1. Meeting Agenda (PDF)

   Documents: 09-20-2012 AGENDA (PDF).PDF
2. Conditional Use Permit No. 400 (PDF)

   Documents: CONDITIONAL USE PERMIT 400 (PDF).PDF

Planning & Zoning Commission Agenda
September 20, 2012 - 6:30 p.m.

Members

Shelby Lawhon (Chair), Matt Edwards (Vice-Chair), Jay McClelland, Jim Hansen, Jason Ray, Gloria Roling, King Coltrin, Phil Young, Tom Baird, IV

Roll Call

Approval of Minutes

Communications

Finalization and Approval of Consent Items

(These consent cases will be approved by Commission unless a Commissioner or someone else wished to speak to them. If so, those cases will be moved to the appropriate place on the agenda and they may be spoken to, and voted on, at that time.)

Conditional use permits:

1. Conditional Use Permit 400 — John Hosfield
   (505 West Commercial St.)

Other business

A tour of the Brewery at 505 West Commercial Street will take place by members of Planning and Zoning Commission after the meeting. Members of the press are invited to attend as well.

Any Other Matters Under Commission Jurisdiction

For items for which the public may speak, the Commission Chairperson will invite anyone who wishes to speak to an item after staff makes its presentation. When you address Commission, please step to the microphone at the podium and state you name and address. All meetings are televised live and tape recorded. Please limit your remarks to five (5) minutes unless Commission allows a longer time. In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the city Clerk's Office at 417-864-1443 at least three (3) days prior to the scheduled meeting.

EXPLANATION TO COUNCIL BILL NO. 2012

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To adopt an ordinance to approve a use permit to allow for a brewery in a CC, Center City District generally located at 505 West Commercial Street (Both Planning and Zoning Commission and staff recommend approval subject to conditions)

CONDITIONAL USE PERMIT NUMBER 400

BACKGROUND INFORMATION:

1. No conditional use permit shall be valid for a period longer than eighteen (18) months from the date on which the City Council grants the conditional use permit, unless within such eighteen (18) months period:

   A. A building permit is obtained and the erection or alteration of a structure is started; or
   B. An occupancy permit is obtained and the conditional use commenced.

   The City Council may grant one (1) additional extension not exceeding eighteen (18) months, upon written application, without notice or hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a conditional use permit. **The applicant received approval for Conditional Use Permit 378 in 2007, and extended it for one 18 month period after the original permit was approved. The extension also expired in June of 2012 because the applicant did not obtain a final building permit for occupancy and initiate the use.**

2. The *Zoning Ordinance* requires a use permit in the COM, Commercial Street District for "any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products which is not allowed as a permitted use." A brewery is required to obtain a use permit at this location because it is considered to be the manufacturing and production of a product. Approval of this use permit will allow the warehousing and distribution of the product on site as an accessory use to the brewery.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on September 20, 2012 and recommended, by a vote of to , of the proposed conditional use permit on the tract of land described on the attached sheet and if approved, the regulations and standards on the attached Exhibit 1 shall govern and control the use and development of the land in Use Permit No. 400 in a manner consistent with Exhibit 4 (see the attached Record of Proceedings).
The Planning and Development staff recommends **approval** of the proposed use permit (see the attached Zoning and Subdivision Report).

Submitted by:

Michael K MacPherson

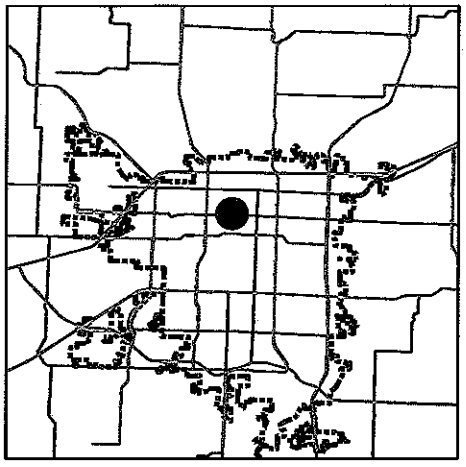
Planning and Development

Approved by:

City Manager

EXHIBIT A
LEGAL DESCRIPTION
USE PERMIT No. 400

BEGINNING AT THE NORTHEAST CORNER OF LOT TWO (2), BLOCK THIRTY-THREE (33), ORIGINAL PLAT OF NORTH SPRINGFIELD, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF LYON AVENUE, 149.54 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID LYON AVENUE AND THE NORTH LINE OF COMMERCIAL STREET; THENCE WESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF COMMERCIAL STREET, A DISTANCE OF 159.46 FEET TO THE LINE THAT DIVIDES THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION ELEVEN (11), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY-TWO (22) WEST, INTO EAST AND WEST HALVES; SAID POINT BEING 254.14 FEET SOUTH OF THE CENTERLINE OF THE BURLINGTON-NORTHERN RAILROAD; THENCE NORTH ALONG THE LINE THAT DIVIDES SAID EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION ELEVEN (11), TOWNSHIP TWENTY-NINE (29), NORTH, RANGE TWENTY-TWO (22) WEST INTO EAST AND WEST HALVES, A DISTANCE OF 154.53 FEET TO THE NORTH LINE OF LOT TWO (2) BLOCK THIRTY-THREE (33) OF THE ORIGINAL TOWN OF NORTH SPRINGFIELD, AS PROJECTED WEST; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TWO (2), A DISTANCE OF 157.50 FEET TO THE POINT OF BEGINNING, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.



Zoning & Subdivision Report

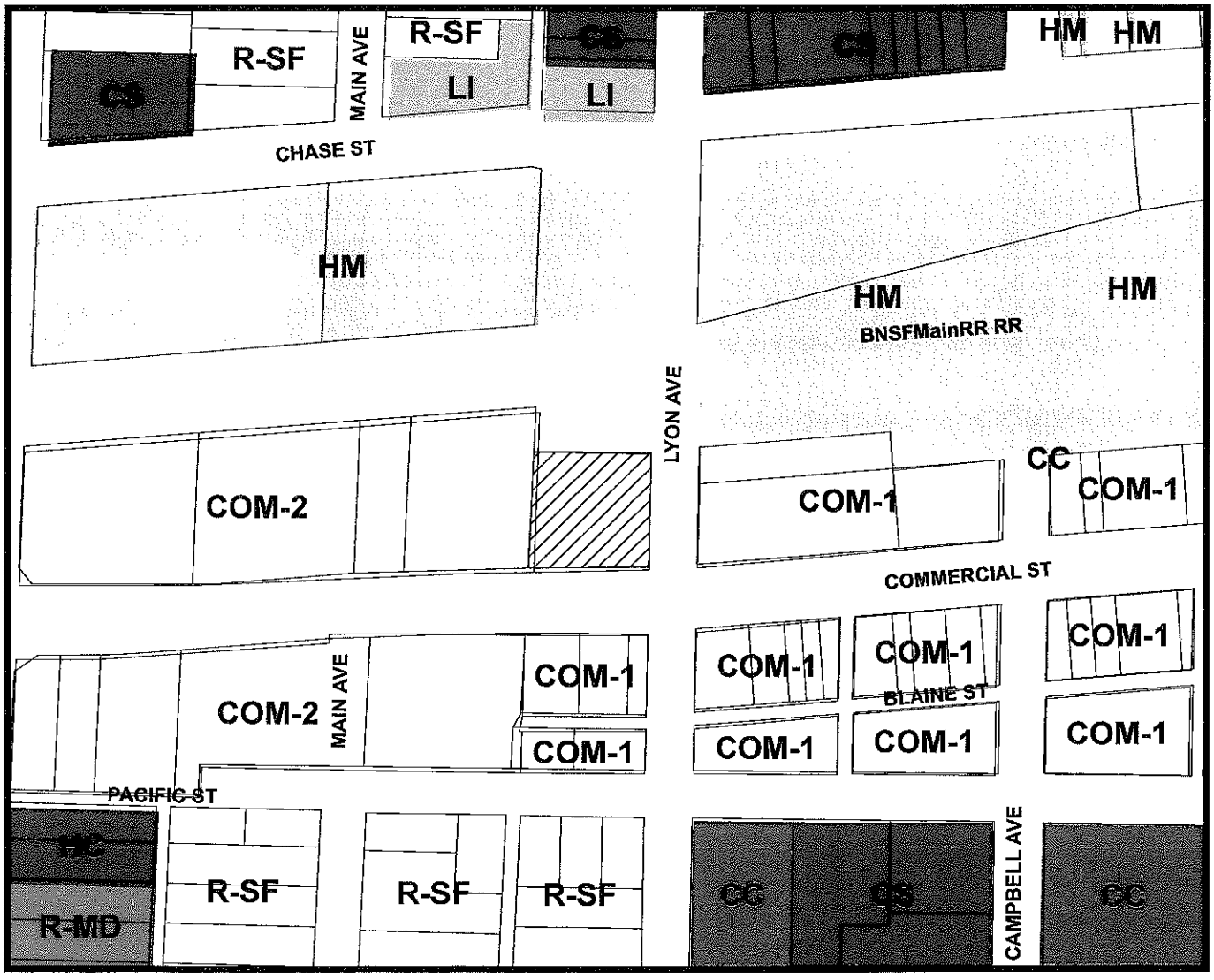
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Conditional Use Permit

Location: 505 W. Commercial St.

Current Zoning: Commercial Street Zone 1

LOCATION SKETCH



Zoning & Subdivision Report

Planning & Development Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65801

CONDITIONAL USE PERMIT NUMBER 400

DATE: August 31, 2012

PURPOSE: To allow a brewery with retail in a CC, Center City District. The brewery is considered to be the manufacturing and production of a product which requires a conditional use permit within the CC District.

BACKGROUND:

LOCATION: 505 West Commercial Street

APPLICANT: 505 West C Street, LLC

TRACT SIZE: 0.554 acres

EXISTING USE: Vacant commercial building

PROPOSED USE: Brewery

RECOMMENDATION:

The request be **approved** with the following conditions:

CONDITIONS:

1. The regulations and standards on the attached Exhibit 1 shall govern and control the use and development of the land in Use Permit Number 400 in a manner consistent with Exhibit 4, except as modified by Exhibit 1, and except any changes made by Planning Commission.

FINDINGS FOR STAFF RECOMMENDATION:

1. The brewery, as proposed, meets the standards for granting a conditional use permit.

2. The renovation of a deteriorated building, the inclusion of off-street parking and landscaping, the closing of driveways too close to the intersection and the placement of all the brewing equipment within the building should result in no adverse effects on the neighboring properties.

FINDINGS FOR COMMISSION TO RECOMMEND DENIAL:

1. None.

STAFF CONTACT PERSON:

Mike MacPherson, MPA
Principal Planner

Attachment A: Background Report
Attachment B: Record of Proceedings
Attachment C: Street System Report
Exhibit A. Legal description
Exhibit B: Requirements for Use Permit 400
Exhibit C: Standards for Conditional Use Permits
Exhibit D: Applicant's responses to UP Standards
Exhibit E: Applicant's site plan
Exhibit F: Neighborhood meeting information

ATTACHMENT A
BACKGROUND REPORT
CONDITIONAL USE PERMIT No. 400

APPLICANT'S PROPOSAL:

The applicant has converted an existing vacant and deteriorated building in the CC, Center City District into a brewery with retail sales. A conditional use permit is necessary for the brewery because it is considered to be the manufacturing and production of a product.

SURROUNDING ZONING AND LAND USES:

AREA	ZONING	LAND USE
North	HM	Railroad, manufacturing
East	COM	Warehousing, commercial
South	HC and COM	Commercial and retail
West	HM	Commercial and retail

ZONING ORDINANCE REQUIREMENTS:

1. The conditional use permit procedure is designed to provide the Planning and Zoning Commission and the City Council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety and welfare of the public. In granting a conditional use, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions, safeguards and restrictions upon the premises benefitted by the conditional use as may be necessary to comply with the standards set out in the zoning ordinance to avoid, or minimize, or mitigate any potentially adverse or injurious effect of such conditional uses upon other property in the neighborhood. The general standards for conditional use permits are listed in Exhibit 2.

2. No conditional use permit shall be valid for a period longer than eighteen months from the date City Council grants the conditional use permit, unless within this eighteen months:

    a. A building permit is obtained and the erection or alteration of a structure is started; or
    b. An occupancy permit is obtained and the conditional use is begun.

BUILDING DEVELOPMENT SERVICES:

No objections.

ENVIRONMENTAL SERVICES:

1. Need to install a sampling manhole.
2. Sewer connection permit will be based on size of water meter.

STORM WATER:

Any increase in impervious area will have to meet City storm water detention and water quality requirements.

MEDIACOM:

No comments.

ADJACENT PROPERTY OWNER COMMENTS:

1. Twenty four (24) properties are located within 185 feet of the subject property.

2. The applicant held a neighborhood meeting on Monday, August 27, 2012. Notices were mailed to the 92 property owners and residents located within 500 feet of the subject tract. The applicant's information is attached as Exhibit 5.

STAFF COMMENTS:

1. This is a renewal of Conditional Use Permit 478 which expired because the brewery did not finalize inspections and commence operations within 18 months of City Council approval.

2. The property is zoned COM, Center City District. The applicant is requesting a conditional use permit to convert an existing building into a brewery. Retail sales are not proposed from the facility now, but may be added in the future. A restaurant may also be included in the future. The retail sales and the future restaurant are both permitted uses in the COM, Commercial Street District. The brewery is the only proposed use which requires the approval of a conditional use permit. The brewery is considered to be the manufacturing and production of a product and that is why a use permit is required in the COM District.

3. The existing building was deteriorated and the applicant has renovated the building. All the brewing equipment will be contained within the building. The COM District does not require off-street parking, but the applicant will be providing 10 parking spaces and bicycle parking on site. The applicant will be providing some landscaping (see Exhibit 4). The applicant will also be closing the two existing driveways closest to the intersection and restoring the curb and guttering. There will be one driveway to Commercial Street and one to Lyon Avenue. Both driveways will be one-way.

4. The applicant's proposal meets the standards for approval of a conditional use permit.

ATTACHMENT B
RECORD OF PROCEEDINGS
(to be inserted)

ATTACHMENT C
STREET SYSTEM REPORT
CONDITIONAL USE PERMIT NUMBER 400

TRAFFIC ENGINEER:

No comments.

EXHIBIT B
REQUIREMENTS FOR USE PERMIT NO. 400

1. All development shall conform to Exhibit E.

EXHIBIT C
STANDARDS FOR CONDITIONAL USE PERMITS
USE PERMIT NO. 400

Note: Please see Exhibit 3 for the applicant's responses to the following standards.

An application for a conditional use permit shall be granted only if evidence is presented which establishes the following.

1. The proposed conditional use will be consistent with the adopted policies in the *Springfield Comprehensive Plan*;

2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;

3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;

4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;

5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district;

6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare are proposed;

7. The location, lighting, and type of signs and the relationship of signs to traffic control is appropriate for the site;

8. Such signs will not have an adverse effect on any adjacent properties;

9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;

10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare;

11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:

    a. The location, nature and height of buildings, structures, walls and fences on the site; and
    b. The nature and extent of landscaping and screening on the site;

12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;

13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance;

14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards;

15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;

16. Off-street parking and loading areas will be provided in accordance with the standards set out in 5-1500, 5-1600 and 6-1300 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect;

17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys;

18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel;

19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;

20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield; and

21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

EXHIBIT D
APPLICANT'S RESPONSE TO STANDARDS FOR CONDITIONAL USE PERMITS
USE PERMIT NO. 400

A. State how the proposed conditional use will comply with the applicable standards in Section 3-3300 of the Zoning Ordinance.

1. The proposed brewery and adjacent retail/lease space will be consistent with the adopted policies in the *Springfield Comprehensive Plan.* The *Springfield Comprehensive Plan,* in regards to the Commercial Street District Framework Plan, states the need to "Create a vibrant neighborhood within the Commercial Street Historic District with an eclectic mix of commercial and residential activities." It further states that "Priority in locating new developments should be given to the vacant lots and deteriorated building sites..." While the property at 505 W. Commercial is just across the street from the Historic District, it is located at one of the recognized "gateway entrances" at the west end of the District. The proposed use will help provide an anchor to this end of the district. Similarly, both the existing site and building are vacant and abandoned. The building is in a severe state of disrepair with significant roof damage. The proposed use will rehabilitate a vacant and deteriorated building an place it into productive use. The property is well served by existing infrastructure, thus minimizing the need to expand public utilities and streets. The plan encourages mixed use, and should have a minimal effect on adjacent lower-intensity development, and the environment.

2. The proposed brewery, will not adversely affect the safety of the motoring public and of the pedestrians using the facility and the area immediately surrounding the site. For example, the proposed site improvements close existing curb cuts and ramps that are too close to the street corner. On-site parking will help alleviate on-street parallel parking.

3. The proposed brewery will adequately provide for safety from fire hazards, and have effective measures of fire control. Information provided by Trevor Smith w/CU TecHouse is that nearby hydrants on Commercial Street, connected to the same water main, provided a combined dual-flow rate of 1,932 gallons per minute.

4. The brewery will not increase the hazard to adjacent property from flood or water damage. Water will be drained to the existing system on-site. Existing gravel will be removed from non-paved areas to improve permeability. Any additional run-off requirements will be bought-out for improvements of the regional system.

5. The proposed brewery will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district. All of the brewing equipment is contained within the building.

6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood. The site is zoned COM, with both COM and HM to the east, HM to the north and west, and both HC and COM to the south. The vehicular and stationary lights will be similar to the adjacent properties that contain parking lots and area lights. Site lighting will be building mounted.

7. The location, lighting and type of signs and the relationship of signs to traffic control will be appropriate for the site and in accordance with the City of Springfield signage ordinance.

8. Signage will not have an adverse effect on any adjacent properties and will be in accordance with the City of Springfield signage ordinance.

9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use. The width of pavement and right of way for both Commercial Street and Lyon Avenue are adequate for the vehicular circulation routes for this site.

10. The proposed brewery will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare. The building is currently vacant and in extreme disrepair; the proposed use and associated building repair will help keep the fabric of the neighborhood intact.

11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:

    a. The location, nature and height of buildings, structures, walls and fences on the site. The building is existing. Fences and/or walls will be for screening the trash and mechanical equipment.

    b. The nature and extent of landscaping and screening on the site. No landscaping is required since this site is zoned Center City. However, the applicant will provide some landscaping. 12. The proposed brewery, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site. There are no existing significant topographic or physical features on the site.

13. The proposed brewery will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance. There are no existing natural, scenic or historic features of significant importance on the site. The existing building, built in 1924, could be considered an historic feature and will be renovated.

14. The proposed conditional use otherwise complies with all applicable regulations of this Article, including lot size requirements, bulk regulations, use limitations and performance standards. The proposed brewery would be in an existing building on an established lot.

15. The proposed brewery at the specified location will contribute to or promote the welfare or convenience of the public by renovating a building that's currently vacant and in severe disrepair on an abandoned site and putting it back into productive use.

16. Off-street parking and loading areas will be provided in accordance with the standards set out in 5-1500, 5-1600 and 6-1300 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect. Due to the Commercial Street District zoning, no parking is required on site. However, ten parking spaces, including one van accessible, and bicycle parking will be provided. The on-site parking

reduces the vehicles using on-street parking. There are no residential uses adjoining this site.

17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys. The brewery will be connected to an existing access drive on Lyon Avenue that will be improved to meet City of Springfield standards. Existing curb cuts located too close to the intersection will be removed. new driveway entrance, designed per City of Springfield's standards, will be added on Commercial Street.

18. The vehicular circulation elements of the proposed brewery will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel. A one-way drive on site will be provided for vehicular circulation.

19. The proposed brewery, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way. In fact, additional right-of-way is being provided at the corner for a site triangle as requested by Public Works.

20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield. The building improvements will be designed per the relevant codes adopted by the City of Springfield.

21. The proposed brewery will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services. The brewery site is serviced by all of these public facilities and services.

B. State how the proposed conditional use is to be designed, arranged and operated in order to ensure that development and use of the neighboring property in accordance with the applicable district regulations will not be prevented or made unlikely, and that the value, use and reasonable enjoyment of such property will not be impaired or adversely affected.

The proposed conditional use will put a building, currently abandoned and in a severe state of disrepair, into active use. Thus, the existing fabric of the neighborhood is maintained. The major brewery functions occur within the building. Parking, while not required, is being provided to improve the flow of traffic and relieve on-street parking and congestion. Existing curb cuts that are located too close to the intersection are being removed, and additional right-of-way is being provided to improve vehicular visibility. Landscaping is not required but will be provided. Existing gravel will be removed from green spaces to improve permeability for water absorption, to cut back on dust, and to provide a consistency for the landscaping.

C. Identify any potentially adverse effects that may be associated with the proposed conditional use, and the means proposed by the applicant to avoid, minimize or mitigate such effects.

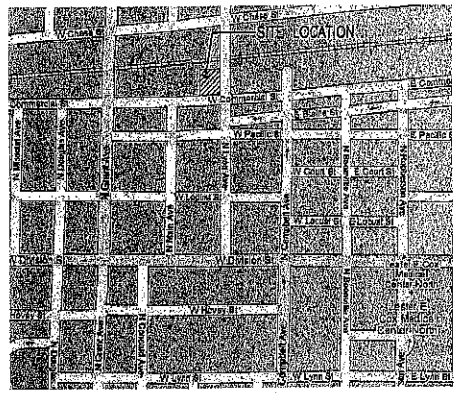
Due to the fact that all of the major brewery operations will occur inside of the building, the site is connecting to existing vehicular access drives, and zoning and nature of the businesses near the site, there should be no adverse effects associated with this proposed conditional use.

BREWERY & ADJACENT LEASE SPACE

505 W. COMMERCIAL STREET
Springfield, Missouri

CONDITIONAL USE PERMIT PACKAGE

Project #: 07123.CPWC *Date : August 7, 2007* *Set No.*



1 SITE LOCATION MAP
SCALE: NOT TO SCALE

NORTH

Sheet Index

1of1 – SURVEY SHEET

LA1.1 – GRADING & EROSION CONTROL PLAN
LA2.1 – SITE CONSTRUCTION PLAN & DETAILS
LA3.1 – PLANTING PLAN & DETAILS

Site Information

ZONING = CC

PARKING REQUIREMENTS (PER ZONING ORDINANCE SECTION 4-1502)
REQUIRED: NO ON-SITE PARKING IS REQUIRED DUE TO CC ZONING.
PARKING REQUIRED BASED UPON USE:
RETAIL SALES:
REQUIRED: 1 SPACE/150 S.F. NET USABLE FLOOR AREA
PROVIDED: 900 S.F./150 S.F. = 6 SPACES
MANUFACTURING:
REQUIRED: 2 SPACES FOR EACH 3 EMPLOYEES ON LARGEST SHIFT + 1 SPACE FOR EACH ON-SITE VEHICLE LEFT ON PREMISES
PROVIDED: 2 SPACES (1 EMPLOYEE AT RETAIL SALES + 2 EMPLOYEES AT BREWERY)
TOTAL PARKING REQUIRED BASED UPON USE: 8 SPACES
PARKING PROVIDED: 10 STALLS, INCLUDING 1 VAN ACCESSIBLE

BICYCLE PARKING NOT REQUIRED
BICYCLE PARKING SPACES PROVIDED = 2

SITE AREA CALCULATIONS
TOTAL SITE AREA = 24,181 SF (0.554 ACRES)
EXISTING BUILDING FOOTPRINT AREA = 8,513.31 SF
EXISTING IMPERVIOUS SURFACE AREA = 18,781.09 SF
PROPOSED IMPERVIOUS SURFACE AREA = 18, 542.33 SF.
TOTAL IMPERVIOUS SURFACE REDUCTION = 238.76 SF

GREENSPACE
GREENSPACE NOT REQUIRED DUE TO CC ZONING

SETBACKS
EXISTING SITE WITH EXISTING BUILDING.

FIRE FLOW CALCULATIONS:
2000 GPM PER SECTION B105 OF 2006 INTERNATIONAL FIRE CODE FOR TYPE 2B AND 3B CONSTRUCTION AND 7,901-9,800 S.F. USE. FLOW TEST INFORMATION FROM CITY UTILITIES: 1,260/672 = 1,932 GPM. FIRE MARSHAL BEN BASHAM SAID IN AN AUGUST 1, 2007 PHONE CONVERSATION THE AVAILABLE GPM FLOW WILL VARY DUE TO NORMAL FLUCTUATIONS AND MEETS THE INTENT OF THE CODE.

Legal Description

BEGINNING AT THE NORTHEAST CORNER OF LOT TWO (2), BLOCK THIRTY-THREE (33), ORIGINAL PLAT OF NORTH SPRINGFIELD, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF LYON AVENUE, 149.54 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID LYON AVENUE AND THE NORTH LINE OF COMMERCIAL STREET; THENCE WESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF COMMERCIAL STREET, A DISTANCE OF 168.48 FEET TO THE LINE THAT DIVIDES THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION ELEVEN (11), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY-TWO (22) WEST, INTO EAST AND WEST HALVES; SAID POINT BEING 224.14 FEET SOUTH OF THE CENTERLINE OF THE BURLINGTON-NORTHERN RAILROAD; THENCE NORTH ALONG THE LINE THAT DIVIDES SAID EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION ELEVEN (11), TOWNSHIP TWENTY-NINE (29), NORTH, RANGE TWENTY-TWO (22) WEST INTO EAST AND WEST HALVES, A DISTANCE OF 164.53 FEET TO THE NORTH LINE OF LOT TWO (2) BLOCK THIRTY-THREE (33) OF THE ORIGINAL TOWN OF NORTH SPRINGFIELD, AS PROJECTED WEST; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TWO (2), A DISTANCE OF 167.50 FEET TO THE POINT OF BEGINNING, BY THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

BUTLER ROSENBURY & PARTNERS
319 N. Main, Suite 200
Springfield, Missouri 65806
Ph: 417.865.6100
Fax: 417.865.6102
www.brpae.com

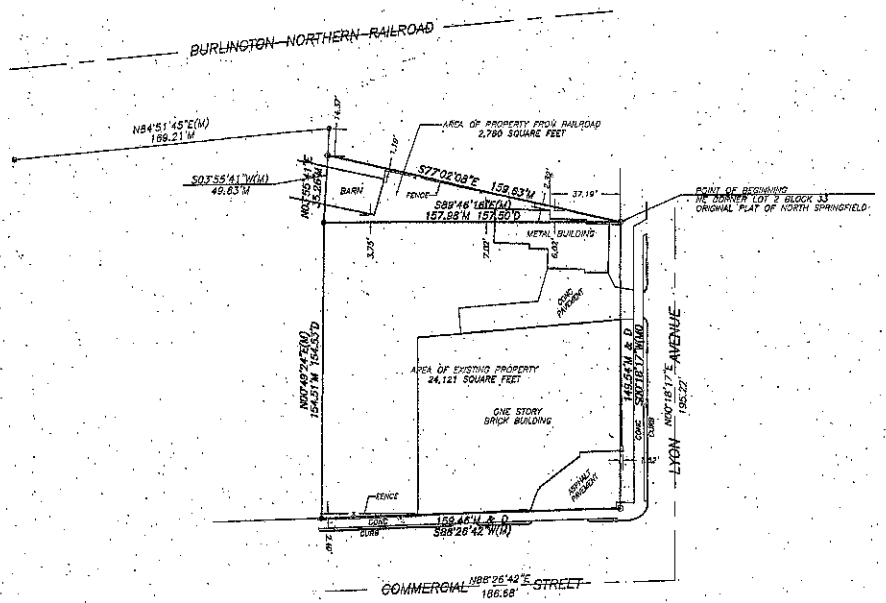
Architecture
Engineering
Interior Design
Landscape Architecture

USE PERMIT 378
EXHIBIT 4
SHEET 1 OF 5

Proposed Brewery, Retail, and Lease Space
505 W. Commercial Street
Springfield, Missouri
Project: 07123.CPWC
August 6, 2007

EXHIBIT 4

PLAT OF SURVEY
FOR
RICK JACKSON



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

DATE JUNE 18, 2007
● – EXISTING PIN
O – SET IRON PIN
M – MEASURED
P – PLATTED
D – DEEDED
URBAN PROPERTY

NORTH BY DEED

PROPERTY DESCRIPTION: (EXISTING)
BEGINNING AT THE NORTHEAST CORNER OF LOT TWO (2), BLOCK THIRTY-THREE (33), ORIGINAL PLAT OF NORTH SPRINGFIELD, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF LYON AVENUE, 149.54 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID LYON AVENUE AND THE NORTH LINE OF COMMERCIAL STREET; THENCE WESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF COMMERCIAL STREET, A DISTANCE OF 158.46 FEET TO THE LINE THAT DIVIDES THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION ELEVEN (11), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY-TWO (22) WEST, INTO EAST AND WEST HALVES; SAID POINT BEING 254.14 FEET SOUTH OF THE CENTERLINE OF THE BURLINGTON-NORTHERN RAILROAD; THENCE NORTH ALONG THE LINE THAT DIVIDES SAID EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION ELEVEN (11), TOWNSHIP TWENTY-NINE (29), NORTH, RANGE TWENTY-TWO (22) WEST INTO EAST AND WEST HALVES, A DISTANCE OF 154.53 FEET TO THE NORTH LINE OF LOT TWO (2) BLOCK THIRTY-THREE (33) OF THE ORIGINAL TOWN OF NORTH SPRINGFIELD, AS PROJECTED WEST; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TWO (2), A DISTANCE OF 157.50 FEET TO THE POINT OF BEGINNING, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

PROPERTY DESCRIPTION: (FROM RAILROAD)
A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 29 NORTH, RANGE 22 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT TWO (2), BLOCK THIRTY-THREE (33), ORIGINAL PLAT OF NORTH SPRINGFIELD, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE N84°45'18"W, ALONG THE NORTH LINE OF SAID LOT 2, 157.98 FEET; THENCE N03°55'41"E, 35.26 FEET; THENCE S77°02'08"E, 159.63 FEET TO THE POINT OF BEGINNING, CONTAINING 2,780 SQUARE FEET, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYORS DECLARATION:
I HEREBY DECLARE TO RICK JACKSON, THAT THE INFORMATION CONTAINED HEREIN IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND BASED UPON THE INFORMATION PROVIDED BY RICK JACKSON. MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY PERSONAL SUPERVISION. PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE DISCOVERED, PROVIDED, OR WRITTEN, AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIP, AS SHOWN, IS BASED UPON INFORMATION PROVIDED BY OTHERS AND DOES NOT REPRESENT AN OPINION AS TO TITLE.

GARY C. BUTCHER, PLS 1911

USE PERMIT 378
EXHIBIT 4
SHEET 2 OF 5

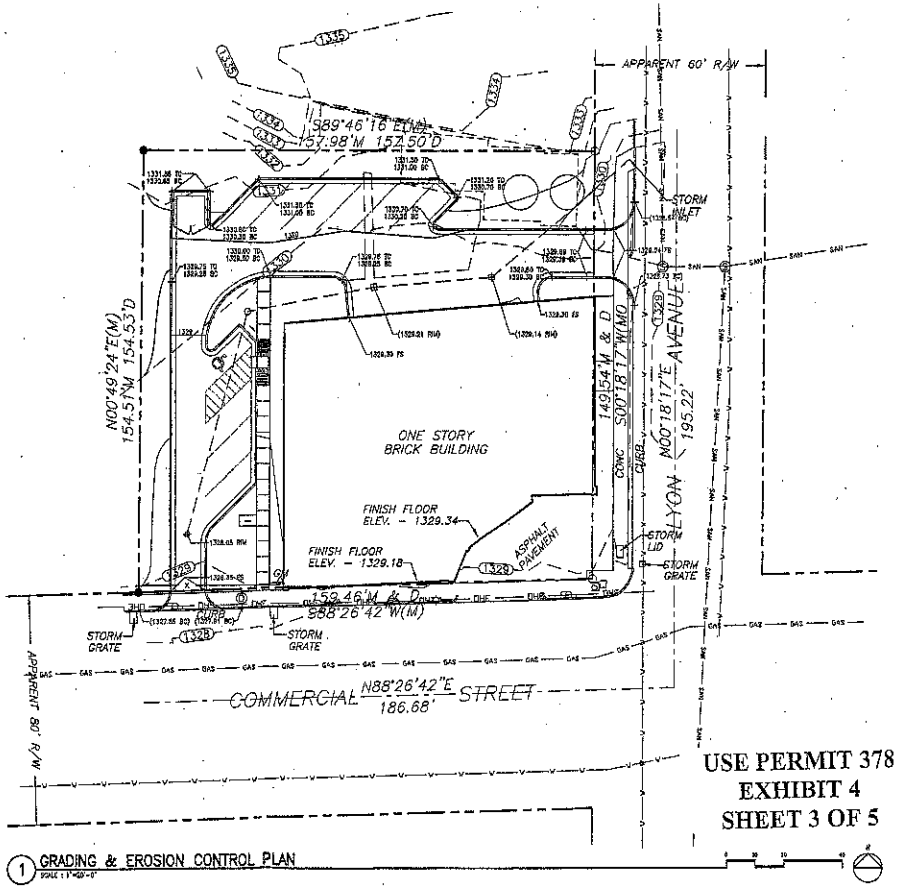
REVISED:	BY:

PLAT OF SURVEY
FOR
RICK JACKSON

LAND DEVELOPMENT STRATEGIES LLC
LAND PLANNING–ENGINEERING–LAND SURVEYING
1730 E. Route AB, Road, Suite J
Nixa, Missouri 65714
Phone 417-881-6886 Fax 417-881-6886

STATE OF MISSOURI
GARY C. BUTCHER
NUMBER LS-1911
LAND SURVEYOR
6-21-2007

DRAWN BY:	RAM
CHECKED BY:	GCB
DATE:	6-18-07
JOB DESC.:	RICK JACKSON
SCALE:	AS SHOWN
SHEET #:	1 OF 1



1 GRADING & EROSION CONTROL PLAN

SCALE 1"=20'-0"

USE PERMIT 378
EXHIBIT 4
SHEET 3 OF 5

GENERAL NOTES FOR SEDIMENTATION AND EROSION CONTROL

1. THIS PLAN SHOWS THE LOCATION AND DETAILS FOR PRIMARY SEDIMENT CONTROLS TO BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING EROSION AND DISCHARGE OF SEDIMENT FROM THE SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES DURING ALL PHASES OF HIS OPERATIONS REGARDLESS OF WHETHER THEY ARE SPECIFICALLY NOTED ON THIS PLAN. AND SHALL MAINTAIN AND REPLACE CONTROLS AS NECESSARY DURING THE COURSE OF HIS OPERATIONS.
2. SILT FENCES OR OTHER APPROVAL SEDIMENT CONTROLS SHOWN ON THIS PLAN MUST BE INSTALLED PRIOR TO ANY EARTH WORK.
3. THE CONTRACTOR SHALL CLEAN STREETS BOTH DOWNTOWN AND ADJACENT TO THE SITE, AS NEEDED AFTER EACH RAINFALL, AND AT THE END OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AND SHALL WATER CONSTRUCTION AREAS WHENEVER CONDITIONS WARRANT.
5. ALL DISTURBED AREAS NOT RECEIVING OTHER PERMANENT STABILIZATION SUCH AS PAVEMENT, ROOFS, SOD, ETC., SHALL BE HYDROSEEDED. BEFORE TEMPORARY SEDIMENT CONTROLS MAY BE REMOVED AND PRIOR TO THE APPROVAL OF FINAL INSPECTION.
6. ALL ROADWAY ENTRANCES SHALL BE ROCKED UNTIL FINAL CURBS PAVED.

GENERAL GRADING NOTES

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE LOCATION AND DEPTHS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND OVERHEAD, AND SHALL BE RESPONSIBLE TO SECURITY ANY DAMAGES TO SAID UTILITIES DUE TO HIS OPERATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OBSTRUCTIONS THAT OCCUR WITH EXISTING UTILITIES, PRIOR TO ANY WORK THE ARCHITECT'S RESPONSE MAY RESULT IN UNPAID CONSTRUCTION ACTIVITY.
4. ALL UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO SITE SURVEY, MEP AND ARCHITECTURAL DRAWINGS FOR CONFIRMED AND FINISHED UTILITY LOCATIONS AND INFORMATION. COORDINATE ALL UTILITY CONNECTIONS WITH MEP AND ARCHITECTURAL DRAWINGS. LOCATION OF NEW WATER, SANITARY LINES, AND SERVICE CONNECTIONS ARE NOT PART OF THIS PLAN. COORDINATE WITH LOCAL UTILITY PROVIDERS AND THE PUBLIC WORKS DEPARTMENT FOR ALL NEW SERVICE CONNECTIONS.
5. REMOVE TOPSOIL FROM THE AREA TO BE GRADED, INCLUDING THE BUILDING AREA, AND STOCKPILE ON THE PREMISES FOR USE IN FINISH GRADING. TOP SOIL REMAINS THE PROPERTY OF THE OWNER.
6. ALL AREAS DISTURBED BY CONSTRUCTION, AND NOT DESIGNATED TO RECEIVE ANY OTHER FORM OF SURFACE TREATMENT SHALL BE DRESSED AND SEEDED TO LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
8. MAINTAIN GRADE/PAVING A MINIMUM OF 4" BELOW FACE OF FINISHED CONCRETE AT LOCATIONS AROUND THE PERIMETER AND INTERIOR COLUMNS EXCEPT WHERE NOTED. MAXIMUM MINIMUM 8" AT ALL OTHER LOCATIONS EXCEPT WHERE NOTED.
9. ALLOW ALL PAVEMENT FOR ADEQUATE DRAINAGE FOR ALL SIDEWALKS, DRIVING SLOPE IS NOT TO EXCEED 6% AND CROSS SLOPE IS NOT TO EXCEED 2% IN ANY DIRECTION.

GENERAL GRADING NOTES – SITE FILLS

1. REMOVE THE TOPSOIL FROM THE AREA TO BE GRADED, INCLUDING THE BUILDING AREA, AND STOCKPILE ON THE PREMISES FOR USE IN THE FINISH GRADING TOPSOIL REMAINS THE PROPERTY OF THE OWNER.
2. REMOVE ALL OTHER ORGANIC MATERIAL, SOFT UNSUITABLE MATERIALS, MATERIAL WITH EXCESSIVE MOISTURE, OR ANY OTHER MATERIAL REQUIRED TO BE REMOVED AS PER INSPECTION OF THE ENGINEERING TESTING LABORATORY.
3. EXCAVATE ALL AREAS TO RECEIVE NEW FILL, PAVING, BUILDING FOUNDATIONS, AND OTHER IMPROVEMENTS.
4. THE PREPARED SUB GRADE IN THE AREA OF THE BUILDING AND PAVING SHALL BE PROOF-ROLLED BEFORE ANY FILL IS PLACED TO VERIFY A STABLE GROUND SURFACE. PROOF-ROLLING SHALL CONSIST OF ROLLING THE GROUND SURFACE WITH A MINIMUM 10,000 LB. PNEUMATIC TIRED ROLLER OR A LOADED TANDEM AXLE DUMP TRUCK, NOTING AND AREAS WHICH RUT OR DEFLECT EXCESSIVELY. ALL SOFT AREAS IDENTIFIED DURING PROOF-ROLLING SHALL BE REMOVED OR FURTHER UNDERCUT, AND ROLLED UNTIL STABLE.
5. BEFORE PLACING ANY NEW FILL MATERIAL, THE EXPOSED SOILS SHALL BE SCARIFIED AND THEN COMPACTED TO AT LEAST 92 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY STANDARD PROCTOR PROCEDURES (ASTM D-698) AT ACCEPTABLE SOIL MOISTURE CONTENT.
6. FILL MATERIAL USED SHALL CONSIST OF WORKABLE LOW PLASTICITY SILT/ CLAY WITH A LIQUID LIMIT OF LESS THAN 50 CONTAINING AN APPROXIMATE PROPORTION OF SILTY THROUGH MEDIUM PLASTIC CLAY WITH A LIQUID LIMIT GREATER THAN 30 IS CONSIDERED SUITABLE FOR USE AS STRUCTURAL FILL ONLY IF THE PERCENTAGE OF PASSING200 EXCEEDS 35 PERCENT. LARGE SOIL ROCK GREATER THAN 6" WILL NOT BE ALLOWED.
7. FILL IN LAYERS NO GREATER THAN 8 INCH LOOSE LIFTS AND COMPACT TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY STANDARD PROCTOR PROCEDURES (ASTM D-698) AT ACCEPTABLE SOIL MOISTURE CONTENT. EACH LAYER SHALL BE THOROUGHLY COMPACTED USING SHEEPS FOOT ROLLER, POWER ROLLER, AND OTHER EQUIPMENT APPROVED BY THE ENGINEER. ACCEPTABLE SOIL MOISTURE CONTENTS DURING FILLING OPERATIONS ARE THOSE AT WHICH SATISFACTION DENSITIES RESULT.
8. THE CONTRACTOR SHALL EMPLOY AND PAY TO RETAIN THE SERVICES OF AN ENGINEERING TESTING LABORATORY TO PERFORM TESTING AND INSPECTION OF THE FOLLOWING ITEMS:
   (A) EXCAVATION BEFORE PLACEMENT OF FOOTINGS OR ENGINEERED COMPACTED FILL.
   (B) INSPECTION AND TESTING OF PROPOSED FILL MATERIAL.
   (C) MOISTURE DENSITY RELATIONSHIP TESTING OF THE MOST FILL MATERIAL ACCORDING TO STANDARD PROCTOR PROCEDURES (ASTM D-698).
   (D) PROOF-ROLLING, UNDERCUTTING AND REPLACEMENT, WHERE REQUIRED.
   (E) PLACEMENT OF ENGINEERED COMPACTED FILL.
   A MINIMUM OF THREE COMPACTION TESTS SHALL BE MADE FOR EACH LAYER OF FILL AND ADD A MINIMUM OF ONE COMPACTION TEST PER EACH 1,000 SQUARE FEET OF FILL WITHIN THE BUILDING AREA. IN PAVEMENT AREAS A MINIMUM OF THREE COMPACTION TESTS SHALL BE MADE FOR EACH LAYER OF FILL AND ALSO A MINIMUM OF ONE TEST PER EACH 5,000 SQUARE FEET OF FILL AREA.

ABBREVIATIONS

BC	BOTTOM OF CURB
TC	TOP OF CURB
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE
TW	TOP OF WALL
BW	BOTTOM WALL
TS	TOP OF STEP
BS	BOTTOM OF STEP

995.00 FS PROPOSED ELEVATION

995.00 MS EXISTING ELEVATION

GRADING & EROSION CONTROL PLAN

PROPOSED BREWERY AND SALES FACILITY
505 W. COMMERCIAL STREET

BUTLER, ROSENBURY & PARTNERS, INC.

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STATE OF MISSOURI
JAMES A. ROSENBURY
NUMBER A-5455
REGISTERED ARCHITECT
8/6/07

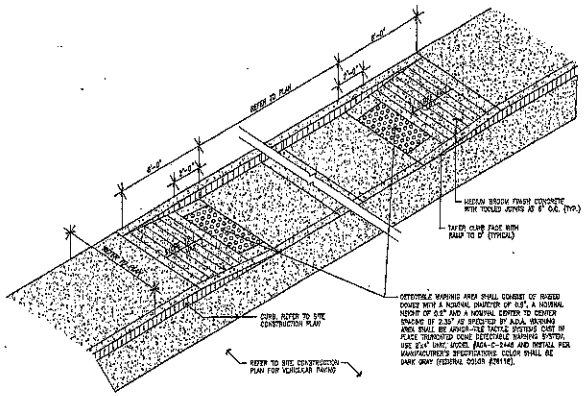
DRAWN BY
JAR

CHECKED BY
TJE

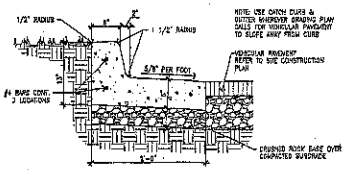
ISSUE DATE
AUGUST 6, 2007

PROJECT 07125.CPMC

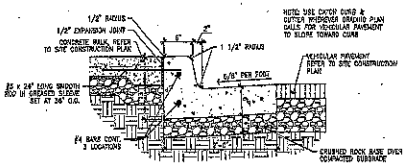
LA1.1



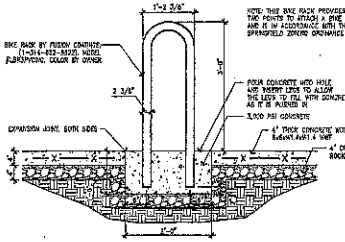
2 ACCESSIBLE RAMP DETAIL
SCALE: 1/2" = 1'-0"



7 SPILL CURB AND GUTTER DETAIL
SCALE: 1" = 1'-0"



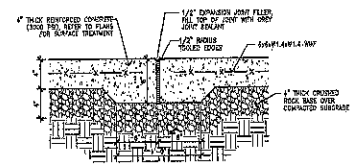
8 CATCH CURB AND GUTTER DETAIL
SCALE: 1" = 1'-0"



9 BIKE RACK DETAIL
SCALE: 3/4"=1'-0"

KEYNOTES

01.000 STORAGE TANKS BY OWNER
01.001 METAL BUILDING TO BE DEMOLISHED.
01.002 STORM INLETS TO BE PROTECTED IN PLACE.
01.003 TRASH ENCLOSURE, REFER TO DETAIL #5 ON THIS SHEET.
02.000 CONCRETE CURB AND GUTTER. USE A CATCH CURB WHEREVER THE GRADING PLAN CALLS FOR DRAINAGE TOWARDS THE CURB AND GUTTER. REFER TO DETAIL #8 ON THIS SHEET FOR A CATCH CURB DETAIL. USE A SPILL CURB WHEREVER THE GRADING PLAN CALLS FOR DRAINAGE AWAY FROM THE CURB AND GUTTER. REFER TO DETAIL #7 ON THIS SHEET FOR A SPILL CURB DETAIL.
02.001 ACCESSIBLE SIDEWALK RAMP. REFER TO DETAIL #2 ON THIS SHEET.
02.002 EXISTING FENCE TO BE REMOVED.
02.003 3" THICK ASPHALTIC CONCRETE OVER 7" CRUSHED ROCK BASE.
02.004 EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. REFER TO MEP PLANS.
02.005 4" WIDE PAINTED PARKING STRIPES. COLOR BY OWNER.
02.006 CONCRETE SIDEWALK, 4" THICK WITH 6x6xW1.4xW1.4 WWF OVER 4" CRUSHED ROCK BASE. SECTION BROOM FINISH. EXPANSION JOINTS AT 20' O.C. MAX AND CONTROL JOINTS AT 5' O.C. MAX. USE 1/4" EXPANSION JOINTS WHERE PAVING ABUTS ANY BUILDING SURFACE. REFER TO DETAIL #4 ON THIS SHEET FOR CONTROL JOINT DETAIL. REFER TO DETAIL #3 ON THIS SHEET FOR EXPANSION JOINT DETAIL.
02.007 POSSIBLE EXISTING DRIVE APRONS AND PORTIONS OF CURB AND GUTTER ACROSS EXISTING DRIVE EXPANSION. CURB AND GUTTER SHALL BE CONSTRUCTED PER CITY OF SPRINGFIELD PUBLIC WORKS STANDARDS. FLOWLINE OF GUTTER SHALL MATCH ELEVATION OF EXISTING ASPHALT. PATCH ASPHALT AS NEEDED PER CITY OF SPRINGFIELD PUBLIC WORKS STANDARDS.
02.008 EXISTING ASPHALT TO BE PROTECTED IN PLACE.
02.009 EXISTING SIDEWALK TO BE PROTECTED IN PLACE.
02.010 PROVIDE ACCESSIBLE PARKING SYMBOL (SIMILAR TO THIS) PER ADA STANDARDS.
02.011 BIKE RACK, REFER TO DETAIL #9 ON THIS SHEET.
02.012 STORM INLET, REFER TO GRADING PLAN FOR RIM ELEVATION
02.013 STORM DRAINAGE PIPE TO CONNECT TO EXISTING STORM DRAINAGE SYSTEM
02.014 DRIVE APPROACH. AT CONDITIONAL USE OWNER WILL APPLY TO VACATE R.O.W. WHERE BUILDING IS ENCROACHING ON PUBLIC R.O.W.
02.015 PROVIDE ACCESSIBLE SIGN (ONE PER H.C. STALL). REFER TO DETAIL #6 ON THIS SHEET.
02.016 DEMO EXISTING CURB AS NEEDED FOR NEW DRIVE APPROACH.
02.017 CONCRETE DRIVE APPROACH SHALL BE 8" THICK WITH 6x6xW1.4xW1.4 WWF OVER A 4" CRUSHED ROCK BASE.



3 EXPANSION JOINT DETAIL
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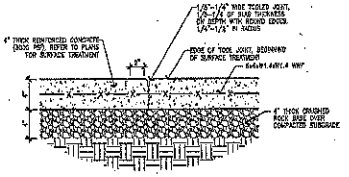

4 CONTROL JOINT DETAIL
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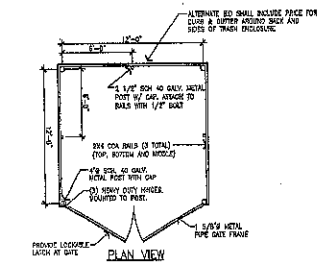

5 WOODEN TRASH ENCLOSURE
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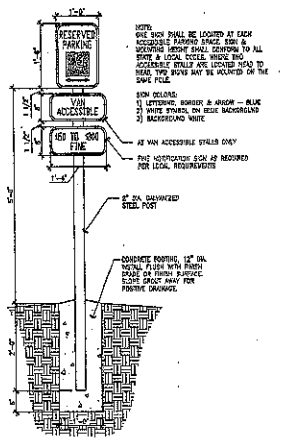
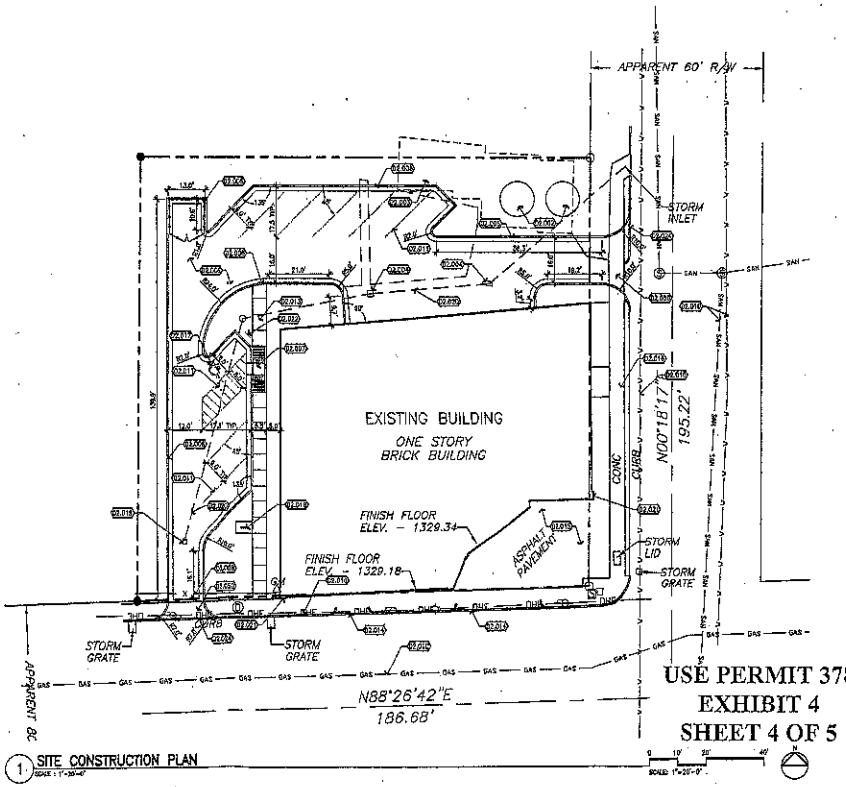


6 ACCESSIBLE SIGN
SCALE: 1 3/4"=1'-0"



1 SITE CONSTRUCTION PLAN
SCALE: 1"=20'-0"

GENERAL CONSTRUCTION NOTES

1. CONSTRUCTION SHALL CONFORM TO THE LATEST APPLICABLE DESIGN AND CONSTRUCTION STANDARDS OF THE GOVERNING AUTHORITY, WHETHER IT BE OF COUNTY OR CITY JURISDICTION, AND THE STATE OF MISSOURI. WHICHEVER TAKES PRECEDENCE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS, TO BE DONE PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGES TO SAID UTILITIES DUE TO HIS OPERATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR OBSTRUCTIONS OCCURRING WITH EXISTING UTILITIES. FAILURE TO MAY UPON THE LANDSCAPE ARCHITECT'S RESPONSE MAY RESULT IN UNPAID CONSTRUCTION ACTIVITY.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. THE DUTY OF THE LANDSCAPE ARCHITECT OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR SITE CONSTRUCTION SITE.
7. ALL AREAS DISTURBED BY CONSTRUCTION, AND NOT DESIGNED TO RECEIVE ANY OTHER FORM OF SURFACE TREATMENT SHALL BE FINISHED AND SEEDED TO SOD IN ACCORDANCE WITH LANDSCAPE SPECIFICATIONS.
8. COORDINATE ALL UTILITY CONNECTIONS WITH ARCHITECTURAL AND CIVIL ENGINEERING PLANS. LOCATION OF NEW METERS, SANITARY LINES, SERVICE CONDITIONS ARE NOT PART OF THIS PLAN. COORDINATE WITH CITY UTILITIES AND THE PUBLIC WORKS DEPARTMENT FOR ALL NEW SERVICE CONNECTIONS. REFER TO CIVIL AND MEP DRAWINGS FOR PROPOSED UTILITY LOCATIONS AND EXTERIOR LIGHTING LOCATIONS.
9. CURVE, RADII AND ALL SITE DIMENSIONS ARE TAKEN FROM FRONT OF CURB.

USE PERMIT 378
EXHIBIT 4
SHEET 4 OF 5

SITE CONSTRUCTION PLAN

PROPOSED BREWERY AND SALES FACILITY
505 W. COMMERCIAL STREET

BUTLER, ROSENBURY & PARTNERS, INC.

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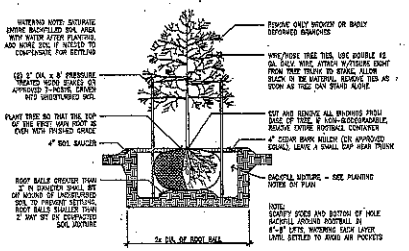
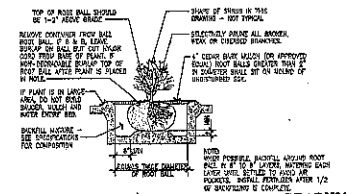
DRAWN BY: ERR
CHECKED BY: PJS
ISSUE DATE: AUGUST 6, 2007
PROJECT 07132.01MC

STATE OF MISSOURI
PAUL J. SCHNEIDER
NUMBER 2009
LANDSCAPE ARCHITECT
8/6/07

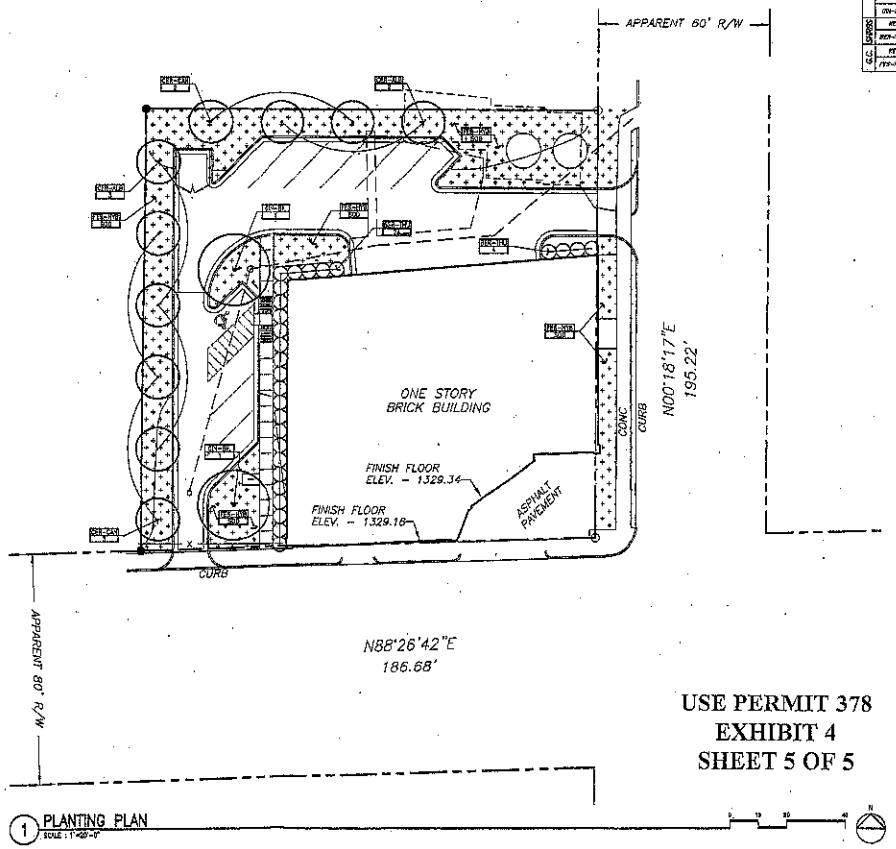
LA2.1



(2) DECIDUOUS TREE PLANTING DETAIL
SCALE : NOT TO SCALE



(3) SHRUB PLANTING DETAIL
SCALE : NOT TO SCALE



(1) PLANTING PLAN
SCALE : 1"=20'-0"

PLANT MATERIALS					
TREES	KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS
	QUE-SHU	QUERCUS SHUMARDII SHUMARD RED OAK	B&B	2" CAL.	WELL-FORMED, FREE OF DISEASE.
	QUE-ALB	QUERCUS ALBICAUDATA 'NRM' NORTHERN RED OAK	B&B	2" CAL.	WELL-FORMED, FREE OF DISEASE.
	GYM-DIO	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEE TREE	B&B	1 1/2" CAL.	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE
SHRUBS	KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS
	BUX-MIC	BUXUS MICROPHYLLA 'WINTER GEM' WINTER GEM BOXWOOD	CONT	5 GAL.	FULL STATION PLANT, BUSHING MUST BE AT 18" O' HEIGHT AT PLANTING TIME
G.C.	KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS
	FES-ARU	FESTUCA ARUNDINACEA 'SWIFT' TURF-TYPE TALL FESCUE	SOD		HEALTHY SOD.

GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER UNDERGROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL AND MEP DRAWINGS FOR PROPOSED UTILITY LOCATIONS AND EXTERIOR LIGHTING LOCATIONS.
2. MOW AND REMOVE ALL EXISTING WEEDS FROM SITE AREA PRIOR TO PLANTING.
3. THE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL OUTSIDE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
4. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM 4" DEPTH OF AMENDED OR STOCKPILED TOPSOIL. REFER TO SPECIFICATIONS.
5. ANY MATERIAL WHICH DIES, OR BECOMES UNSIGHTLY PRIOR TO ACCEPTANCE OF THE WORK WILL BE PROMPTLY REMOVED AND REPLACED.
6. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQUIREMENTS.
8. BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS (THIS SHALL BE AMENDED AS SPECIFIED IN THE SOILS REPORT):
   3 PARTS BY VOLUME TOPSOIL
   1 PART BY VOLUME PEAT MOSS OR APPROVED EQUAL
   1 LB. 13-13-13 COMMERCIAL FERTILIZER PER CUBIC YARD OF MIX
9. ALL SHRUB PLANTING AREAS SHALL RECEIVE A MINIMUM 3" DEPTH OF SHREDDED OAK MULCH OR APPROVED EQUAL AFTER INSTALLATION OF ALL PLANT MATERIAL.
10. INSTALL HEAVY DUTY BLACK PVC PLASTIC LAWN EDGING (VALLEY VIEW OR EQUAL) TO SEPARATE SOD, SEEDED PLANTING AREAS FROM TURF AREAS.
11. ALL DISTURBED AREAS OF THE SITE NOT WITHIN THE LIMITS OF BUILDING AREAS, SHALL BE HYDROSEEDED WITH DWARF FESCUE SEED AT A RATE OF 10 LBS. PER 1000 SQUARE FEET.
12. HYDROSEED MIX SHALL INCLUDE:
   COMMON BERMUDA SEED, PURE - 1,200 LB/AC
   FERTILIZER 8-13-7 FERTILIZER - 800 LB/AC
   COMMON MULCH/FIBER - 40 LB/AC (1 LB/1000 SQ)
13. PRIOR TO HYDROSEED GERMINATION, A PRE-EMERGENT HERBICIDE SHALL BE APPLIED. THE CONTRACTOR IS RESPONSIBLE FOR COMPATIBILITY OF HERBICIDE WITH HYDROSEED PLANT MATERIAL.
14. ALL AREAS TO BE SEEDED, HAVING SLOPES LESS THAN 4:1 SHALL BE MULCHED WITH CEREAL GRAIN AT THE RATE OF 100 POUNDS PER 1000 SQUARE FEET (2300 POUNDS PER ACRE). MULCH MAY BE APPLIED BY HAND, HOWEVER IT MUST BE EVENLY SPREAD. CEREAL GRAIN MULCH SHALL BE THOROUGHLY WETTED IMMEDIATELY AFTER APPLICATION.
15. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLANTING AND RESEEDING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT PLANTING SEASON.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK, INCLUDING BUT NOT LIMITED TO: WATERING, WEEDING, REPLACING, FERTILIZING, ETC.) OF ALL PLANTING AND TURF AREAS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT AND OWNER.
17. THE LANDSCAPE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
18. THE LANDSCAPE CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
19. THE LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANTS UNTIL TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL. IF THE SITE DEVELOPMENT PLANS DO NOT INCLUDE AN IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO WATER ALL PLANT MATERIALS UNTIL THE TIME THE LANDSCAPE IS APPROVED BY THE OWNER.
20. LANDSCAPE CONTRACTOR SHOULD PROVIDE UNIT COSTS AND POSSIBLE ALTERNATIVES FOR PLANT MATERIAL TO LANDSCAPE ARCHITECT.

USE PERMIT 378
EXHIBIT 4
SHEET 5 OF 5

PLANTING PLAN AND DETAILS

PROPOSED BREWERY AND SALES FACILITY
505 W. COMMERCIAL STREET

BUTLER, ROSENBURY & PARTNERS, INC.

COMMENT BUTLER, ROSENBURY & PARTNERS, INC.
STATE OF MISSOURI
JAMES R. FRANK JR.
NUMBER 2012019
LANDSCAPE ARCHITECT
8/10/07

DRAWN BY
CHECKED BY
ISSUE DATE
AUGUST 6, 2007
PROJECT 07123.07MO

LA3.1

EXHIBIT F

505 West C Street, LLC
330 Spice Road
Ozark, MO 65721

Telephone: 417-725-1926 john@whiteriverbrewingco.com

August 16, 2012

Re: Proposed Conditional Use Permit – Neighborhood Meeting

Dear Property Owner:

We are applying for a conditional use permit for the building located at 505 W. Commercial Street. In accordance with the city requirements we will be holding a neighborhood meeting on Monday, August 27, 2012 from 5:30 to 6:30pm. This meeting will be held at 505 W. Commercial Street, Suite 104. Since your property is located within 500' of the proposed conditional use, you are invited to come discuss the project and ask any questions you may have.

The proposed conditional use for the property will be a brewery and retail/lease space.

Sincerely,

505 West C Street, LLC

John N. Hosfield
Member

505 West C Street, LLC
330 Spice Road
Ozark, MO 65721

Telephone: 417-725-1926 uadb97@yahoo.com

August 27, 2012- 505 W. Commercial Street Conditional Use- Neighborhood Meeting Sign-In Sheet

Applicant Representatives: John Hosfield Member 505 West C Street, LLC

Name (Please Print)	Address (of property within 500' of proposed use)	Phone #
1. Jackie Dritt	407 S. SAYRE Ave.	
2. Nick Warnock		
3. Jim Barry	435 W. PACIFIC	
4.		
5. Charles Ford + Barbara Ford	334 E KEARNEY	
6. Drew Mella		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15		
16.		
17.		
18.		
19.		
20.		

505 West C Street, LLC
330 Spice Road
Ozark, MO 65721

Telephone: 417-725-1926 john@whiteriverbrewingco.com

Neighborhood Meeting Report September 6, 2012

Proposed Conditional Use Permit
505 West Commercial Street
Springfield, Missouri

Re: Conditional Use Permit to allow a brewery to operate in Central City

The Neighborhood Meeting was held, Monday August 27, 2012 between 5:30 and 6:30pm at 505 West Commercial Street, Springfield, MO. The meeting leader was John N. Hosfield, applicant.

The purpose of the Neighborhood Meeting was to discuss the applicants request for a Conditional Use Permit to operate a brewery at 505 West Commercial Street. Since the meeting was held at the site of the proposed brewery the attendees were able to see the brewing equipment on site.

A total of 95 invitations were sent out, with 24 being returned as not deliverable from the post office. The list of invitations generated by The City of Springfield is attached and the addresses of the invitations returned are circled along with a copy of the notification letter. The invitations that were not deliverable were given to the Planning Department. A total of seven people attended the meeting and a copy of the meeting sign in sheet is attached. Comment sheets were available at the meeting but none were completed. A copy of the comment sheet is also attached.

Following a brief explanation of the request the meeting was open for questions. The only question regarding the brewery was from Ida Berry, who attended the last Neighborhood Meeting in August 2007. She asked why a second meeting was being held. It was explained that the original permit had expired and a new application required a new Neighborhood Meeting. Other questions from the attendees pertained to the number of bars on Commercial Street, the homeless situation and the need for more retail on Commercial Street. Each of those topics was discussed among the attendees. Each of the attendees expressed their support for the brewery, they were happy to see the building occupied and wished the venture good luck.

Following the meeting a brief tour of the facility and an explanation of the brewing process was given by David Lamb, Head Brewer, for the brewery. David was working on the equipment and did not attend the meeting.

Sincerely,

505 West C Street, LLC

John N. Hosfield
Member

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STAPLES

2TB HOLDINGS LLC
PO BOX 413
MARSHFIELD, MO 65700

505 WEST C ST LLC
330 SPICE RD
OZARK, MO 657217943

BAKER, CECIL TIMOTHY
4706 S PALMER AVE
SPRINGFIELD, MO 658047404

BARRY, JAMES A ETAL TR
622 W LOCUST ST
SPRINGFIELD, MO 65803

BEBOUT, ELMER L
5051 N FARM ROAD 223
STRAFFORD, MO 657579374

BLAKEY, GEORGE A
612 W PACIFIC ST
SPRINGFIELD, MO 658032726

BROYLES, DAVID & TERRY TRUST
PO BOX 245
HUMBOLDT, KS 667480245

CITYSCAPE DEV LLC
PO BOX 1625
SPRINGFIELD, MO 658011625

CLAYTON, HELEN TR
1629 N LYON AVE
SPRINGFIELD, MO 658032713

CURTIS INV LLC
2632 E SHADY GLEN ST
SPRINGFIELD, MO 65804

DAVIS, HUGH B
5921 S LAKESHORE DR
SPRINGFIELD, MO 658102120

DUNIVANT, THOMAS L
2033 WATSON DR
JACKSON, MO 637553335

DUNVILLE, CHARLES
PO BOX 11302
SPRINGFIELD, MO 658081302

EAST, JOE C & MARJORIE L TRUST
1593 E REDREX ST
SPRINGFIELD, MO 658046505

GERACI, RUTH D
532 W HUGH ST
NORTH AUGUSTA, SC 298412916

GIDDINGS, DAVID C TRUST
1622 N MAIN AVE
SPRINGFIELD, MO 658032720

GOSS, CHARLES E
334 E KEARNEY ST
SPRINGFIELD, MO 658033018

H2 ENTERPRISES LLC
5107 TOWER DR
EAU CLAIRE, WI 547038723

HARRIS, DANIEL D
5425 E BENNETT ST
SPRINGFIELD, MO 658092603

HARRIS, DAVID K
301 E COMMERCIAL ST
SPRINGFIELD, MO 658032941

HOLDER, KERRY L
2247 N NETTLETON AVE
SPRINGFIELD, MO 65803

HOWARD, NORMA
1860 N LYON AVE
SPRINGFIELD, MO 658032642

HS, INVESTMENTS LLC
611 W COMMERCIAL ST
SPRINGFIELD, MO 658032633

HUCKER, ADAM
518 W PACIFIC ST
SPRINGFIELD, MO 658032724

IVEY, EDWIN L ETAL
PO BOX 5113
SPRINGFIELD, MO 658015113

IVEY, EDWIN LEE ETAL
PO BOX 5113
SPRINGFIELD, MO 658015113

KETEL, REX
11879 N FARM ROAD 147
BRIGHTON, MO 656179416

KIRKPATRICK, TODD R
2857 S CHANTILLY LN
SPRINGFIELD, MO 658043939

LADD, AL
500 W COMMERCIAL ST
SPRINGFIELD, MO 658032632

LOFTS @ 315 LLC
315 W COMMERCIAL ST
SPRINGFIELD, MO 658032667

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MCDANIEL REDEVELOPMENT LLC
PO BOX 550
STRAFFORD, MO 657570550

OZARK MODEL RR ASSOC
424 W COMMERCIAL ST
SPRINGFIELD, MO 658032650

SPFD VICTORY MISSION INC
PO BOX 2884
SPRINGFIELD, MO 658012884

STEVENS, ZACKERY
9092 STATE HIGHWAY B
ROGERSVILLE, MO 657427378

THORNTON, GEORGE JR ETAL TR
(ALLIED TRD)
9904 E 62ND ST
RAYTOWN, MO 64133

WILLARD, JACOB
510 W PACIFIC ST
SPRINGFIELD, MO 658032724

WOOLF, MICHAEL W
1623 N LYON AVE
SPRINGFIELD, MO 658032713

Current Resident
421 W CHASE ST
SPRINGFIELD, MO 65803

Current Resident
517 W CHASE ST
SPRINGFIELD, MO 65803

Current Resident
524 W CHASE ST
SPRINGFIELD, MO 65803

MID-CONTINENT MARCO INC
425 S JEFFERSON AVE
SPRINGFIELD, MO 65806

ROSS, ARNIE G
5550 E FARM ROAD 170
ROGERSVILLE, MO 65742

SPIRIT GROUP LLC
5926 S KIMBROUGH AVE
SPRINGFIELD, MO 658103230

STRONG CAPITAL V LP
5910 N CENTRAL EXPY
DALLAS, TX 75206

THURMAN, HOWARD R TR
2510 N FORT AVE
SPRINGFIELD, MO 658031136

WILLIAMS, DAVID M
5373 S 175TH RD
PLEASANT HOPE, MO 657259192

ZERR, PETER B TR
1320 S RAINTREE PL
SPRINGFIELD, MO 658092037

Current Resident
1860 N MAIN AVE
SPRINGFIELD, MO 65803

Current Resident
1851 N MAIN AVE
SPRINGFIELD, MO 65803

Current Resident
601 W COMMERCIAL ST
SPRINGFIELD, MO 65803

MURRAY LAND & CATTLE CO
5395 N FARM ROAD 143
SPRINGFIELD, MO 658037510

SONIC OF SPRINGFIELD LLC
635 W COMMERCIAL ST
SPRINGFIELD, MO 658032633

STENGER, NEIL TR
PO BOX 2027
SPRINGFIELD, MO 658012027

THOMAS, BYRON V
1834 N GLENSTONE AVE
SPRINGFIELD, MO 658034545

TORRES, DAVID
1021 E SCOTT ST
SPRINGFIELD, MO 65802

WITT, JERRY L
407 S SAYRE AVE
ASH GROVE, MO 656049137

Current Resident
429 W CHASE ST
SPRINGFIELD, MO 65803

Current Resident
1865 N LYON AVE
SPRINGFIELD, MO 65803

Current Resident
1834 N GRANT AVE
SPRINGFIELD, MO 65803

Current Resident
600 W COMMERCIAL ST
SPRINGFIELD, MO 65803

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STAPLES

Current Resident
505 W COMMERCIAL ST
SPRINGFIELD, MO 65803

Current Resident
522 W COMMERCIAL ST
SPRINGFIELD, MO 65803

Current Resident
502 W PACIFIC ST
SPRINGFIELD, MO 65803

Current Resident
504 W PACIFIC ST
SPRINGFIELD, MO 65803

Current Resident
1633 N MAIN AVE
SPRINGFIELD, MO 65803

Current Resident
434 W PACIFIC ST
SPRINGFIELD, MO 65803

Current Resident
406 W COMMERCIAL ST
SPRINGFIELD, MO 65803

Current Resident
420 W COMMERCIAL ST
SPRINGFIELD, MO 65803

Current Resident
430 W COMMERCIAL ST
SPRINGFIELD, MO 65803

Current Resident
404 W COMMERCIAL ST
SPRINGFIELD, MO 65803

Current Resident
520 W COMMERCIAL ST
SPRINGFIELD, MO 65803

Current Resident
511 W PACIFIC ST
SPRINGFIELD, MO 65803

Current Resident
1638 N MAIN AVE
SPRINGFIELD, MO 65803

Current Resident
624 W COMMERCIAL ST
SPRINGFIELD, MO 65803

Current Resident
1639 N MAIN AVE
SPRINGFIELD, MO 65803

Current Resident
424 W PACIFIC ST
SPRINGFIELD, MO 65803

Current Resident
410 W COMMERCIAL ST
SPRINGFIELD, MO 65803

Current Resident
422 W COMMERCIAL ST
SPRINGFIELD, MO 65803

Current Resident
435 W PACIFIC ST
SPRINGFIELD, MO 65803

Current Resident
400 W COMMERCIAL ST
SPRINGFIELD, MO 65803

Current Resident
502 W COMMERCIAL ST
SPRINGFIELD, MO 65803

Current Resident
1701 N LYON AVE
SPRINGFIELD, MO 65803

Current Resident
1628 N MAIN AVE
SPRINGFIELD, MO 65803

Current Resident
1627 N MAIN AVE
SPRINGFIELD, MO 65803

Current Resident
608 W COMMERCIAL ST
SPRINGFIELD, MO 65803

Current Resident
1631 N CAMPBELL AVE
SPRINGFIELD, MO 65803

Current Resident
416 W COMMERCIAL ST
SPRINGFIELD, MO 65803

Current Resident
426 W COMMERCIAL ST
SPRINGFIELD, MO 65803

Current Resident
1705 N CAMPBELL AVE
SPRINGFIELD, MO 65803

Current Resident
425 W COMMERCIAL ST
SPRINGFIELD, MO 65803

PAULETTA DUNN
1403 N BRAODWAY
SPRINGFIELD, MO 65802

CAMI DILLINGER
1312 N DOUGLAS AVE
SPRINGFIELD, MO 65802

JANE POWELL
2104 S CEDARBROOK AVE
SPRINGFIELD, MO 65804

LORI ROSS
712 W WEBSTER
SPRINGFIELD, MO 65802

Current Resident
935 W COMMERCIAL ST
SPRINGFIELD, MO 65803

Current Resident
422 W CHASE ST
SPRINGFIELD, MO 65803

STAPLES
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