS, NOT MULCH, BARK, GRAVEL, ETC. (PER 29-4.4(C)(4))
 - PLANTING MATERIALS SHALL BE OF THE FOLLOWING MINIMUM SIZE (PER 29-4.4(C)(4)):
 - LARGE DECIDUOUS SHADE TREES (MATURE HEIGHT >45') = 2" CALIPER
 - MEDIUM DECIDUOUS SHADE TREES (MATURE HEIGHT 30'-45') = 2" CALIPER
 - SMALL DECIDUOUS SHADE TREES (MATURE HEIGHT 20'-30') = 4" IN HEIGHT
 - ORNAMENTAL TREE (MATURE HEIGHT <20') = 4" IN HEIGHT
 - CONIFER = 8" IN HEIGHT
 - SHRUBS = 5-GAL. CONTAINER
 - GROUND COVER = APPROPRIATE FOR SOIL COVERAGE WITHIN 2 GROWING SEASONS
 - GRASS: SEED, 500 # = 300# PURE LIVE SEED, 99% WEED FREE
 - PLANTINGS SHALL NOT BE PLACED CLOSER THAN 4' FROM THE FENCE OR PROPERTY LINE, UNLESS NOTED OTHERWISE ON THE PLANS (PER 29-4.4(C)(7))
 - SNOW STORAGE SHALL NOT OCCUR IN BUFFER AREAS (PER 29-4.4(C)(8))
 - SOIL TRIANGLE (PER 29-4.4(C)(11)): NO PLANTINGS WITH MATURE HEIGHTS TALLER THAN 18 INCHES SHALL BE PLACED WITHIN THE DEFINED SOIL TRIANGLE AS SHOWN ON THE PLAN.
 - PLANTING SHALL BE COMPLETED WITHIN ONE PLANTING SEASON (SPRING TO FALL) OF THE COMPLETION OF EXTERIOR IMPROVEMENTS, OR WITHIN ONE YEAR OF THE ISSUANCE OF THE LAND DISTURBANCE PERMIT, WHICHEVER OCCURS LATER (PER 29-4.4(C)(13)). THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A PERFORMANCE BOND, ESCROW LETTER OF CREDIT, OR OTHER INSTRUMENT ACCEPTABLE TO THE CITY OF COLUMBIA, TO THE CITY OF COLUMBIA AND OWNER, FOR ANY WORK NOT COMPLETED OR ACCEPTED WITHIN THIS TIME FRAME.
 - TREE PROTECTION SHALL BE REQUIRED PRIOR TO AND DURING CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES.
 - NO ACTIVITY WITH THE POTENTIAL OF CAUSING DAMAGE TO THE ROOT SYSTEM OF TREES SHALL BE ALLOWED WITHIN 20 FEET OF THE OUTSIDE OF PRESERVED, PROTECTED, OR PLANTED TREE DRIP LINE (PER 29-4.4(C)(6)).
 - ORANGE CONSTRUCTION FENCE WITH A SIGN STATING "TREE PROTECTION - KEEP OUT EVERY 100 FEET" SHALL BE INSTALLED ALONG THE PERIMETER OF THE TREE PROTECTION AREA BEFORE AND THROUGHOUT CONSTRUCTION.
 - IF SITE GRADING OCCURS WITHIN 20' OF THE TREE PRESERVATION, THE PERIMETER OF THE AREA MUST BE TRENCHED TO A MINIMUM WIDTH AND DEPTH OF 2", AND ROOT PRUNED.
 - NO CONSTRUCTION, GRADING, EQUIPMENT, MATERIAL STORAGE, OR OTHER ASSOCIATED ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA.
 - ALL TREE AND VEGETATION PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY CITY STAFF PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITIES.
 - ANY FAILURE OF THE CONTRACTOR TO FOLLOWING THESE REQUIREMENTS SHALL BE REMEDIATED, AT THE CONTRACTOR'S SOLE EXPENSE, BY ONE OF THE FOLLOWING, AS FOUND ACCEPTABLE TO THE CITY OF COLUMBIA AND OWNER:
 - PAYMENT OF \$750 TO THE CITY OF COLUMBIA RIGHT OF WAY LANDSCAPING BUDGET PER NEW TREE REQUIRED TO REPLACE IMPACTED TREE.
 - REPLACEMENT OF DAMAGED TREES PER 29-4.4(C)(3)(D).

LANDSCAPING STRIP NOTE (PER 29-4.4(C))

WIDTH (FT.)	REQUIRED	PROVIDED
EDUCATIONAL TREES	N/A	N/A
PLANTING CATEGORIES	4	N/A
COVERAGE OF STRIP	>80%	>80%
OPACITY (1' TO 5' ABOVE GRADE)	>80%	>80%

STREET TREES

	REQUIRED	PROVIDED
1/60 LF * 172 LF = 3	1	1
MEDIUM	30% OF TOTAL = 1	1
LARGE	30% OF TOTAL = 1	2
TOTAL TREES	3	4

PROPERTY EDGE BUFFERING NOTE (PER 29-4.4(C))

SUBJECT PROPERTY	ZONING	USE	SCREENING LEVEL	BUFFER AREA	TREES
SOUTH	M-DT	NON-RESIDENTIAL	N/A	852 SF	1
EAST	M-FM	COMMERCIAL	N/A		1
WEST	M-DT	NON-RESIDENTIAL	N/A		5
TOTAL					7

PLANTING CATEGORIES

	REQUIRED	PROVIDED
COVERAGE OF STRIP	172 SF	>80%
OPACITY (1' TO 5' ABOVE GRADE)	>80%	>80%

PARKING LOT LANDSCAPING NOTE (PER 29-4.4(C))

	REQUIRED	PROVIDED
INTERIOR LANDSCAPED ISLANDS	>100 STALLS	N/A
INTERIOR ISLAND WIDTH	8'	N/A
SEPARATION ISLANDS	>150 STALLS	N/A
INTERIOR ISLANDS (4,000 SQ. FT. MINIMUM)	4	6
(SQUARE FOOTAGE OF PAVEMENT)		
MEDIUM PLANTING	1	2
LARGE (30% OF TOTAL)	3	0
SEPARATION ISLAND TREES (2' SPACE)	4	0
TOTAL TREES	12	8

SEEDING / SODDING SPECIFICATIONS

- FINISH GRADE SHOWN ON PLAN INCLUDES 6" OF TOPSOIL, RESURF FROM STOCKPILES.
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED PER SPECIFICATIONS.
- ALL LAWN AREAS TO BE 500 AROUND & WITHIN 15 FEET OF BUILDINGS AND WALKS.

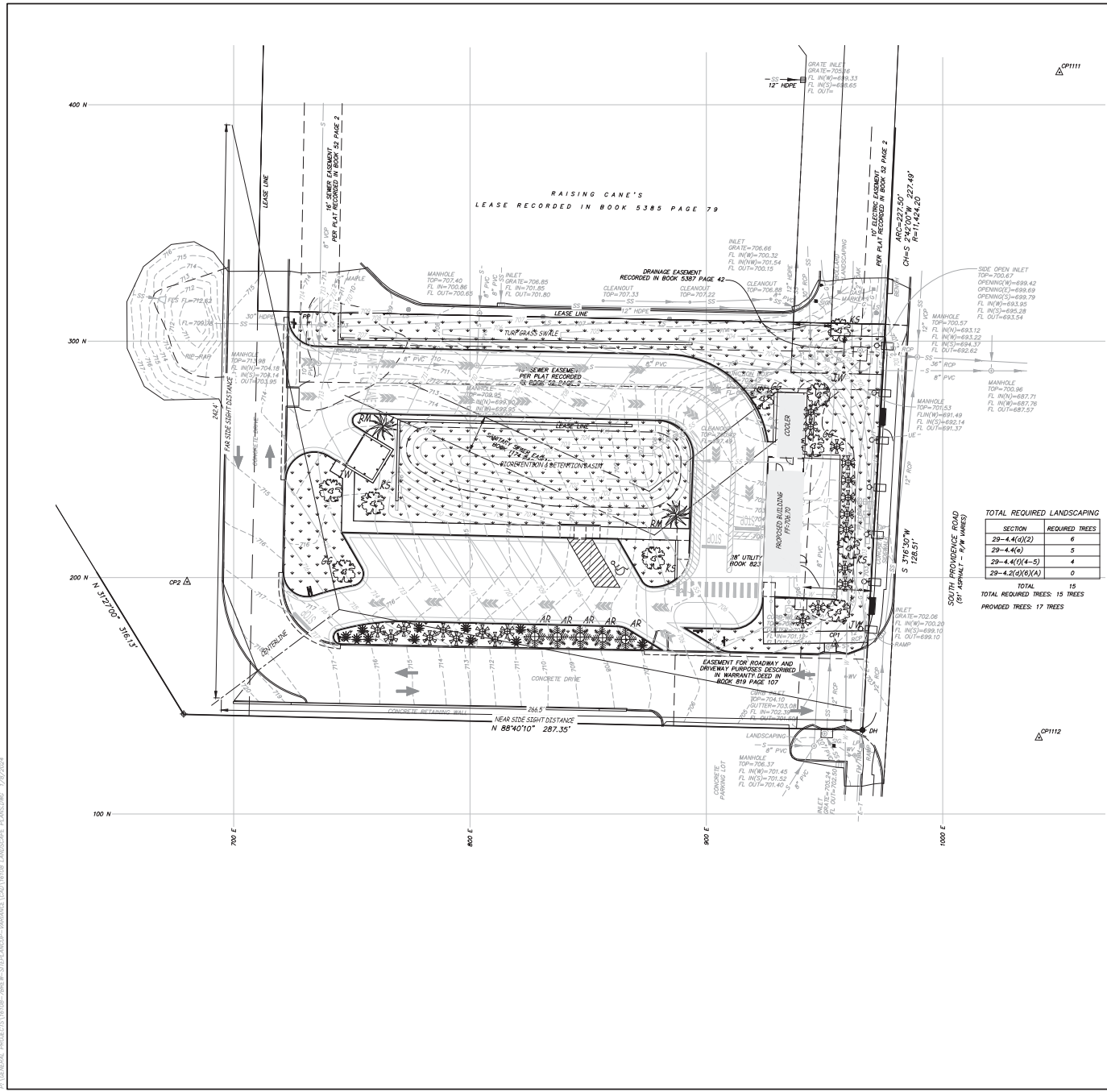
NOTES

- IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPED AREAS SHALL BE SEEDED AND MULCHED.
- ALL NURSERY STOCK SHALL CONFORM TO THE CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1.
- LIVING LANDSCAPING SHALL BE USED TO COVER ALL OPEN GROUND SUPPLEMENTED WITH HARD WOOD MULCH.
- LANDSCAPING SHALL BE PLANTED SUCH THAT THE MATURE SPREAD OF THE PLANT IS TO REMAIN 2' FROM THE BUILDING.
- VARIANCE GRANTED TO ALLOW REQUIRED STREET TREES TO BE PLACED NO GREATER THAN 50 FEET FROM THE FRONTING PROPERTY LINE OF THE SUBJECT SITE.
- SITE IS ZONED M-DT

TOTAL REQUIRED LANDSCAPING

SECTION	REQUIRED TREES
29-4.4(C)(2)	6
29-4.4(e)	5
29-4.4(f)(4-5)	4
29-4.2(b)(5)(A)	0
TOTAL	15

TOTAL REQUIRED TREES: 15 TREES
PROVIDED TREES: 17 TREES



P:\GENERAL PROJECTS\16108-7BREW-2023\LANDSCAPING\LANDSCAPE PLANS\DWG 1/24/2024



CONDITIONAL USE PERMIT
BREW CREW, LLC
7 BREW
COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRLETE
PROFESSIONAL ENGINEER
RE-200702811

Date
DECEMBER 15, 2023
Revised
JANUARY 8, 2023

Design: JH Drawn: CGH

SITE PLAN
Sheet
C1.01

ES&S PROJECT NO. 16108

LEGEND

---	PROPERTY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELECOMMUNICATIONS LINE
---	SANITARY SENDER LINE
---	STONE SENDER LINE
---	GAS LINE
---	WATER LINE
---	EXISTING CONTOUR
---	ANCHOR
---	IRON
---	DRILL HOLE
---	CONTROL POINT
---	FLARED END SECTION
---	FIRE HYDRANT
---	FLOW LINE
---	HDPE
---	LP
---	LS
---	PIPE WITH CHAINLIE PIPE
---	REINFORCED CONCRETE PIPE
---	TELECOMMUNICATIONS
---	TOP OF WALL
---	UTILITY POLE
---	WINDING CLAY PIPE
---	WATER VALVE
---	FINISH CONTOUR
---	PROPOSED SANITARY SENDER LINE
---	PROPOSED WATER LINE
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED UNDERGROUND TELECOMMUNICATIONS
---	PROPOSED STORM SENDER
---	STANDARD DUTY PAVEMENT
---	HEAVY DUTY CONCRETE

IMPERVIOUS AREA (LEASE PARCEL)

PRE PROJECT

PERVIOUS	= 0.60 ACRE
IMPERVIOUS	= 0.20 ACRE
TOTAL	= 0.80 ACRE

POST PROJECT

PERVIOUS	= 0.23 ACRE
IMPERVIOUS	= 0.57 ACRE
TOTAL	= 0.80 ACRE

SITE PARKING NOTE

NOTE:
PARKING IS NOT REQUIRED IN W-DT DISTRICT.
APPLICANT PROPOSES THE FOLLOWING:

ALLOWED MAX PARKING:
1 SPACE/200 SQ. FT. FLOOR AREA WITH MAX 150K
PROPOSED BUILDING AREA = 937 SQ. FT.
PROPOSED OUTDOOR SEATING AREA = 900 SQ. FT.
TOTAL FLOOR AREA = 1,837 SQ. FT.
1,837/200 = 9 STALLS x 150K = 14 STALLS

PARKING STALLS PROVIDED = 10 STALLS

BIKE PARKING

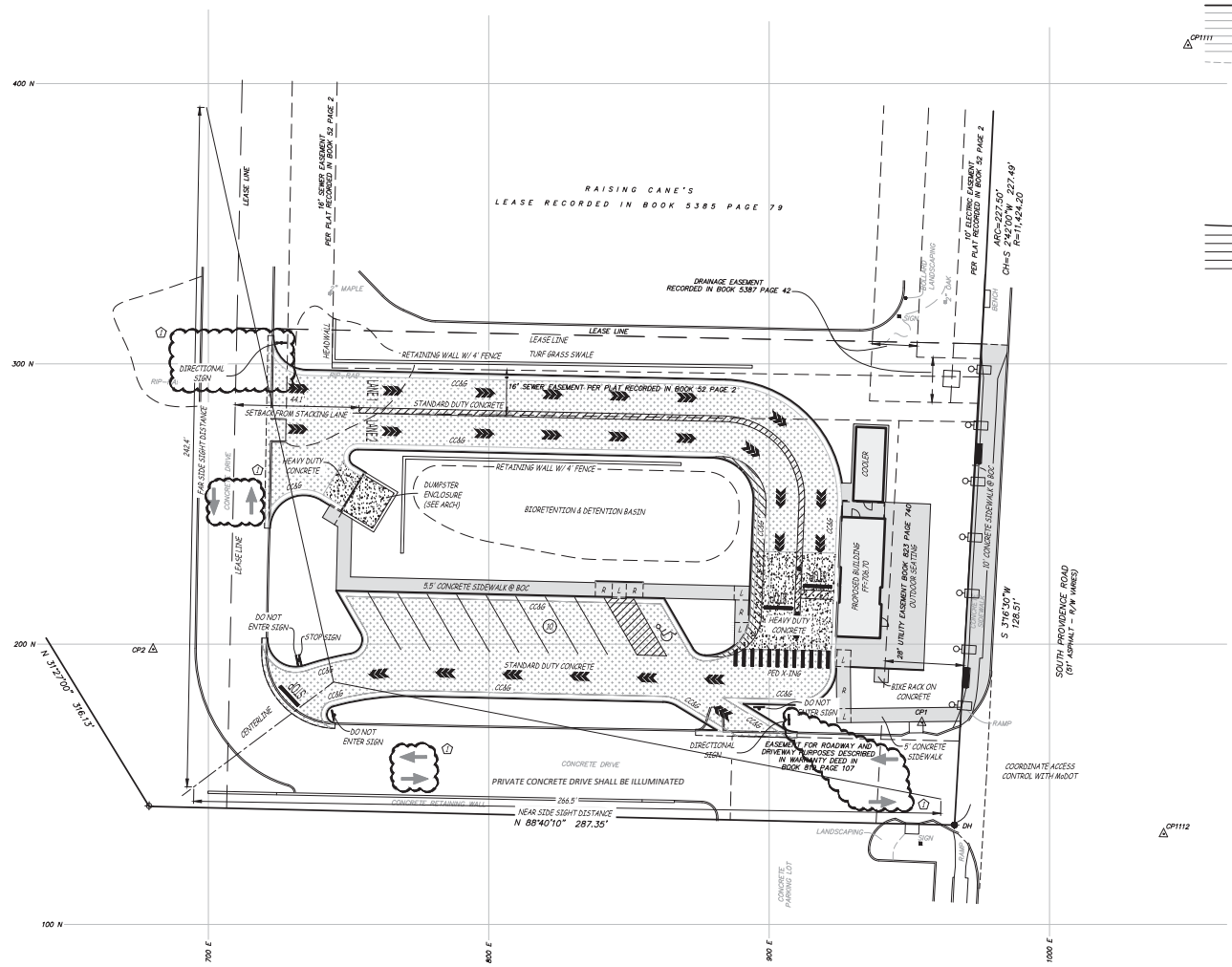
PROVIDED:
4 STALLS LOCATED SOUTH OF BUILDING

INTERSECTION SITE DISTANCE NOTE

NOTE:
DESIGN SPEED OF 20 MPH WAS USED TO DETERMINE
SIGHT DISTANCE

MINIMUM SIGHT DISTANCE FOR PASSENGER CARS:
195'

PROVIDED SIGHT DISTANCE FOR PASSENGER CARS:
NEAR SIDE SIGHT DISTANCE = 268.5'
FAR SIDE SIGHT DISTANCE = 242.4'



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NOT FOR CONSTRUCTION



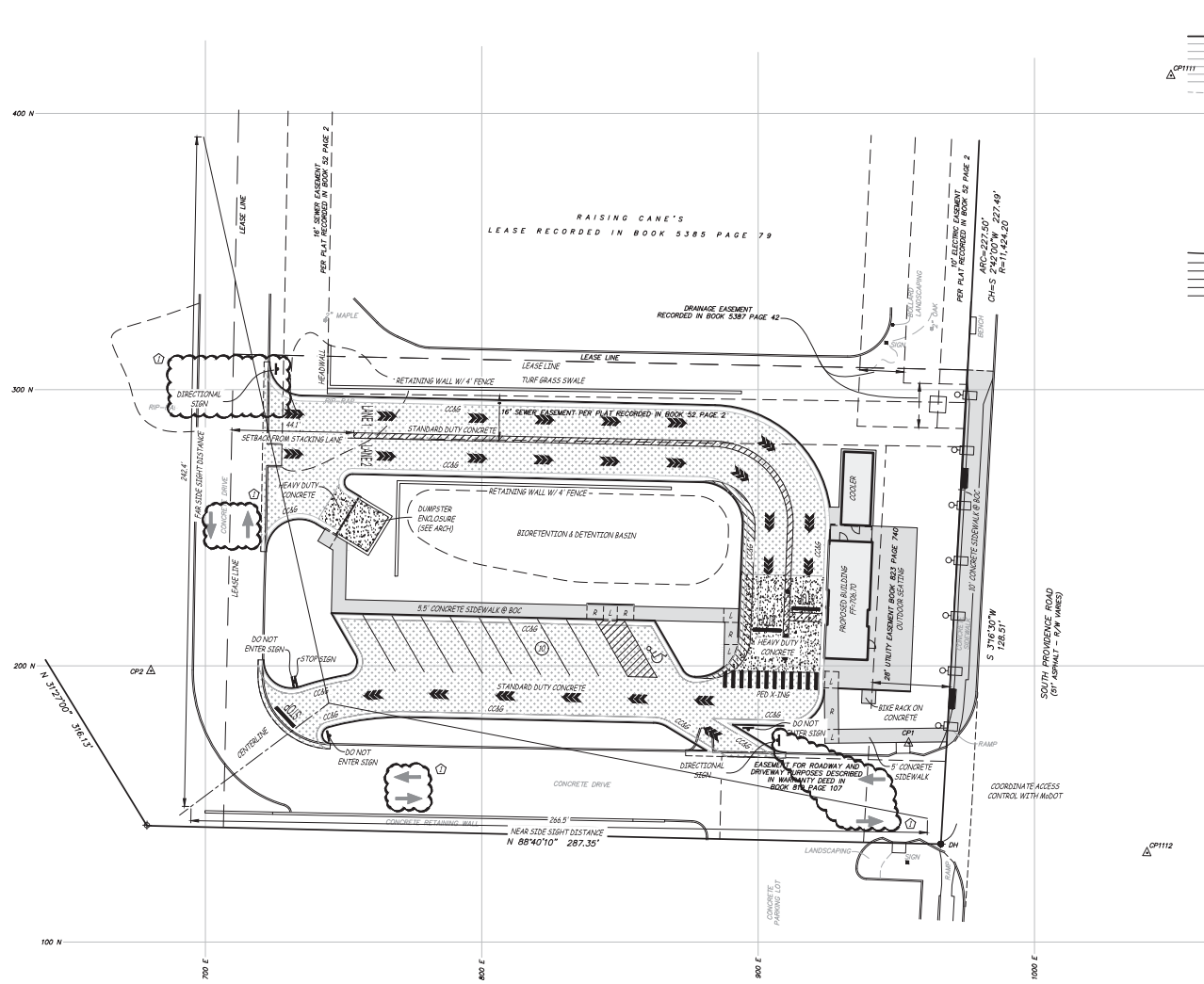
CONDITIONAL USE PERMIT
BREW CREW, LLC
7 BREW
 COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
 PROFESSIONAL ENGINEER
 RE-200702811
 Date
DECEMBER 15, 2023
 Revised
 JANUARY 8, 2023

NOT FOR CONSTRUCTION

Design: JH Drawn: CGH
 SITE PLAN
 Sheet
C1.01
 ES&S PROJECT NO. 16108



LEGEND

---	PROPERTY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELECOMMUNICATIONS LINE
---	SANITARY SEWER LINE
---	STONE SEWER LINE
---	GAS LINE
---	WATER LINE
---	EXISTING CONTOUR
+	ANCHOR
+	IRON
+	DRILL HOLE
+	CONTROL POINT
+	FLARED END SECTION
+	FIRE HYDRANT
+	FLOW LINE
+	HDPE
+	LP
+	LS
+	PVC 1 1/2" CHALLENGE PIPE
+	RCP
+	REINFORCED CONCRETE PIPE
+	TELECOMMUNICATIONS
+	TOP OF WALL
+	UTILITY POLE
+	VITRIFIED CLAY PIPE
+	WATER VALVE
+	FINISH CONTOUR
+	PROPOSED SANITARY SEWER LINE
+	PROPOSED WATER LINE
+	PROPOSED UNDERGROUND ELECTRIC
+	PROPOSED UNDERGROUND TELECOMMUNICATIONS
+	PROPOSED STORM SEWER
+	STANDARD DUTY PAVEMENT
+	HEAVY DUTY CONCRETE

IMPERVIOUS AREA (LEASE PARCEL)

PRE PROJECT
 PERVIOUS = 0.60 ACRE
 IMPERVIOUS = 0.20 ACRE
 TOTAL = 0.80 ACRE

POST PROJECT
 PERVIOUS = 0.23 ACRE
 IMPERVIOUS = 0.57 ACRE
 TOTAL = 0.80 ACRE

SITE PARKING NOTE

NOTE:
 PARKING IS NOT REQUIRED IN W-DT DISTRICT.
 APPLICANT PROPOSES THE FOLLOWING:
 ALLOWED MAX PARKING:
 1 SPACE/200 SQ. FT. FLOOR AREA WITH MAX 150K
 PROPOSED BUILDING AREA = 937 SQ. FT.
 PROPOSED OUTDOOR SEATING AREA = 900 SQ. FT.
 TOTAL FLOOR AREA = 1,837 SQ. FT.
 1,837/200 = 9 STALLS x 150K = 14 STALLS
 PARKING STALLS PROVIDED = 10 STALLS

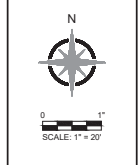
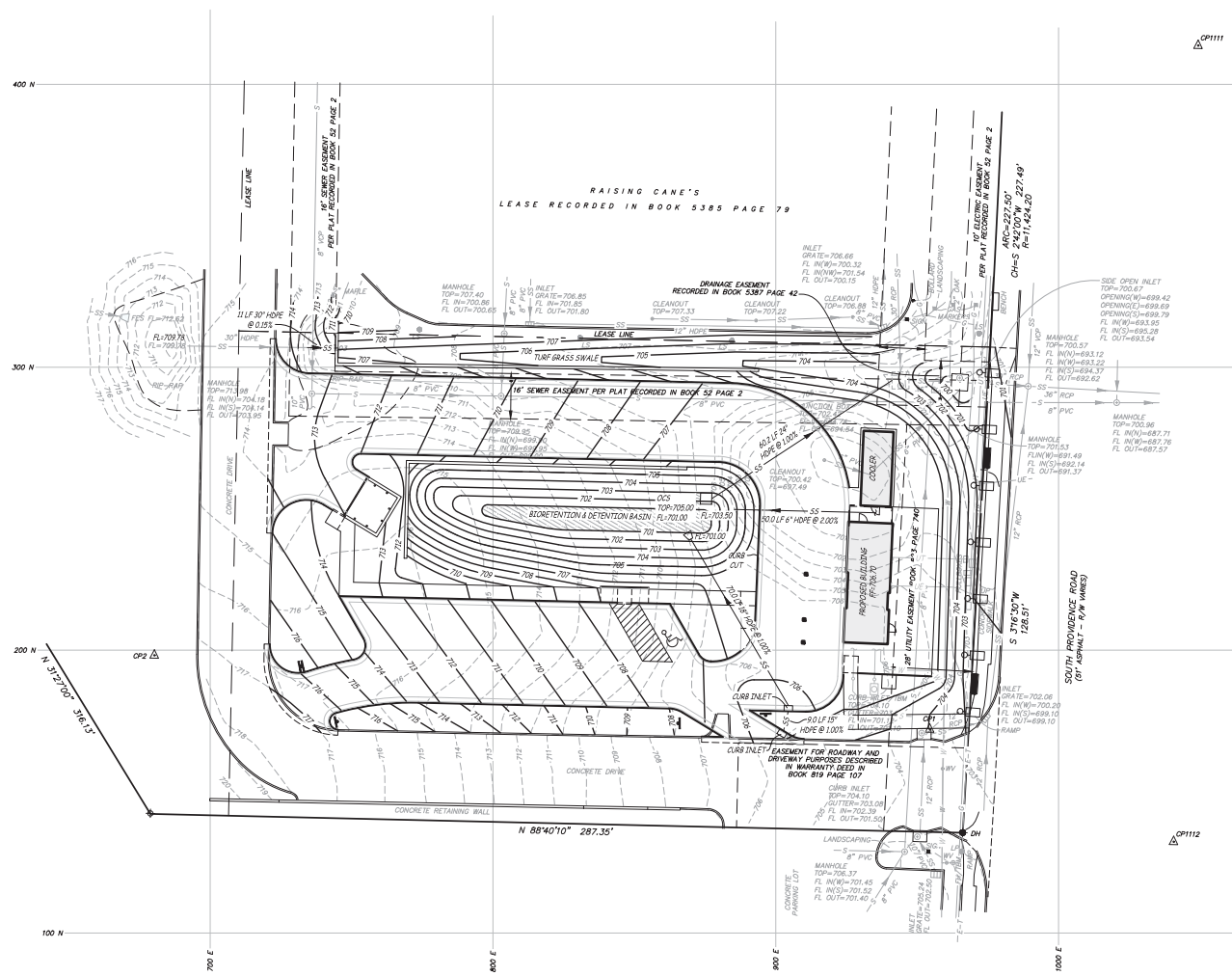
BIKE PARKING
 PROVIDED:
 4 STALLS LOCATED SOUTH OF BUILDING

INTERSECTION SITE DISTANCE NOTE

NOTE:
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 SIGHT DISTANCE
 MINIMUM SIGHT DISTANCE FOR PASSENGER CARS:
 195'
 PROVIDED SIGHT DISTANCE FOR PASSENGER CARS:
 NEAR SIDE SIGHT DISTANCE = 268.5'
 FAR SIDE SIGHT DISTANCE = 242.4'

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CONDITIONAL USE PERMIT
BREW CREW, LLC
7 BREW
COLUMBIA, BOONE COUNTY, MISSOURI



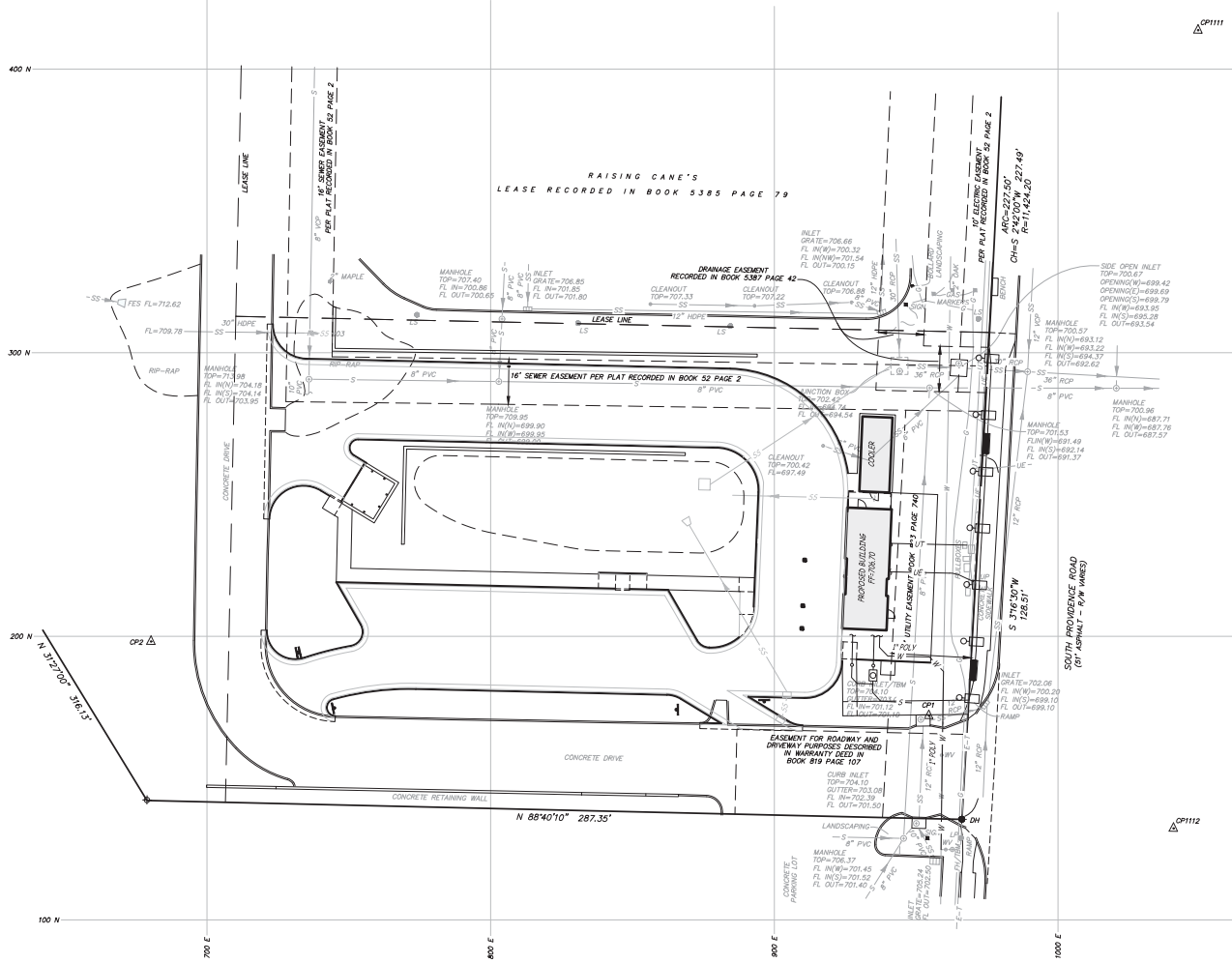
MATTHEW A. KRIEE
PROFESSIONAL ENGINEER
PE-200700811
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Date
DECEMBER 15, 2023
Revised
DECEMBER 29, 2023

Design: JH Drawn: CGH
GRADING & DRAINAGE PLAN

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C2.01
ES&S PROJECT NO. 16108

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CONDITIONAL USE PERMIT
BREW CREW, LLC
7 BREW
 COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
 PROFESSIONAL ENGINEER
 RE-200702811
 Date
DECEMBER 15, 2023
 Revised
 DECEMBER 29, 2023

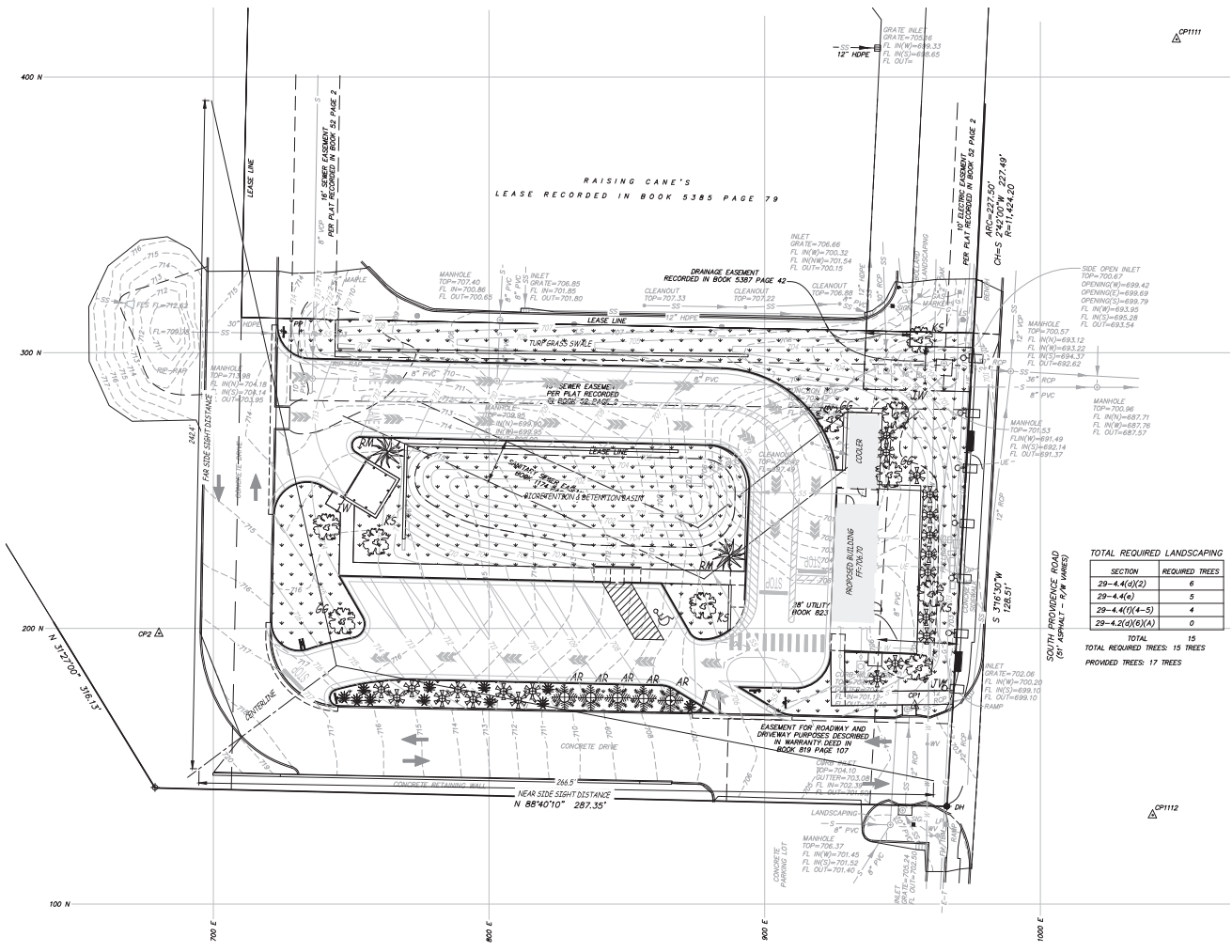
NOT FOR CONSTRUCTION

Design: JH Drawn: CGH

UTILITY PLAN
 Sheet
C3.01

ES&S PROJECT NO. 16108

P:\GENERAL PROJECTS\19108-789E-3078-LANDUPL-VARIANCE\JOB\19108 LANDSCAPE PLANS.DWG 1/28/2024



- LANDSCAPING NOTES**
- ALL PLANT MATERIAL SHALL BE (PER 29-4.4(C)(3 & 4)):
 - HARDY TO CENTRAL MISSOURI (USDA HARDINESS ZONE 8B)
 - FREE OF DISEASE AND INSECTS
 - CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN
 - ALL NON-PLANTED AREAS SHALL BEHAVE THE FOLLOWING:
 - PERMETER LANDSCAPED AREAS: MIN 5' OF TOPSOIL
 - INTERIOR LANDSCAPED ISLANDS: MIN 15" OF TOPSOIL
 - THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FINISHED GRADE TO THIS SUBGRADE.
 - NO LESS THAN 50% OF LANDSCAPED AREA MUST BE COVERED WITH LIVE PLANTS, NOT MULCH, BARK, GRAVEL, ETC. (PER 29-4.4(C)(4))
 - PLANTING MATERIALS SHALL BE OF THE FOLLOWING MINIMUM SIZE (PER 29-4.4(C)(4)):
 - LARGE DECIDUOUS SHADE TREES (MATURE HEIGHT >45') = 2" CALIPER
 - MEDIUM DECIDUOUS SHADE TREES (MATURE HEIGHT 30'-45') = 2" CALIPER
 - SMALL DECIDUOUS SHADE TREES (MATURE HEIGHT 20'-30') = 4" IN HEIGHT
 - ORNAMENTAL TREE (MATURE HEIGHT <20') = 4" IN HEIGHT
 - CONIFER = 8" IN HEIGHT
 - SHRUBS = 5-GAL CONTAINER
 - GROUND COVER = APPROPRIATE FOR SOIL COVERAGE WITHIN 2 GROWING SEASONS
 - GRASS: SEED, 500 # = 300# PURE LIVE SEED, 99% WEED FREE
 - PLANTINGS SHALL NOT BE PLACED CLOSER THAN 4' FROM THE FENCE OR PROPERTY LINE, UNLESS NOTED OTHERWISE ON THE PLANS (PER 29-4.4(C)(7))
 - SNOW STORAGE SHALL NOT OCCUR IN BUFFER AREAS (PER 29-4.4(C)(8))
 - SOFT TRIANGLE (PER 29-4.4(C)(11)): NO PLANTINGS WITH MATURE HEIGHTS TALLER THAN 18 INCHES SHALL BE PLACED WITHIN THE DEFINED SOFT TRIANGLE AS SHOWN ON THE PLAN.
 - PLANTING SHALL BE COMPLETED WITHIN ONE PLANTING SEASON (SPRING TO FALL) OF THE COMPLETION OF EXTERIOR IMPROVEMENTS, OR WITHIN ONE YEAR OF THE ISSUANCE OF THE LAND DISTURBANCE PERMIT, WHICHEVER OCCURS LATER (PER 29-4.4(C)(11)). THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A PERFORMANCE BOND, ESCROW LETTER OF CREDIT, OR OTHER INSTRUMENT ACCEPTABLE TO THE CITY OF COLUMBIA, TO THE CITY OF COLUMBIA AND OWNER, FOR ANY WORK NOT COMPLETED OR ACCEPTED WITHIN THIS TIME FRAME.
 - TREE PROTECTION SHALL BE REQUIRED PRIOR TO AND DURING CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES.
 - NO ACTIVITY WITH THE POTENTIAL OF CAUSING DAMAGE TO THE ROOT SYSTEM OF TREES SHALL BE ALLOWED WITHIN 20 FEET OF THE OUTSIDE OF PRESERVED, PROTECTED, OR PLANTED TREE DRIP LINE (PER 29-4.4(C)(6)).
 - ORANGE CONSTRUCTION FENCE WITH A SIGN STATING "TREE PROTECTION - KEEP OUT EVERY 100 FEET" SHALL BE INSTALLED ALONG THE PERIMETER OF THE TREE PROTECTION AREA BEFORE AND THROUGHOUT CONSTRUCTION.
 - IF SITE GRADING OCCURS WITHIN 20' OF THE TREE PRESERVATION, THE PERIMETER OF THE AREA MUST BE TRENCHED TO A MINIMUM WIDTH AND DEPTH OF 2", AND ROOT PRUNED.
 - NO CONSTRUCTION, GRADING, EQUIPMENT, MATERIAL STORAGE, OR OTHER ASSOCIATED ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA.
 - ALL TREE AND VEGETATION PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY CITY STAFF PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITIES.
 - ANY FAILURE OF THE CONTRACTOR TO FOLLOWING THESE REQUIREMENTS SHALL BE REMEDIATED, AT THE CONTRACTOR'S SOLE EXPENSE, BY ONE OF THE FOLLOWING, AS FOUND ACCEPTABLE TO THE CITY OF COLUMBIA AND OWNER:
 - PAYMENT OF \$750 TO THE CITY OF COLUMBIA RIGHT OF WAY LANDSCAPING BUDGET PER NEW TREE.
 - REPLACEMENT OF DAMAGED TREES PER 29-4.4(C)(3)(D).

LANDSCAPING STRIP NOTE (PER 29-4.4(C))

WIDTH (FT)	REQUIRED	PROVIDED
DRIVEWAY STRIP	N/A	N/A
PLANTING CATEGORIES	4	N/A
COVERAGE OF STRIP	>80%	>80%
OPACITY (1' TO 5' ABOVE GRADE)	>80%	>80%

STREET TREES

SIZE	1/60 LF + 172 LF = 3	1
MEDIUM	30% OF TOTAL = 1	1
LARGE	30% OF TOTAL = 1	2
TOTAL TREES	3	3

PLANTING MATERIALS PROVIDED: ORNAMENTAL TREES, MEDIUM SHADE TREES, LARGE SHADE TREES, GRASS, AND SHRUBS

PROPERTY EDGE BUFFERING NOTE (PER 29-4.4(C))

SUBJECT PROPERTY	ZONING	USE	SCREENING LEVEL	BUFFER AREA	TREES
ADJACENT PROPERTIES:					
NORTH	M-DT	COMMERCIAL	N/A		1
SOUTH	MULTIFAMILY NON-RESIDENTIAL		N/A	852 SF	1
EAST	M-PM		N/A		1
WEST	M-DT NON-RESIDENTIAL		N/A		1
TOTAL					5

PLANTING CATEGORIES: REQUIRED: 1727 SF >80% COVERAGE OF STRIP >80% OPACITY (1' TO 5' ABOVE GRADE)

PARKING LOT LANDSCAPING NOTE (PER 29-4.4(C))

INTERIOR LANDSCAPED ISLANDS:	REQUIRED	PROVIDED
INTERIOR ISLAND WIDTH:	>100 STALLS	N/A
SEPARATION ISLANDS:	>150 STALLS	N/A
INTERIOR ISLANDS (4,000 SQ FT MINIMUM)	4	6
(SQUARE FOOTAGE OF PAVEMENT)		
MEDIUM SHADE TREES	1	2
LARGE (30% OF TOTAL)	3	0
SEPARATION ISLAND TREES (2' SPACE)	4	0
TOTAL TREES:	12	6

SEEDING / SODDING SPECIFICATIONS

- FINISH GRADE SHOWN ON PLAN INCLUDES 6" OF TOPSOIL, RESURF FROM STOCKPILES.
- ALL DISTURBED AREAS SHALL BE SEED OR SODDED PER SPECIFICATIONS.
- ALL LAWN AREAS TO BE 500 AROUND & WITHIN 15 FEET OF BUILDINGS AND WALKS.

NOTES

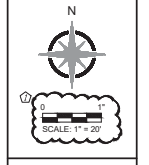
- IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPED AREAS SHALL BE SEEDED AND MULCHED.
- ALL NURSERY STOCK SHALL CONFORM TO THE CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z601.
- LIVING LANDSCAPING SHALL BE USED TO COVER ALL OPEN GROUND SUPPLEMENTED WITH HARD WOOD MULCH.
- LANDSCAPING SHALL BE PLANTED SUCH THAT THE MATURE SPREAD OF THE PLANT IS TO REMAIN 2' FROM THE BUILDING.
- VARIANCE GRANTED TO ALLOW REQUIRED STREET TREES TO BE PLACED NO GREATER THAN 50 FEET FROM THE FRONTING PROPERTY LINE OF THE SUBJECT SITE.
- SITE IS ZONED M-DT

TOTAL REQUIRED LANDSCAPING

SECTION	REQUIRED TREES
29-4.4(C)(2)	6
29-4.4(e)	5
29-4.4(f)(4-5)	4
29-4.2(G)(5)(A)	0
TOTAL	15

TOTAL REQUIRED TREES: 15 TREES
PROVIDED TREES: 17 TREES

ES&S
Engineering Surveys & Services
1115 Park Center, Columbia, MO 65201
373-460-2348
373-455-3383
1773 Wald Mall, Columbia, MO 65201
663-623-8518
www.es-s.com
MO Engineering Corp. # 200405018



CONDITIONAL USE PERMIT
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COLUMBIA, BOONE COUNTY, MISSOURI



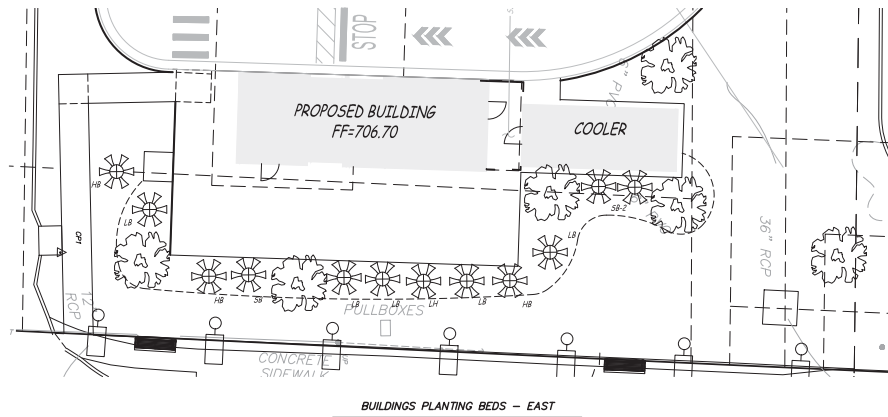
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PE-200702811

Date
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Design: JH Drawn: CGH

LANDSCAPE PLAN
Sheet
L1.01
ES&S PROJECT NO. 16108



BUILDINGS PLANTING BEDS - EAST



Engineering Surveys & Services

1115 Fox Street, Columbia, MO 65201
 573-460-2348
 402 El Dorado Drive, Jefferson City, MO 65101
 573-636-3383
 1773 West Main Street, St. Louis, MO 63101
 636-625-8518
 www.esa-inc.com
 MO Engineering Corp. # 2004055518



SCALE: 1" = 10'

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BREW CREW, LLC
7 BREW
 COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
 PROFESSIONAL ENGINEER
 PE-000702811

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Date

DECEMBER 15, 2023

Revised

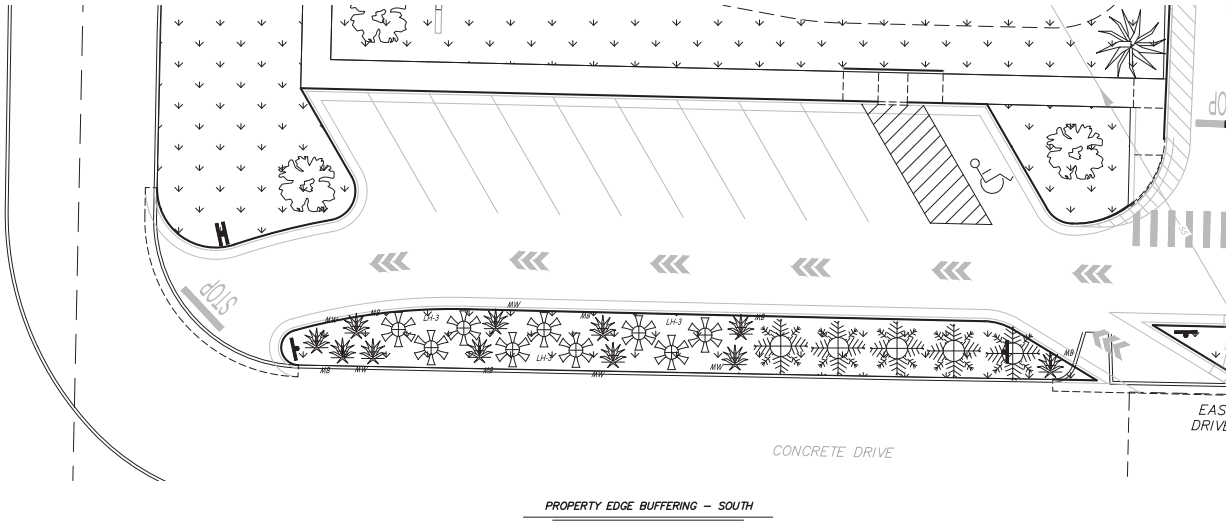
DECEMBER 29, 2023

Design: JH Drawn: CGH

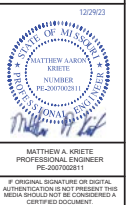
LANDSCAPE PLAN

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ES&S PROJECT NO. 16108



CONDITIONAL USE PERMIT
BREW CREW, LLC
7 BREW
COLUMBIA, BOONE COUNTY, MISSOURI



Date
DECEMBER 15, 2023

Revised
DECEMBER 29, 2023

Design: JH Drawn: CGH

LANDSCAPE PLAN

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ES&S PROJECT NO. 16108

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PLANT SCHEDULE										
SYMBOL	LARGE DECIDUOUS SHADE TREES			BOTANICAL NAME	MATURE HEIGHT (FT)	MATURE SPREAD (FT)	SHADE/SUN	ZONE	FLOWERING	NATIVE REGION
LABEL	QTY	COMMON NAME								
GD	3	GRINDSTONE GINKGO	GINKGO BILOBA 'GRINDSTONE'	20-30	5-10	FULL SUN	4-8	4-8	YES, APRIL	EASTERN ASIA
JW	3	JAPANESE WHITE BIRCH	BETULA PLATYPHYLLA 'YARGO'	30-40	10-12	FULL SUN - PART SHADE	3-7	NA	NA	EASTERN ASIA
KS	4	NARROW KINDRED SPIRIT OAK TREE	QUERCUS 'NADLER' KINDRED SPIRIT	30-60	10-20	FULL SUN	4-9	4-9	YES, APRIL	NA
MEDIUM DECIDUOUS SHADE TREES (CANOPY TREE)										
LABEL	QTY	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT (FT)	MATURE SPREAD (FT)	SHADE/SUN	ZONE	FLOWERING	NATIVE REGION	
RW	2	RED SUNSET RED MAPLE	ACER RUBRUM 'RED SUNSET'	40-50	30-40	FULL SUN-PART SHADE	3-9	3-9	YES, MARCH	CENTRAL & EASTERN U.S.
CONIFERS OR EVERGREEN TREES										
LABEL	QTY	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT (FT)	MATURE SPREAD (FT)	SHADE/SUN	ZONE	FLOWERING	NATIVE REGION	
AR	5	GREEN GIANT ARBORVITAE	THUJA 'GREEN GIANT'	40-60	12-18	FULL SUN-PART SHADE	3-8	NA	NA	CENTRAL & EASTERN U.S.
DECIDUOUS SHRUBS										
LABEL	QTY	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT (FT)	MATURE SPREAD (FT)	SHADE/SUN	ZONE	FLOWERING	NATIVE REGION	
HB	3	BIGLEAF HYDRANGEA	HYDRANGEA MACROPHYLLA 'BALMER' ENDLESS SUMMER	3-4	3-4	PART SHADE	4-9	4-9	YES, JULY-SEPTEMBER	EAST ASIA & CENTRAL AMERICA
LB	5	LILAC 'BLOOMERANG'	SYRINGA 'PENNICA' 'BLOOMERANG'	3-4	3-4	FULL SUN	4-7	4-7	YES, APRIL-MAY	EUROPE & ASIA
LH	10	VIRGINIA SWEETSPICE	ITEA VIRGINICA 'SPRICH' LITTLE HENRY	1.5-2	2-2.5	FULL SUN-PART SHADE	5-9	5-9	YES, JUNE-JULY	CENTRAL & SOUTHEASTERN U.S.
SB	3	SPIRAEA 'DOUBLE PLAY BIG BANG'	SPIRAEA JAPONICA 'DOUBLE PLAY BIG BANG'	2-3	2-3	FULL SUN-PART SHADE	3-9	3-9	YES, JUNE-SEPTEMBER	U.S.
PERENNIAL FLOWER										
LABEL	QTY	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT (FT)	MATURE SPREAD (FT)	SHADE/SUN	ZONE	FLOWERING	NATIVE REGION	
HW	5	BUTTERFLY MILKWEED	ASCLEPIAS TUBEROSA	1.0-1.5	1-2.5	FULL SUN	3-9	3-9	YES, JUNE - AUGUST	CENTRAL & EASTERN U.S.
MO	6	THREADLEAF COREOPSIS	COREOPSIS VERTICILLATA 'MOONBEAM'	1.5-2	1.5-2	FULL SUN	3-9	3-9	YES, JUNE - AUGUST	NORTH AMERICA