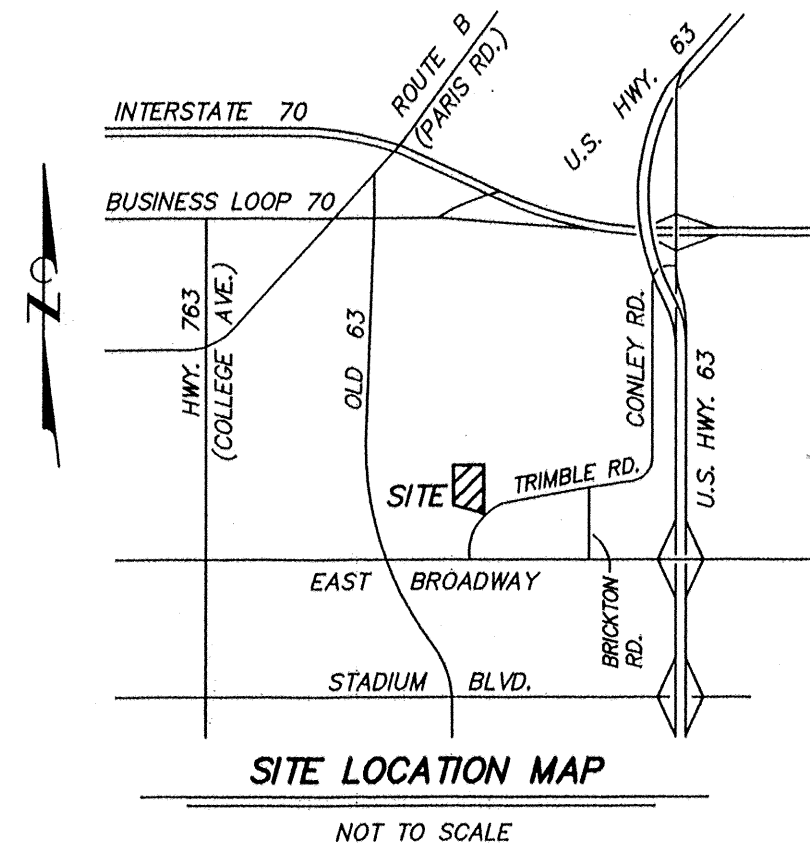


# HOULIHAN'S C-P DEVELOPMENT PLAN

14 JULY 2005  
REVISED 15 AUGUST 2005



### TRAFFIC EQUIVALENCY NOTE

TRAFFIC EQUIVALENCY = 3.322 sq. ft. OF HIGH TURN OVER FAST FOOD RESTAURANT (ITE 7th EDITION CODE 932)

### STORM WATER NOTE

ON-SITE STORM WATER DETENTION SHALL BE DESIGNED TO DISCHARGE THE PREDEVELOPMENT PEAK FLOW OR LESS FOR THE  
2 YR STORM  
10 YR STORM  
25 YR STORM  
AND TO PASS THE 100 YEAR STORM AS DETERMINED BY TECHNICAL RELEASE NO. 55 URBAN HYDROLOGY FOR SMALL WATERSHEDS JUNE 1986.

### LIGHTING NOTE

ALL LIGHT STANDARDS SHALL BE EQUAL TO THOSE USED AND APPROVED IN THE BROADWAY SHOPS DEVELOPMENT. THE MAXIMUM NUMBER OF ADDITIONAL LIGHT STANDARDS SHALL BE EIGHT (8). ALL LIGHTS SHALL HAVE A MAXIMUM HEIGHT OF TWENTY-FIVE (25) FEET, AS MEASURED FROM THE BASE. FIXTURES SHALL BE FULL CUT OFF FIXTURES.

### SIGN NOTE

- THE MAXIMUM NUMBER OF FREE STANDING SIGNS ON THE SITE WILL BE ONE (1).  
THIS SIGN SHALL BE AN ILLUMINATED FREE STANDING MONUMENT SIGN ALONG BROADWAY BLUFF DRIVE WITH A MAXIMUM HEIGHT OF TWELVE (12) FEET AND A MAXIMUM SURFACE AREA OF SIXTY FOUR (64) SQUARE FEET. SIGN PROXIMITY TO THE EAST AND WEST PROPERTY LINE SHALL NOT BE LIMITED.
- ALL WALL SIGNS SHALL MEET C-3 REQUIREMENTS.

### BUILDING NOTE

- THE MAXIMUM HEIGHT OF THE PROPOSED BUILDING SHALL BE THIRTY-FIVE (35) FEET.
- MAXIMUM ALLOWABLE BUILDING AREA SHALL BE 8,000 SQUARE FEET (SF).
- BUILDINGS SETBACKS SHALL BE AT LEAST:  
BROADWAY BLUFFS DRIVE RIGHT-OF-WAY 25 FEET  
EAST PROPERTY LINE 10 FEET  
WEST PROPERTY LINE 10 FEET  
NORTH PROPERTY LINE 10 FEET

### PARKING NOTE

**REQUIRED PARKING**  
RESTAURANT 6964 SQ. FT. AT 1/100 SQ. FT. = 69 SPACES  
BIKE SPACE 12 FOR 100-199 SPACES = 12 SPACES  
TOTAL REQUIRED = 81 SPACES

**PROVIDED PARKING**  
STANDARD = 124 SPACES  
ADA = 5 SPACES (2 VAN)  
BICYCLE = 14 SPACES  
TOTAL PROVIDED = 143 SPACES

### LANDSCAPING NOTE

TOTAL AREA 73,422 SQ. FT. 100 %  
BUILDING AREA 6,964 SQ. FT. 9.5 %  
PAVED AREA 53,421 SQ. FT. 72.6 %  
LANDSCAPE AREA 13,037 SQ. FT. 17.8 %

### NOTES

- ITEMS NOTED AS (NIC) ARE TO BE PROVIDED BY THE BROADWAY SHOPS LLC. ITEMS NOTED AS UNDER CONSTRUCTION ARE PART OF THE EAST BROADWAY IMPROVEMENTS. THESE ITEMS HAVE NOT BEEN FIELD VERIFIED.

### LEGEND

---	PROPERTY LINE
-E-	ELECTRIC LINE
-T-	TELEPHONE LINE
-TV-	TELEVISION LINE
-UE-	UNDERGROUND ELECTRIC LINE
-UT-	UNDERGROUND TELEPHONE LINE
-UTV-	UNDERGROUND TELEVISION LINE
-S-	SANITARY SEWER LINE
-SS-	STORM SEWER LINE
-G-	GAS LINE
-W-	WATER LINE
-X-	FENCE
-	TREE & BRUSH LINE
-	DRAINAGE SWALE
-	ANCHOR
UP	UTILITY POLE
LS	LIGHT STANDARD
GM	GAS METER
GV	GAS VALVE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
C.O.	CLEANOUT
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
φ	IRON
R/W	R/W MARKER
-UE-	PROPOSED UNDERGROUND ELECTRIC LINE
-UT-	PROPOSED UNDERGROUND TELEPHONE LINE
-S-	PROPOSED SANITARY SEWER LINE
-G-	PROPOSED GAS LINE
-W-	PROPOSED WATER LINE
-X-	PROPOSED UTILITIES (NIC)
-750-	EXISTING CONTOUR
-750-	FINISH CONTOUR
[Pattern]	LANDSCAPED AREA

### UTILITY NOTES

**WATER**  
CITY OF COLUMBIA  
P.O. BOX 6015  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: DAVID MATSON 573-874-7303  
16" D.I. LINE ALONG NORTH SIDE OF TRIMBLE ROAD  
16" D.I. LINE RUNS NORTH FROM TRIMBLE ROAD NEAR WEST END OF TRIMBLE ROAD  
6" PVC PRIVATE LINE NORTH OF TRIMBLE ROAD AS SHOWN  
8" C.I. LINE ALONG NORTH SIDE OF EAST BROADWAY

**ELECTRIC**  
CITY OF COLUMBIA  
P.O. BOX 6015  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: DAN CLARK 573-874-7738  
13,800V, 3 PHASE ALONG NORTH SIDE OF TRIMBLE ROAD  
13,000V, 3 PHASE RUNS NORTH FROM TRIMBLE ROAD ALONG EAST LINE OF HOEFLER SUBDIVISION

**GAS**  
AMEREN UE  
210 ORR STREET  
COLUMBIA, MISSOURI 65205  
CONTACT: GARY WIFFLER 573-876-3030  
4" STEEL HIGH PRESSURE LINE ALONG SOUTH SIDE OF TRIMBLE ROAD  
4" PLASTIC HIGH PRESSURE LINE ALONG NORTH SIDE OF EAST BROADWAY  
WEST OF TRIMBLE ROAD

**TELEPHONE**  
CENTURYTEL  
625 E. CHERRY STREET  
COLUMBIA, MISSOURI 65205  
CONTACT: DUANE MCGEE 573-886-3503  
UNDERGROUND LINE ALONG NORTH SIDE OF TRIMBLE ROAD

**TELEVISION**  
MEDIACOM  
901 N. COLLEGE AVENUE  
COLUMBIA, MISSOURI 65201  
573-443-1535  
AERIAL LINE ALONG NORTH SIDE OF TRIMBLE ROAD

**SANITARY SEWER**  
CITY OF COLUMBIA  
P.O. BOX 6015  
PUBLIC WORKS DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: JOHN GLASCOCK 573-874-7250  
AS SHOWN

**STORM SEWER**  
CITY OF COLUMBIA  
P.O. BOX 6015  
PUBLIC WORKS DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: JOHN GLASCOCK 573-874-7250  
AS SHOWN

### SURVEY CONTROL POINTS

POINT NUMBER	NORTH	EAST	ELEVATION	DESCRIPTION
CP331	1179.09	674.84	704.49	SPIKE
CP337	1043.07	1301.24	700.38	SPIKE
CP3299	1543.99	1445.38	738.25	REBAR
CP3300	1253.71	816.35	720.71	REBAR
CP3691	1155.71	1336.19	718.99	REBAR

### BENCH MARK

BM - TOP OF FIRE HYDRANT LOCATED 1000' NORTH OF TRIMBLE ROAD AND BRICKTON ROAD (NOW DESTROYED) ELEVATION=732.64  
TBM - EAST ZERO OF STAMPED STATION 34+00 ON NORTH EDGE OF PAVEMENT ON EAST BROADWAY ELEVATION=704.92  
EQUALS  
MO DOT BM 8-01: MO DOT ELEVATION=700.74

### CURRENT OWNER

THE BROADWAY SHOPS LLC  
P. O. BOX 1037  
COLUMBIA, MISSOURI 65205

### PROPOSED OWNER

POWERS PROPERTIES LLC  
1500 STONEHAVEN ROAD  
COLUMBIA, MISSOURI 65203

### CLIMAX FOREST PRESERVATION NOTE

NO CLIMAX FOREST WILL BE DISTURBED AS PART OF THIS PROJECT.

### ZONING NOTE

ZONING IS C-P, PLANNED COMMERCIAL DISTRICT.

### FLOOD PLAIN NOTE

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS DEFINED BY THE CITY ORDINANCE.

### PROPERTY DESCRIPTION

LOT 5 OF THE BROADWAY BLUFFS SUBDIVISION

APPROVED BY THE PLANNING AND ZONING COMMISSION,  
COLUMBIA, MISSOURI, ON AUGUST 18, 2005

*Jerry Wade*  
JERRY WADE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF  
COLUMBIA, MISSOURI, THIS 19th DAY OF SEPTEMBER, 2005

*Darwin Hindman*  
DARWIN HINDMAN, MAYOR

ATTEST: *Sheela Amin*  
SHEELA AMIN, CITY CLERK

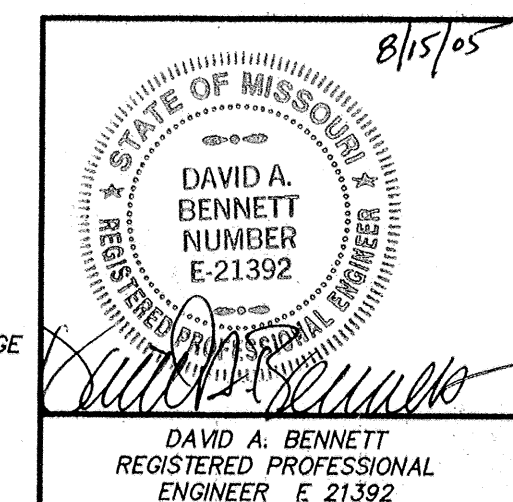
**Engineering Surveys & Services**  
1113 Fay Street  
Columbia, Missouri  
573-449-2646

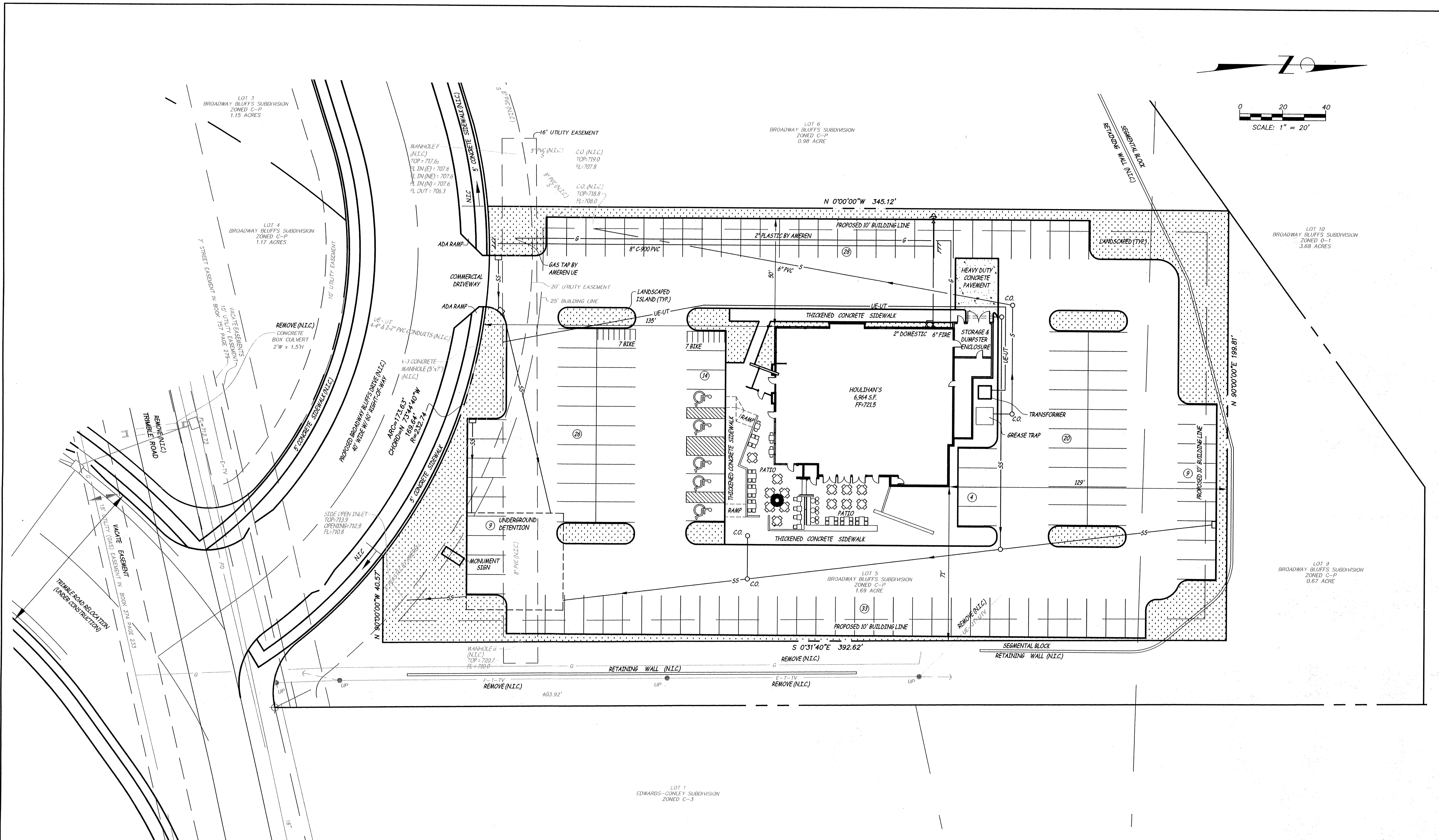
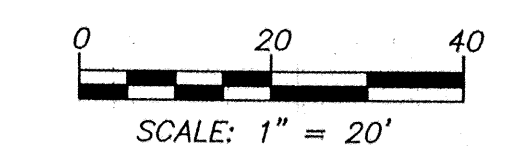
THIS IS A CONCEPTUAL SITE PLAN FOR C-P REVIEW ONLY, NOT FOR CONSTRUCTION.

C-1

### SHEET INDEX

- C-1 COVER
- C-2 CONCEPTUAL SITE PLAN
- C-3 CONCEPTUAL GRADING & DRAINAGE
- L-1 LANDSCAPING PLAN
- SL-1 SITE LIGHTING PLAN





THIS IS A CONCEPTUAL SITE PLAN FOR C-P REVIEW ONLY, NOT FOR CONSTRUCTION.

	CONCEPTUAL SITE PLAN <b>HOULIHAN'S</b> C-P DEVELOPMENT PLAN COLUMBIA, MISSOURI		
	Surveyed: BG Drawn: BAM Checked: MK/BR		Revised: 8/4/05 1113 Fay Street Columbia, Missouri 573-449-2646
DAVID A. BENNETT REGISTERED PROFESSIONAL ENGINEER E-21392	Scale: 1" = 20'	Date: 14 JULY 05	Job: 0066 Sheet: C-2



**HINKSON CREEK**  
 N 54°15'10"E 963.77'

**Site Measurements:**

Total Area	73,616 SQ. FT.
Paved Area	47,389 SQ. FT.
Landscape Area Required	11,043 SQ. FT.
Landscape Area Provided	14,335 SQ. FT.

1 Tree/ 4,500 Sq. Ft. of New Paved Area	11 Trees
Total Number of Tree on Provided	21 Trees

Bufferyard Trees Required	3 Trees
Bufferyard Trees Provided	3 Trees

Large to Medium Deciduous Shade Trees Required (Parking) 4 Trees (30% of Total)  
 Total Number of Large to Medium shade Trees on Plans (Parking) 4 Trees

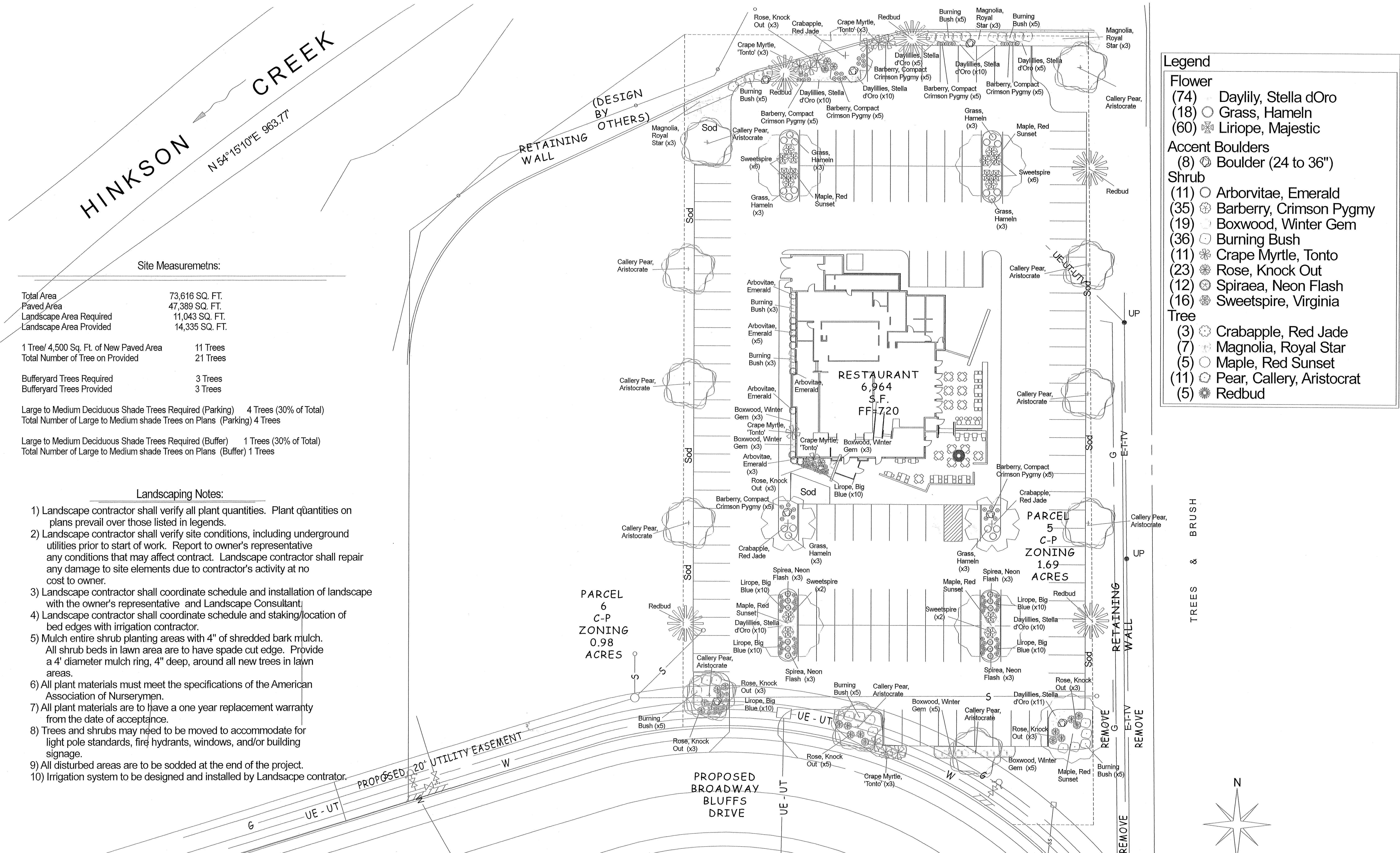
Large to Medium Deciduous Shade Trees Required (Buffer) 1 Trees (30% of Total)  
 Total Number of Large to Medium shade Trees on Plans (Buffer) 1 Trees

**Landscaping Notes:**

- 1) Landscape contractor shall verify all plant quantities. Plant quantities on plans prevail over those listed in legends.
- 2) Landscape contractor shall verify site conditions, including underground utilities prior to start of work. Report to owner's representative any conditions that may affect contract. Landscape contractor shall repair any damage to site elements due to contractor's activity at no cost to owner.
- 3) Landscape contractor shall coordinate schedule and installation of landscape with the owner's representative and Landscape Consultant.
- 4) Landscape contractor shall coordinate schedule and staking/location of bed edges with irrigation contractor.
- 5) Mulch entire shrub planting areas with 4" of shredded bark mulch. All shrub beds in lawn area are to have spade cut edge. Provide a 4' diameter mulch ring, 4" deep, around all new trees in lawn areas.
- 6) All plant materials must meet the specifications of the American Association of Nurserymen.
- 7) All plant materials are to have a one year replacement warranty from the date of acceptance.
- 8) Trees and shrubs may need to be moved to accommodate for light pole standards, fire hydrants, windows, and/or building signage.
- 9) All disturbed areas are to be sodded at the end of the project.
- 10) Irrigation system to be designed and installed by Landscape contractor.

**Legend**

- Flower**  
 (74) Daylily, Stella d'Oro  
 (18) Grass, Hameln  
 (60) Liriope, Majestic
- Accent Boulders**  
 (8) Boulder (24 to 36")
- Shrub**  
 (11) Arborvitae, Emerald  
 (35) Barberry, Crimson Pygmy  
 (19) Boxwood, Winter Gem  
 (36) Burning Bush  
 (11) Crape Myrtle, Tonto  
 (23) Rose, Knock Out  
 (12) Spiraea, Neon Flash  
 (16) Sweetspire, Virginia
- Tree**  
 (3) Crabapple, Red Jade  
 (7) Magnolia, Royal Star  
 (5) Maple, Red Sunset  
 (11) Pear, Callery, Aristocrat  
 (5) Redbud



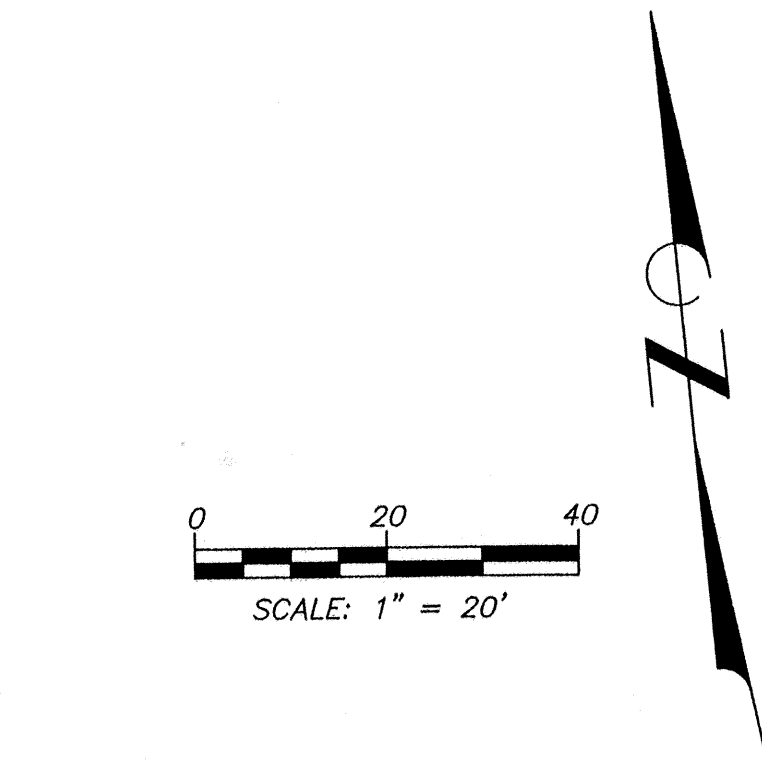
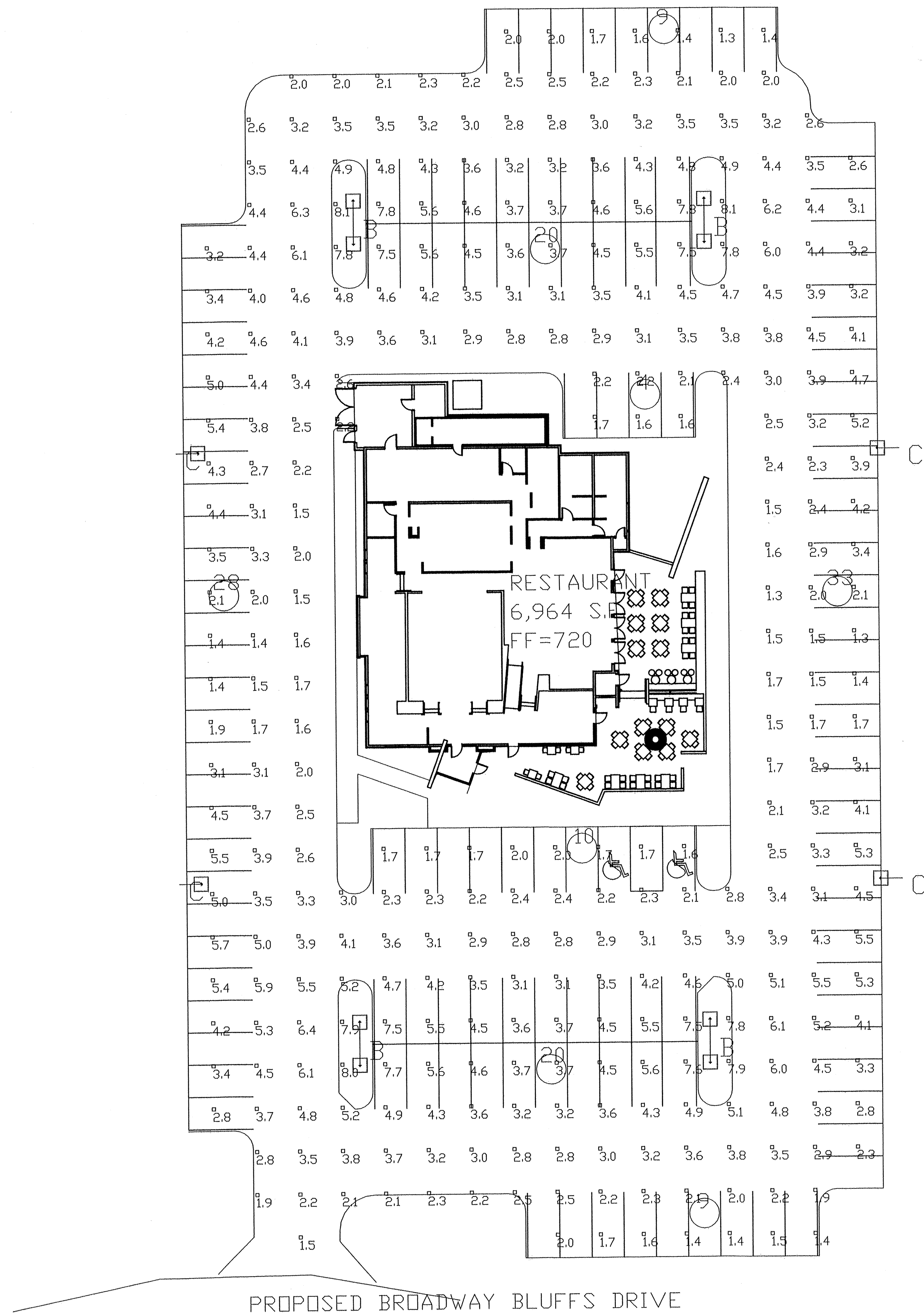
Revision #:  
 Date: 7/14/2005

Scale:  
 0' 1" = 20' 0"

Landscape Plan:  
**Houlihan's**



Landscape Design by: Jason Dubbert  
**Designer Landscape, L.L.C.**  
 N 76°44'30"E 1191.35'



FIXTURES MOUNTED ON 25' POLE & 2.5' BASE

Numeric Summary							
Project: All Projects							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	3.53	8.1	1.3	2.72	6.23

Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	4	C	SINGLE	41000	0.720	ICM-400-MP-MT-3S SINGLE
	4	B	BACK-BACK	41000	0.720	ICM-400-MP-MT-5S TWIN