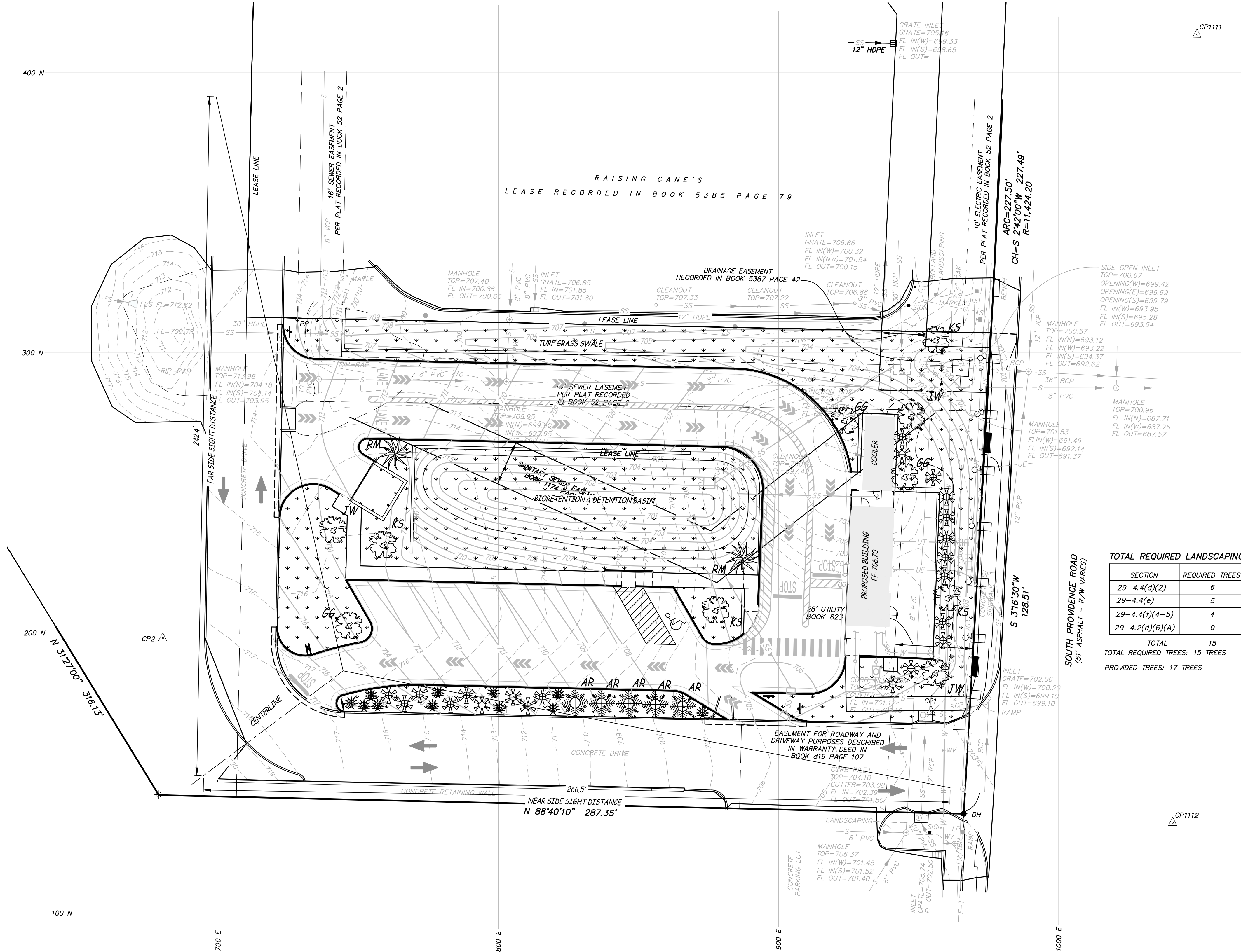


P:\GENERAL PROJECTS\16108-7BREW-STEP\ANGUP-VARIANCE\CA016108 LANDSCAPE PLANS.DWG 1/8/2024



LANDSCAPING NOTES

- ALL PLANT MATERIAL SHALL BE (PER 29-4.4(c)(3 & 4)):
 - HARDY TO CENTRAL MISSOURI (USDA HARDINESS ZONE 5B)
 - FREE OF DISEASE AND INSECTS
 - CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERMEN
- ALL NON-PAVED AREAS SHALL RECEIVE THE FOLLOWING:
 - PERIMETER LANDSCAPED AREAS: MIN 8" OF TOPSOIL
 - INTERIOR LANDSCAPED ISLANDS: MIN 15" OF TOPSOIL
 - THE SITE CONTRACTORS SHALL BE RESPONSIBLE TO PROVIDE FINISHED GRADE TO THIS SUBGRADE
- NO LESS THAN 50% OF LANDSCAPED AREA MUST BE COVERED WITH LIVE PLANTS, NOT MULCH, BARK, GRAVEL, ETC (PER 29-4.4(c)(4))
- PLANTING MATERIALS SHALL BE OF THE FOLLOWING MINIMUM SIZE (PER 29-4.4(c)(4)):
 - LARGE DECIDUOUS SHADE TREES (MATURE HEIGHT >45') = 2" CALIPER
 - MEDIUM DECIDUOUS SHADE TREES (MATURE HEIGHT 30'-45') = 2" CALIPER
 - SMALL DECIDUOUS SHADE TREES (MATURE HEIGHT 20'-30') = 4" IN HEIGHT
 - ORNAMENTAL TREE (MATURE HEIGHT <20') = 4" IN HEIGHT
 - CONIFER = 6" IN HEIGHT
 - SHRUBS = 5-GAL CONTAINER
- GROUND COVER = APPROPRIATE FOR 50% COVERAGE WITHIN 2 GROWING SEASONS
- GRASS, SEED, SOD = >80% PURE LIVE SEED, 99% WEED FREE
- PLANTINGS SHALL NOT BE PLACED CLOSER THAN 4' FROM THE FENCE OR PROPERTY LINE, UNLESS NOTED OTHERWISE ON THE PLANS (PER 29-4.4(c)(7))
- SNOW STORAGE SHALL NOT OCCUR IN BUFFER AREAS (PER 29-4.4(c)(8))
- SIGHT TRIANGLE (PER 29-4.4(c)(11)):
 - NO PLANTINGS WITH MATURE HEIGHTS TALLER THAN 18 INCHES SHALL BE PLACED WITHIN THE DEFINED SIGHT TRIANGLE AS SHOWN ON THE PLAN
- PLANTING SHALL BE COMPLETED WITHIN ONE PLANTING SEASON (SPRING TO FALL) OF THE COMPLETION OF EXTERIOR IMPROVEMENTS, OR WITHIN ONE YEAR OF THE ISSUANCE OF THE LAND DISTURBANCE PERMIT, WHICHEVER OCCURS LATER (PER 29-4.4(c)(13)). THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A PERFORMANCE BOND, ESCROW, LETTER OF CREDIT, OR OTHER INSTRUMENT ACCEPTABLE TO THE CITY OF COLUMBIA, TO THE CITY OF COLUMBIA AND OWNER, FOR ANY WORK NOT COMPLETED OR ACCEPTED WITHIN THIS TIME FRAME.
- TREE PROTECTION SHALL BE REQUIRED PRIOR TO AND DURING CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES.
- NO ACTIVITY WITH THE POTENTIAL OF CAUSING DAMAGE TO THE ROOT SYSTEM OF TREES SHALL BE ALLOWED WITHIN 20 FEET OF THE OUTSIDE OF PRESERVED, PROTECTED, OR PLANTED TREE DRIP LINE (PER 29-4.4(c)(4)).
 - ORANGE CONSTRUCTION FENCE, WITH A SIGN STATING "TREE PROTECTION - KEEP OUT" EVERY 100 FEET, SHALL BE INSTALLED ALONG THE PERIMETER OF THE TREE PROTECTION AREA BEFORE AND THROUGHOUT CONSTRUCTION
 - IF SITE GRADING OCCURS WITHIN 20' OF THE TREE PRESERVATION, THE PERIMETER OF THE AREA MUST BE TRENCHE TO A MINIMUM WIDTH AND DEPTH OF 2', AND ROOT PRUNED.
 - NO CONSTRUCTION, GRADING, EQUIPMENT, MATERIAL STORAGE, OR OTHER ASSOCIATED ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA
 - ALL TREE AND VEGETATION PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY CITY STAFF PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITIES
- ANY FAILURE OF THE CONTRACTOR TO FOLLOWING THESE REQUIREMENTS SHALL BE REMEDIATED, AT THE CONTRACTOR'S SOLE EXPENSE, BY ONE OF THE FOLLOWING, AS FOUND ACCEPTABLE TO THE CITY OF COLUMBIA AND OWNER:
 - PAYMENT OF \$750 TO THE CITY OF COLUMBIA RIGHT OF WAY LANDSCAPING BUDGET PER NEW TREE REQUIRED TO REPLACE DAMAGED TREES
 - REPLACEMENT OF DAMAGED TREES PER 29-4.4(c)(3)(ii).

LANDSCAPING STRIP NOTE (PER 29-4.4(d))		
WIDTH (FT):	REQUIRED	PROVIDED
PRIVATE YARD TREES:	N/A	N/A
PLANTING CATEGORIES:	4	N/A
COVERAGE OF STRIP:	>50%	>50%
OPACITY (1' TO 5' ABOVE GRADE)	>80%	>80%

STREET TREES:		
MEDIUM:	1/80 LF * 172 LF = 3	3
LARGE:	30% OF TOTAL = 1	1
SPECIES	30% OF TOTAL = 2	2
TOTAL TREES	3	3

PLANTING MATERIALS PROVIDED: ORNAMENTAL TREES, MEDIUM SHADE TREES, LARGE SHADE TREES, GRASS, AND SHRUBS

PROPERTY EDGE BUFFERING NOTE (PER 29-4.4(e)):				
SUBJECT PROPERTY:	ZONING	USE	SCREENING LEVEL	BUFFER AREA
ADJACENT PROPERTIES:	M-DT	COMMERCIAL		
NORTH	M-DT	NON-RESIDENTIAL	N/A	-
SOUTH	MULTIFAMILY	NON-RESIDENTIAL	N/A	852 SF
EAST	R/W	NON-RESIDENTIAL	N/A	-
WEST	M-DT	NON-RESIDENTIAL	N/A	-
TOTAL				5

	<u>REQUIRED</u>	<u>PROVIDED</u>
PLANTING CATEGORIES:	4	4
COVERAGE OF STRIP:	1727 SF	>50%
OPACITY (1' TO 5' ABOVE GRADE)	>80%	>80%

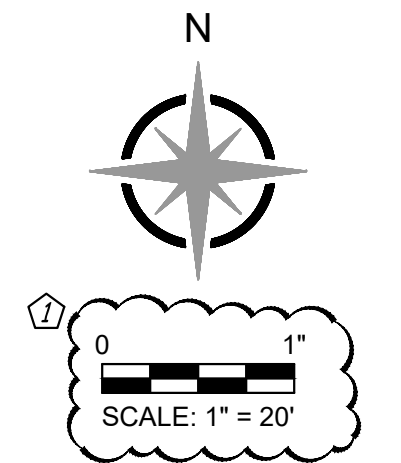
PARKING LOT LANDSCAPING NOTE (PER 29-4.4(f)):		
INTERIOR LANDSCAPED ISLANDS:	REQUIRED	PROVIDED
INTERIOR ISLAND WIDTH:	>100 STALLS	N/A
SEPARATION ISLANDS:	>150 STALLS	N/A
INTERIOR TREES (1/4" DIA @ 900 SF PLACEMENT)	4	6
(SQUARE FOOTAGE OF PAVEMENT)	14,044 SF	
MEDIUM (30% OF TOTAL)	1	2
LARGE (40% OF TOTAL)	3	4
SEPARATION ISLAND TREES (40' SPACE)	0	0
TOTAL TREES:	4	6

SEEDING / SODDING SPECIFICATIONS

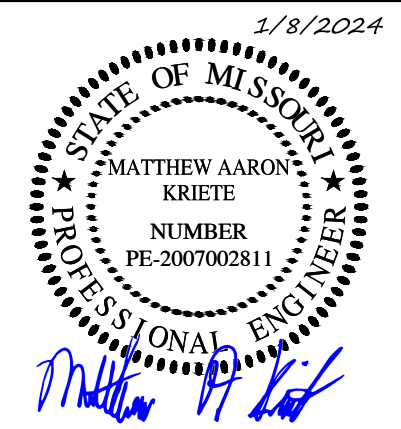
- FINISH GRADE SHOWN ON PLAN INCLUDES 6" OF TOPSOIL RESPREAD FROM STOCKPILES.
- ALL DISTURBED AREAS SHALL BE SEEDDED OR SODDED PER SPECIFICATIONS.
- ALL LAWN AREAS TO BE SOD AROUND & WITHIN 15 FEET OF BUILDINGS AND WALKS.

NOTES

- IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPED AREAS SHALL BE SEEDDED AND MULCHED.
- ALL NURSERY STOCK SHALL CONFORM TO THE CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1.
- LIVING LANDSCAPING SHALL BE USED TO COVER ALL OPEN GROUND SUPPLEMENTED WITH HARD WOOD MULCH.
- LANDSCAPING SHALL BE PLANTED SUCH THAT THE MATURE SPREAD OF THE PLANT IS TO REMAIN 2' FROM THE BUILDING.
- VARIANCE GRANTED TO ALLOW REQUIRED STREET TREES TO BE PLACES NO GREATER THAN 50 FEET FROM THE FRONTING PROPERTY LINE OF THE SUBJECT SITE.
- SITE IS ZONED M-DT



CONDITIONAL USE PERMIT
BREW CREW, LLC
7 BREW
COLUMBIA, BOONE COUNTY, MISSOURI



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
DECEMBER 15, 2023

Revised
① JANUARY 8, 2023

Design: JH Drawn: CGH

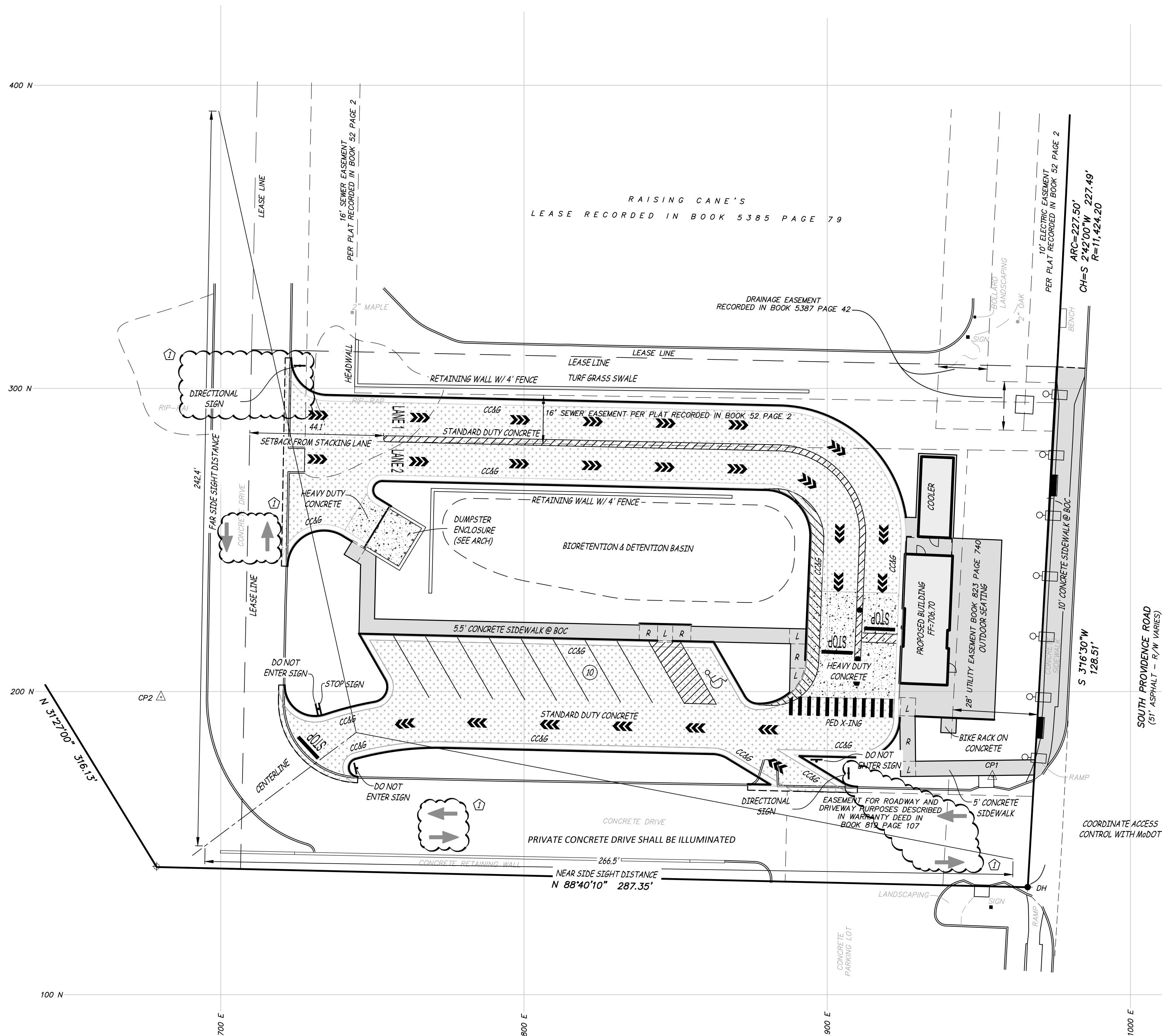
LANDSCAPE PLAN

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ES&S PROJECT NO. 16108

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LEGEND	
UE	PROPERTY LINE
UT	UNDERGROUND ELECTRIC LINE
S	UNDERGROUND TELECOMMUNICATIONS LINE
SS	SANITARY SEWER LINE
G	STORM SEWER LINE
W	GAS LINE
750	WATER LINE
750	EXISTING CONTOUR
750	ANCHOR
750	IRON
750	DRILL HOLE
750	CONTROL POINT
750	FLARED END SECTION
750	FIRE HYDRANT
750	FLOW LINE
750	HIGH DENSITY POLYETHYLENE PIPE
750	LIGHT POLE
750	LIGHT STANDARD
750	POLYVINYL CHLORIDE PIPE
750	REINFORCED CONCRETE PIPE
750	TELECOMMUNICATIONS
750	TOP OF WALL
750	UTILITY POLE
750	VITRIFIED CLAY PIPE
750	WATER VALVE
750	FINISH CONTOUR
750	PROPOSED SANITARY SEWER LINE
750	PROPOSED WATER LINE
750	PROPOSED UNDERGROUND ELECTRIC
750	PROPOSED UNDERGROUND TELECOMMUNICATIONS
750	PROPOSED STORM SEWER
750	STANDARD DUTY PAVEMENT
750	HEAVY DUTY CONCRETE

IMPERVIOUS AREA (LEASE PARCEL)

PRE PROJECT	
PERVIOUS	= 0.60 ACRE
IMPERVIOUS	= 0.20 ACRE
TOTAL	= 0.80 ACRE
POST PROJECT	
PERVIOUS	= 0.23 ACRE
IMPERVIOUS	= 0.57 ACRE
TOTAL	= 0.80 ACRE

SITE PARKING NOTE

NOTE:
PARKING IS NOT REQUIRED IN M-DT DISTRICT.
APPLICANT PROPOSES THE FOLLOWING.

ALLOWED MAX PARKING:
1 SPACE/200 SQ. FT. FLOOR AREA WITH MAX 150%
PROPOSED BUILDING AREA = 937 SQ. FT.
PROPOSED OUTDOOR SEATING AREA = 900 SQ. FT.
TOTAL FLOOR AREA = 1,837 SQ. FT.
1,837/200 = 9 STALLS x 150% = 14 STALLS

PARKING STALLS PROVIDED = 10 STALLS

BIKE PARKING

PROVIDED
4 STALLS LOCATED SOUTH OF BUILDING

INTERSECTION SITE DISTANCE NOTE

NOTE:
DESIGN SPEED OF 20 MPH WAS USED TO DETERMINE
SIGHT DISTANCE

MINIMUM SIGHT DISTANCE FOR PASSENGER CARS:
195'

PROVIDED SIGHT DISTANCE FOR PASSENGER CARS:
NEAR SIDE SIGHT DISTANCE = 266.5'
FAR SIDE SIGHT DISTANCE = 242.4'

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N

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1"

SCALE: 1" = 20'

CONDITIONAL USE PERMIT

BREW CREW, LLC

7 BREW

COLUMBIA, BOONE COUNTY, MISSOURI

1/8/2024

STATE OF MISSOURI

MATTHEW AARON KRIETE

NUMBER PE-2007002811

PROFESSIONAL ENGINEER

MATTHEW A. KRIETE

PROFESSIONAL ENGINEER

PE-2007002811

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1 JANUARY 8, 2023

Design: JH Drawn: CGH

SITE PLAN

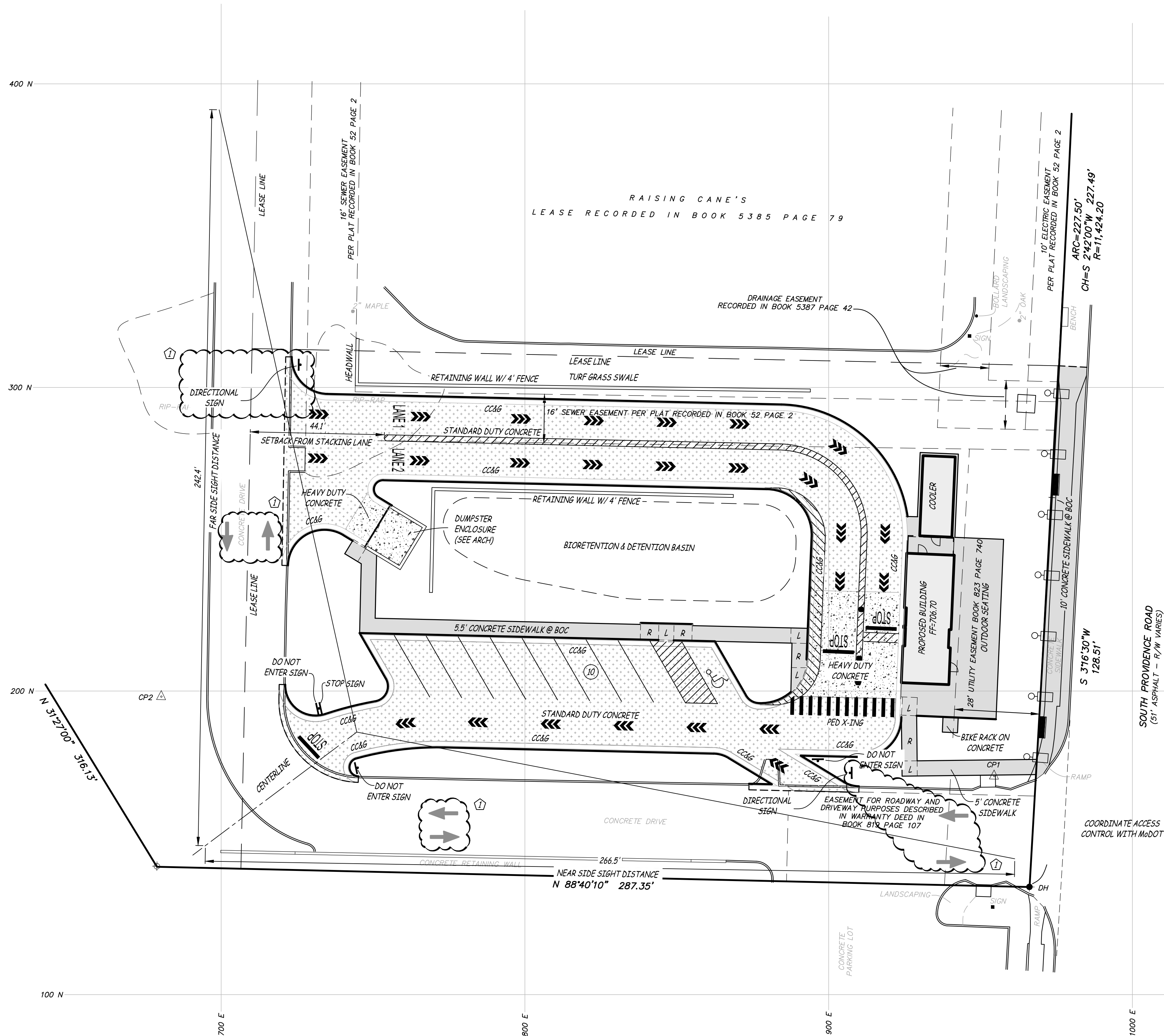
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LEGEND	
UE	PROPERTY LINE
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COLUMBIA, BOONE COUNTY, MISSOURI

1/8/2024

MATTHEW A. KRIETE
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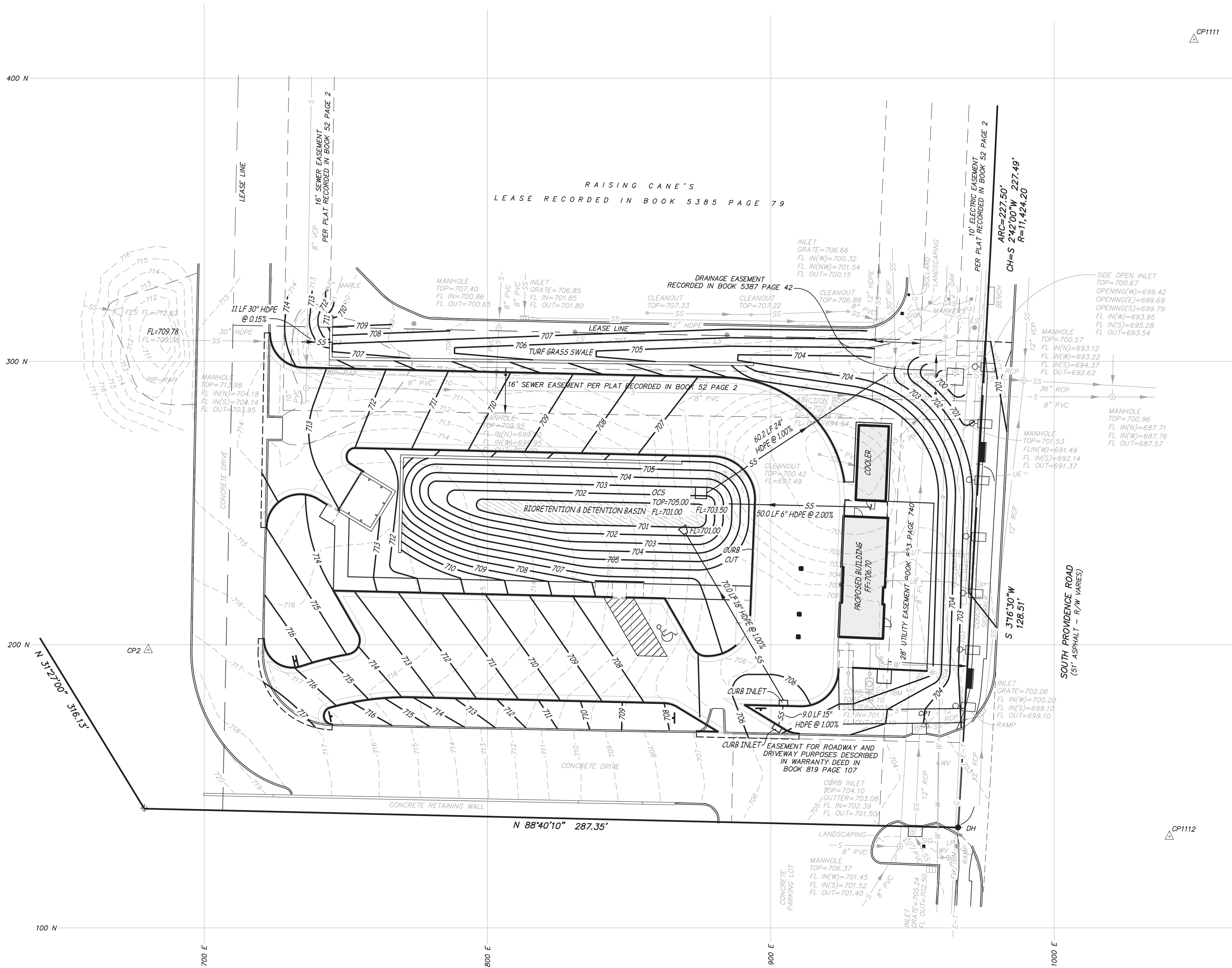
SITE PLAN

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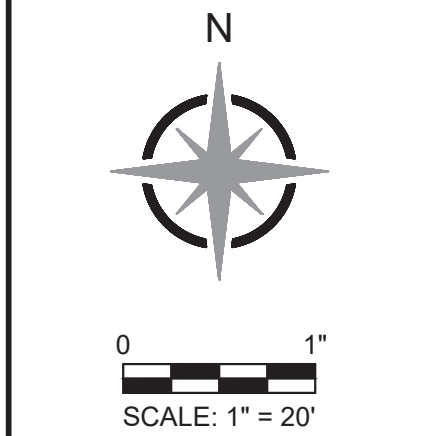
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CONDITIONAL USE PERMIT
BREW CREW, LLC
7 BREW
COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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GRADING & DRAINAGE PLAN

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BREW CREW, LLC
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COLUMBIA: BOONE COUNTY, MISSOURI

MATTHEW A. KRIETE
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Date
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Revised
DECEMBER 29, 2023

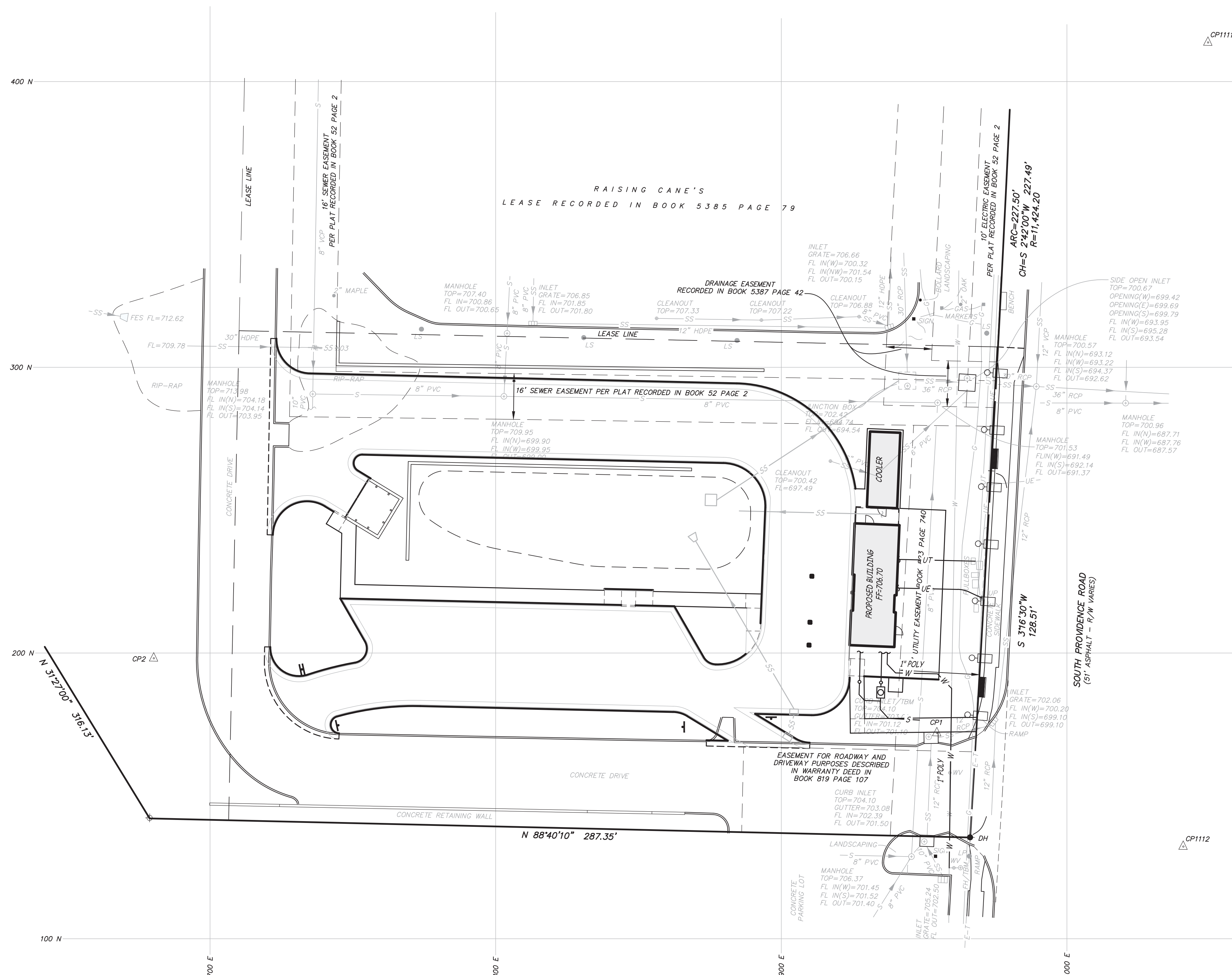
Design: JH Drawn: CGH

UTILITY PLAN

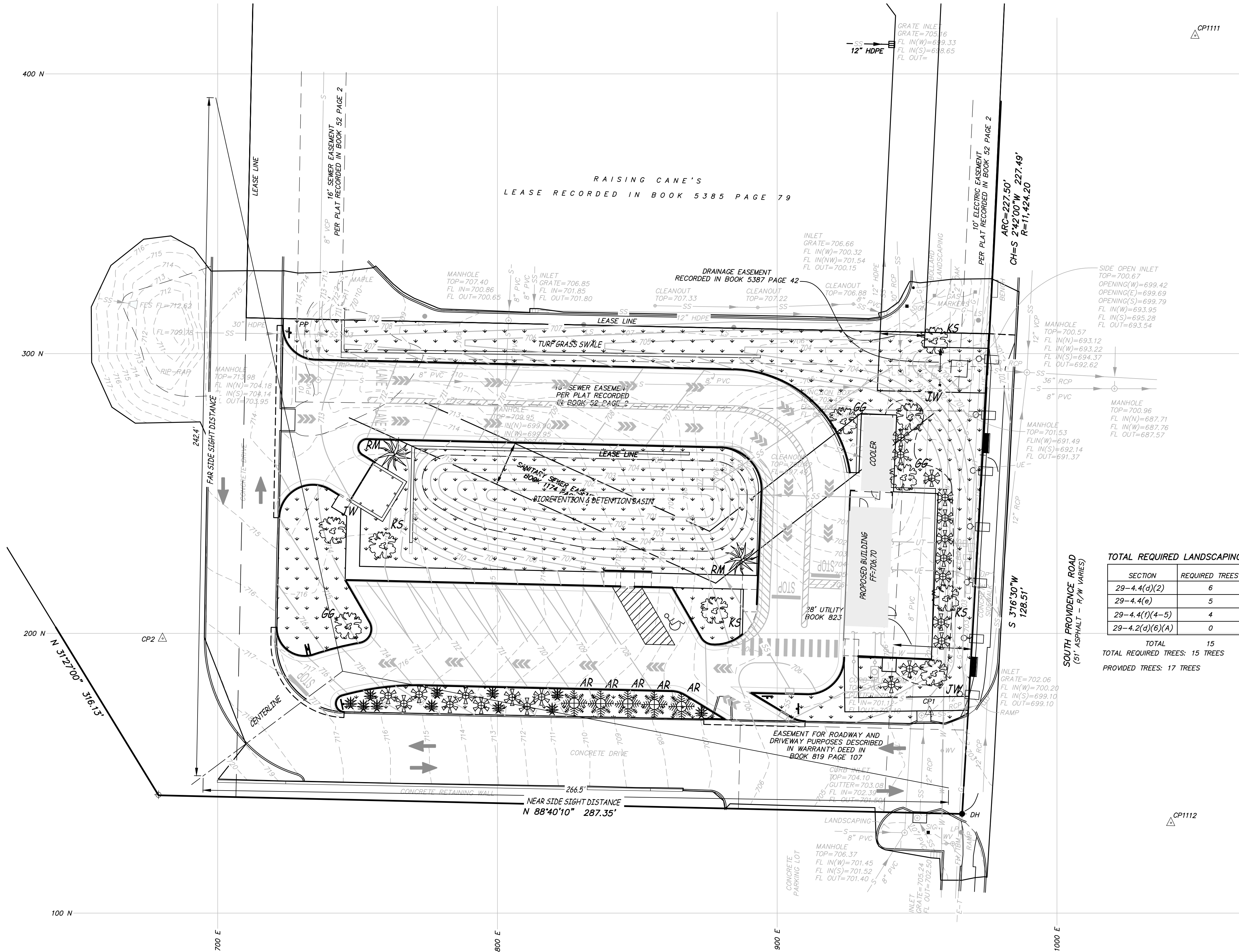
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LANDSCAPING NOTES

- ALL PLANT MATERIAL SHALL BE (PER 29-4.4(c)(3 & 4)):
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 - REPLACEMENT OF DAMAGED TREES PER 29-4.4(c)(3)(ii).

LANDSCAPING STRIP NOTE (PER 29-4.4(d))

WIDTH (FT):	REQUIRED	PROVIDED
PRIVATE YARD TREES:	N/A	N/A
PLANTING CATEGORIES:	4	N/A
COVERAGE OF STRIP:	>50%	>50%
OPACITY (1' TO 5' ABOVE GRADE)	>80%	>80%

STREET TREES:

MEDIUM:	1/80 LF * 172 LF = 3	3
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NORTH	M-DT	NON-RESIDENTIAL	N/A	-	1
SOUTH	MULTIFAMILY	NON-RESIDENTIAL	N/A	852 SF	1
EAST	R/W	NON-RESIDENTIAL	N/A	-	1
WEST	M-DT	NON-RESIDENTIAL	N/A	-	1
TOTAL					5

PLANTING CATEGORIES:	4	4
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PARKING LOT LANDSCAPING NOTE (PER 29-4.4(f)):		
	REQUIRED	PROVIDED
INTERIOR LANDSCAPED ISLANDS:	>100 STALLS	N/A
INTERIOR ISLAND WIDTH:	8'	N/A
SEPARATION ISLANDS:	>150 STALLS	N/A
INTERIOR TREES (1/4" DIA @ 100 SF PLACEMENT)	4	6
(1) SQUARE FOOTAGE OF PAVEMENT = 14,044 SF		
MEDIUM (30% OF TOTAL)	1	2
LARGE (40% OF TOTAL)	3	4
SEPARATION ISLAND TREES (40' SPACE)	0	0
TOTAL TREES:	4	6

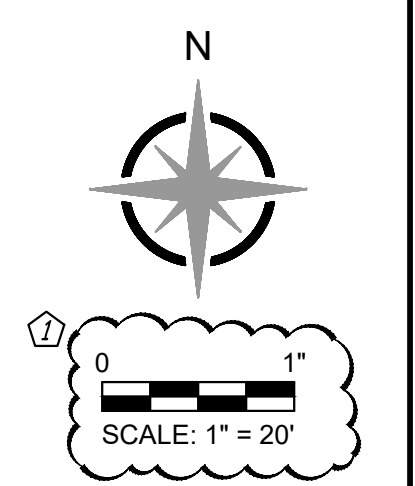
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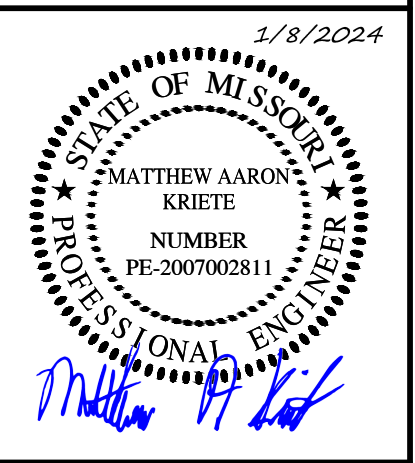
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- IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPED AREAS SHALL BE SEEDED AND MULCHED.
- ALL NURSERY STOCK SHALL CONFORM TO THE CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1.
- LIVING LANDSCAPING SHALL BE USED TO COVER ALL OPEN GROUND SUPPLEMENTED WITH HARD WOOD MULCH.
- LANDSCAPING SHALL BE PLANTED SUCH THAT THE MATURE SPREAD OF THE PLANT IS TO REMAIN 2' FROM THE BUILDING.
- VARIANCE GRANTED TO ALLOW REQUIRED STREET TREES TO BE PLACES NO GREATER THAN 50 FEET FROM THE FRONTING PROPERTY LINE OF THE SUBJECT SITE.
- SITE IS ZONED M-DT

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COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Date
DECEMBER 15, 2023

Revised
1 JANUARY 8, 2023

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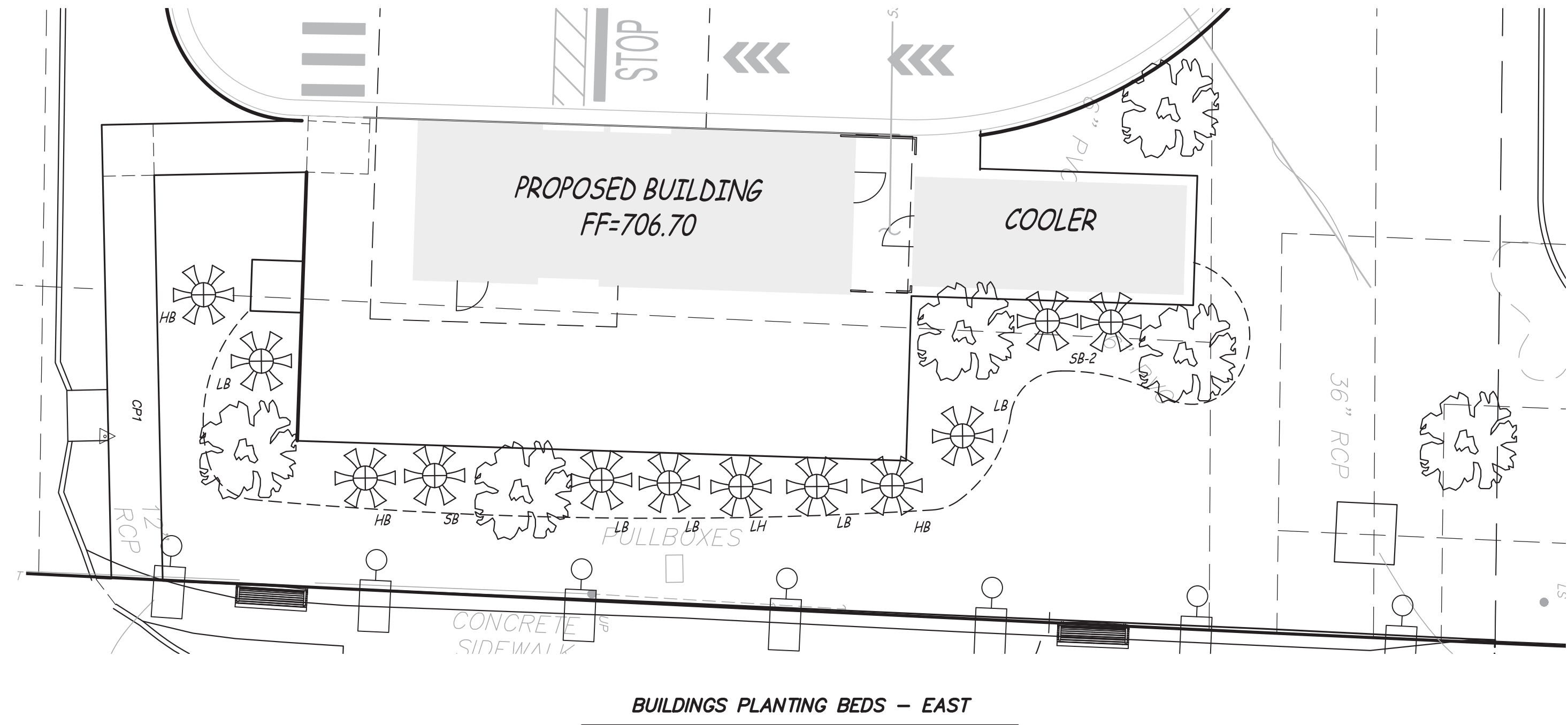
LANDSCAPE PLAN

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0 1"
SCALE: 1" = 10'

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DECEMBER 29, 2023

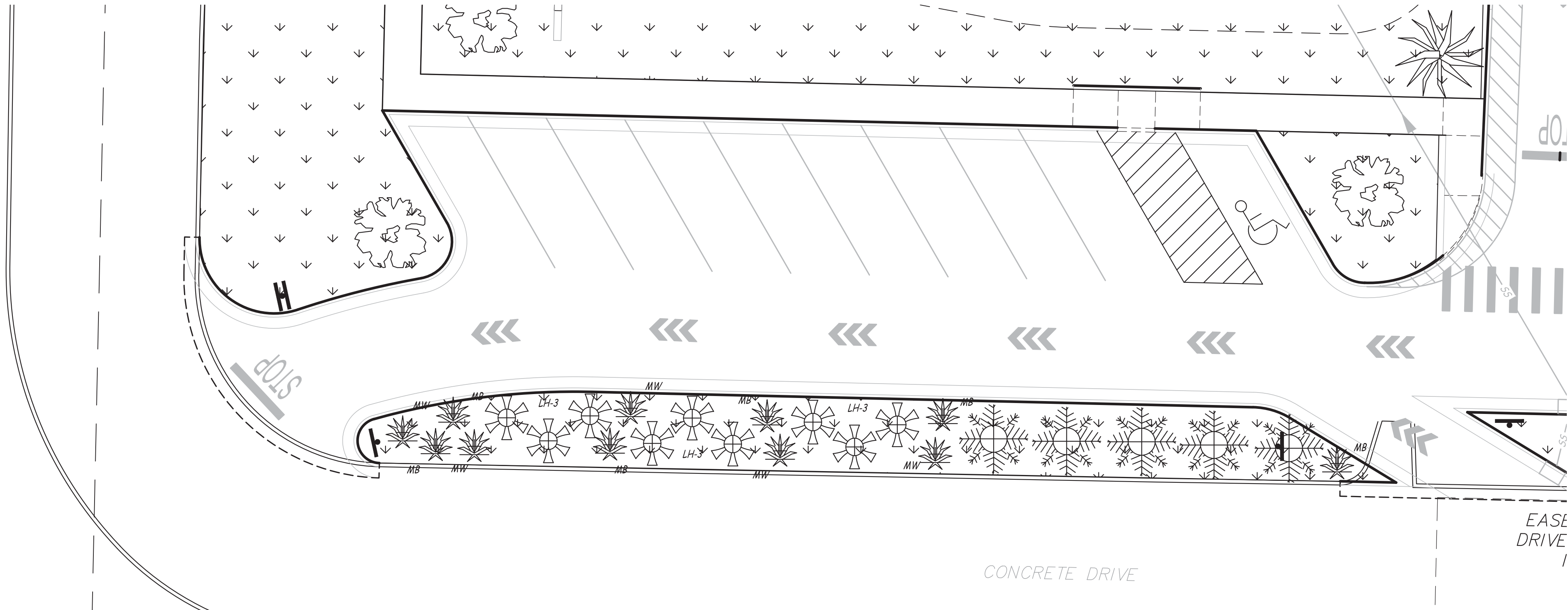
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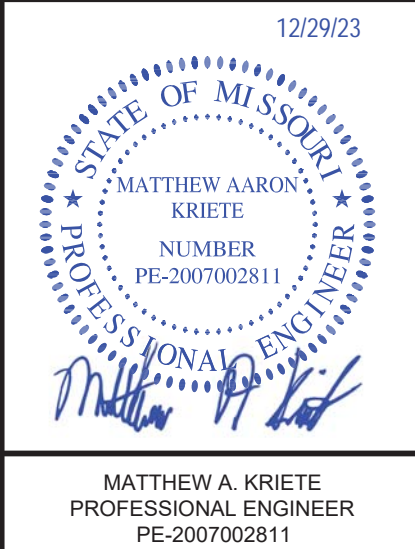


PROPERTY EDGE BUFFERING – SOUTH

PLANT SCHEDULE									
SYMBOL	LARGE DECIDUOUS SHADE TREES								
LABEL	QTY	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT (FT)	MATURE SPREAD (FT)	SHADE/SUN	ZONE	FLOWERING	NATIVE REGION
GC	3	GRINDSTONE GINKGO	GINKGO BILOBA 'GRINDSTONE'	20-30	5-10	FULL SUN	4-8	YES, APRIL	EASTERN ASIA
JW	3	JAPANESE WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO' DAKOTA PINNACLE	30-40	10-12	FULL SUN - PART SHADE	3-7	NA	EASTERN ASIA
KS	4	NARROW KINDRED SPIRIT OAK TREE	QUERCUS 'NADLER' KINDRED SPIRIT	50-60	10-20	FULL SUN	4-9	YES, APRIL	NA
SYMBOL	MEDIUM DECIDUOUS SHADE TREES (CANOPY TREE)								
LABEL	QTY	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT (FT)	MATURE SPREAD (FT)	SHADE/SUN	ZONE	FLOWERING	NATIVE REGION
RM	2	RED SUNSET RED MAPLE	ACER RUBRUM 'RED SUNSET'	40-50	30-40	FULL SUN-PART SHADE	3-9	YES, MARCH	CENTRAL & EASTERN U.S.
SYMBOL	CONIFERS OR EVERGREEN TREES								
LABEL	QTY	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT (FT)	MATURE SPREAD (FT)	SHADE/SUN	ZONE	FLOWERING	NATIVE REGION
AR	5	GREEN GIANT ARBORVITAE	THUJA 'GREEN GIANT'	40-60	12-18	FULL SUN-PART SHADE	5-8	NA	CENTRAL & EASTERN U.S.
SYMBOL	DECIDUOUS SHRUBS								
LABEL	QTY	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT (FT)	MATURE SPREAD (FT)	SHADE/SUN	ZONE	FLOWERING	NATIVE REGION
HB	3	BIGLEAF HYDRANGEA	HYDRANGEA MACROPHYLLA 'BAILMER' ENDLESS SUMMER	3-4	3-4	PART SHADE	4-9	YES, JULY-SEPTEMBER	EAST ASIA & CENTRAL AMERICA
LB	5	LILAC 'BLOOMERANG'	SYRINGA 'PENDA' BLOOMERANG	3-4	3-4	FULL SUN	4-7	YES, APRIL-MAY	EUROPE & ASIA
LH	10	VIRGINIA SWEETSPIRE	ITEA VIRGINICA 'SPRICH' LITTLE HENRY	1.5-2	2-2.5	FULL SUN-PART SHADE	5-9	YES, JUNE-JULY	CENTRAL & SOUTHEASTERN U.S.
SB	3	SPIREA 'DOUBLE PLAY BIG BANG'	SPIRAEA JAPONICA 'DOUBLE PLAY BIG BANG'	2-3	2-3	FULL SUN-PART SHADE	3-9	YES, JUNE-SEPTEMBER	U.S.
SYMBOL	PERENNIAL FLOWER								
LABEL	QTY	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT (FT)	MATURE SPREAD (FT)	SHADE/SUN	ZONE	FLOWERING	NATIVE REGION
MW	5	BUTTERFLY MILKWEED	ASOLEPIAS TUBEROSA	1.0-1.5	1-2.5	FULL SUN	3-9	YES, JUNE - AUGUST	CENTRAL & EASTERN U.S.
MB	6	THREADLEAF COREOPSIS	COREOPSIS VERTICILLATA 'MOONBEAM'	1.5-2	1.5-2	FULL SUN	3-9	YES, JUNE - AUGUST	NORTH AMERICA



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