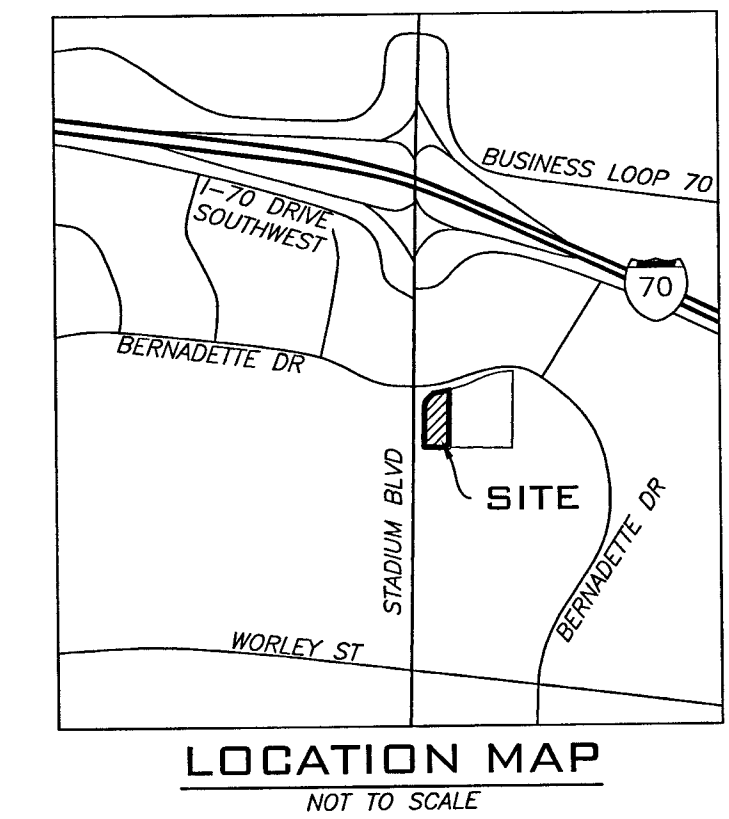


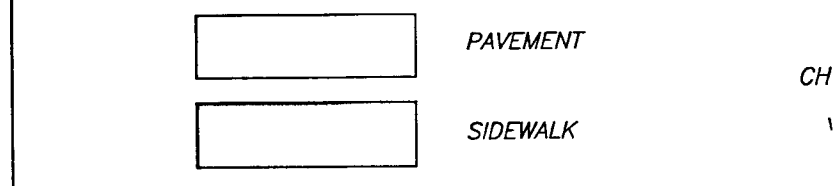
MAJOR REVISION TO THE COLUMBIA PLAZA SOUTH PD PLAN

LOT 1 OF COLUMBIA PLAZA SOUTH
AN ADMINISTRATIVE PLAT OF LOT 1
LOURDES SUBDIVISION RECORDED
IN PLAT BOOK 29, PAGE 33
COLUMBIA, BOONE COUNTY, MISSOURI

SUBMITTED NOVEMBER 30, 2020



- LEGEND**
- MH ○ EXISTING SANITARY MANHOLE
 - FH ○ EXISTING FIRE HYDRANT
 - EXISTING GUY WIRE
 - EXISTING LIGHT POLE
 - PROPOSED LIGHT POLE
 - EXISTING TELEPHONE SERVICE
 - EXISTING ELECTRIC METER
 - EXISTING GAS METER
 - EXISTING WATER METER
 - EXISTING CABLE BOX
 - EXISTING ELECTRIC TRANSFORMER
 - PROPOSED ELECTRIC TRANSFORMER
 - EXISTING TELEPHONE BOX
 - EXISTING UTILITY POLE
 - EXISTING WATER VALVE
 - EXISTING STREET SIGN
 - SQUARE FEET
 - 0.000 ACRES
 - PB PLAT BOOK
 - BK BOOK
 - PG PAGE
 - X EXISTING FENCE
 - UE EXISTING UNDERGROUND ELECTRIC
 - UE PROPOSED UNDERGROUND ELECTRIC
 - OE EXISTING OVER-HEAD ELECTRIC
 - UT EXISTING UNDERGROUND TELEPHONE
 - OE EXISTING OVER-HEAD TELEPHONE
 - FO EXISTING FIBER OPTIC CABLE
 - G EXISTING GAS
 - S EXISTING SANITARY
 - S PROPOSED SANITARY LATERAL
 - W EXISTING WATER MAIN
 - W PROPOSED WATER SERVICE
 - W EXISTING STORM SEWER
 - W PROPOSED STORM SEWER
 - EXISTING CONTOUR



STORMWATER MANAGEMENT
AS PER SECTION 12A-87(C)(4) THIS LOT IS EXEMPT FROM THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE, WATER QUALITY AND DETENTION REQUIREMENTS.

STREAM BUFFER STATEMENT
THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXEMPT...(2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007."

FLOOD PLAIN STATEMENT
THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEFINED BY CITY OF COLUMBIA ORDINANCE 29-2.3 (D)(4), PER THE BOONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL #29019C0280C, DATED APRIL 19, 2017.

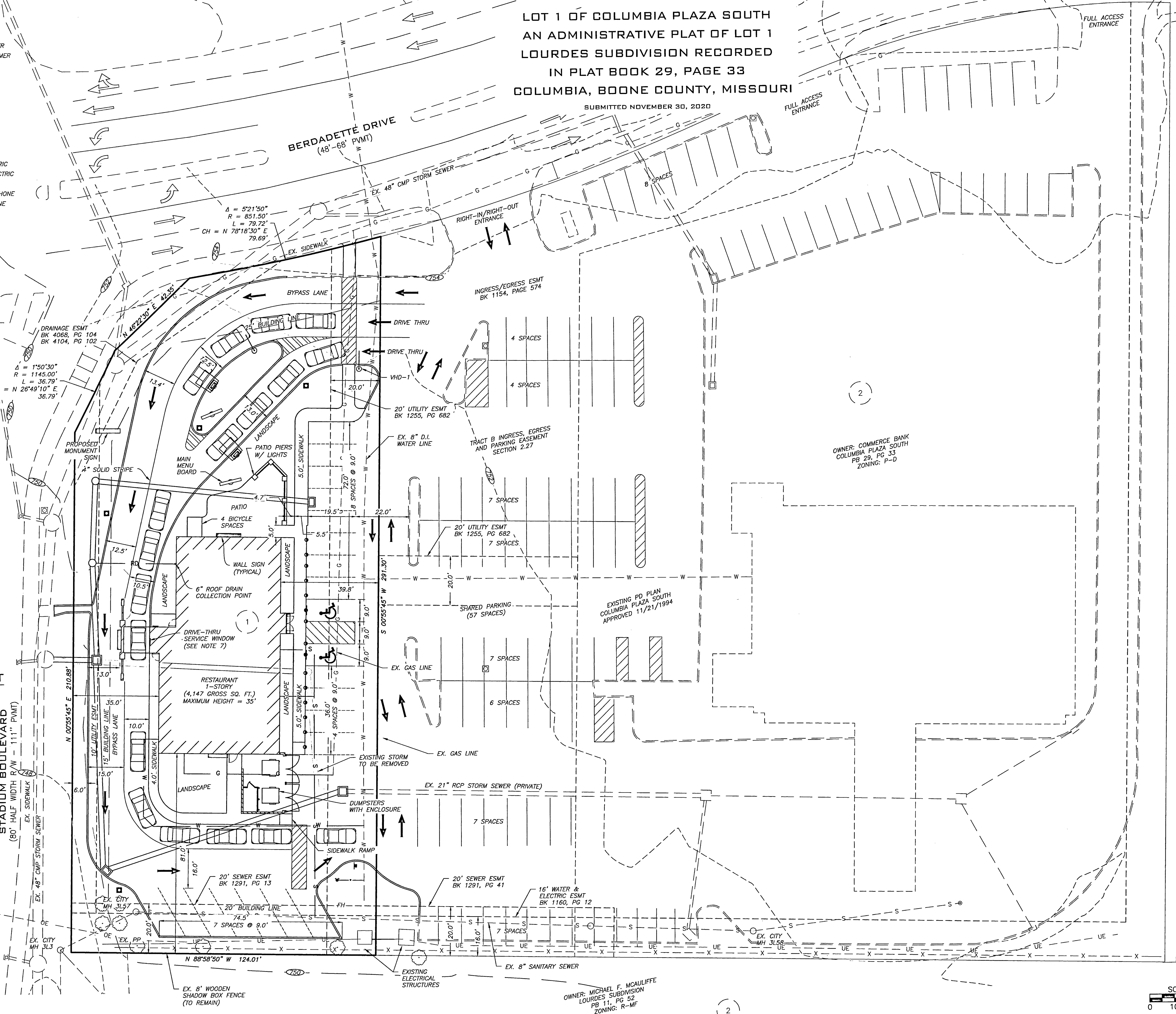
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 17 DAY OF January, 2021.

SARA LOE, CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
THIS 17 DAY OF January, 2021.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



SITE DATA
ACREAGE: 0.77 ACRES
SECTION-TOWNSHIP-RANGE: NE 1/4 10-48-13
ZONING: PD (PREVIOUS C-P BY CITY ORDINANCE #: 014281)

OWNER
WALTERS ACQUISITIONS, INC
2 CITY PL DRIVE, SUITE 450
SAINT LOUIS, MO 63141

LEGAL DESCRIPTION
A PORTION OF LOT 1 COLUMBIA PLAZA SOUTH AN ADMINISTRATIVE PLAT OF LOT 1 LOURDES SUBDIVISION RECORDED IN PLAT BOOK 29, PAGE 33 OF THE BOONE COUNTY RECORDS.
EXCEPTING FROM SAID LOT 1, A STREET EASEMENT TO MoDOT BY GENERAL WARRANTY DEED RECORDED IN BOOK 4104, PAGE 102 AND TO THE CITY OF COLUMBIA BY STREET EASEMENT RECORDED IN BOOK 4104, PAGE 101, ALL BEING OF BOONE COUNTY RECORDS.

- GENERAL NOTES**
- THIS SITE IS PART OF THE COLUMBIA PLAZA SOUTH C-P PLAN THAT WAS PREVIOUSLY ACCEPTED BY CITY COUNCIL NOVEMBER 21ST, 1994, BY CITY ORDINANCE 014281.
 - THERE IS AN APPROVED MINOR REVISION DATED OCTOBER 9TH, 2014, THE PROPOSED CHANGES THAT WOULD IMPACT LOT 1 DO NOT APPEAR TO HAVE BEEN IMPLEMENTED.
 - BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
 - ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY AND MAY BE REFINED ON FINAL CONSTRUCTION DOCUMENTS.
 - ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
 - ALL SIDEWALKS AND CURB RAMPS (EXISTING AND PROPOSED) SHALL BE IMPROVED AND/OR CONSTRUCTED TO CONFORM WITH ADA.
 - THE BUILDING ARCHITECTURE WILL INCORPORATE A DRIVE-THRU ROOF STRUCTURE WHICH WILL PROVIDE THE APPEARANCE OF THE BUILDING WALL BEING SET AT THE PROPERTY LINE. THE STREET WALL WILL HAVE THE MATERIALS AND APPEARANCE OF THE BUILDING AND PROVIDE A PLEASING ARCHITECTURAL APPEARANCE WITH DIMENSION AND TEXTURE.

SIGNAGE NOTE
1. FREESTANDING SIGN ALONG STADIUM BOULEVARD AT THE SAME LOCATION OF THE EXISTING RUBY TUESDAY SIGN WILL BE MODIFIED AS NEEDED TO FIT THE PROPOSED CULVER'S SIGN.
DIRECTIONAL SIGNS AS ALLOWED IN M-C DISTRICTS, CITY OF COLUMBIA CODE OF ORDINANCES.

LIGHTING NOTE
24 FOOT MAXIMUM LIGHT POLE HEIGHT
NUMBER AND LOCATIONS HAVE BEEN SHOWN FOR SCHEMATIC REFERENCE. FINAL LOCATION AND NUMBER OF POLES SUBJECT TO APPROVED LIGHTING PLAN, IN ACCORDANCE WITH ALL APPLICABLE CODES, AT THE TIME OF BUILDING PERMITTING.
ALL OTHER LIGHTING DESIGN WILL BE IN ACCORDANCE WITH SECTION 29-4.5 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

PARKING DATA

REQUIRED:
RESTAURANT W/ DRIVE-THRU - 1 SPACE/200 SQ. FT.
4,147 SQ. FT. = 20.74
= 21 SPACES

TOTAL REQUIRED: 25 SPACES (1 OF WHICH IS REQUIRED TO BE A HANDICAP SPACE, WITH 1 TO BE VAN ACCESSIBLE); + 4 REQUIRED BICYCLE SPACES, (MAY BE COUNTED TOWARDS TOTAL REQUIRED SPACES)

PROVIDED:
19 REGULAR SPACES + SHARED PARKING
2 HANDICAP SPACES (1 OF WHICH IS VAN ACCESSIBLE)
4 BICYCLE SPACES
TOTAL PROVIDED = 25 SPACES

4 STACKING SPACES AT EACH MENU BOARD, 4 STACKING SPACES AT SERVICE WINDOW AND 6 ORDER PICK-UP SPACES

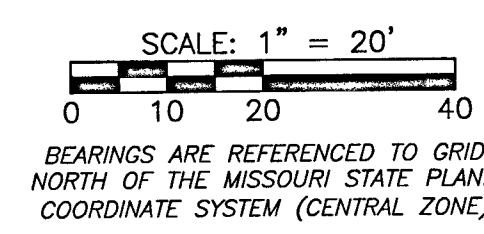
DESIGN EXCEPTIONS:
29-4.3(1)(iii)
NO SERVICE SHALL BE RENDERED, DELIVERIES MADE, OR SALES CONDUCTED WITHIN THE REQUIRED FRONT YARD OR CORNER SIDE YARD; CUSTOMERS SHALL BE SERVED IN VEHICLES THROUGH SERVICE WINDOWS OR FACILITY LOCATED ON THE NON-CORNER SIDES AND/OR REAR OF THE PRINCIPAL BUILDING.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

JAY ALAN GEBHARDT
REGISTERED PROFESSIONAL ENGINEER
NUMBER E-26082

JAY GEBHARDT
MO PE-25052
JANUARY 21, 2021

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MISSOURI CERTIFICATE OF AUTHORITY: 2001006115



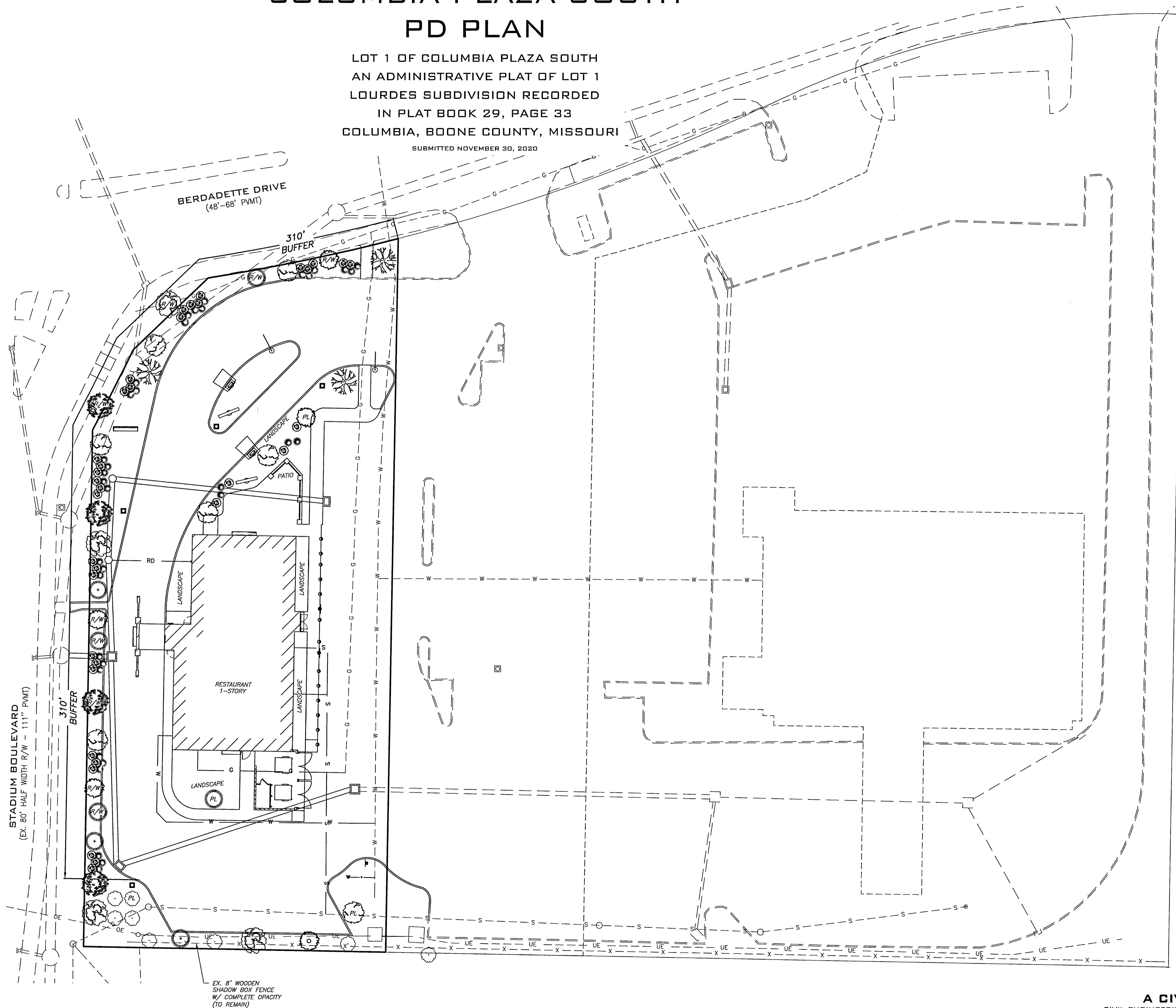
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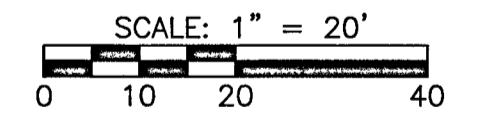
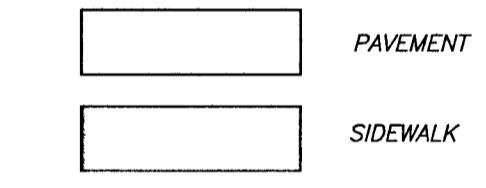
LANDSCAPING NOTES

- PROPOSED AREAS**
 TOTAL AREA OF SITE = 0.77 AC. = 33,385 SQ.FT.
 TOTAL BUILDING AREA = 4,145 SQ.FT. (12.4%)
 TOTAL PARKING PAVED AREA = 18,400 SQ.FT. (55.1%)
 TOTAL SIDEWALK AREA = 2,805 SQ.FT. (8.4%)
 TOTAL IMPERVIOUS AREA = 25,350 SQ.FT. (75.9%)
 TOTAL AREA OF OPEN SPACE/LANDSCAPING = 8,035 SQ.FT. (24.1%)
- TREE PRESERVATION:**
 NO CLIMAX FOREST EXISTS ON SITE.
- STREET FRONTAGE LANDSCAPING:**
 - IN ACCORDANCE WITH SECTION 29-4.4(D)(1) ALL PARKING PAVED AREAS MORE THAN 40 FEET IN LENGTH WITHIN 25 FEET OF STREET RIGHT-OF-WAY SHALL BE IMPROVED WITH A LANDSCAPING BUFFER STRIP SIX-FOOT WIDE IN ACCORDANCE WITH PROVISIONS OF SECTION 4.4(C)(2). TWO STRIPS OF LAND ON THIS SITE MEET THIS CRITERIA. SEE NOTE 5 BELOW FOR COMPLIANCE WITH THIS REQUIREMENT.
 - IN ACCORDANCE WITH SECTION 29-4.4(D)(2) STREET TREE LANDSCAPING SHALL BE INSTALLED AS FOLLOWS:
 - BERNADETTE DR. FRONTAGE = 105 L.F.**
 1 TREE / 40 FT = 105/40 = 2.63 OR 3 TOTAL TREES
 30% LARGE TREES = 0.9 OR 1 TREES
 REMAINING TREE VARIETIES = 2 TREES
 - STADIUM BLVD. FRONTAGE = 205 L.F.**
 1 TREE / 40 FT = 205/40 = 5.13 OR 6 TOTAL TREES
 30% LARGE TREES = 1.8 OR 2 TREES
 REMAINING TREE VARIETIES = 4 TREES
- PROPERTY EDGE BUFFERING:**
 THE ADJACENT PROPERTY TO THE SOUTH IS ZONED MULTI-FAMILY. IN ACCORDANCE WITH TABLE 4.4-4 OF THE UDC, A LEVEL 1 LANDSCAPE BUFFER IS REQUIRED. A SIX-FOOT WIDE LANDSCAPE BUFFER. THE 8" WOODEN SHADOW BOX STYLE FENCE SHALL REMAIN PER SECTION 4.1 OF THE CITY ORDINANCE 014281.
- RIGHT-OF-WAY BUFFERING:**
 IN ACCORDANCE WITH SECTIONS 29-4.4(D)(1) AND 29-4.4(C)(2) ONE SIX-FOOT WIDE LANDSCAPE BUFFER STRIPS HAS BEEN PROVIDED ON THIS SITE. THE BUFFER STRIP SHALL PROVIDE AT LEAST 80% OPACITY, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN ONE FOOT AND FIVE FEET ABOVE GRADE AT THE SCREEN LINE, AT THE TIME OF INSTALLATION, AND SHALL CONTAIN A MINIMUM FOUR CATEGORIES OF PLANTING MATERIAL AS CONTAINED IN SECTION 29-4.4(C)(6). BUFFER STRIP SPECIFICATIONS DETAILED BELOW:
BUFFER ZONE (310 L.F.):
 310' LENGTH * 6" WIDTH = 1,860 S.F. BUFFER AREA
 CATEGORY 1: 1,860 S.F./200 S.F. = 9.3, 10 TREES PROVIDED
 CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 31 SHRUBS
 CATEGORY 3: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 31 SHRUBS
 CATEGORY 4: TURF GRASS = MINIMUM 50% AREA COVERAGE = 930 SQ. FT.
 (NOTE: 80% OPACITY ACHIEVED WITH 1 SHRUB/5 LINEAR FEET.
 310 L.F./5 = 62 SHRUBS TOTAL REQUIRED, SEE CATEGORY 2 & 3)
- PARKING AREA LANDSCAPING:**
 - IN ACCORDANCE WITH SECTION 4.4(F)(4), 1 TREE REQUIRED PER EVERY 4,000 SQ. FT. OF PARKING PAVED AREA. PARKING PAVED AREA = 18,395 SQ. FT. / 4,000 = 4.6 OR 5 TREES REQUIRED.
 - IN ACCORDANCE WITH SECTION 4.4(F)(5), OF THE 5 TREES REQUIRED ABOVE, A MINIMUM OF 30% SHALL BE MEDIUM SHADE TREES, AND A MINIMUM OF 40% SHALL BE LARGE SHADE TREES.
 - 2 MEDIUM SHADE TREES, 2 LARGE SHADE TREES AND 1 ORNAMENTAL TREES, FOR A TOTAL OF 5 TREES SHOWN PROVIDED ON THE SITE. DESIGNATED AS "PL" ON PLAN.
- PRESERVATION OF EXISTING LANDSCAPING:**
 NO SIGNIFICANT TREES EXIST ON SITE. EXISTING TREES ALONG THE SOUTHERN PROPERTY LINE SHALL BE PRESERVED IF POSSIBLE. THOSE TREES REMOVED SHALL BE REPLACED WITH A SIMILAR SPECIES AS INDICATED FROM THE APPROVED COLUMBIA PLAZA SOUTH DEVELOPMENT AND LANDSCAPING PLAN APPROVED NOVEMBER 21ST, 1994.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS, GIVEN THE MINIMUM REQUIREMENTS DESCRIBED ABOVE ARE MET.**
- LANDSCAPING CONTRACTOR MAY SUBMIT TO CITY ARBORIST ALTERNATE PLANTING LAYOUTS, TREE, SHRUB AND FLOWER MATERIALS OR SPECIES FOR APPROVAL PRIOR TO INSTALLATION, PROVIDED ANY REVISIONS COMPLY WITH THE CURRENT LANDSCAPING REQUIREMENTS.**

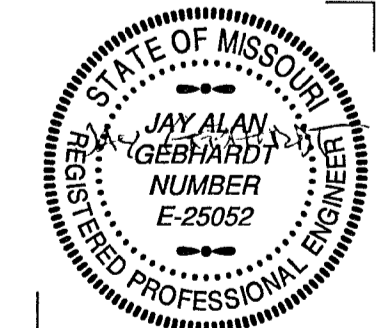


LANDSCAPING TABLE

SYMBOL	QUANTITY	CONTAINER/SIZE	SPACING	CATEGORY
STREET FRONTAGE				
	1	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	2	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	3	2" CAL - B&B	15' CENTERS	MEDIUM SHADE TREE - MATURE HEIGHT 30'-45'
	3	2" CAL - B&B	15' CENTERS	ORNAMENTAL TREE - MATURE HEIGHT < 20'
RIGHT-OF-WAY BUFFERING				
	2	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	1	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	1	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	4	2" CAL - B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	2	2" CAL - B&B	15' CENTERS	ORNAMENTAL TREE - MATURE HEIGHT < 20'
	31	5 GAL	5' CENTERS	DECIDUOUS FLOWERING SHRUB VARIETY 1
	31	5 GAL	5' CENTERS	DECIDUOUS/EVERGREEN SHRUB VARIETY 2
PARKING LOT				
	2	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	1	2" CAL - B&B	15' CENTERS	MEDIUM SHADE TREE - MATURE HEIGHT 30'-45'
	1	2" CAL - B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	1	4" HEIGHT	15' CENTERS	ORNAMENTAL TREE - MATURE HEIGHT < 20'



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JAY GEBHARDT
 MO PE-25052
 JANUARY 21, 2021

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