

## Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement
	Concrete Pavement
	Concrete Sidewalk
	General Fence Line
	Chain Link Fence Line
	Board Fence Line
	Parking Counter
	Storm Catch Basin(s)
	Storm Pipe
	Retaining Wall
	Water Line
	Tee, Cross, Bends, Gate Valve & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Force Main
	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
	Gas Line
	Overhead Electric Line
	Underground Electric Line
	Cable Television Line
	Fiber Optic Line
	Overhead Telephone Line
	Underground Telephone Line
	Existing Storm Drain Line
	Utility Pole
	Light Pole

**Note:**  
This is a standard legend, not all above items will appear on the plans.

## Sign Legend

Symbol Code	Description	Size	Post Type
	Handicap Sign	12 x 18	U-Channel

## Design Exceptions

**29-4.3(i)(2)(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

**29-4.3(i)(3)(i)**  
No vehicle shall be parked in a required front or side yard except on a permitted driveway. A permitted driveway is a driveway that leads to the front or rear of the building or to a permitted accessory building (garage) attached or detached from the principal structure and maintained in accordance with the city's property maintenance standards.

## Stream Buffer Statement

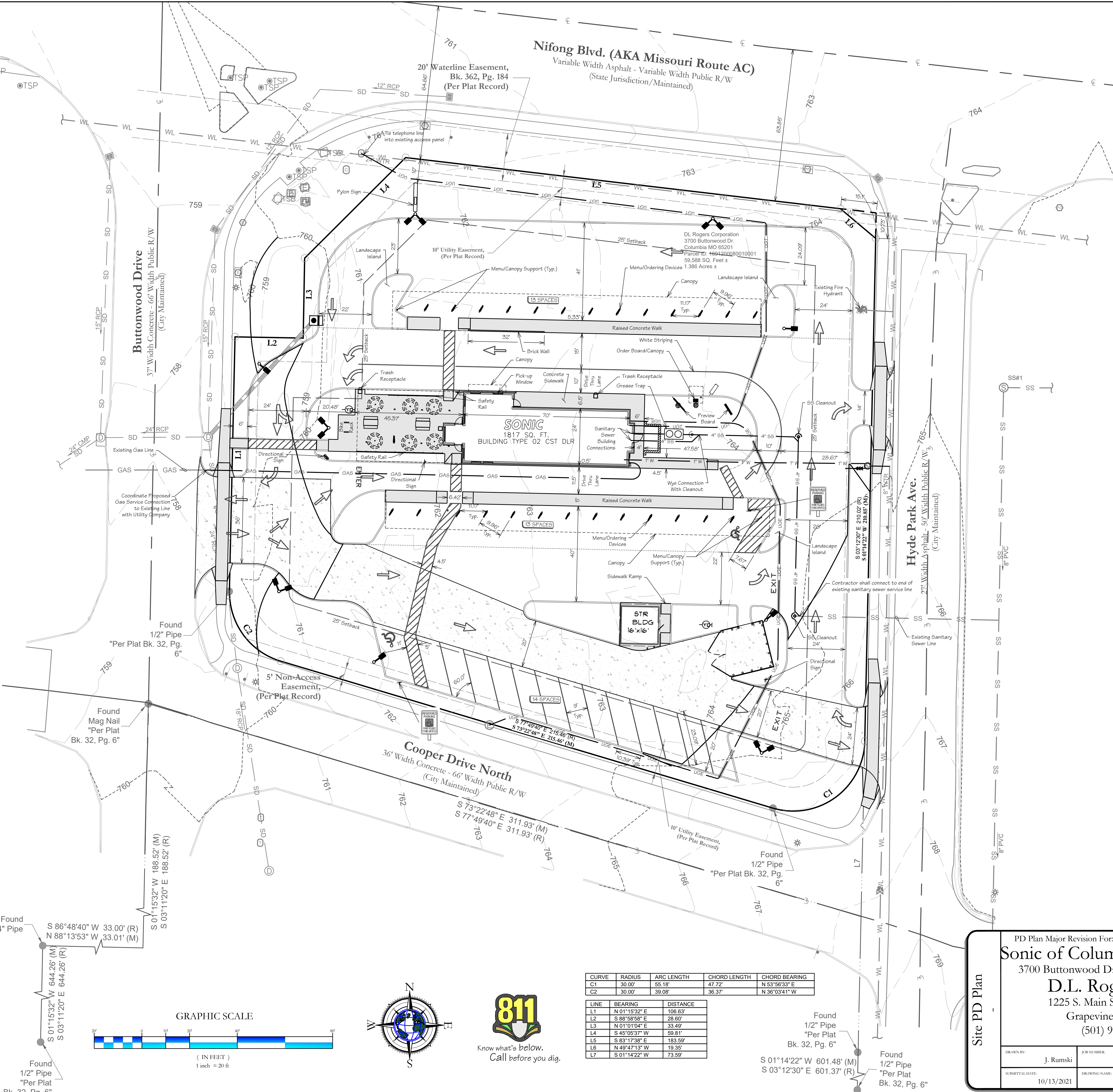
This tract is exempt from article x-stream buffer requirements, per section 12A-232(a)(2) city of Columbia ordinances which states that "this article applies to all land in the city except....(2) Land included in a preliminary or final plat approved before January 2, 2007.

## Flood Plain Statement

This tract is located in Zone X - unshaded, areas determined to be outside the 0.2% annual chance floodplain as shown by the FEMA F.I.R.M. panel #29019C0287E, dated April 19, 2017.

## Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 3 foot at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb shall be 6" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD and shall comply with the city's sign ordinance.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet.
- 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.



## Site Information:

PROPERTY INFORMATION			
Gross Site Area:	59,588.29 sf	1.37 acres	
Proposed Dedicated R.O.W:	0.00 sf	0.00 acres	
Net Site Area:	59,588.29 sf	1.37 acres	
Zoning:	PD (Planned Development)		

ZONING REGULATIONS			
Front Setback:	25 ft		
Side Setback:	15 ft		
Rear Setback:	0 ft		
Max Impervious Area (80%):	47,670.63 sf		
Min Open Space (20%):	11,917.66 sf		
Max Building Height:	35 ft		

SITE INFORMATION			
Total Paved Area:	40,623.82 sf	0.93 acres	
Total Sidewalk Area:	3,516.64 sf	0.08 acres	
Total Building Footprint Area:	2,160.61 sf	0.05 acres	
<b>X</b>			
Storage Building:	256.00 sf	0.01 acres	
Total Impervious Area:	46,301.07 sf	77.7%	
Total Pervious Area:	13,287.22 sf	22.3%	

PARKING REGULATIONS			
Required Spaces Ratio:	1/Drive-in Stall & 1/200 sf		
Required Spaces (Total):	36		
Provided Drive-In Spaces:	26		
Provided Standard Spaces:	14		
Provided Spaces (Total):	40		
Provided Accessible Spaces:	2		
Required Bicycle Spaces:	4		
Provided Bike Racks (2 Spaces / Rack):	2		

## Legal Description

- Lot 101, Hyde Park Planned Commercial Subdivision Block 1, as per plat recorded in Plat Book 32, Page 6, City of Columbia, County of Boone, State of Missouri.
- Less & Except any right of way dedicated to the public or the Missouri Department of Transportation.

## Signage Note

- 1 freestanding sign along Nifong Blvd. (AKA Missouri Route AC) shall comply with the City's sign ordinance. 64 sq.ft. max area, 12 ft. max height, 10 foot setback from Nifong Blvd.
- Directional Signs as allowed in M-N districts, City of Columbia code of ordinances.

## Lighting Note

- 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 permitted.
- All other lighting shall be in accordance with Section 29-4.5 of the City of Columbia code of ordinances.

Approved by the City of Columbia Planning and Zoning Commission this  
day of \_\_\_\_\_, 2021.

Sara Lee, Chairperson

Approved by the City Council pursuant to Ordinance #  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Brian Treese, Mayor  
Attest:  
Sheela Amin, City Clerk

PD Plan Major Revision For: <b>Sonic of Columbia, Hyde Park</b> 3700 Buttonwood Dr., Columbia, Missouri <b>D.L. Rogers Corp</b> 1225 S. Main Street, Suite 300 Grapevine, TX 76051 (501) 944-9052				FIRM <b>BLEW &amp; ASSOCIATES, P.A.</b> CIVIL ENGINEERS & LAND SURVEYORS 3825 NORTH SHILOH DRIVE FAYETTEVILLE, ARKANSAS 72703 OFFICE: 479.443.4506 FAX: 479.582.1883 www.BLEWINC.com Certificate of Authorization No. 2017018509 MO			
DRAWN BY: J. Rumski	JOB NUMBER: 21-3407	SCALE: As Noted	SHEET NUMBER: <b>1 of 2</b>				
SUBMITTAL DATE: 10/13/2021	DRAWING NAME: 21-3041 PD Plan 006.dwg						



Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk
	General Fence Line (See Site Plan For Dimensions)
	Chain Link Fence Line (See Plan For Type)
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
	Water Line
	Tee, Cross, Bend, Gate Valve & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Force Main
	Sanitary Sewer Line
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	Underground Electric Line
	Cable Television Line
	Fiber Optic Line
	Overhead Telephone Line
	Underground Telephone Line
	Utility Pole
	Light Pole

**Note:**

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Landscape Information

PROPERTY INFORMATION		
Gross Site Area:	59,588.29 sf	1.37 acres
Proposed Dedicated R.O.W:	0.00 sf	0.00 acres
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Zoning:	PD (Planned Development)	

SITE INFORMATION		
Total Paved Area:	40,623.82 sf	0.93 acres
Total Sidewalk Area:	3,516.64 sf	0.08 acres
Total Building Area:	2,160.61 sf	0.05 acres
Total Impervious Area:	46,301.07 sf	77.7%
Total Pervious Area:	13,287.22 sf	22.3%

LANDSCAPING REQUIREMENTS	
<b>Parking Area Landscaping Requirements:</b>	
- Provided Paved Area:	40,623.82 sf
- Required (1 / 4000 sq ft of Paved Area):	11 Trees
- Provided:	11 Trees
<b>Perimeter Landscaping Requirements:</b>	
Hyde Park Ave Frontage:	196 LF
- Required (1 per 60 ft):	4 Trees
- Provided:	4 Trees
Cooper Drive North Frontage:	263 LF
- Required (1 per 60 ft):	5 Trees
- Provided:	5 Trees
Buttonwood Drive Frontage:	182 LF
- Required (1 per 60 ft):	4 Trees
- Provided:	4 Trees
Nifong Blvd. Frontage:	224 LF
- Required (1 per 60 ft):	4 Trees
- Provided:	4 Trees
<b>Screening Requirements:</b>	
- Buffer Yard Length:	865 LF
- Provided:	193 Shrubs
<b>Significant Tree Requirements:</b>	
- Significant Trees Removed (T9 & T12):	2 Trees
- Need Replaced (T9 & T12):	2 Trees
- Required Ratio (3 Tree / 1 Sig Tree):	6 Trees
- Provided:	6 Trees

Existing Tree Table

Tree ID	Trunk Dia.	Canopy Dia	Tree Type
T4	12"	27'	Galley Pear
T13	24"	25'	River Birch
T14	16"	25'	Oak
T15	12"	20'	Oak
T16	18"	25'	Oak

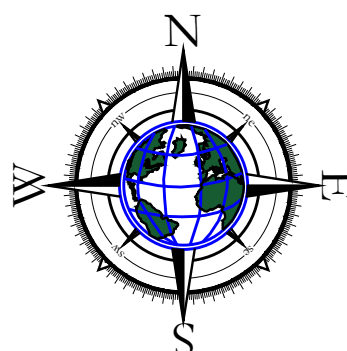
S 86°48'40" W 33.00' (R)  
N 88°13'53" W 33.01' (M)  
S 01°15'32" W 644.26' (M)  
S 03°11'20" E 644.26' (R)  
S 01°15'32" W 188.52' (M)  
S 03°11'20" E 188.52' (R)

GRAPHIC SCALE



( IN FEET )

1 inch = 20 ft



Know what's below.  
Call before you dig.

S 01°14'22" W 601.48' (M)  
S 03°12'30" E 601.37' (R)

Landscape PD Plan

PD Plan Major Revision For:  
**Sonic of Columbia, Hyde Park**  
3700 Buttonwood Dr., Columbia, Missouri  
**D.L. Rogers Corp**  
1225 S. Main Street, Suite 300  
Grapevine, TX 76051  
(501) 944-9052

DRAWN BY:	J. Rumski	JOB NUMBER:	21-3407	SCALE:	As Noted
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Certificate of Authorization No. 2017018509 MO

SHEET NUMBER

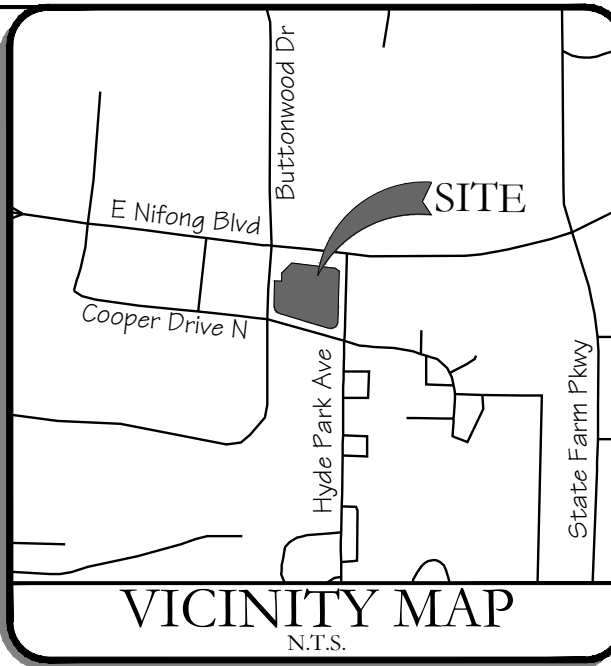
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Landscaping Notes:

- Tree Preservation:
  - No climax forests exist 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(E)(2).
- Right-of-way Buffering:
  - In accordance with sections 29-4.4(D)(1) and 29-4.4(E)(2), a six-foot landscape buffer from the property line has been created at all possible instances. 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.
- Parking area landscaping:
  - In accordance with section 4.4(F)(4), 1 tree is required per every 4,000 sq.-ft. of parking paved area. See attached table for calculation.
  - In accordance with section 4.4(F)(5), of the trees required thus, a minimum of 30% shall be medium shade trees, and a minimum of 40% shall be large shade trees.
- Preservation of Existing Landscaping:
  - Three significant trees exist within the area. Two of these trees fall within the property boundaries and shall be removed. One central Western located tree shall be replaced with three large to medium size trees, each with a minimum size at planting of two inches caliper. One exists within our property boundaries at the North-East, but falls within the waterline easement at the North and shall not be replaced. One at the North-West is not within the property line, but the root system encroaches too far into where work shall be done and shall be replaced by the same parameters listed earlier. One tree at the South-East and two trees at the North-East shall be preserved if possible. Other non-significant trees shall be removed.
- Landscaping may be enhanced by the developer as time and budget allows, given the minimum requirements described 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 restrictions comply with the current landscaping requirements.

Landscape Legend

Symbol	Qty	Key	Botanical	Common	Size	Comments
TREES:						
	7	CP	<i>Pistacia chinensis</i>	Chinese Pistache	2" Cal	Balled & Burlapped
	7	RM	<i>Acer rubrum</i>	Red Maple	2" Cal	Balled & Burlapped
	6	CH	<i>Carpinus betulus</i> 'Fastigiata'	Common Hornbeam	2" Cal	Balled & Burlapped
	3	RB	<i>Betula nigra</i> 'BNMTH' 'DURE-HEAT'	River Birch	2" Cal	Balled & Burlapped
	4	AH	<i>Ilex opaca</i>	American Holly	1" Cal	Balled & Burlapped
	7	AB	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Serviceberry Autumn Brilliance	1" Cal	Balled & Burlapped
SHRUBS & GRASSES:						
	94	KA	<i>Abelia x grandiflora</i> 'Kaleidoscope'	'Kaleidoscope' Glossy Abelia	5 Gal	
	31	BW	<i>Buxus sempervirens</i> 'Chloe'	Boxwood	5 Gal	Fully matured upon planting to provide shrub row screen
	52	VS	<i>Itea virginica</i>	Virginiana Sweetspire	5 Gal	Fully matured upon planting to provide shrub row screen
	16	CM	<i>Lagerstroemia indica x fauriei</i> 'Tuscarora'	Tuscarora Grape Myrtle	1" Cal	Multi Trunk,
GRASS:						
				Sod (Disturbed Areas)		±19,310 sf



VICINITY MAP  
N.T.S.