

- LEGEND:**
- 808 --- EXISTING 1FT CONTOUR
  - 810 --- EXISTING 5FT CONTOUR
  - C --- CURB
  - S --- EXISTING SANITARY SEWER DRAWN BY MAP
  - S --- PROPOSED SANITARY SEWER DRAWN BY MAP
  - ⊙ --- MANHOLE/CLEANOUT DRAWN BY MAP
  - W --- EXISTING WATERLINE DRAWN BY MAP
  - W --- PROPOSED WATERLINE DRAWN BY MAP
  - FO --- EXISTING FIBER OPTIC LINE DRAWN BY MAP
  - SS --- EXISTING STORM SEWER
  - SS --- PROPOSED STORM SEWER
  - E --- EASEMENT
  - L --- EXISTING LOT LINE
  - L --- PROPOSED LOT LINE
  - P --- PROPOSED PAVEMENT
  - B --- BUILDABLE AREA
  - D --- FUTURE DUST FREE SURFACE
  - S --- PROPOSED STORMWATER BMP AREA
  - T --- EXISTING TREELINE
  - F --- EXISTING FENCE
  - S --- EXISTING SETBACK
  - S --- PROPOSED SETBACK
  - E --- PROPOSED ELECTRIC LINE
  - P --- FUTURE PAVEMENT
  - B --- FUTURE BUILDABLE AREA

- NOTES:**
1. WATER DISTRIBUTION TO BE PROVIDED BY CONSOLIDATED WATER DISTRICT #1.
  2. AN EXISTING SANITARY SEWER FORCE MAIN EXISTS NEAR THE WESTSIDE OF LOT 2. THIS DEVELOPMENT WILL CONNECT TO THAT SEWER.
  3. LOTS 1 AND 2 OF CONCORDE SOUTH PLAT 1-A ARE ZONED C-G, LOTS 3 AND 4 ARE ZONED M-LP.
  4. -LOT 1A CONTAINS 4.86 ACRES.  
-LOT 2A CONTAINS 2.83 ACRES.  
-LOT 3A CONTAINS 3.67 ACRES.
  5. ELECTRIC DISTRIBUTION PROVIDED BY BOONE ELECTRIC.
  6. THERE SHALL BE A 25 FOOT PERIMETER SETBACK ALONG THE PROPERTY BOUNDARY WHERE M-LP ZONING DOES NOT EXIST.
  7. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 40'.
  8. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
  9. THE DRIVEWAY CONNECTIONS TO E. MEYER INDUSTRIAL DRIVE AND TOM BASS IS NOT SUBJECT TO MDTOT APPROVAL. IT WILL REQUIRE APPROVAL FROM THE COUNTY OF BOONE.
  10. ALL SIGNAGE SHALL CONFORM TO BOONE COUNTY ZONING REGULATIONS.
  11. BUILDINGS MAY BE CONSTRUCTED IN MULTIPLE PHASES SO LONG AS THE TOTAL OF ALL PHASES DOES NOT EXCEED THE MAXIMUM SQUARE FOOTAGE AND CONSTRUCTION IS CONTAINED WITHIN THE CORRESPONDING DASHED BOX OR "BUILDABLE AREA".
  12. ALL PARKING LOT/LAYDOWN SURFACES SHALL BE DUST FREE (CHIP & SEAL, CONCRETE, ASPHALT PAVEMENT, ETC.).
  13. THIS PLAN IS DETAILED FOR LOTS 1A & 3A. LOT 2A WILL BE VACANT AND WILL NEED TO HAVE APPROVED REVISED REVIEW AND FINAL PLANS FOR EACH INDIVIDUAL LOT PRIOR TO DEVELOPMENT OF THE LOT.

**PARKING:**

**LOT 1A:**

OFF-STREET PARKING REQUIREMENTS:

<b>BUILDING 1</b>	CONTRACTOR BUILDING/OFFICE:	13,000 SQ.FT. @ 1 SPACE/300 SQ.FT. = 43 SPACES
	WAREHOUSE/STORAGE:	15,000 SQ.FT. @ 1 SPACE/2,000 SQ.FT. = 8 SPACES
<b>BUILDING 2</b>	OFFICE:	4,000 SQ.FT. @ 1 SPACE/300 SQ.FT. = 14 SPACES
	INDOOR RECREATIONAL SPACE:	10,000 SQ.FT. @ 1 SPACE/650 SQ.FT. = 15 SPACES
TOTAL SPACES REQUIRED = 80 SPACES		TOTAL SPACES PROVIDED = 98 SPACES

OFF-STREET LOADING REQUIREMENTS:

MANUFACTURING OR INDUSTRIAL USE	- 1 SPACE/10,000 SQ.FT.	42,000 SQ. FT. = 4 SPACES REQUIRED	4 SPACES PROVIDED
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**PARKING:**

**LOT 3A:**

OFF-STREET PARKING REQUIREMENTS:

<b>BUILDING 1</b>	OFFICE:	3,000 SQ.FT. @ 1 SPACE/300 SQ.FT. = 10 SPACES
	WAREHOUSE/DISTRIBUTION:	15,000 SQ.FT. @ 1 SPACE/2,000 SQ.FT. = 8 SPACES
TOTAL SPACES REQUIRED = 18 SPACES		TOTAL SPACES PROVIDED = 27 SPACES

OFF-STREET LOADING REQUIREMENTS:

MANUFACTURING OR INDUSTRIAL USE	- 1 SPACE/10,000 SQ.FT.	18,000 SQ. FT. = 2 SPACES REQUIRED	2 SPACES PROVIDED
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PREPARED BY:

**CROCKETT**

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1000 West Nifong Boulevard, Building #1  
Columbia, Missouri 65203  
(573) 447-0292

www.crockettengineering.com

JOB#230180

- ALLOWED MODIFICATIONS:**
- ANY MAJOR CHANGES TO THE PURPOSE, USE AND INTENT OF THIS PLAN WILL REQUIRE A REVISED REVIEW AND FINAL PLAN TO BE PRESENTED FOR PUBLIC INPUT, EXCEPT THE FOLLOWING:
1. UTILITIES & UTILITY EASEMENTS CAN BE ADDED, REMOVED AND VACATED AS NEEDED WITH THE APPROVAL OF THE DIRECTOR OF RESOURCE MANAGEMENT.
- LANDSCAPE AND BUFFERING PLAN:**
- THERE SHALL BE A 25 FOOT PERIMETER SETBACK ALONG THE PROPERTY BOUNDARY WHERE M-LP ZONING DOES NOT EXIST.
- THE TREELINE TO THE NORTH PROVIDES A SIGNIFICANT, NATURAL VEGETATIVE SCREEN AND BUFFER.
- STORMWATER CONTROL PLAN:**
- THIS DEVELOPMENT IS SUBJECT TO THE STORMWATER MANAGEMENT REQUIREMENTS OF THE BOONE COUNTY STORMWATER ORDINANCE. IT IS THE INTENT OF THIS DEVELOPMENT TO FULLY COMPLY WITH THE BOONE COUNTY STORMWATER REGULATIONS AND MANUAL. TO COMPLY, THIS DEVELOPMENT MAY UTILIZE BIORETENTION CELLS, RAIN GARDENS, DRY DETENTION PONDS, WET DETENTION PONDS, AND/OR OTHER APPROVED BMP'S TO MEET SAID REGULATIONS. THE CONCEPTUAL STORMWATER MANAGEMENT AREAS SHOWN ARE SIZED BASED ON PRELIMINARY STORMWATER CALCULATIONS. IF ADDITIONAL STORMWATER MANAGEMENT AREA IS REQUIRED BASED ON FINAL DESIGN, ADDITIONAL BMP'S MAY BE ADDED.

# OVERALL PLAN

# REVIEW PLAN/PRELIMINARY PLAT CONCORDE SOUTH PLAT 1-A PID REVIEW PLAN

SECTION 3, TOWNSHIP 47, RANGE 12  
BOONE COUNTY, MISSOURI  
ORIGINAL SUBMITTAL DATE: APRIL 22, 2024

**OWNERS:**

RML INVESTMENT PROPERTIES, LLC.  
P/O: BOX 577  
511 E WALNUT ST.  
COLUMBIA, MO 65205

**PHASING PLAN (LOT 1A):**

THIS PROJECT SHALL BE DEVELOPED IN MULTIPLE PHASES.

THE BUILDING LABELED "BUILDING #1" WITH A MAXIMUM SQUARE FOOTAGE OF 28,000 SQ.FT. SHALL BE THE FIRST PHASE. THE OTHER BUILDING LABELED "BUILDING #2" WITH A MAXIMUM SQUARE FOOTAGE OF 14,000 SQ.FT. MAY BE CONSTRUCTED IN FUTURE PHASES, OR ALL TOGETHER.

**PURPOSE (LOT 1A):**

THE PURPOSE OF THIS PLAN IS TO REZONE LOT 1 AND 2 TO M-LP AND SHOW THE DEVELOPMENT OF THE SITE TO MEET THE ALLOWED USES LISTED BELOW.

- ALLOWED USES (LOT 1A):**
1. CONTRACTOR BUILDING AND STORAGE
  2. WAREHOUSE & DISTRIBUTION
  3. OFFICE
  4. INDOOR RECREATION

**PHASING PLAN (LOT 3A):**

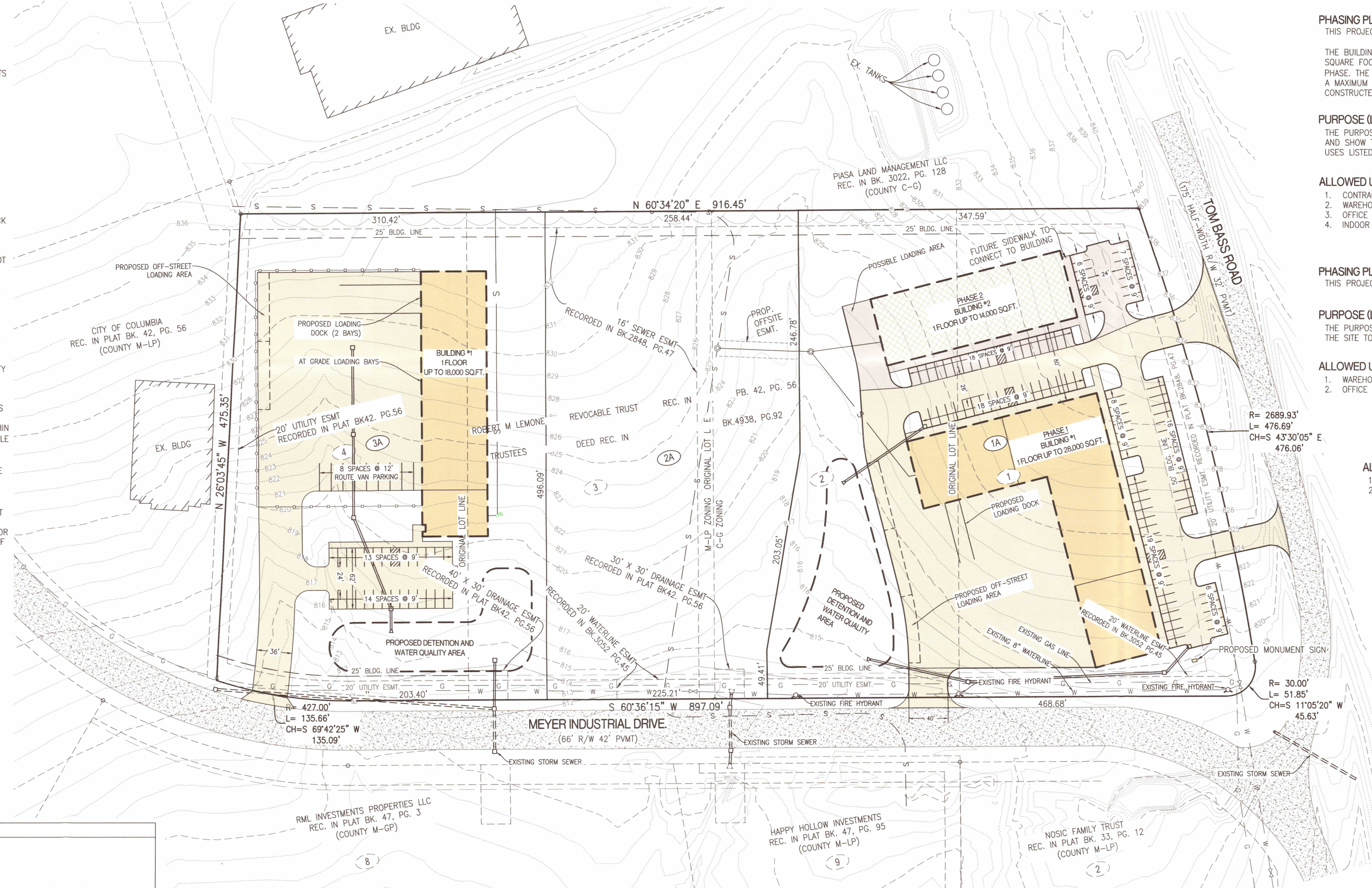
THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.

**PURPOSE (LOT 3A):**

THE PURPOSE OF THIS PLAN IS TO SHOW THE DEVELOPMENT OF THE SITE TO MEET THE ALLOWED USES LISTED BELOW.

- ALLOWED USES (LOT 3A):**
1. WAREHOUSE & DISTRIBUTION
  2. OFFICE

- ALLOWED USES (LOT 2A):**
1. AGRICULTURAL ACTIVITY
  2. VACANT



**LEGAL DESCRIPTION:**

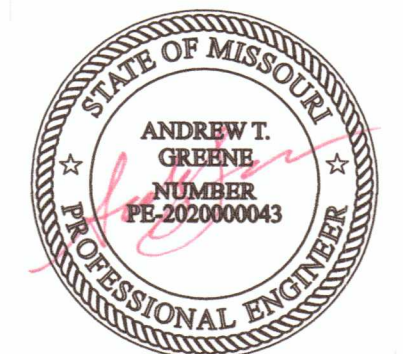
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI. LOTS 1, 2, 3 AND 4 OF CONCORDE SOUTH, PLAT 1-A RECORDED IN PLAT BOOK 42, PAGE 56 CONTAINING 11.36 ACRES.

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

BOYD HARRIS - CHAIRPERSON

APPROVED BY THE BOONE COUNTY COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

KIP KENDRICK, PRESIDING COMMISSIONER



BRIANNA LENNON - COUNTY CLERK

ANDREW T. GREENE, 202000043

