

BEARFIELD PLAZA PLAT 1-B, LOT 1B-1 PD PLAN

Case #58-2019
Columbia, Boone County, MO

SITE DESCRIPTION:

Existing Lot 1B-1 of Bearfield Plaza Subdivision Plat 1-B, Book 4042 Page 13, Boone County, Missouri Recorder of Deeds
Total Area: 3.59 acres
Current proposed development area is that part of Lot 1B-1 that abuts Grindstone Parkway and is situated east of the existing private drive, consisting of approximately 0.5 acres.
Future development area is that part of Lot 1B-1 that is situated west of the existing private drive, consisting of approximately 3.0 acres.

OWNER:

THF Bearfield 63 Development LLC
c/o THF Management
211 N. Stadium Blvd Ste 201
Columbia, MO 65203-1161

DEVELOPER:

GH Coffee, LLC
2933 Pheasant Ridge Road
Lincoln, NE 68532
(402) 750-1309

FLOOD PLAIN STATEMENT:

This tract is not located in the 100 year flood plain as shown by the flood map panel #29019C0291E dated April 19, 2017

STREAM BUFFER STATEMENT:

This tract does not include a regulated stream as defined by Article X of Chapter 12A of the City of Columbia code of ordinances.

BUILDING INFORMATION:

Height: 19' Maximum
Size: 550 SF (Approx.)

PARKING REQUIREMENTS:

Per City of Columbia UDO Section 29-4.3(b), for a restaurant with drive-through, one space is required per 200 SF GFA. Proposed building will have approximately 550 SF GFA, requiring a minimum of 3 parking stalls.
5 stalls are proposed, with one being van-accessible.

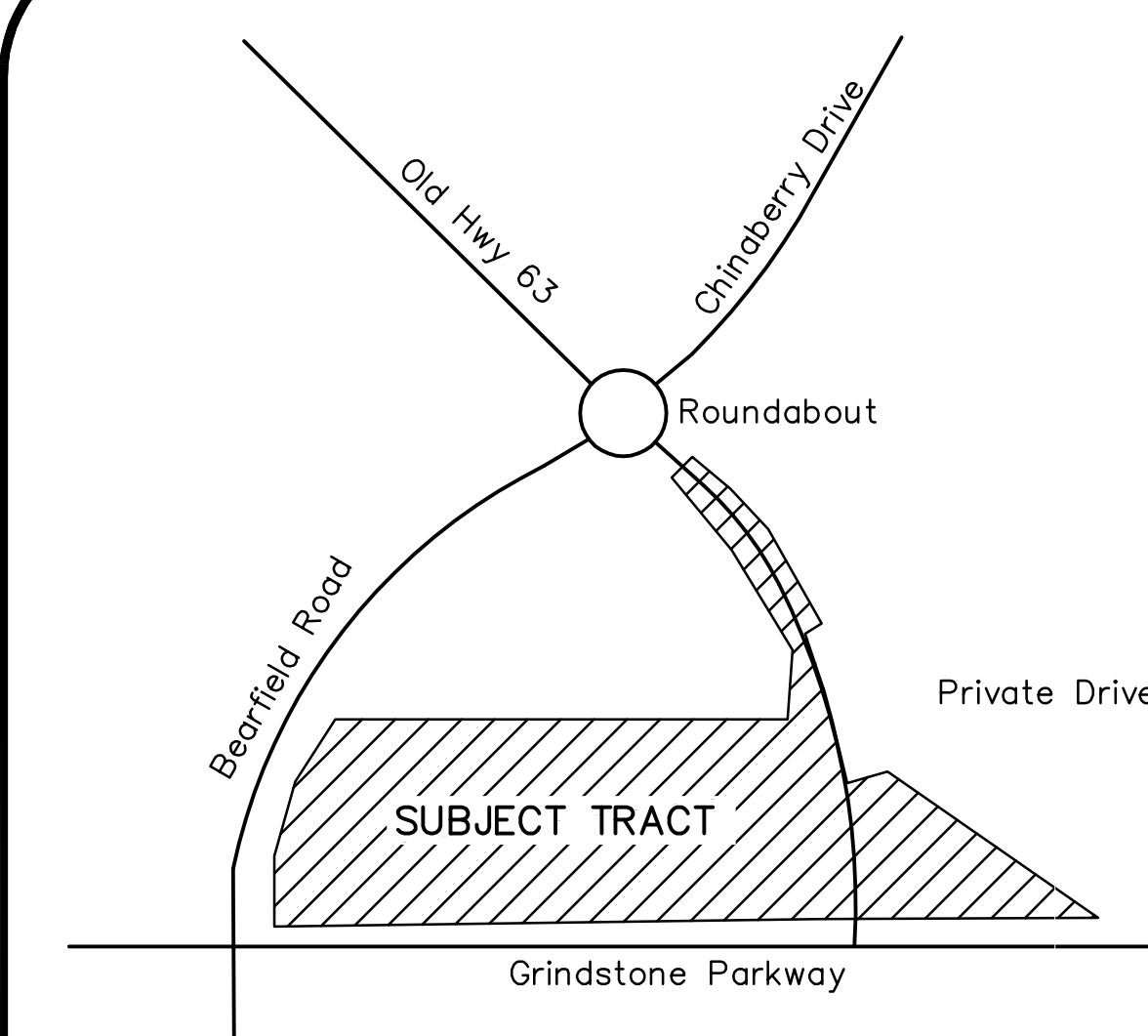
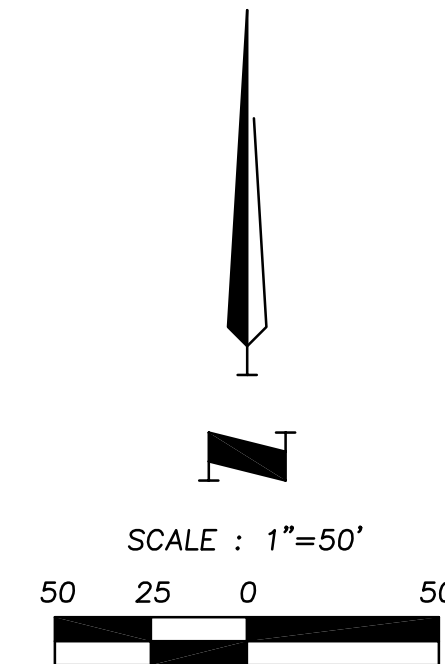
GENERAL NOTES:

- All existing utilities on this site are underground unless noted
- Conceptual Landscaping for the current proposed development area is shown on Sheet L1. Landscaping for the future development area will be phased until time of development of that area.
- Minimum required percentage of open space: 15%.

Centurytel of Missouri, LLC/
PO Box 4065
Monroe, LA 71211
Zoned R-MF

Bluff Creek I
Commercial Condo, Unit C
Zoned R-MF

Beacon Street Properties
3810 Buttonwood, Ste 101
Columbia, MO 65201
Zoned M-C



Mar 05, 2019 - 2:22pm Plotted By: CO Eng2 c:\ME-COL\Projects\16010012 - Scooters Coffee Grindstone Parkway Columbia (Dwg)\Scooters Grindstone PD Plan.dwg Layout: PD Plan 1

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MISSOURI CERTIFICATE OF AUTHORITY #000662 EXPIRES 12/31/2019

DRAWING INFO.	
DRAWN BY:	TPW
LICENSE NO.:	E-2000150081
CHECKED BY:	
LICENSE NO.:	
DATE:	3-5-19
JOB NUMBER:	18CO10012

REVISIONS	
NO.	DESCRIPTION

BEARFIELD PLAZA PLAT 1-B
Lot 1B-1 PD Development Plan

Lot 1B-1 Overview

2501 Grindstone Parkway
Columbia, MO

APPROVED BY THE CITY OF COLUMBIA
PLANNING AND ZONING COMMISSION

THIS ____ DAY OF _____, 2019

Sara Loe - Chairperson

APPROVED BY THE CITY COUNCIL PURSUANT
TO ORDINANCE # _____

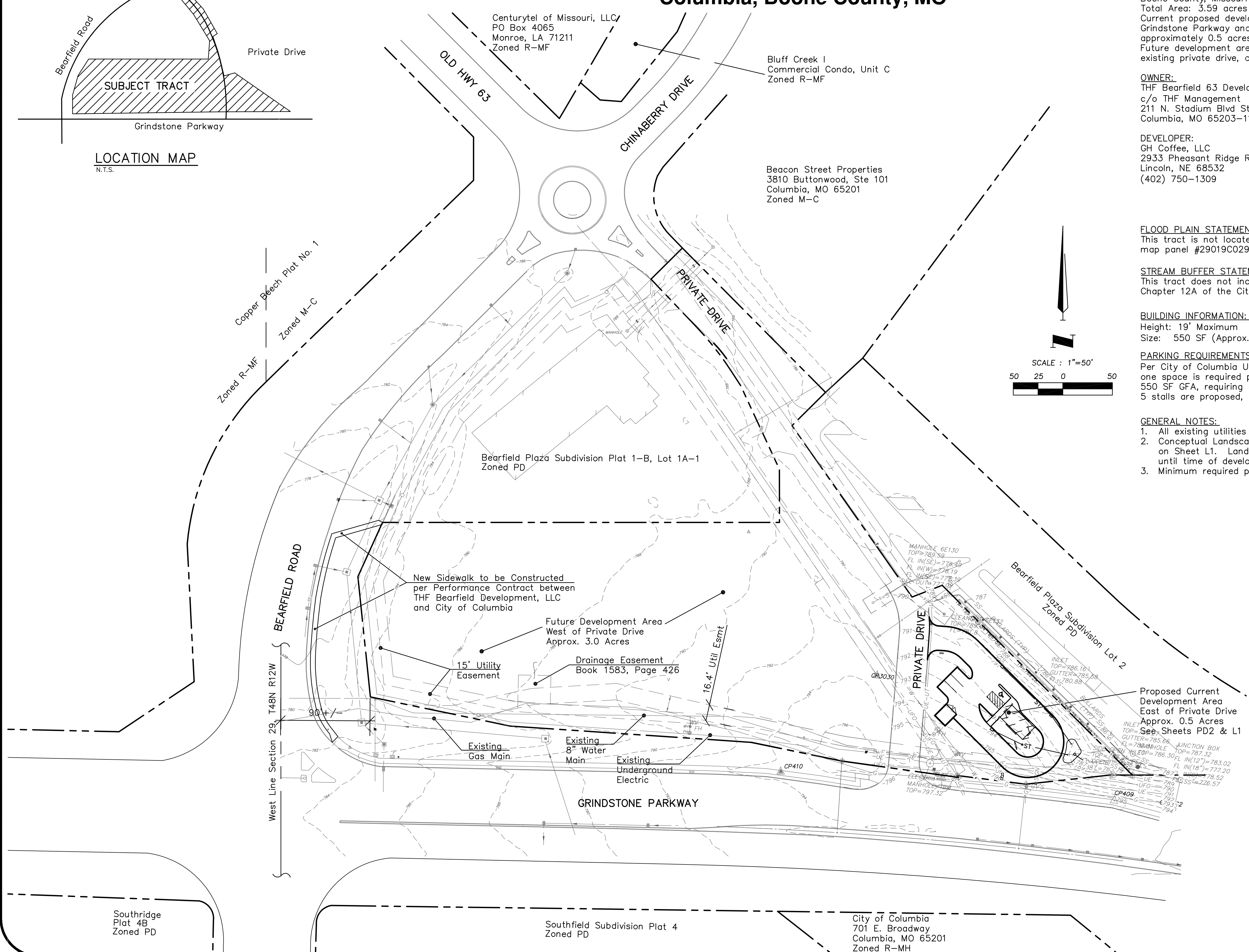
ON THE ____ DAY OF _____, 2019

BRIAN TREECE, MAYOR

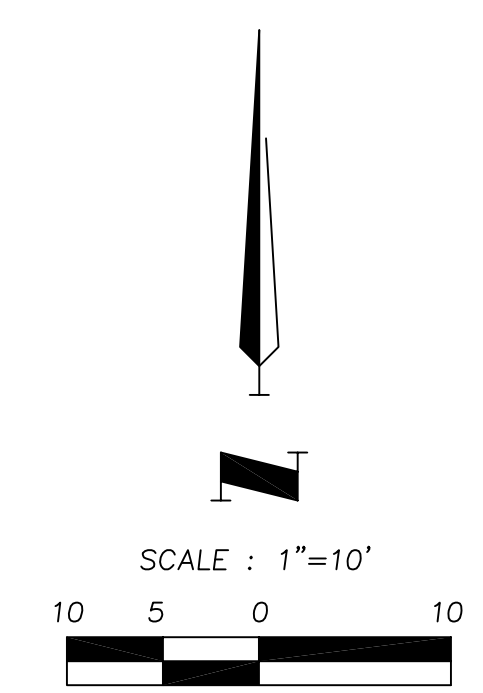
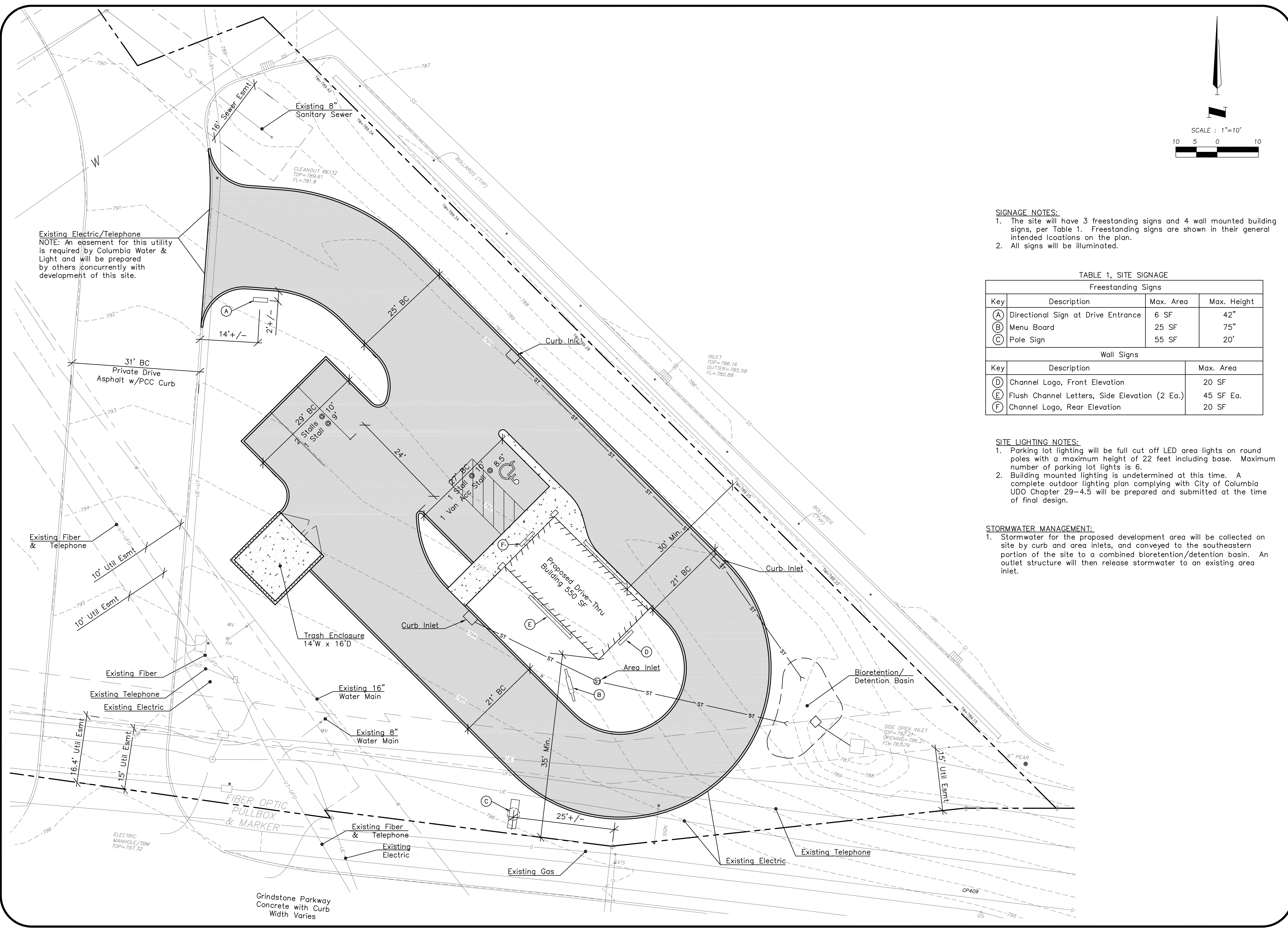
ATTEST:

SHEELA AMIN, CLERK

SHEET NUMBER
PD1
1 OF 3



Mar 05, 2019 - 2:16pm Plotted By: CO Eng2 c:\ve-cdl\1-projects\16co10012 - Scooters Coffee Grindstone Parkway Columbia (mg)\Scooters Grindstone PD Plan.dwg Layout: PD Plan 2



SIGNAGE NOTES:

- The site will have 3 freestanding signs and 4 wall mounted building signs, per Table 1. Freestanding signs are shown in their general intended locations on the plan.
- All signs will be illuminated.

TABLE 1, SITE SIGNAGE

Freestanding Signs			
Key	Description	Max. Area	Max. Height
(A)	Directional Sign at Drive Entrance	6 SF	42"
(B)	Menu Board	25 SF	75"
(C)	Pole Sign	55 SF	20'

Wall Signs		
Key	Description	Max. Area
(D)	Channel Logo, Front Elevation	20 SF
(E)	Flush Channel Letters, Side Elevation (2 Ea.)	45 SF Ea.
(F)	Channel Logo, Rear Elevation	20 SF

SITE LIGHTING NOTES:

- Parking lot lighting will be full cut off LED area lights on round poles with a maximum height of 22 feet including base. Maximum number of parking lot lights is 6.
- Building mounted lighting is undetermined at this time. A complete outdoor lighting plan complying with City of Columbia UDO Chapter 29-4.5 will be prepared and submitted at the time of final design.

STORMWATER MANAGEMENT:

- Stormwater for the proposed development area will be collected on site by curb and area inlets, and conveyed to the southeastern portion of the site to a combined bioretention/detention basin. An outlet structure will then release stormwater to an existing area inlet.

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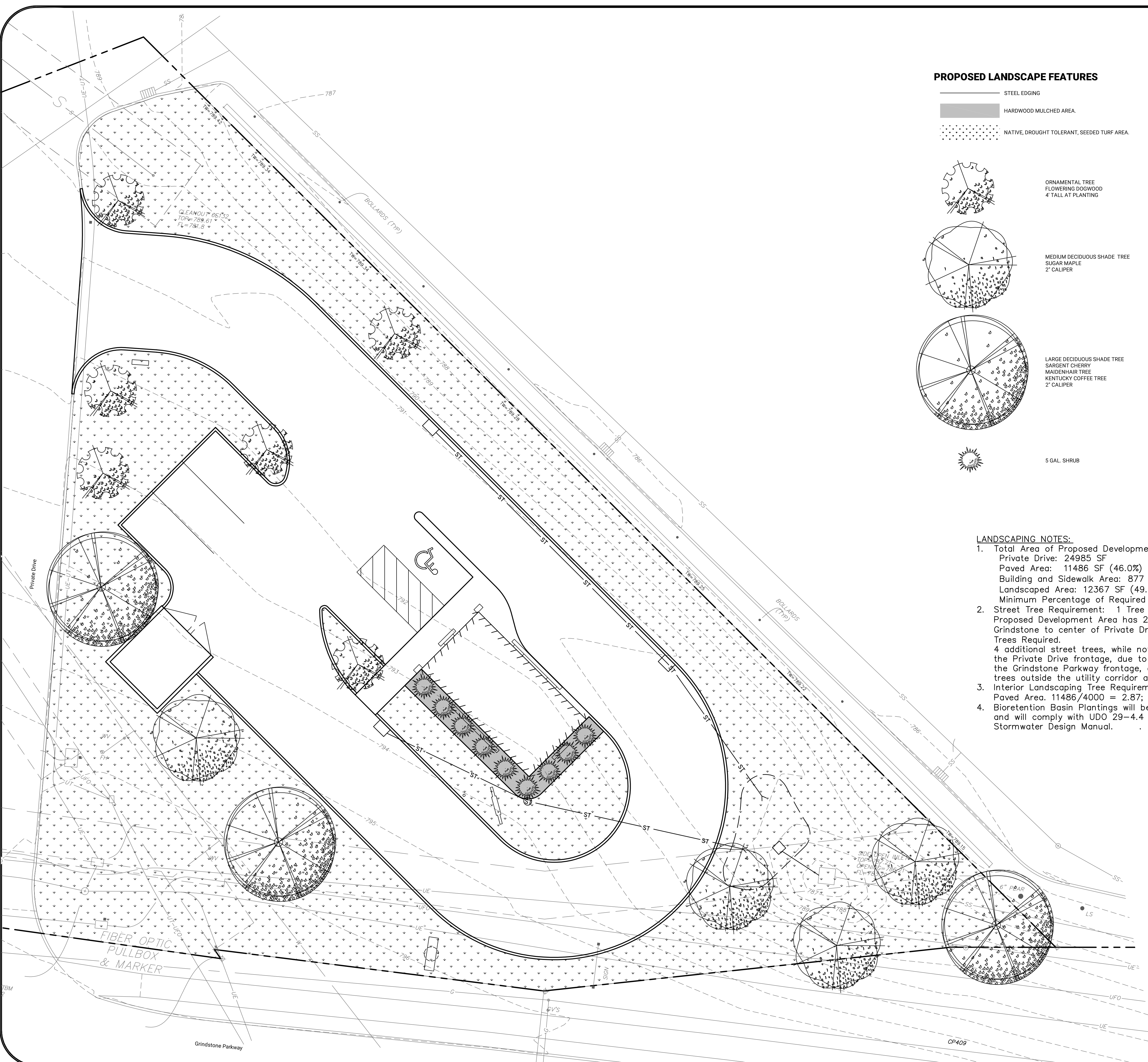
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BEARFIELD PLAZA PLAT 1-B
 Lot 1B-1 PD Development Plan
Proposed Development Area Site Plan

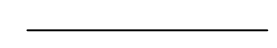


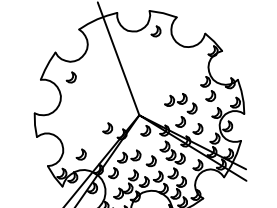
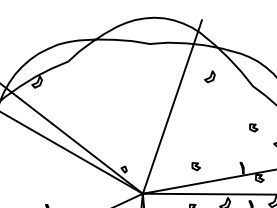
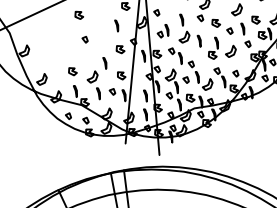

2501 Grindstone Parkway
 Columbia, MO

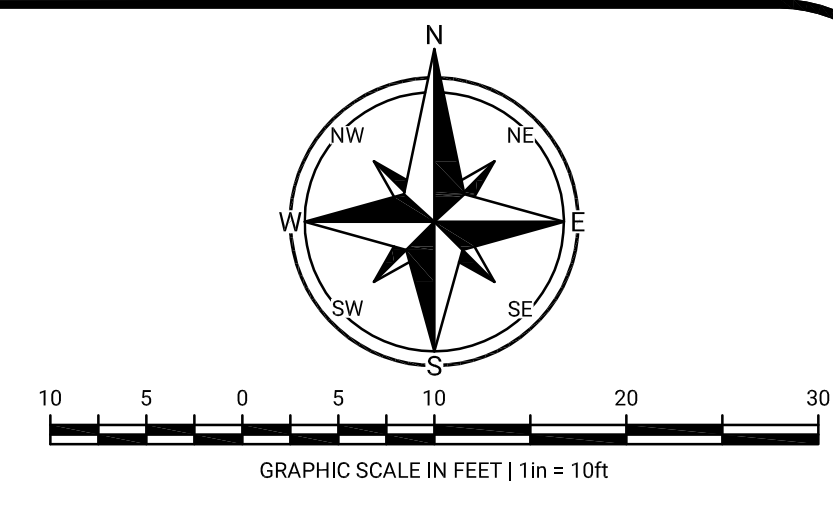
SHEET NUMBER
PD2
 2 OF 3

Mar 05, 2019 - 2:20pm Plotted By: CO Eng2 c:\ve-cdl\1-projects\16010012 - Scooters Coffee Grindstone Parkway Columbia (mg)\Scooters Grindstone PD Plan.dwg Layout: PD Plan L1



PROPOSED LANDSCAPE FEATURES

-  STEEL EDGING
-  HARDWOOD MULCHED AREA
-  NATIVE, DROUGHT TOLERANT, SEEDED TURF AREA
-  ORNAMENTAL TREE
FLOWERING DOGWOOD
4' TALL AT PLANTING
-  MEDIUM DECIDUOUS SHADE TREE
SUGAR MAPLE
2" CALIPER
-  LARGE DECIDUOUS SHADE TREE
SARGENT CHERRY
MAIDENHAIR TREE
KENTUCKY COFFEE TREE
2" CALIPER
-  5 GAL. SHRUB



LANDSCAPING NOTES:

1. Total Area of Proposed Development Area, to Center of Private Drive: 24985 SF
 Paved Area: 11486 SF (46.0%)
 Building and Sidewalk Area: 877 SF (3.5%)
 Landscaped Area: 12367 SF (49.5%)
 Minimum Percentage of Required Open Space: 15%
2. Street Tree Requirement: 1 Tree per every 40' of Street Frontage.
 Proposed Development Area has 231 LF of Street Frontage, along Grindstone to center of Private Drive: 231/40 = 5.8; 6 Street Trees Required.
 4 additional street trees, while not required, are being placed along the Private Drive frontage, due to potential utility conflicts along the Grindstone Parkway frontage, and the potential need to locate trees outside the utility corridor area.
3. Interior Landscaping Tree Requirement: 1 Tree per 4000 SF of Paved Area. 11486/4000 = 2.87; 3 Trees Required
4. Bioretention Basin Plantings will be selected at time of final design and will comply with UDO 29-4.4 and the City of Columbia Stormwater Design Manual.

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BEARFIELD PLAZA PLAT 1-B
 Lot 1B-1 PD Development Plan
LANDSCAPE PLAN

Grindstone Parkway
Columbia, MO

SHEET NUMBER
L1
 3 OF 3