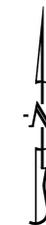


# EXHIBIT FOR CONDITIONAL USE LOGBOAT BREWERY - CENTRAL ADDITION PLAT NO. 2A

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



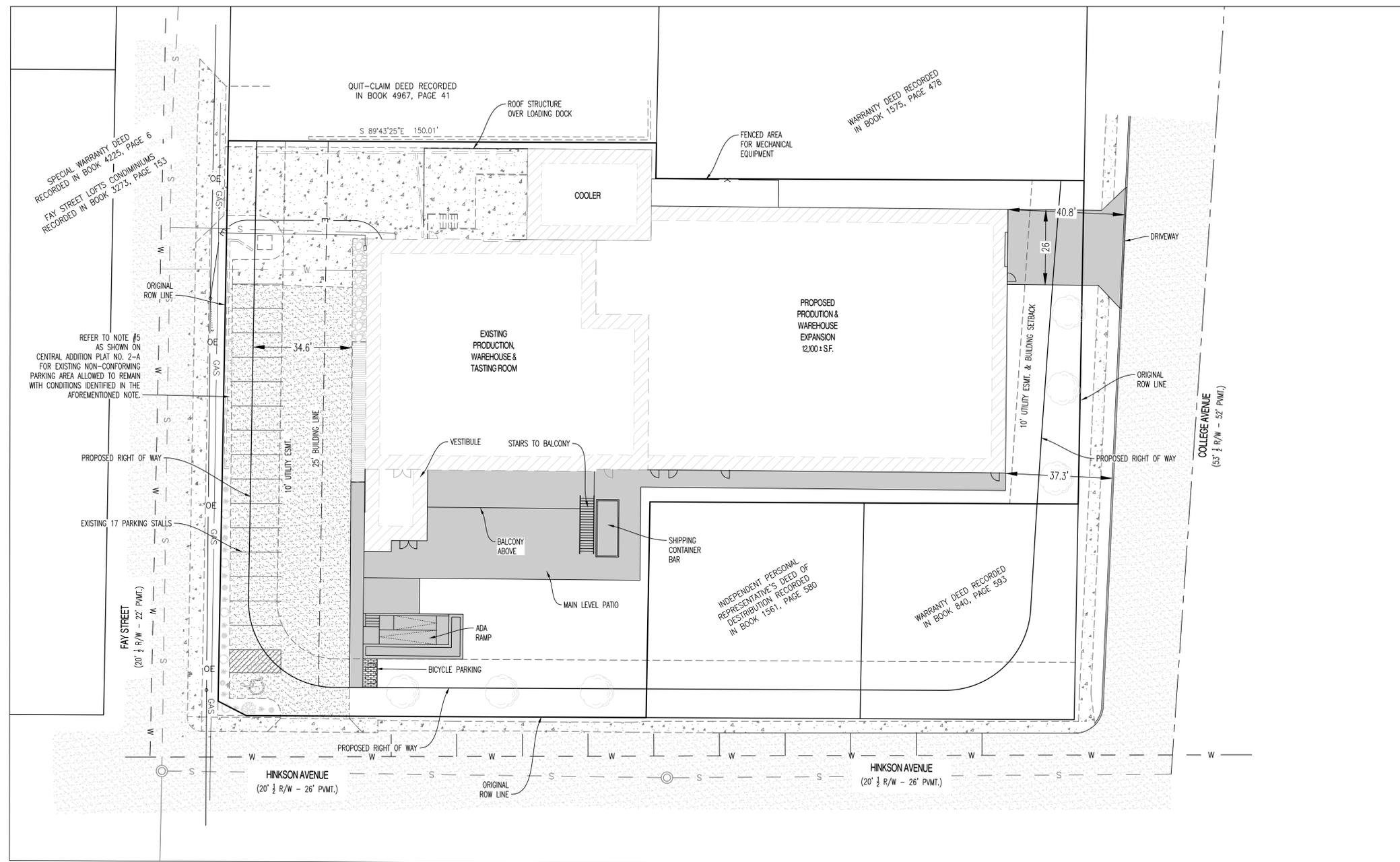
LOCATION MAP  
NOT TO SCALE



SCALE: 1"=20'  
0 10 20 40

NOTES:

- SITE IS LOCATED AT NORTHEAST CORNER OF HINKSON AVENUE AND FAY STREET.
- TRACT DESCRIPTION: LOT 1A OF CENTRAL ADDITION PLAT NO. 2A.
- THIS TRACT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA SUCH AS THE A-ZONE, AE-ZONE, OR X-ZONE AS IDENTIFIED IN CITY ORD. 29-2.3(4)(1), AND PER THE FEMA FIRM PANEL #2901900280E, DATED 4/19/2017.
- ALL DRIVEWAY, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- 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 PARKS ARE ALLOWED ON THE BUILDING, HOWEVER DECORATIVE WALL SCONES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED.
- THE EXISTING ZONING OF THIS TRACT IS I-G AND M-N. PROPERTY TO BE REZONED TO I-G WITH A CONDITIONAL USE FOR BAR.
- 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.
- THERE IS NO REGULATED CLIMAX FOREST ON THIS TRACT.
- ALL STORM SEWER AND WATER QUALITY FOR THIS DEVELOPMENT SHALL MEET THE CITY OF COLUMBIA STORM WATER DESIGN MANUAL.
- ALL SIGNAGE SHALL CONFORM TO SECTION 29-4.8 SIGN STANDARDS OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- A COMBINATION OF ON-SITE AND OFF-SITE PARKING SPACES SHALL BE PROVIDED IN COMPLIANCE WITH SECTION 29-4.3 OF THE UNIFIED DEVELOPMENT CODE. DIRECTIONAL SIGNAGE WILL BE INSTALLED TO DIRECT PATRONS TO THE LOCATION OF AVAILABLE OFF-SITE PARKING.



CALCULATIONS:	
<b>LAND AREA:</b>	
TOTAL LAND AREA:	0.97 AC
<b>PARKING SUMMARY:</b>	
SPACES REQUIRED:	
BAR/PATIO/BALCONY - 7,550 SQFT (1 SPACE PER 150 SQ FT):	50.33 SPACES
GENERAL RETAIL - 850 SQFT (1 SPACE PER 300 SQ FT):	2.83 SPACES
PRODUCTION - 12,560 SQFT (1 SPACE PER 1,000 SQ FT):	12.56 SPACES
WAREHOUSE - 6,630 SQFT (1 SPACE PER 2,000 SQ FT):	3.32 SPACES
SUBTOTAL SPACES REQUIRED:	70 SPACES
MINUS REQUIRED BICYCLE PARKING:	(8) SPACES
TOTAL SPACES REQUIRED:	62 SPACES
ON-SITE SPACES PROVIDED:	
ADJACENT OFF-SITE PARKING REQUIRED TO BE PROVIDED:	17 SPACES
TOTAL PARKING REQUIRED:	45 SPACES
TOTAL SPACES PROVIDED:	62 SPACES
ACCESSIBLE SPACES PROVIDED:	
BICYCLE SPACES PROVIDED:	8
LOT COVERAGES:	
NET LAND AREA:	42,253 SQ.FT. 100%
TOTAL IMPERVIOUS SURFACE AREA:	35,915 SQ.FT. 85%
TOTAL OPEN SPACE:	6,338 SQ.FT. 15%



09/15/2021  
JESSE R. STEPHENS - PE-201000868

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ORIGINAL 08/16/2021  
CITY COMMENTS 09/15/2021