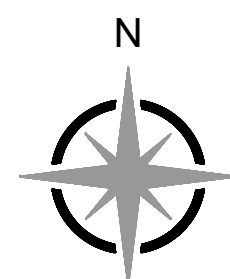




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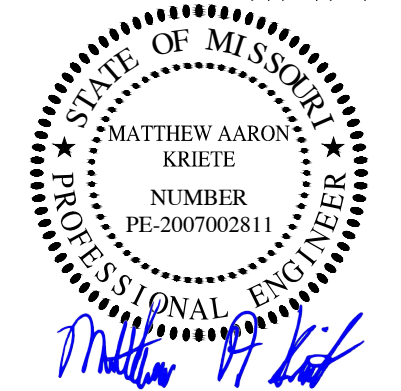
1113 Fay Street, Columbia, MO 65201
573-449-2646
802 El Dorado Drive, Jefferson City, MO 65101
573-636-3303
1775 West Main Street, Sedalia, MO 65201
660-826-8618
www.es-s-inc.com
MO Engineering Corp. # 2004005018



0 1"
SCALE: 1" = 20'

OTA PROPERTIES, L.L.C.
801 COLLEGE AVENUE
COLUMBIA, BOONE COUNTY, MISSOURI

2/25/2025



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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

Date
FEBRUARY 25, 2025

Revised

Design: ZM Drawn: EF

PARKING LOT PLAN

Sheet

C1.01

ES&S PROJECT NO. 16310

LEGEND

—E—	PROPERTY LINE
—S—	ELECTRIC LINE
—SS—	SANITARY SEWER LINE
—W—	STORM SEWER LINE
—X—	WATER LINE
---	FENCE
-750-	EXISTING CONTOUR
+	ANCHOR
CP#	IRON
A/C	CONTROL POINT
PVC	AIR CONDITIONER
RCP	POLYVINYL CHLORIDE PIPE
TW	REINFORCED CONCRETE PIPE
UP	TOP OF WALL
VCP	UTILITY POLE
WM	VITRIFIED CLAY PIPE
W	WATER METER
W	PROPOSED WATER LINE
W	PROPOSED WATER VALVE
W	PROPOSED FIRE HYDRANT & VALVE
W	PARKING BUMPER
W	ACCESSIBLE PARKING STALL
W	STRIPING

UTILITY NOTES

THE LOCATIONS, SIZES, AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THE PLAT, NOT VISIBLE OR APPARENT FROM THE SURFACE, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM A MISSOURI ONE CALL SYSTEM LOCATE, OR UTILITY COMPANY RECORDS AND WERE NOT VERIFIED IN THE FIELD. UNDERGROUND UTILITY SERVICES TO BUILDINGS WERE NOT LOCATED.

WATER
CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: JOE STRODTMAN 573-874-6308
AS SHOWN

ELECTRIC
CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: JOHN BLAKEMORE 573-874-7313
AS SHOWN

TELECOMMUNICATIONS
CENTURYLINK
625 E. CHERRY STREET
COLUMBIA, MISSOURI 65201
CONTACT: DAVID ROBERTS 573-886-3503

MEDIA/COM
1211 WILKES BOULEVARD
COLUMBIA, MISSOURI 65201
CONTACT: BOB BOMER 573-443-1536

CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT:

SANITARY SEWER
CITY OF COLUMBIA UTILITIES DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: ERIN KEYS 573-874-7502
AS SHOWN

STORM SEWER
CITY OF COLUMBIA UTILITIES DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: TOM WELLMAN 573-874-7250
AS SHOWN

PROPERTY DESCRIPTION

LOTS 31 AND 32 OF HARBISON'S SECOND ADDITION TO COLUMBIA RECORDED IN BOOK 35 PAGE 414.

PROPERTY OWNER

OTA PROPERTIES, L.L.C.
602 FAY STREET, SUITE 101
COLUMBIA, MISSOURI, 65201
573-268-4806

ZONING NOTE

THIS PROPERTY IS ZONED "IG" INDUSTRIAL

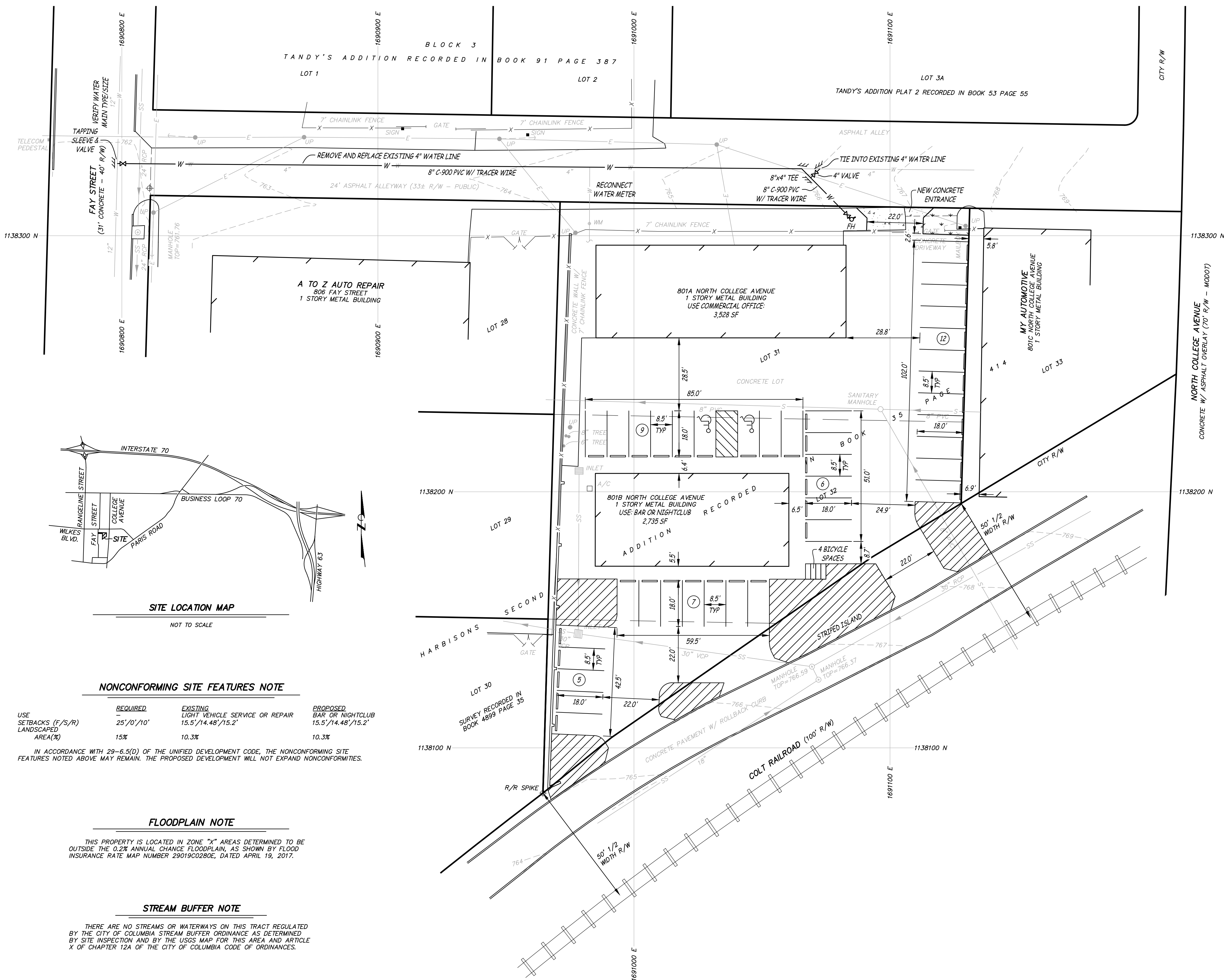
PARKING NOTE

REQUIRED PARKING:
BAR OR NIGHTCLUB 5,494 SQ. FT. AT 1 SPACE/150 SQ. FT. = 42 SPACES
TOTAL REQUIRED = 42 SPACES

PROVIDED PARKING:
STANDARD SPACES = 37 SPACES
BICYCLE SPACES = 4 SPACES
ACCESSIBLE = 2 SPACES
TOTAL PROVIDED = 43 SPACES

PLAN NOTE

FOR CONDITIONAL USE PURPOSES ONLY



SITE LOCATION MAP

NOT TO SCALE

NONCONFORMING SITE FEATURES NOTE

USE	REQUIRED	EXISTING	PROPOSED
SETBACKS (F/S/R)	25'/0'/10'	15.5'/14.48'/15.2'	15.5'/14.48'/15.2'
LANDSCAPED AREA(%)	15%	10.3%	10.3%

IN ACCORDANCE WITH 29-6.5(D) OF THE UNIFIED DEVELOPMENT CODE, THE NONCONFORMING SITE FEATURES NOTED ABOVE MAY REMAIN. THE PROPOSED DEVELOPMENT WILL NOT EXPAND NONCONFORMITIES.

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 19, 2017.

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.