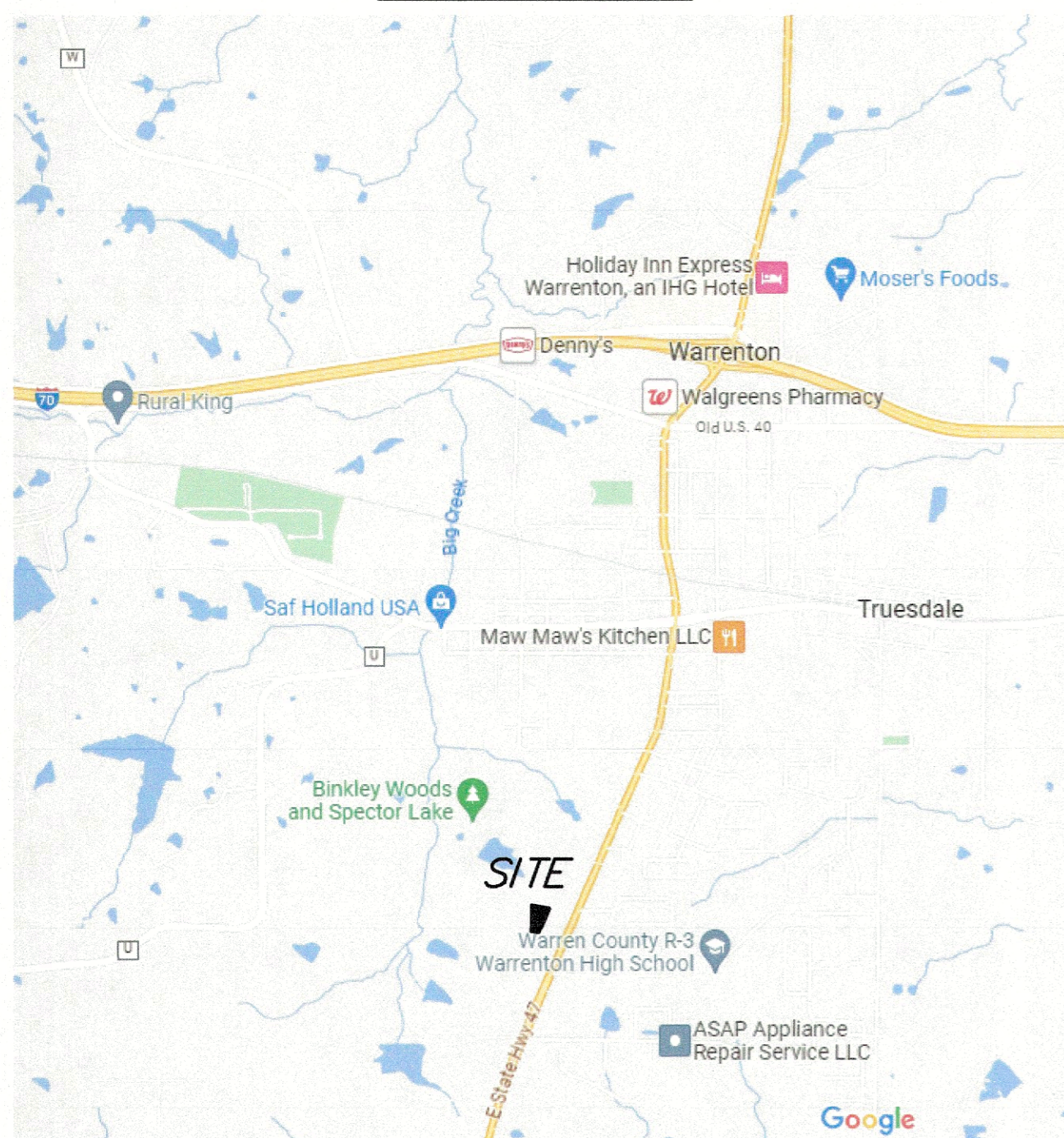
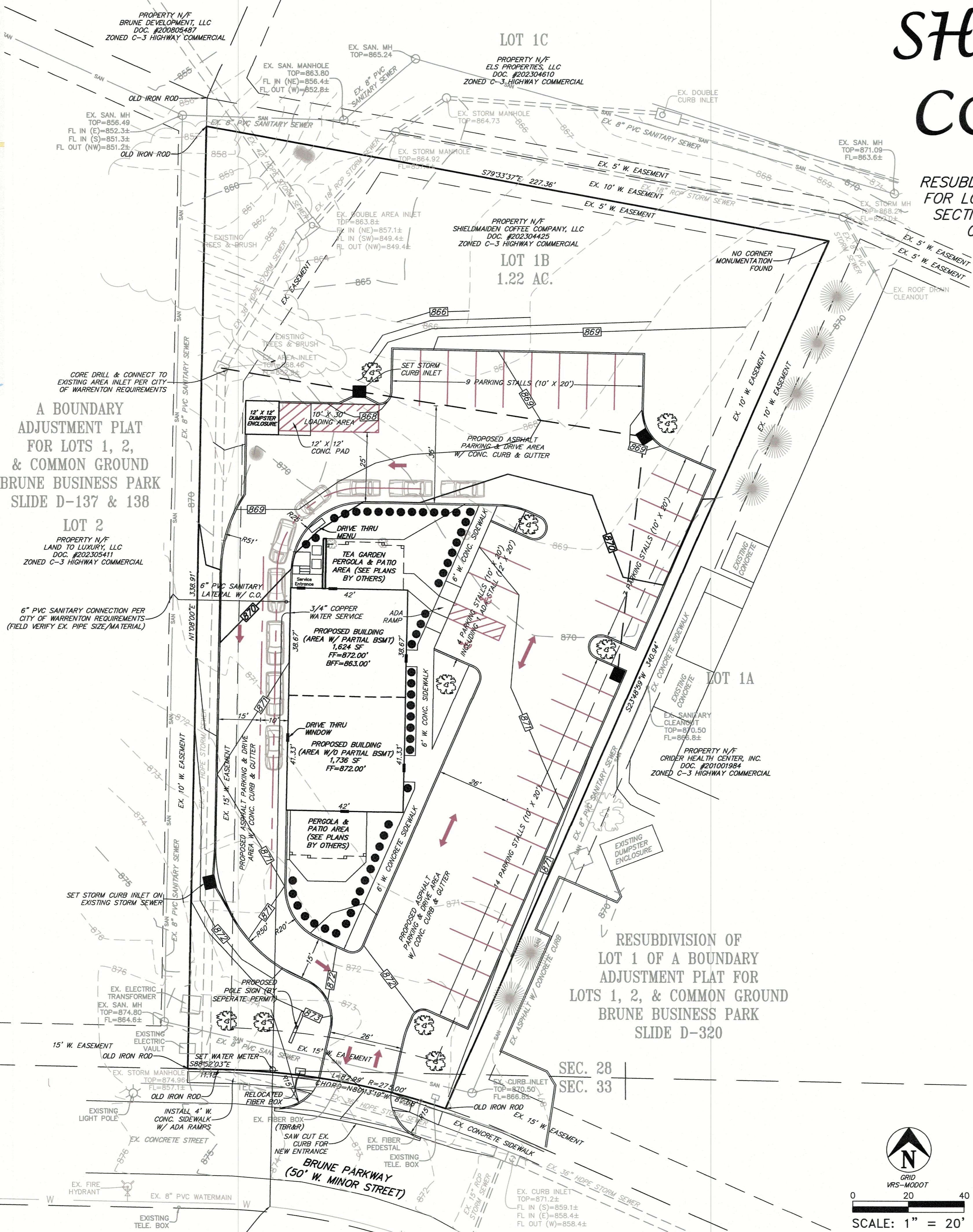


LOCATION MAP



COMMON GROUND



A SITE PLAN FOR THE SHIELD MAIDEN COFFEE HOUSE

A TRACT OF LAND BEING LOT 1B OF A RESUBDIVISION OF LOT 1 OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS 1, 2, & COMMON GROUND BRUNE BUSINESS PARK SECTIONS 28 & 33, TOWNSHIP 47 NORTH, RANGE 2 WEST CITY OF WARRENTON, WARREN COUNTY, MISSOURI

SITE DEVELOPMENT NOTES:

- 1. Area of Site: 1.22 acres (53,143 S.F.)
- 2. Proposed Use: Restaurant (Coffee Shop/Tea Room)
- 3. Current and Proposed Zoning: C-3 Highway Commercial
- 4. Building Size: 3,360 S.F. (overall building footprint)
 - 1st Floor (Restaurant, Drive-In): 3,360 S.F.
 - Basement (Storage): 1,624 S.F.
 - TOTAL: 4,984 S.F.
- 5. Ratio of Building Floor Area to Site Area: 3,360 S.F. / 53,143 S.F. = 6.3%
- 6. Parking Requirement:
 - Restaurant, Tavern, or Cocktail Lounge: 1 per 100 SF = 34 Parking Stalls Required
- 7. Parking Provided:
 - 34 Total Spaces (32 regular, 2 ADA)
 - ADA Parking Required 2 spaces for 31-70 spaces (2 spaces Provided)
- 8. Off street Loading Requirement:
 - 1 required, 1 proposed.
- 9. Tree Plantings:
 - A ratio of at least 1 2.5" caliper shade tree per 7 parking spaces is required. 34 / 7 = 4.9
 - 5 parking trees are required. Oak, Hickory, Maple, or other variety hardy in this area are recommended.
 - A ratio of 1 2.5" caliper shade tree per 40 linear feet of street frontage. 94 LF / 40 = 2.4
 - 3 street trees required. Oak, Hickory, Maple, or other variety hardy in this area are recommended.
- 10. Foundation Shrubs: 1 shrub per 10 feet of proposed building foundation is required. 244 LF / 10 = 25 foundation shrubs are required. Shrubs (Azaleas, rhododendrons, hosta, or other hardy variety) are proposed along the south side of the building. Landscaping areas shall be mulched or covered with decorative rock.
- 11. Area Service Providers:
 - Sanitary Sewer: City of Warrenton
 - Water: City of Warrenton
 - Electric: Ameren
 - Natural Gas: Ameren
 - Telecommunications: Centurylink
 - Streets & Grading: City of Warrenton
 - Fire District: Warrenton Fire Protection District
 - School District: Warren County R-III School District
- 12. All proposed utilities to be located underground.
- 13. Flood Plain does not exist on this site per FEMA Flood Map Panel No. 28219C01420, effective date November 4, 2009.
- 14. All lighting shall be in compliance with the City of Warrenton's requirements. Period of illumination will be dusk to dawn. See lighting plans by others.
- 15. A Missouri DNR Land Disturbance permit will not be required for this site. A City Grading Permit shall be acquired by the grading contractor or developer prior to Land Disturbance activities.
- 16. Storm Run-off: No on-site storm water detention proposed. Storm water detention was provided for the entirety of the Brune Business Park development at the time of original subdivision. See Brune Business Park Storm Water Detention Report for details.
- 17. Detailed storm water pipe sizing and capacities will be provided on construction plans.
- 18. Proposed dumpster enclosures shall conform to all City of Warrenton specifications.
- 19. No signage is proposed by this plan. All signage will be by separate permit.

A BOUNDARY ADJUSTMENT PLAT FOR LOTS 1, 2, & COMMON GROUND BRUNE BUSINESS PARK SLIDE D-137 & 138

LOT 2
PROPERTY N/F
LAND TO LUXURY, LLC
DOC. #202305411
ZONED C-3 HIGHWAY COMMERCIAL

LOT 1C
PROPERTY N/F
ELS PROPERTIES, LLC
DOC. #202304610
ZONED C-3 HIGHWAY COMMERCIAL

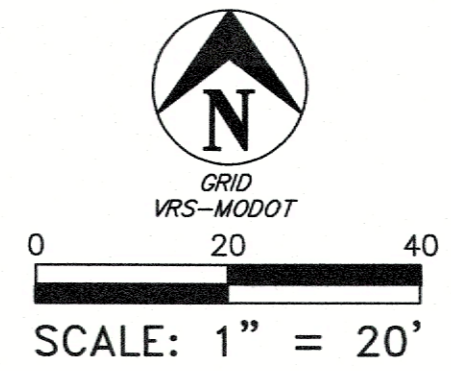
LOT 1B
1.22 AC.
PROPERTY N/F
SHIELDMAIDEN COFFEE COMPANY, LLC
DOC. #202304425
ZONED C-3 HIGHWAY COMMERCIAL

LOT 1A
PROPERTY N/F
ORDER HEALTH CENTER, INC.
DOC. #201001984
ZONED C-3 HIGHWAY COMMERCIAL

RESUBDIVISION OF LOT 1 OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS 1, 2, & COMMON GROUND BRUNE BUSINESS PARK SLIDE D-320

SEC. 28
SEC. 33

BRUNE PARKWAY (50' W. MINOR STREET)



Warrenton Public Works:
(636) 456-3535

UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

EXISTING		PROPOSED	
854	CONTOURS	854	854
X 854	SPOT ELEVATIONS		
	CENTER LINE		
	BUILDING, ETC.		
	TREE LINE		
	FENCE		
	STORM SEWERS		
	SANITARY SEWERS		
	CURB INLET		
	AREA INLET		
	STORM MANHOLE		
	FLARED END		
	SANITARY MANHOLE		
	UTILITY OR POWER POLE		
	FIRE HYDRANT		
	PAVEMENT		
8" W	WATER MAIN & SIZE	8" W	
	GAS MAIN		
	TELEPHONE		
E(U)	ELECTRIC (UNDERGROUND)	E(U)	
E(O)	ELECTRIC (OVERHEAD)	E(O)	
	SWALE		
	LIGHT STANDARD		
	STREET SIGN		

LANDSCAPE LEGEND:

	TOTALS:
INDICATES PROPOSED 2.5" CALIPER MEDIUM TO LARGE DECIDUOUS SHADE TREE (EX. OAK, MAPLE, HICKORY, ETC.)	8
INDICATES SHRUB (AZALEAS, RHODODENDRONS, HOSTA, OR OTHER HARDY VARIETY)	25

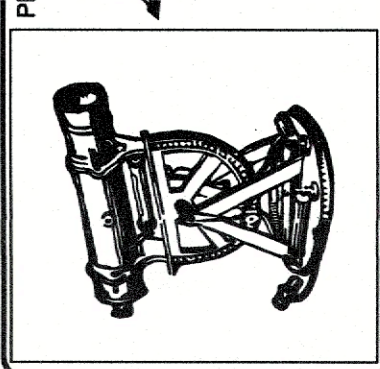
NOTE: LANDSCAPE PLAN IS INTENDED TO MEET THE REQUIREMENTS OF THE CITY OF WARRENTON LANDSCAPE CODE. THESE PLANS MAY BE MODIFIED BY A QUALIFIED LANDSCAPE DESIGNER AS LONG AS THEY STILL MEET ALL REQUIREMENTS OF THE CITY OF WARRENTON, MO.

ISSUE	DATE	REMARKS
1	12-26-23	12-26-23 SITE PLAN SUBMITTAL

PREPARED FOR:
SHIELDMAIDEN COFFEE CO.
Attn: Sara Buntun
1052 Mahican Ct.
Warrenton, MO 63383
636-734-0626



PREPARED BY:
Lewis - Bade, Inc.
LSC-312 & EOC-1369
101 E. Walton St.
Warrenton, Missouri
(636) 456-2615 (FAX) 456-7252
Professional Land Surveyors and Professional Engineers



SHIELD MAIDEN COFFEE HOUSE

PROJECT NO:	SHIELDMAIDEN
DESIGNED BY:	BART
DRAWN BY:	MATT
CHECKED BY:	B.J.K.
SHEET NO:	1 OF 1

D:\M\ASP CONSULTING\LEWIS-BADE\SHIELD MAIDEN (BRUNE BUSINESS PARK)\SITE PLAN REV 12-23-23.DWG 12/23/2023 5:51:54 PM