



SCALE: 1" = 20'

CONDITIONAL USE PERMIT
BREW CREW, LLC
7 BREW

COLUMBIA, BOONE COUNTY, MISSOURI

12/29/23



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

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Date
DECEMBER 15, 2023

Revised
DECEMBER 29, 2023

Design: JH Drawn: CGH

SITE PLAN

Sheet

C1.01

ES&S PROJECT NO. 16108

NOT FOR CONSTRUCTION

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

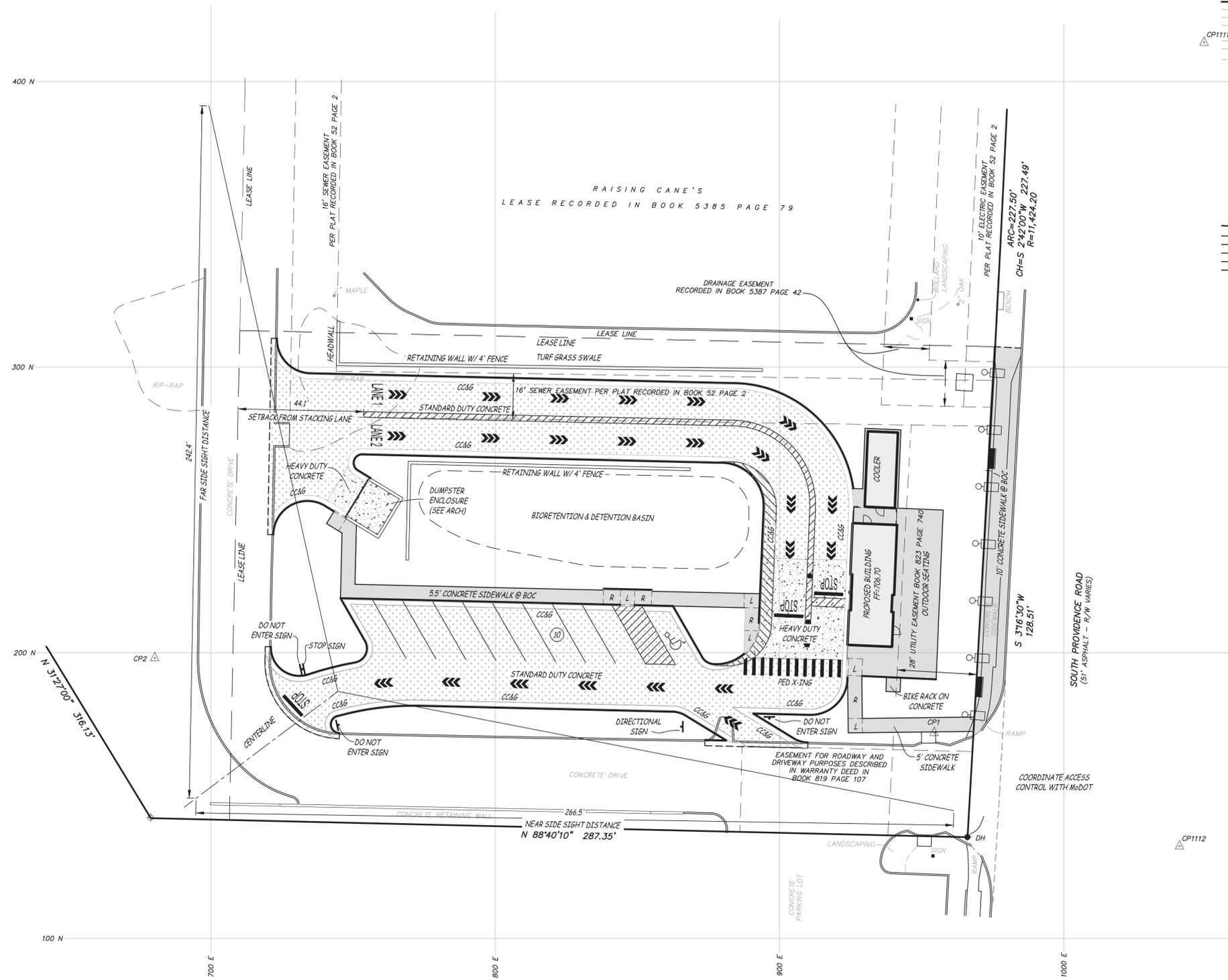
PROVIDED
4 STALLS LOCATED SOUTH OF BUILDING

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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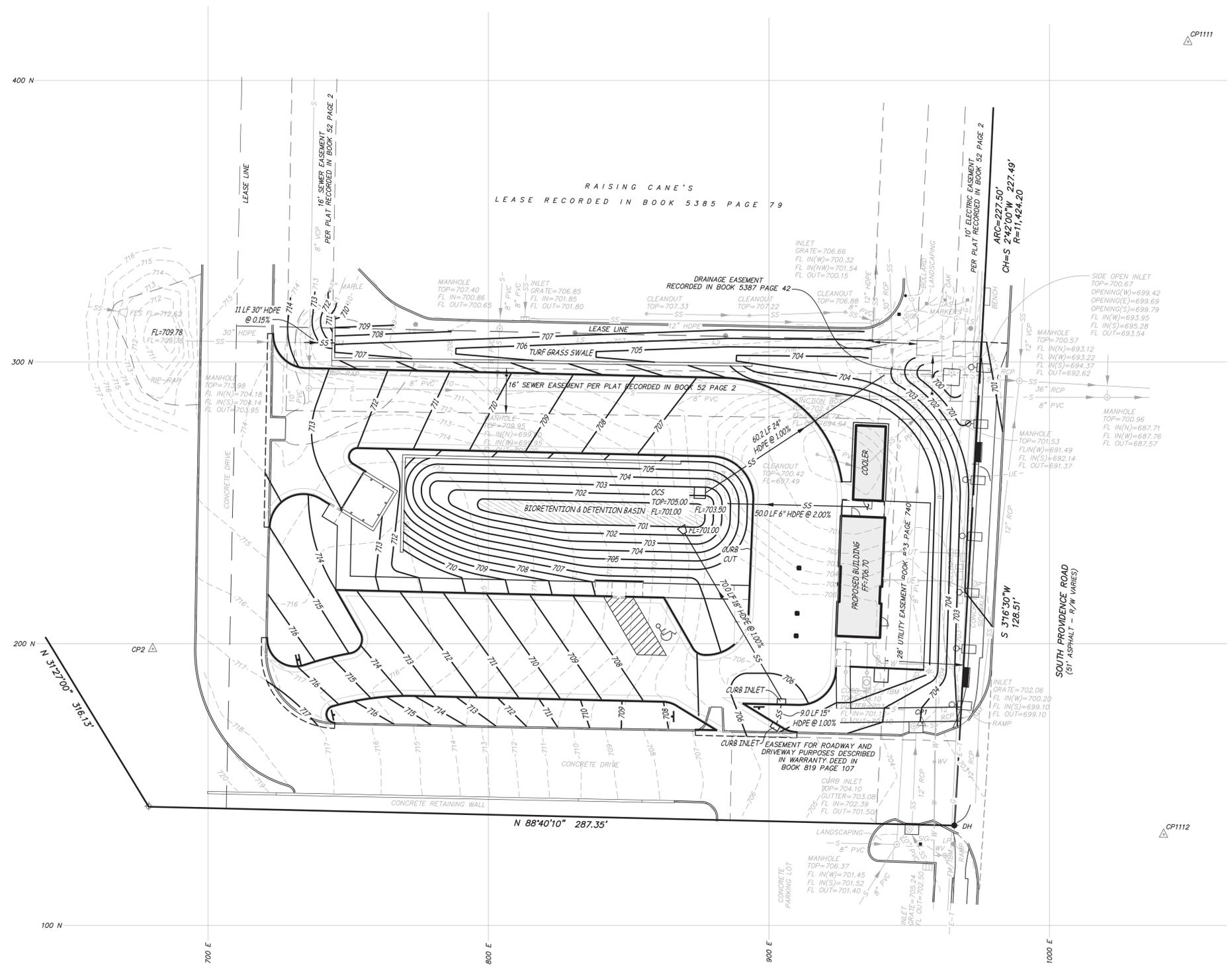
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GRADING & DRAINAGE PLAN

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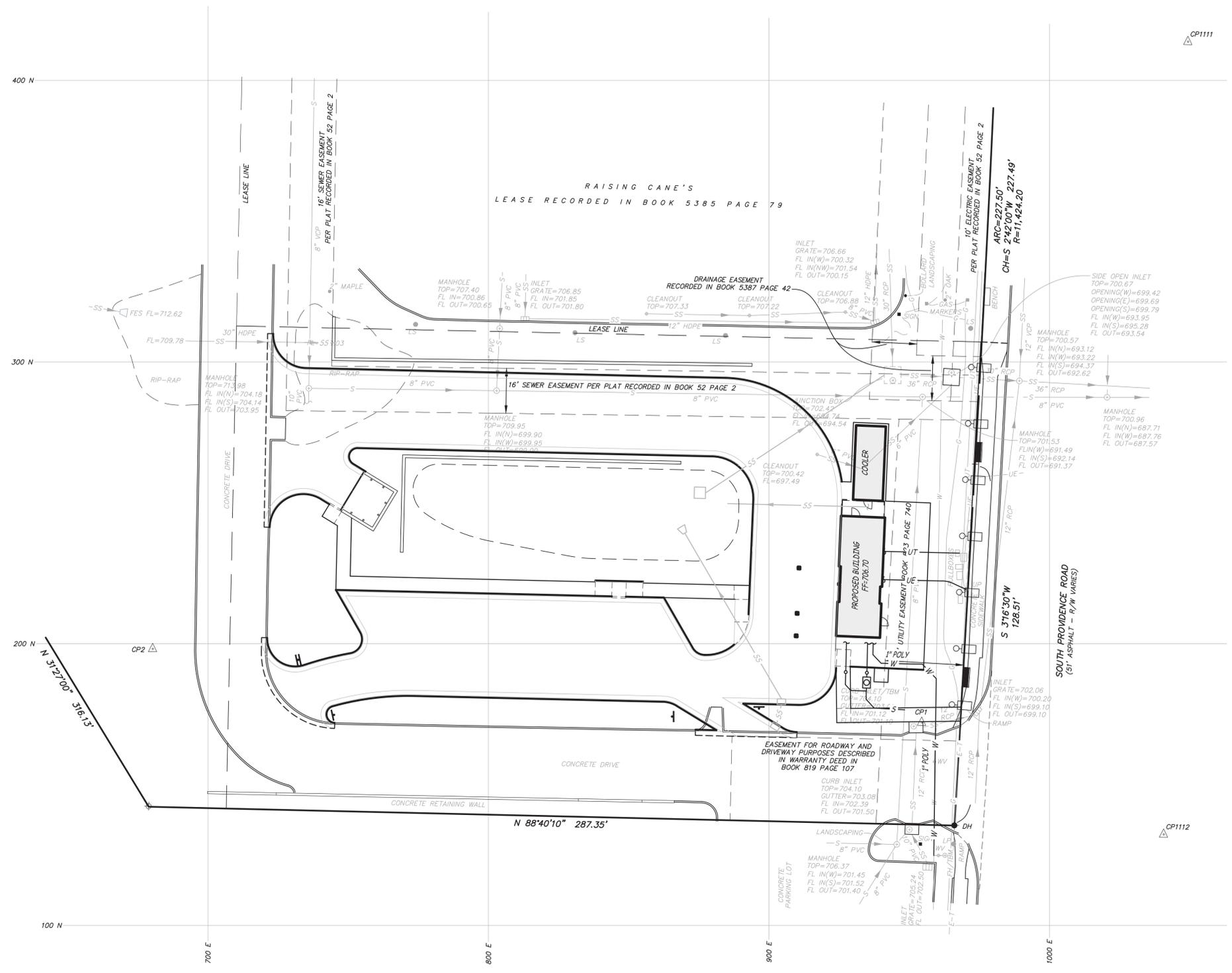
UTILITY PLAN

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 COLUMBIA, BOONE COUNTY, MISSOURI

- 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 NURSERYMEN.
 - 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 TRENCHED 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 IMPACTED TREE.
 - REPLACEMENT OF DAMAGED TREES PER 29-4.4(c)(3)(i).

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:	1/80 LF * 172 LF = 3	3
MEDIUM:	30% OF TOTAL = 1	1
LARGE:	30% OF TOTAL = 2	2
SPECIES:	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:	TREES:
M-DT	M-DT	COMMERCIAL	N/A	-	-
NORTH	M-DT	NON-RESIDENTIAL	N/A	852 SF	1
SOUTH	R/W	NON-RESIDENTIAL	N/A	-	1
EAST	M-DT	NON-RESIDENTIAL	N/A	-	1
WEST	M-DT	NON-RESIDENTIAL	N/A	-	1
TOTAL					5

PLANTING CATEGORIES: 4
 COVERAGE OF STRIP: 1727 SF >50%
 OPACITY (1" TO 5" ABOVE GRADE) >80%

PARKING LOT LANDSCAPING NOTE (PER 29-4.4(f))

INTERIOR LANDSCAPED ISLANDS:	REQUIRED	PROVIDED
>100 STALLS	N/A	N/A
INTERIOR ISLAND WIDTH:	8'	N/A
SEPARATION ISLANDS:	>150 STALLS	N/A
INTERIOR TREES (1/4,000 SF PAVEMENT)	6	6
MEDIUM (30% OF TOTAL)	2	2
LARGE (40% OF TOTAL)	4	4
SEPARATION ISLAND TREES (40' SPACE)	0	0
TOTAL TREES:	6	6

SEEDING / SODDING SPECIFICATIONS

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

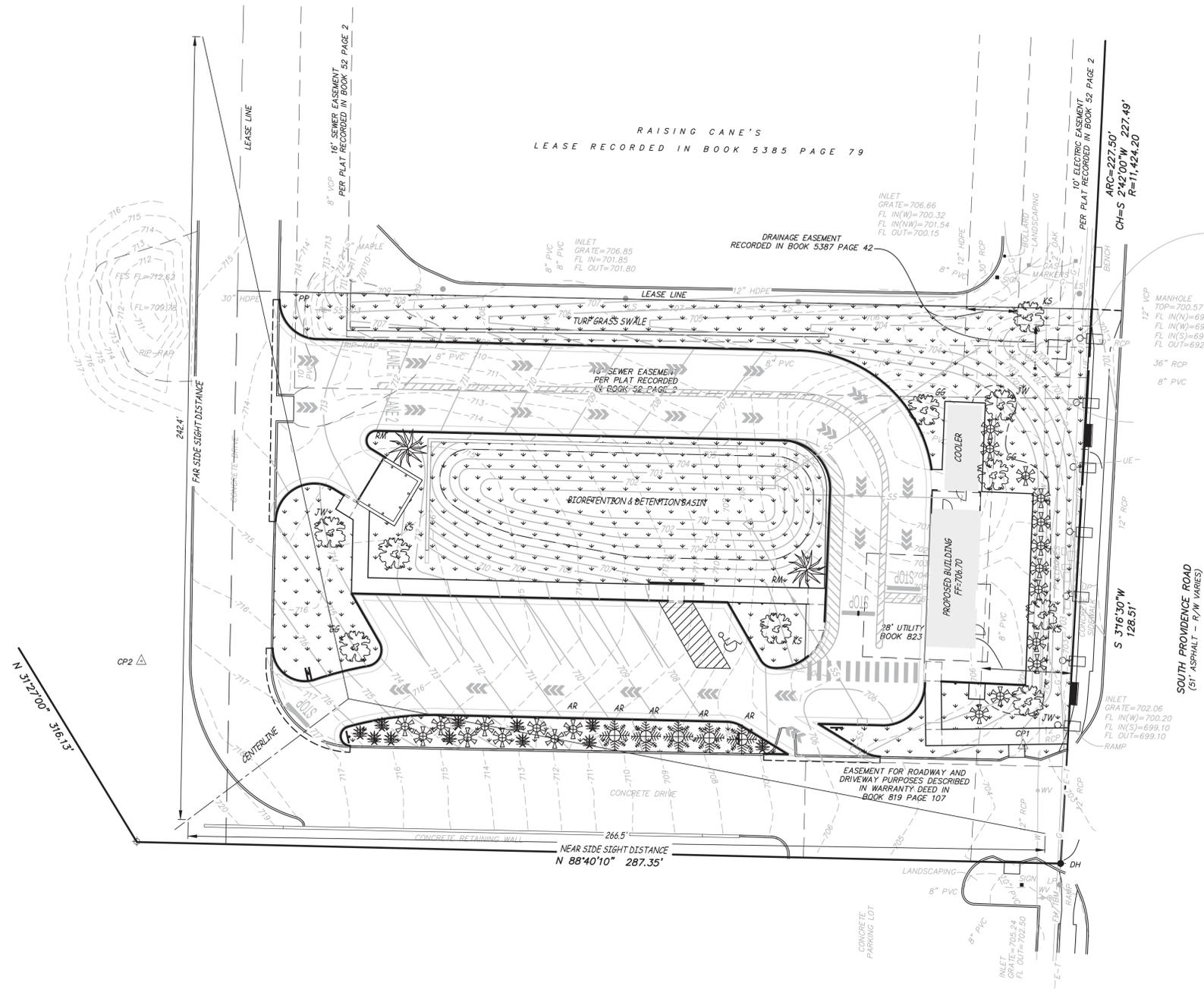
NOTES

- IMMEDIATELY UPON COMPLETION OF FINISH GRADING IN EACH AREA, ALL LANDSCAPED AREAS SHALL BE 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 PLACED NO GREATER THAN 50 FEET FROM THE FRONTING PROPERTY LINE OF THE SUBJECT SITE.
- SITE IS ZONED M-DT
- LEASED PARCEL WILL ONLY BE LANDSCAPED. REMAINDER OF THE TRACT WILL BE EVALUATED FOR COMPLIANCE AT ITS TIME OF DEVELOPMENT.

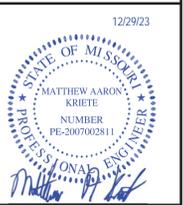
TOTAL REQUIRED LANDSCAPING

SECTION	REQUIRED TREES
29-4.4(d)(2)	6
29-4.4(e)	5
29-4.4(f)(4-5)	6
29-4.2(d)(6)(A)	0
TOTAL	17

TOTAL REQUIRED TREES: 17 TREES
 PROVIDED TREES: 17 TREES



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LANDSCAPE PLAN
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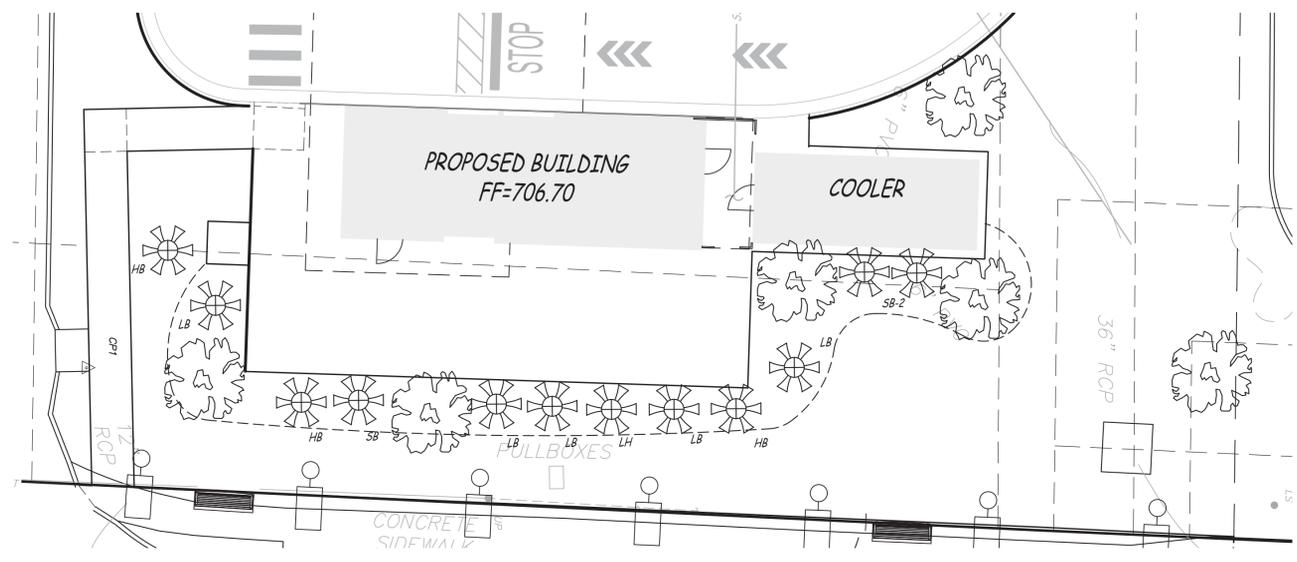


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BUILDINGS PLANTING BEDS - EAST

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LANDSCAPE PLAN

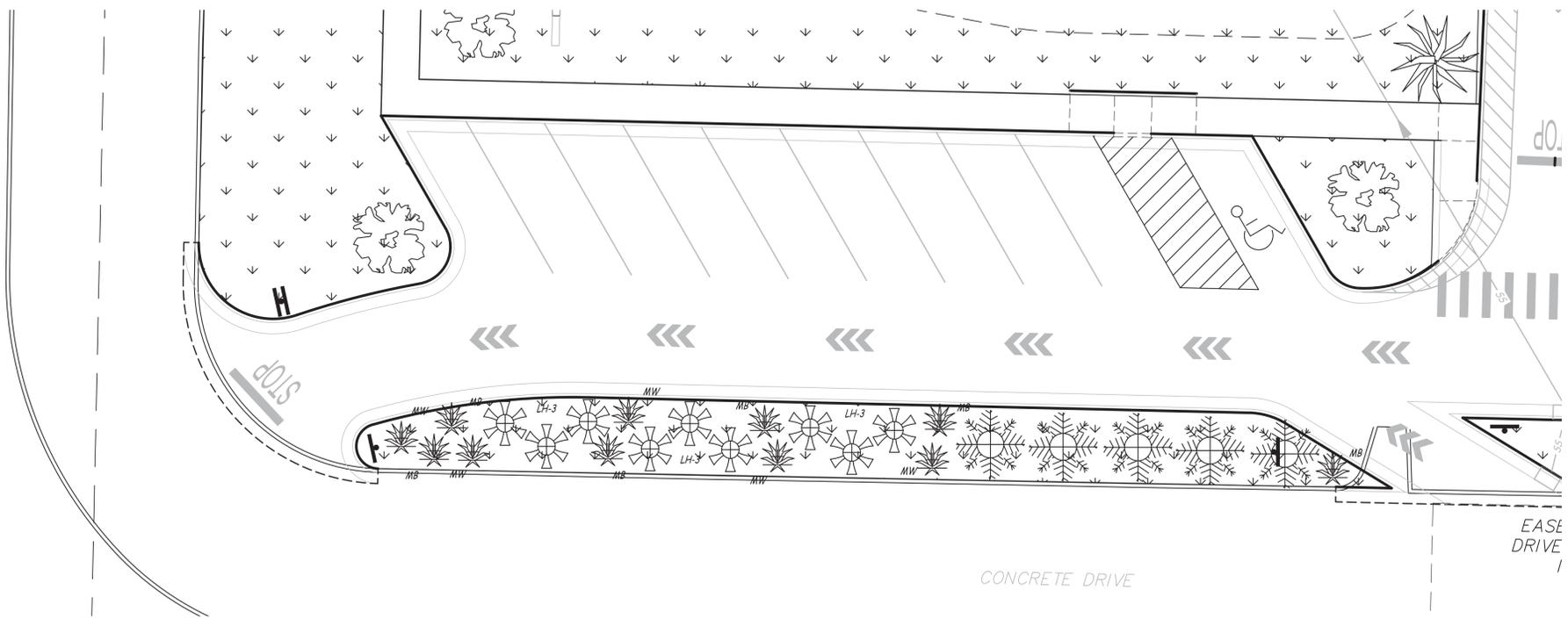
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0 1'
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PROPERTY EDGE BUFFERING – SOUTH

PLANT SCHEDULE

SYMBOL	LABEL	QTY	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT (FT)	MATURE SPREAD (FT)	SHADE/SUN	ZONE	FLOWERING	NATIVE REGION	
	LARGE DECIDUOUS SHADE TREES										
	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	
	MEDIUM DECIDUOUS SHADE TREES (CANOPY TREE)										
	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.	
	CONIFERS OR EVERGREEN TREES										
	AR	5	GREEN GIANT ARBORVITAE	THUJA 'GREEN GIANT'	40-60	12-18	FULL SUN-PART SHADE	5-8	NA	CENTRAL & EASTERN U.S.	
	DECIDUOUS SHRUBS										
	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.	
	PERENNIAL FLOWER										
	MW	5	BUTTERFLY MILKWEED	ASCLEPIAS 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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