

LEGAL DESCRIPTION

LOT SIXTY-NINE (69) IN ODON GUITAR'S SUBDIVISION AND PARK ADDITION TO THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 16, RECORDS OF BOONE COUNTY, MISSOURI.

THE EAST HALF (E 1/2) OF LOT SEVENTY (70) IN ODON GUITAR'S SUBDIVISION AND PARK ADDITION TO THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 16, RECORDS OF BOONE COUNTY, MISSOURI.

PARKING INFORMATION

REQUIRED: RESTAURANT WITH DRIVE THROUGH
 2,400 SF PROPOSED BUILDING
 1 SPACE / 200SF
 2,400 SF / 200 = 12 REQUIRED STALLS
 2 TREES PLANTED IN (2) 150SF BULB-OUTS (29-4.4) REDUCE BY 2 PARKING STALLS EA.)
 12 REQUIRED - 4 STALLS = 8 REQUIRED
 4 BICYCLE PARKING SPACES REQUIRED

PROVIDED: 8 PARKING STALLS TOTAL
 1 ADA VAN ACCESSIBLE STALL
 9 BICYCLE PARKING SPACES

GENERAL NOTES

- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. MAXIMUM HEIGHT WILL BE NO GREATER THAN 24 FEET. MAXIMUM FOOTPRINT OF BUILDING WILL NOT EXCEED 2,400 SQUARE FEET.
- THE 2 TRACTS ARE CURRENTLY ZONED M-OF AND R-1
- COMBINED LOT SIZE IS APPROXIMATELY .34 ACRES.
- FINAL LANDSCAPE PLAN WILL VARY IN PLANT SECTION AND THIS GENERAL PLAN WILL BE COMPLIANT WITH 29-4.4(4) LANDSCAPING AND SCREENING AND BUFFERING
- LOT SIZE IS APPROXIMATELY 0.34 ACRES

STREAM BUFFER STATEMENT

THIS LOT IS NOT SUBJECT TO A STREAM BUFFER REQUIREMENT.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA'S FLOOD PLAIN MAPS PANEL #29019C0280E EFFECTIVE DATE 4/19/2017.

STORMWATER

SITE AREA IS LESS THAN 1 ACRE IN SIZE (0.34 ACRES) AND PER 12A-87 (C) (4), THE REDEVELOPMENT OF THE SITE IS LESS THAN ONE ACRE. THEREFORE IS EXEMPT. SOME STORMWATER QUALITY FEATURE WILL BE INCORPORATED IN SITE

OWNER

BISK LLC
 12B BUSINESS LOOP 70 E
 COLUMBIA, MO 65203
 816-256-6920

SIGNAGE AND LIGHTING

SIGNAGE: DIRECTIONAL OR IDENTIFICATION SIGNS AND ONE FREE STANDING SIGN LOCATED AT PROVIDENCE ROAD FRONTAGE THAT MEETS M-N ORDINANCE.

LIGHTING: PARKING LOT LIGHTING TO BE POLE MOUNTED, HIGH CUT-OFF FIXTURES IN CONFORMANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. HEIGHT OF POLES NOT TO EXCEED 20FT.

LANDSCAPE INFORMATION

TOTAL LOT AREA = 0.34 ACRES
 TOTAL PARKING LOT / PATIO / DRIVE AREA = 7800SF
 BUILDING FOOTPRINT = 2400 SF
 TOTAL IMPERVIOUS = 10,200 SF = 69%
 TOTAL PERVIOUS / LANDSCAPED = 4,610 SF = 31%

TOTAL PARKING LOT / PATIO / DRIVE AREA = 7800SF
 7800SF/4000SF = 1.95 TREES REQUIRED
 5 TREES PROVIDED

STREET FRONTAGE

PROVIDENCE = 135FT
 29-4.4(D.2) 135FT/40FT=3.35 STREET TREES
 3 PROVIDED (NO TREE AT INTERSECTION OF PROVIDENCE AND FOREST FOR SIGHT TRIANGLE)

FOREST AVE = 110FT
 29-4.4(D.2) 110FT/40FT=2.75 STREET TREES
 3 PROVIDED (NO TREE AT INTERSECTION OF PROVIDENCE AND FOREST FOR SIGHT TRIANGLE)

LANDSCAPE BUFFER WEST PROPERTY LINE

LANDSCAPE BUFFER = 1350SF
 1350SF / 200SF = 6.75 TREES REQUIRED
 10 TREES PROVIDED W/(4) CATEGORIES OF PLANTINGS

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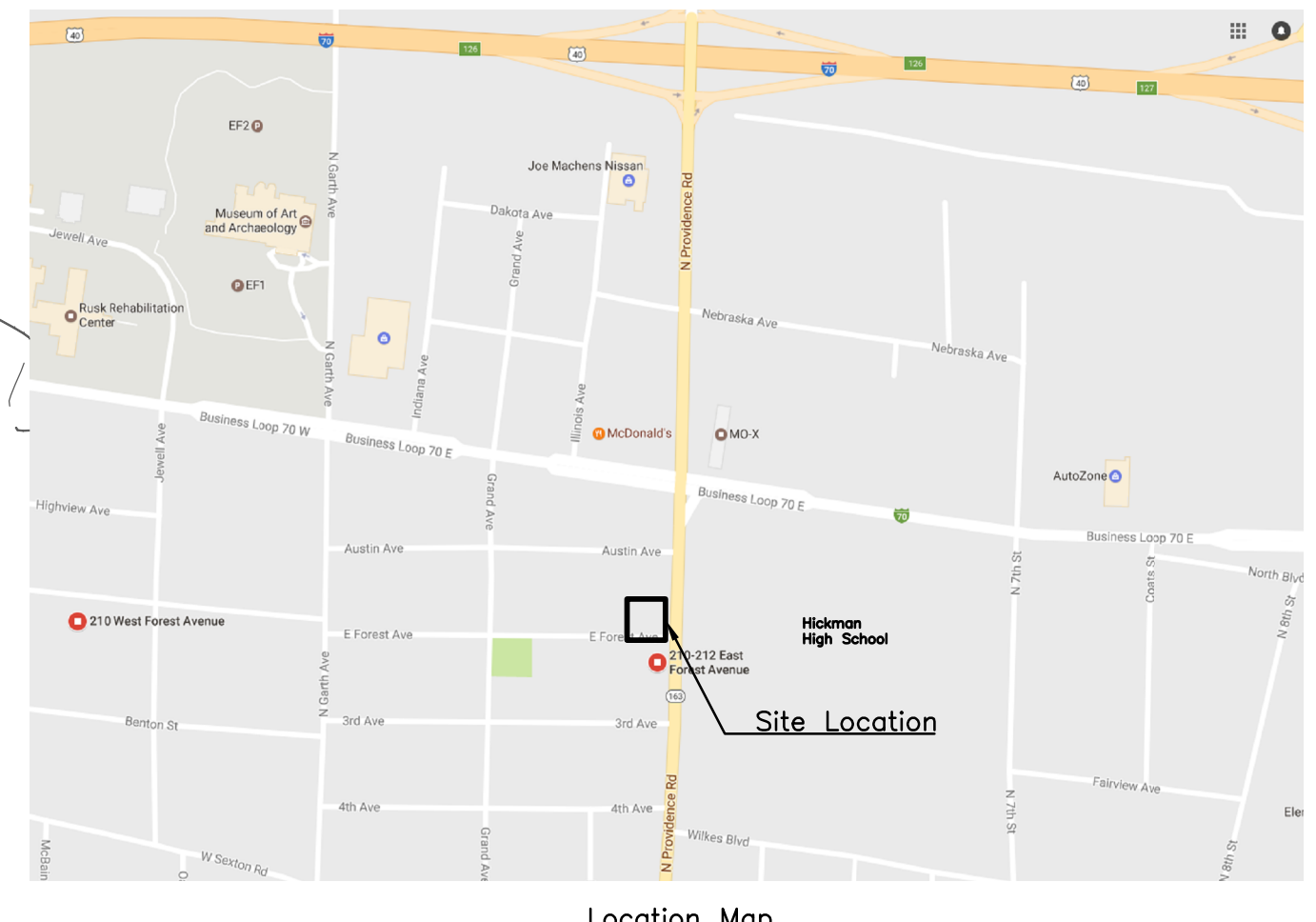
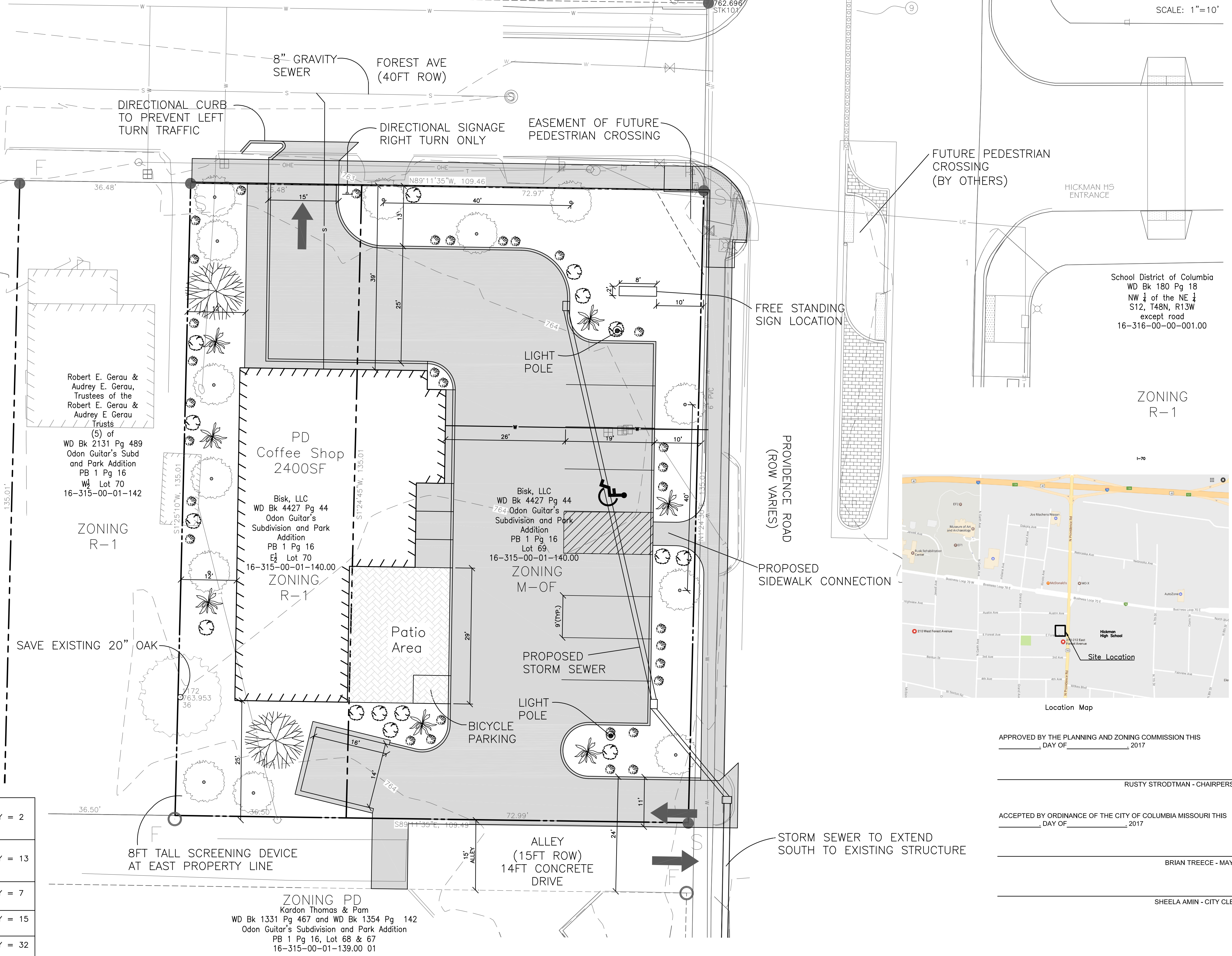
	2" CAL. SHADE TREE (LG)	QUANTITY = 2
	2" CAL. SHADE TREE (MED/LG)	QUANTITY = 13
	4' TALL ORNAMENTAL TREE	QUANTITY = 7
	2 GAL. DECIDUOUS SHRUB	QUANTITY = 15
	2 GAL. EVERGREEN SHRUB	QUANTITY = 32

ZONING M-N

T-Cat Investments L.L.C.
 WD Bk 4154 Pg 176
 WD Bk 4142 Pg 76
 Odon Guitar's Subdivision and Park Addition
 PB 1 Pg 16
 Lots 99 & 100 & Pt Lot 98
 16-315-00-01-157.00
 16-315-00-01-157.01

ZONING M-N

Family Health Center of Boone County
 WD Bk 3259 Pg 94
 Odon Guitar's Subdivision and Park Addition
 PB 1 Pg 16
 Lots 101 & 102
 16-315-00-01-159.00



APPROVED BY THE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2017

ACCEPTED BY ORDINANCE OF THE CITY OF COLUMBIA MISSOURI THIS _____ DAY OF _____, 2017

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2017

APPROVED BY ORDINANCE OF THE CITY OF COLUMBIA MISSOURI THIS _____ DAY OF _____, 2017



Creating Clients for Life
 210 Park Avenue
 Columbia, MO 65203
 P 573, 499, 1944

MISSOURI CERTIFICATE OF AUTHORITY
 NO. E. 2017015086
 EXPIRES: DECEMBER 31, 2017

NOTICE:
 SSE waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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Keenan K. Simon
 MO-PE 2016017682
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

BISK LLC
 PD COFFEE SHOP
 COLUMBIA, MO
 17002
 7/20/2017

REVISIONS

ENGINEER: KKS
 CHECKED BY: SHEELA AMIN - CITY CLERK
 DRAWN BY: [Blank]
 FIELD BOOK NO.: [Blank]
 PD SITE PLAN
 DRAWING NO.: C101
 SHEET NO.: OF 00