Exhibit B

SHEET 1 OF 1

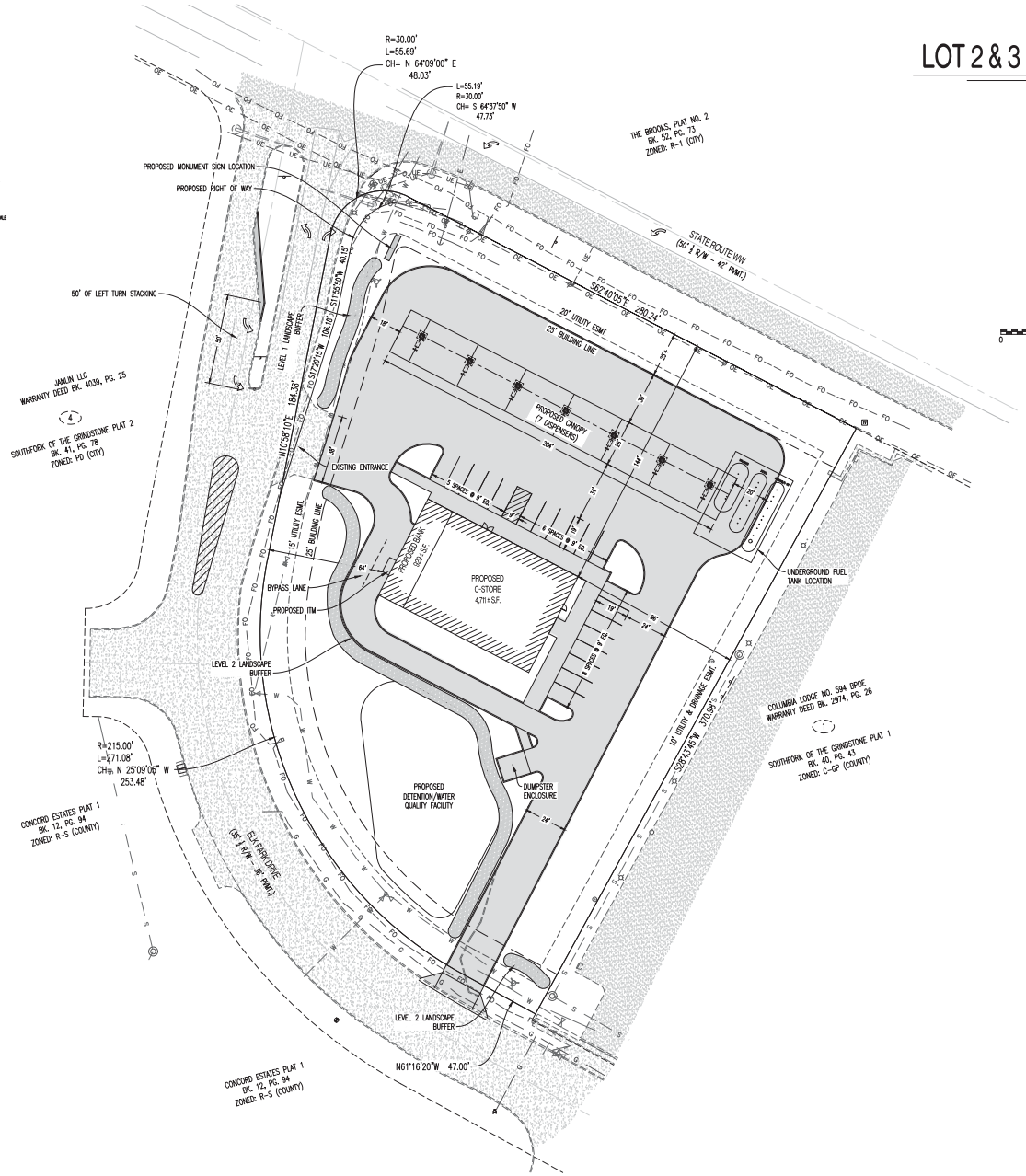
EXHIBIT FOR CONDITIONAL USE

LOT 2 & 3 OF SOUTHFORK OF THE GRINDSTONE PLAT 1

LOCATED IN SECTION 16, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

LOCATION MAP
NOT TO SCALE

NOT TO SCALE



SCALE: 1"=30'
0 15 30 60

NOTES:

1. SITE IS LOCATED AT SOUTHEAST CORNER OF STATE ROUTE WW & ELK PARK DRIVE.
2. TRACT DESCRIPTION: LOTS 2 & 3 OF SOUTHFORK OF THE GRINDSTONE PLAT 1 RECORDED IN BOONE COUNTY RECORDS, BOOK 40, PAGE 43.
3. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', MEASURED FROM THE LOWEST ADJACENT GRADE OF BUILDING.
4. THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEFINED IN CITY ORD. 29-2.3(D)(4), PER THE BOONE COUNTY FIRM PANEL #29019C0292E, DATED 4/19/2017.
5. ALL PUBLIC SANITARY SEWERS SHALL BE LOCATED WITHIN THE APPROPRIATE WIDTH EASEMENT. SAID EASEMENTS SHALL BE GRANTED AT THE TIME OF FINAL DESIGN.
6. ALL DRIVEWAY, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
7. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. POLE SHALL NOT EXCEED 20' IN HEIGHT. LOCATIONS TO BE DETERMINED DURING FINAL DESIGN. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS. NO WALL PACKS ARE ALLOWED ON THE BUILDING, HOWEVER DECORATIVE WALL SCONCES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED.
8. THE EXISTING ZONING OF THIS TRACT IS C-GP, PLANNED GENERAL COMMERCIAL, BOONE COUNTY ZONING. PROPERTY TO BE ANNEXED BY CITY, REZONED TO M-N, MIXED USE – NEIGHBORHOOD WITH A CONDITIONAL USE.
9. A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ELK PARK DRIVE AND HIGHWAY WW.
10. ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
11. NO REGULATED STREAM BUFFER IS IDENTIFIED ON THIS TRACT BY ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES AND AS SHOWN BY THE COLUMBIA USGS QUADRANGLE.
12. THERE IS NO REGULATED CLIMAX FOREST ON THIS TRACT..
13. ALL STORM SEWER AND WATER QUALITY FOR THIS DEVELOPMENT SHALL MEET THE CITY OF COLUMBIA STORM WATER DESIGN MANUAL.
14. ALL SIGNAGE SHALL CONFORM TO SECTION 29-4.8 SIGN STANDARDS OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

CALCULATIONS:		
LAND AREA:		
TOTAL LAND AREA:		2.10 AC
PARKING SUMMARY:		
SPACES REQUIRED:		
LIGHT VEHICLE SERVICE OR REPAIR – 4,711 SQFT (1 SPACE PER 500 SQ FT):		10 SPACES
GENERAL OFFICE – 929 SQFT (1 SPACE PER 300 SQ FT):		4 SPACES
SPACES PROVIDED:		19 SPACES
ACCESSIBLE SPACES PROVIDED:		1 SPACE
BICYCLE SPACES REQUIRED:		4
BICYCLE SPACES PROVIDED:		4
LOT COVERAGES:	ACTUAL	
NET LAND AREA:	89,839 SQ.FT.	100%
TOTAL IMPERVIOUS SURFACE AREA:	45,522 SQ.FT.	51%
TOTAL OPEN SPACE:	44,317 SQ.FT.	49%

STATE OF MISSOURI
TIMOTHY D. CROCKETT
NUMBER PE-2004000775
PROFESSIONAL ENGINEER

05/13/2020
TIMOTHY D. CROCKETT – PE-2004000775

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd. Bldg. I
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151304

ORIGINAL	02/10/2020
REVISED	03/03/2020
REVISED	04/20/2020
REVISED	05/12/2020
REVISED	05/13/2020

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