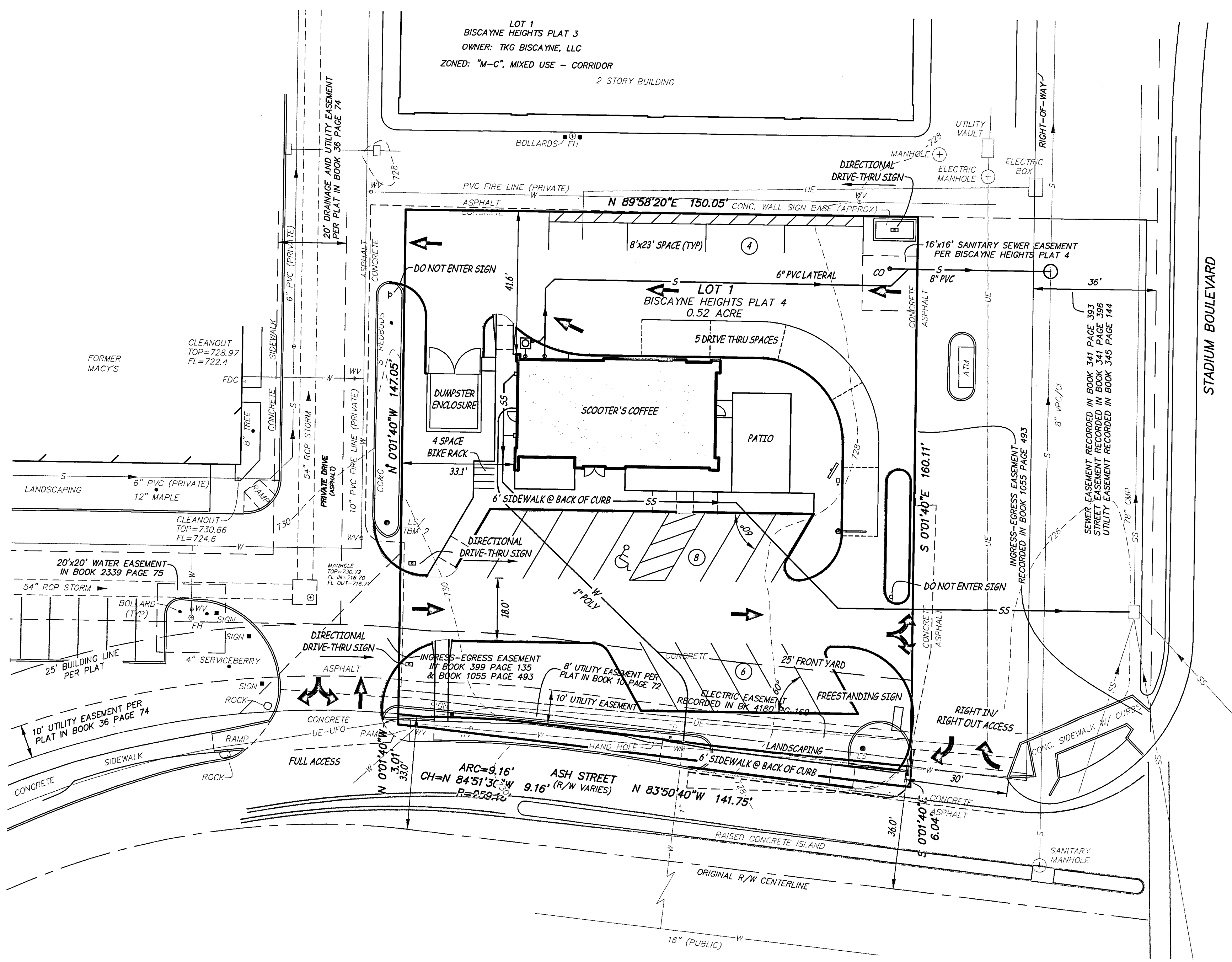
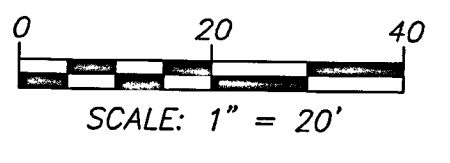
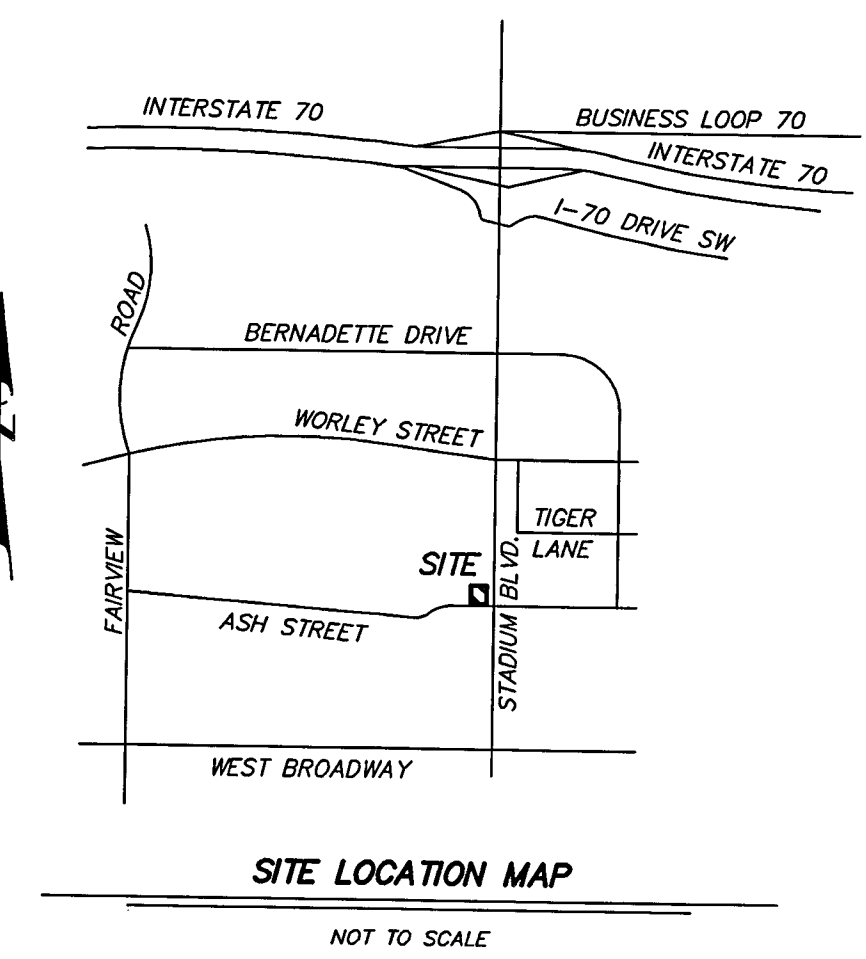


Engineering Surveys & Services
 Consulting Engineers, Land Surveyors, and Geoprosessionals
 Analytical and Material Laboratories
 1113 Fay Street, Columbia, Missouri 65201
 573-449-2646 | www.ess-inc.com
 Other Offices:
 Jefferson City - Scdella - Wildwood
 Missouri Engineering Corporation # 20040018

**PLANNED DEVELOPMENT PLAN FOR
 SCOOTER'S COFFEE NEAR SHOPPES AT STADIUM**
 2101 W. ASH STREET
 COLUMBIA, BOONE COUNTY, MISSOURI



PROPERTY DESCRIPTION

LOT 1 OF BISCAIYNE HEIGHTS PLAT 4. PLAT IS CURRENTLY UNDER REVIEW BY THE CITY.

PROPERTY OWNER

TKG SAN JACINTO PLACE DEVELOPMENT, L.P.
 211 N STADIUM BOULEVARD, SUITE 201
 COLUMBIA, MISSOURI 65201

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0280E, DATED APRIL 15, 2017.

STORMWATER MANAGEMENT

PER SECTION 12A-87(C)(4) OF THE CITY OF COLUMBIA ORDINANCES THIS SITE IS EXEMPT FROM THE STORMWATER ORDINANCE, INCLUDING DETENTION AND WATER QUALITY.

PARKING NOTE

REQUIRED PARKING
 RESTAURANT W/ DRIVE THRU: 1,790 SQ. FT. AT 1/200 SQ. FT. = 9 SPACES
 TOTAL REQUIRED = 9 SPACES
BIKE SPACES: LESS THAN 10 VEHICLE SPACES = 0 SPACES
PROVIDED PARKING
 STANDARD PARKING STALLS = 17 SPACES
 ADA PARKING STALLS = 1 SPACE
 TOTAL PROVIDED = 18 SPACES
BIKE SPACES: = 4 SPACES

STREAM BUFFER NOTE

THERE ARE NO STREAMS OR WATERWAYS ON THIS TRACT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY SITE INSPECTION AND BY THE USGS MAP FOR THIS AREA AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

LEGEND

UE	PROPERTY LINE
UT	UNDERGROUND ELECTRIC LINE
UFD	UNDERGROUND TELECOMMUNICATIONS LINE
S	UNDERGROUND FIBER OPTIC LINE
SS	SANITARY SEWER LINE
W	STORM SEWER LINE
750	WATER LINE
CC&G	EXISTING CONTOUR
C	CONCRETE CURB & GUTTER
CMP	CAST IRON PIPE
FDC	CORRUGATED METAL PIPE
FH	FIRE DEPARTMENT CONNECTION
FL	FIRE HYDRANT
LS	FLOW LINE
PVC	LIGHT STANDARD
RCP	POLYVINYL CHLORIDE PIPE
TP	REINFORCED CONCRETE PIPE
VCP	TELECOMMUNICATIONS PEDESTAL
WM	VITRIFIED CLAY PIPE
WV	WATER METER
W	WATER VALVE
S	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
SS	PROPOSED STORM SEWER

APPROVED BY THE PLANNING AND ZONING COMMISSION,
 COLUMBIA, MISSOURI, ON March 18, 2021
Sara Loe
 SARA LOE, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL PURSUANT TO ORDINANCE # _____
 ON THE _____ DAY OF _____, 2021.

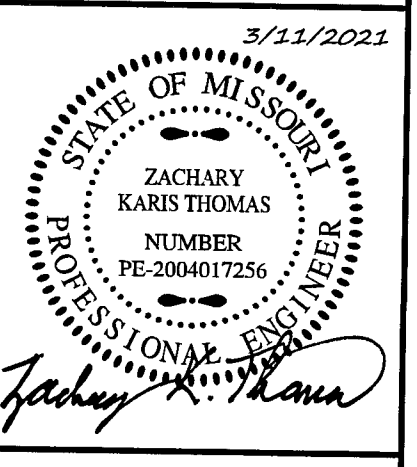
BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

GENERAL NOTES

- SITE DATA:
 a. ACREAGE: 0.52 ACRES
 b. LOT 1 OF BISCAIYNE HEIGHTS PLAT 4 (PLAT CURRENTLY PENDING WITH CITY)
 c. CURRENT ZONING: PD
- ALL BUILDINGS, UTILITIES, AND SEWERS SHOWN ARE APPROXIMATE AND SHALL BE FINALIZED WITH PERMITTING PLANS AT A LATER DATE.
- MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 45 FEET.
- THIS PROJECT WILL BE BUILT IN ONE PHASE.
- THE ONLY SITE LIGHTING SHALL BE ON THE BUILDING AND SHALL BE IN ACCORDANCE WITH SECTION 29-4.5 OF THE CITY OF COLUMBIA UNIFIED DEVELOPMENT CODE (UDC).
- SIGNAGE NOTES:
 a. ONE (1) FREESTANDING SIGN ON ASH STREET FRONTAGE.
 b. 3 DIRECTIONAL DRIVE THRU SIGNS WHERE INDICATED.



ZACHARY K. THOMAS
 REGISTERED PROFESSIONAL ENGINEER PE-2004017256

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date
FEBRUARY 8, 2021

Revised
 2/26/21 PER CITY COMMENTS
 3/8/21 PER CITY COMMENTS
 3/11/21 PER CITY COMMENTS

Design: BAR Drawn: BR

SITE PLAN

Sheet

C1.01

ES&S PROJECT NO. 14949

A:\Projects\2020\02\01\COFFEE\20200201\01\PLAN.DWG: 1/11/2021

LANDSCAPE NOTES

- GENERAL NOTES**
1. ALL LANDSCAPING SHALL CONFORM TO CURRENT CITY OF COLUMBIA LANDSCAPING STANDARDS AND GUIDELINES.
 2. ALL PLANT MATERIAL SHALL BE (SECTION 29-4.4(c)(3) & 4):
 - a. HARDY TO CENTRAL MISSOURI (USDA HARDINESS ZONE 5B)
 - b. FREE OF DISEASE AND INSECTS.
 - c. CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERMEN.
 3. NO LESS THAN 50% OF LANDSCAPED AREA MUST BE COVERED WITH LIVE PLANTS, NOT MULCH, BARK, GRAVEL, ETC (SECTION 29-4.4(c)(4)). ALL ISLANDS SHALL BE GRASS COVERED.
 4. PLANTING MATERIALS SHALL BE OF THE FOLLOWING MINIMUM SIZE (SECTION 29-4.4(c)(4)):
 - a. LARGE DECIDUOUS SHADE TREES (MATURE HEIGHT >45') = 2" CALIPER
 - b. MEDIUM DECIDUOUS SHADE TREES (MATURE HEIGHT 30'-45') = 2" CALIPER
 - c. SMALL DECIDUOUS SHADE TREES (MATURE HEIGHT 20'-30') = 4" IN HEIGHT
 - d. ORNAMENTAL TREE (MATURE HEIGHT <20') = 4" IN HEIGHT
 - e. CONIFER = 6' IN HEIGHT
 - f. SHRUBS = 5-GAL CONTAINER
 - g. GROUND COVER = APPROPRIATE FOR 50% COVERAGE WITHIN 2 GROWING SEASONS
 - h. GRASS, SEED, SOD = >80% PURE LIVE SEED, 99% WEED FREE
 5. PLANTING SHALL BE COMPLETED WITHIN ONE PLANTING SEASON OF THE COMPLETION OF EXTERIOR IMPROVEMENTS, OR WITHIN ONE YEAR OF THE ISSUANCE OF THE LAND DISTURBANCE PERMIT, WHICHEVER OCCURS LATER (SECTION 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.
 6. NO SUBSTITUTIONS (INCLUDING CULTIVARS) SHALL BE ORDERED OR INSTALLED WITHOUT THE WRITTEN APPROVAL FROM THE LANDSCAPE DESIGNER.
 7. PER CITY OF COLUMBIA ORDINANCE 29-4.4(c)(1) LANDSCAPING PLANS MAY BE AMENDED, HOWEVER NEW PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF PLANT MATERIAL, AND IN ALL CASES MUST COMPLY WITH THE CURRENT REQUIREMENTS OF THE CHAPTER.
 8. BEFORE PLANTING REMOVE ALL EXCESS SOIL/MULCH FROM THE TOP OF THE ROOT BALL JUST EXPOSING THE ROOT FLARE, BURLAP FROM THE TOP OF THE ROOT BALL, WIRE BASKET/CONTAINER AROUND THE ROOT BALL.
 9. PLANT SO ROOT FLARE IS LEVEL WITH THE SURROUNDING GROUND.
 10. AFTER PLANTING, COVER A 4' DIAMETER AREA, OR TOTAL AREA DISTURBED FROM PLANTING, WHICHEVER IS LARGER, WITH 4" THICK SHREDDED HARDWOOD MULCH. PULL THE MULCH BACK FROM AROUND THE PLANT BASE SO NO MULCH TOUCHES THE BARK. MULCH VOLCANOES WILL NOT BE ACCEPTED.
 11. FOR A MINIMUM OF 3 MONTHS AFTER PLANTING, ALL PLANTS SHALL BE WATERED ONCE A WEEK WITH A MINIMUM OF 15 GALLONS BY A SLOW RELEASE WATERING DEVICE SIMILAR TO TREECATOR, OR APPROVED EQUAL. IF 1" OR MORE OF RAIN FALLS ON THE SITE WITHIN 7 DAYS OF THE PREVIOUS WATERING, WATERING CAN BE SUSPENDED FOR 7 DAYS AFTER THE RAIN EVENT IF APPROVED BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WATER.
 12. THIS IS A CONCEPTUAL LANDSCAPE PLAN TO INDICATE COMPLIANCE WITH CITY LANDSCAPE REQUIREMENTS. ADDITIONAL LANDSCAPING MAY BE PROVIDED WITH THE FINAL LANDSCAPE PLAN.

SECTION 29-4.4(c)(2)(ii) MINIMUM REQUIRED LANDSCAPING

TOTAL AREA = 0.52 ACRES
 LANDSCAPED AREA REQUIRED = 0.079 ACRES (15% OF TOTAL AREA)
 LANDSCAPED AREA PROVIDED = 0.094 ACRES (18% OF TOTAL AREA)

SECTION 29-4.4(d) STREET FRONTAGE LANDSCAPING

- (1) ALL PAVED AREAS WITH MORE THAN 40' OF LENGTH WITHIN 25' OF A STREET RIGHT-OF-WAY SHALL HAVE AT LEAST A 6' LANDSCAPED BUFFER WITH PROVISIONS OF SECTION 29-4.4(e)(2). THIS APPLIES AND IS PROVIDED ALONG THE ASH STREET FRONTAGE. BUFFER SHALL INCLUDE:

- A. FOUR (4) CATEGORIES OF PLANTING MATERIAL FROM SECTION 29-4.4(c)(6)
1. THE 4 CATEGORIES FROM TABLE 4.4-3 PROVIDED INCLUDE:
 - a. LARGE DECIDUOUS SHADE TREE
 - b. MEDIUM DECIDUOUS SHADE TREE
 - c. SHRUBS SEEDING OR SOD
 - d. ONE 2" CALIPER TREE PER 200 SQ FT OF BUFFER AREA
REQUIRED: $150' \times 6' = 900$ SQ. FT. x (1 TREE/200 SQ FT) = 4.5 TREES
 2. 50% REMAINING AREA COVERED IN SHRUBS AND FLOWERING PLANTS. 25% OF PLANT MATERIAL MUST BE FLOWERING SHRUBS.
- PROVIDED: SEE COLUMN 29-4.4(f)(1) IN TABLE.

(2) STREET TREES:

- (i) 1 TREE PER 60' OF STREET FRONTAGE. 150'/60' = 2.5 TREES
- (ii) A MIXTURE OF LARGE, MEDIUM, AND SMALL TREES.
- (iii) NO MORE THAN 30% FROM ONE SPECIES.
- (iv) GENERALLY PLANTED AT 60' ON CENTER

PROVIDED: SEE COLUMN SECTION 29-4.4(f)(2) IN TABLE.

NOTE: STREET FRONTAGE LANDSCAPING AS SHOWN IS NOT ALL WITHIN THE 6' BUFFER. IT HAS BEEN ADJUSTED TO AVOID EXISTING UTILITIES, PROVIDE SIGHT DISTANCE, AND TO NOT OBTUSE SIGNS, WHILE MAINTAINING THE BUFFERING INTENT OF THE SECTION.

SECTION 29-4.4(e) PROPERTY EDGE BUFFERING

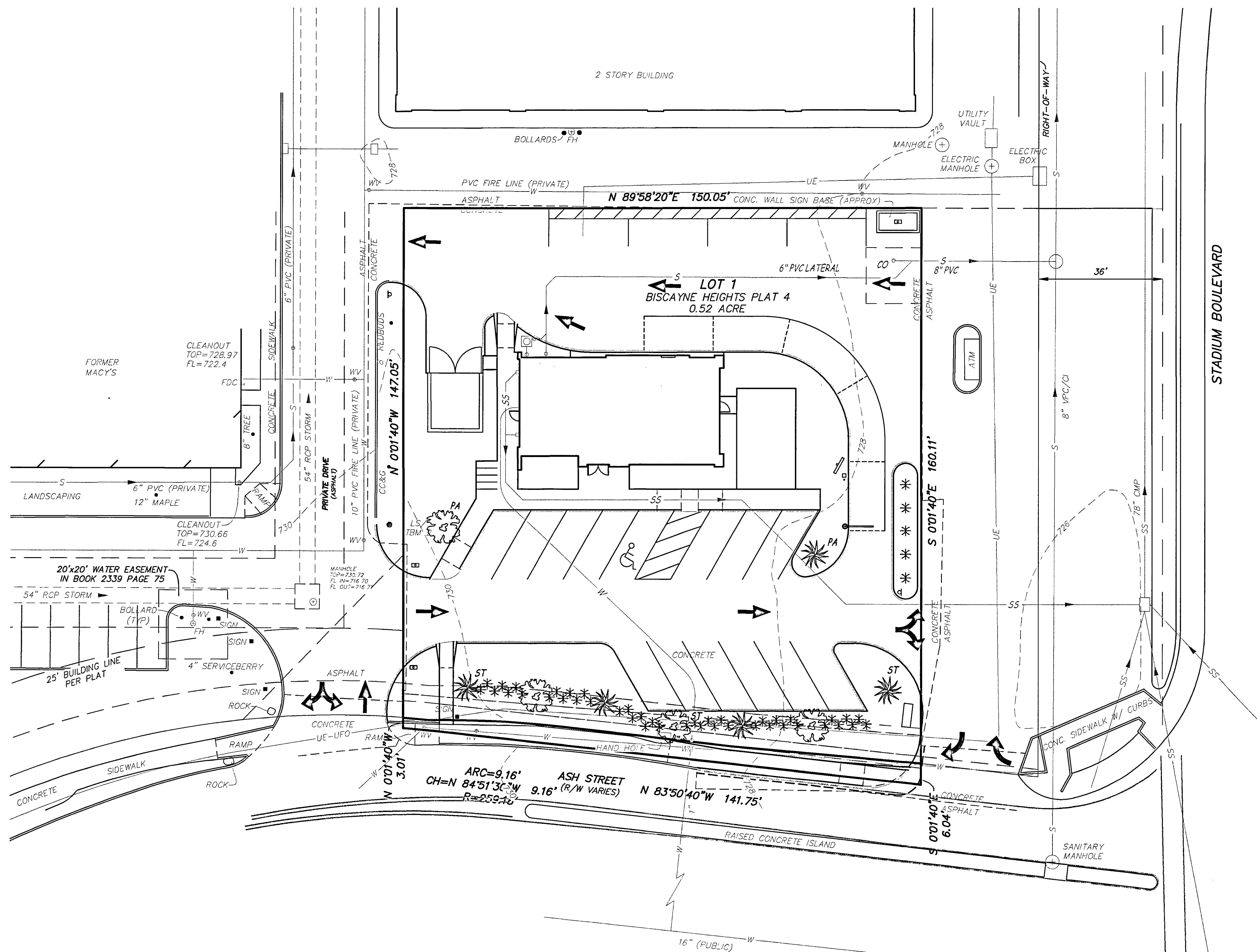
- (1) NO EDGE BUFFERING REQUIRED PER TABLE 4.4-4. PROPOSED USE IS COMMERCIAL (1-3 STORIES) AND ALL SURROUNDING ZONING IS COMMERCIAL.

SECTION 29-4.4(f) PARKING AREA LANDSCAPING

- (1) INTERIOR LANDSCAPING: LESS THAN 100 SPACES, NOT APPLICABLE.
- (2) MINIMUM ISLAND WIDTH: LESS THAN 100 SPACES, NOT APPLICABLE.
- (3) PARKING AREAS EXCEEDING 150 SPACES: LESS THAN 150 SPACES, NOT APPLICABLE.
- (4) ONE TREE/4,000 SF OF PARKING PAVED AREA: 5,300 SF/4,000 = 1.3 TREES
- (5) PARKING LOT TREES SHALL BE MINIMUM 40% LARGE SHADE TREES & 30% MEDIUM SHADE TREES:
TOTAL REQUIRED: 1.3 TREES
PROVIDED: SEE COLUMN SECTION 29-4.4(f)(5) IN TABLE.

SECTION 29-4.4(g) PRESERVATION OF EXISTING LANDSCAPING

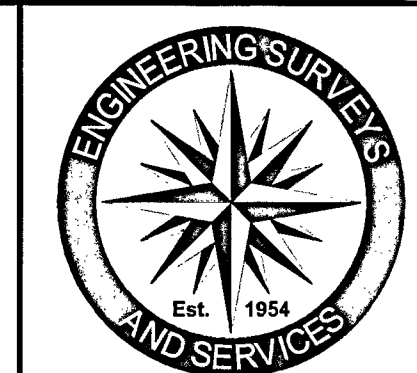
- (2) CREDIT FOR PRESERVING EXISTING MATURE/SIGNIFICANT TREES: NONE, NO TREES EXIST ON THE SITE.
- (3) SIGNIFICANT TREES: NONE, NO SIGNIFICANT TREES EXIST ON THE SITE.



0 20 40
SCALE: 1" = 20'

PLANT SCHEDULE (CATEGORIZED PER TABLE 4.4-3)	QUANTITY				TOTALS
	29-4.4(d)(1) LANDSCAPE BUFFER	29-4.4(d)(2) STREET TREES*	29-4.4(f)(5) PARKING AREA**	ADDITIONAL	
LARGE DECIDUOUS SHADE TREE	2	1	1		4
MEDIUM DECIDUOUS SHADE TREE	2	2	1		5
SHRUBS	42			5	47

* WITH "ST" LABEL ON PLAN
 ** WITH "PA" LABEL ON PLAN



Engineering Surveys & Services
 Consulting Engineers, Land Surveyors, and Geoprosessionals
 Analytical and Material Laboratories
 1113 Ivy Street, Columbia, Missouri 65201
 573-449-2646 | www.esa-inc.com
 Other Offices: Wildwood
 Missouri Engineering Corporation # 20450018

**PLANNED DEVELOPMENT PLAN FOR
 SCOOTER'S COFFEE NEAR SHOPPES AT STADIUM**
 2101 W. ASH STREET
 COLUMBIA, BOONE COUNTY, MISSOURI

3/11/2021

 ZACHARY K. THOMAS
 REGISTERED PROFESSIONAL ENGINEER PE-2004017256

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date
FEBRUARY 8, 2021

Revised
 2/26/21 PER CITY COMMENTS
 3/8/21 PER CITY COMMENTS
 3/11/21 PER CITY COMMENTS

Design: BAR Drawn: BR

CONCEPTUAL LANDSCAPE PLAN

Sheet
CI.02

ES&S PROJECT NO. 14949