

OWNER: SPECIAL OLYMPICS MISSOURI, INC. 520 DIX ROAD STE. C.

JEFFERSON CITY, MISSOURI 65109

PURCHASER/DEVELOPER: **ALLENS ORDINARY** 700 FAY STREET

COLUMBIA, MISSOURI 65201

- 1. WATER DISTRIBUTION TO BE PROVIDED BY CONSOLIDATED WATER DISTRICT #1.
- AN EXISTING SANITARY SEWER FORCE MAIN EXISTS NEAR THE NORTHWEST CORNER OF THIS PROPERTY. THIS DEVELOPMENT WILL CONNECT TO THAT SEWER AND HAS SEWER CAPACITY PURCHASED.
- 3. THE EXISTING ZONING OF THIS TRACT IS C-G (PENDING REZONING TO M-LP).
- 4. THIS TRACT CONTAINS 11.23 ACRES.
- 5. ELECTRIC DISTRIBUTION PROVIDED BY BOONE ELECTRIC.
- 6. THERE SHALL BE A 25' PERIMETER SETBACK ALONG ALL SIDES OF THIS TRACT.
- 7. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 40'.
- 8. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
- PRIOR TO CONSTRUCTION.
- 10. ALL SIGNAGE SHALL CONFORM TO BOONE COUNTY ZONING REGULATIONS.
- 11. EXISTING UTILITIES, SITE FEATURES, AND MISCELLANEOUS COMPONENTS MAY BE REMOVED, REPLACED, UPGRADED, & ADDED AS DETAILED DESIGN PROGRESSES IN THE DEVELOPMENT OF THE SITE PLAN.
- 12. SQUARE FOOTAGES OF PROPOSED BUILDINGS ARE APPROXIMATE AND THE FINAL AREA MAY VARY SLIGHTLY.

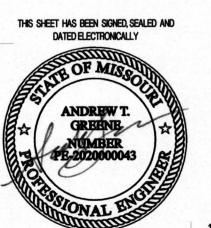
PHASING PLAN:

THIS PROJECT SHALL BE DEVELOPED IN MULTIPLE PHASES.

THE 6,000 SQ.FT. BUILDING WITH TRUCK LOADING DOCK SHALL BE THE FIRST PHASE. THE OTHER BUILDINGS LABELED AS "FUTURE" MAY BE CONSTRUCED IN FUTURE PHASES. ANY BUILDINGS CONSTRUCTED IN THE FUTURE SHALL HAVE ADEQUATE PARKING FACILITIES CONSTRUCTED AT THE SAME TIME BASED ON THE USE OF THE ASSOCIATED BUILDINGS.

LANDSCAPE AND BUFFERING PLAN:

A 25 FOOT PERIMETER SETBACK IS PROVIDED ALONG THE PROPERTY BOUNDARY.



11/23/2020 ANDREW T. GREENE, 2020000043

PREPARED BY: **ENGINEERING CONSULTANTS**

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

BRIANNA L. LENNON - COUNTY CLERK

DAN ATWILL - PRESIDING COMMISSIONER

APPROVED BY THE BOONE COUNTY COMMISSION

FLOOD PLAIN STATEMENT:

THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY FIRM PANEL # 29019C0295E DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT:

PART OF THIS TRACT IS LOCATED WITHIN A REGULATED STREAM BUFFER AS IDENTIFIED BY BOONE COUNTY, MISSOURI.

PURPOSE:

THE PURPOSE AND INTENT OF THIS PLAN IS TO SHOW THE DEVELOPMENT OF THE SITE INTO A BOTTLING WORKS, STORAGE AND DISTILLERY FACILITY.

SIGNAGE:

A PROPOSED MONUMENT SIGN LOCATION

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING ALL OF THE LAND DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 3391, PAGE 178 AND BEING ALL OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 3373, PAGE 49 AND CONTAINING 11.23 ACRES.

ALLOWED MODIFICATIONS:

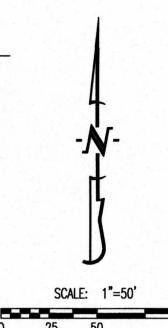
ANY MAJOR CHANGES TO THE PURPOSE, USE AND INTENT OF THIS PLAN WILL REQUIRE A REVISED REVIEW AND FINAL PLAN TO BE PRESENTED FOR PUBLIC INPUT, EXCEPT THE FOLLOWING:

1. UTILITIES & UTILITY EASEMENTS CAN BE ADDED, REMOVED AND VACATED AS NEEDED.

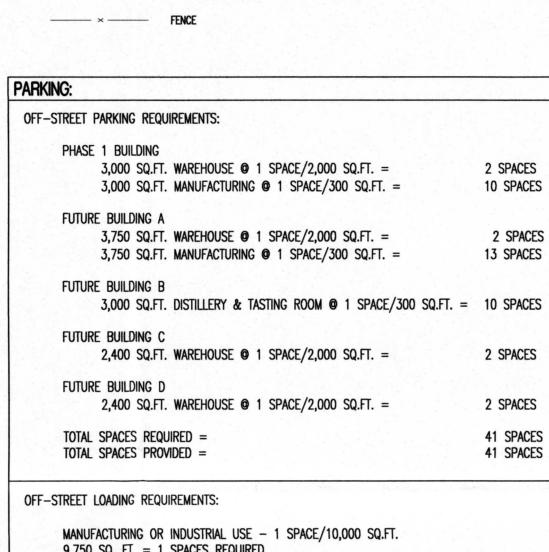
REVIEW M-LP PLAN FOR **ALLENS ORDINARY**

SECTION 3, TOWNSHIP 47, RANGE 12 COLUMBIA, BOONE COUNTY, MISSOURI DECEMBER 2020

Received NOV 2 4 2020 Boone County
Resource Management



CROCKETT JOB #190515



PROPOSED SANITARY SEWER

MANHOLE/CLEANOUT

LOT NUMBER

PROPOSED PAVEMENT

PROPOSED STORMWATER BMP AREA

STORMWATER CONTROL PLAN:

LEGEND:

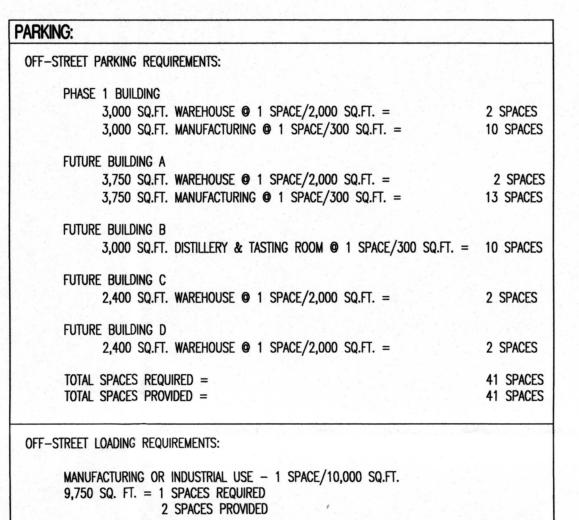
THIS DEVELOPMENT IS SUBJECT TO THE STORMWATER MANAGEMENT REQUIREMENTS OF THE BOONE COUNTY STORMWATER ORDINANCE. IT IS THE INTENT OF THIS DEVELOPMENT TO FULLY COMPLY WITH THE BOONE COUNTY STORMWATER REGULATIONS AND MANUAL. TO COMPLY, THIS DEVELOPMENT MAY UTILIZE BIORETENTION CELLS, RAIN GARDENS, DRY DETENTION 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,

EROSION CONTROL PLAN:

REQUESTED ALLOWED USES:

PREPARATION, PROCESSING OR BOTTLING OF FOOD OR BEVERAGE PRODUCTS; SUCH AS, BAKERY PRODUCTS, CANDY MANUFACTURE, DAIRY PRODUCTS AND ICE CREAM, FRUIT AND VEGETABLE

OUTDOOR STORAGE AREAS



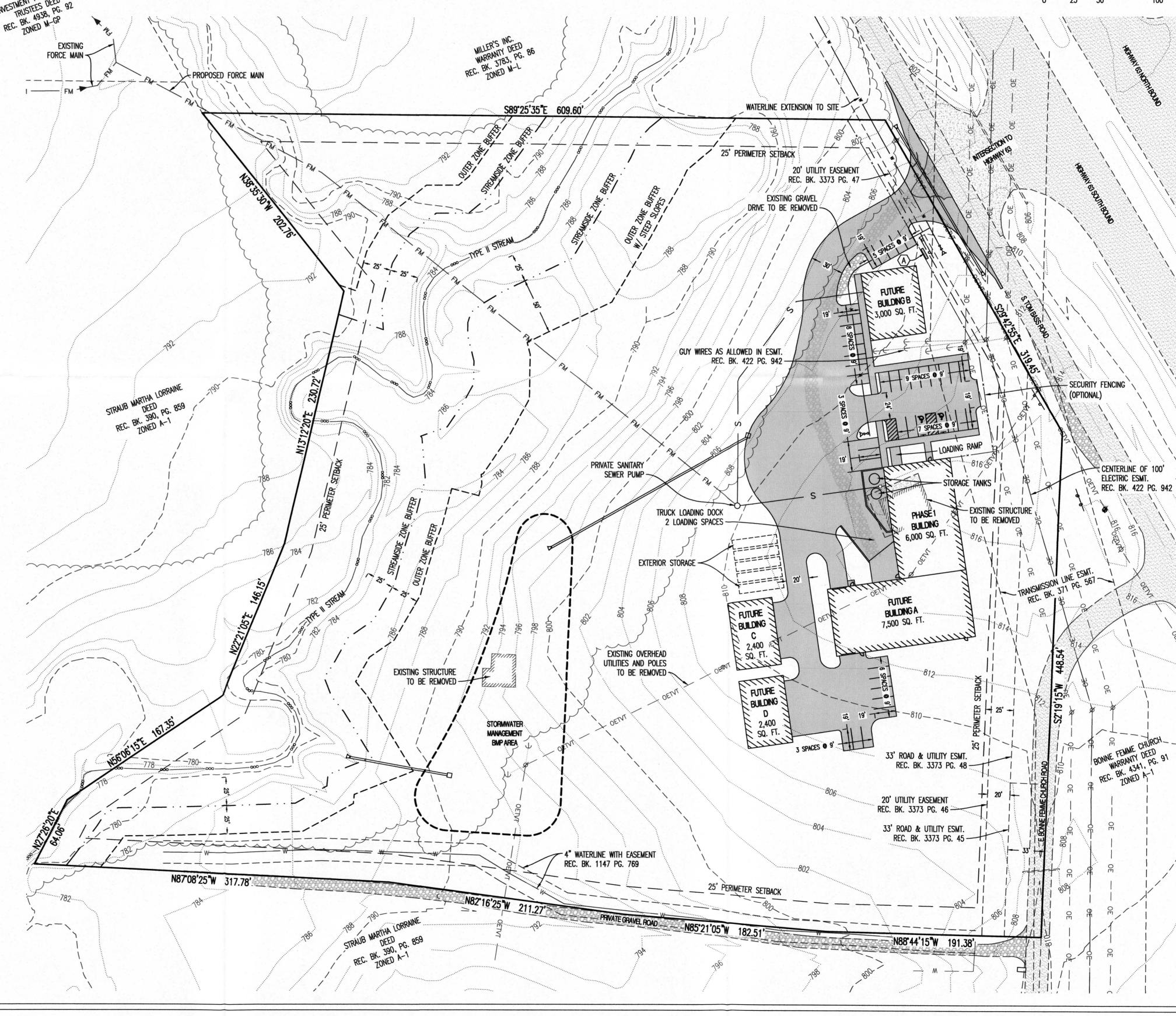
ADDITIONAL BMP'S MAY BE ADDED.

EROSION CONTROL FOR THIS DEVELOPMENT SHALL BE ADDRESSED BY PROPER PERMITTING AT THE TIME OF THE SUBMITTAL AND APPROVAL OF THE SITE DESIGN PLANS. ALL STATE AND LOCAL LAND DISTURBANCE AND EROSION CONTROL REGULATIONS SHALL BE ADHERED TO.

BAR OR TAVERN BOTTLING WORKS WAREHOUSE/STORAGE

GENERALLY THOSE LIGHT MANUFACTURING USES SIMILAR TO THOSE LISTED BELOW WHICH DO NOT CREATE ANY MORE DANGER TO HEALTH AND SAFETY IN SURROUNDING AREAS AND WHICH DO NOT CREATE ANY MORE OFFENSIVE NOISE, VIBRATION, SMOKE, DUST, LINT, ODOR, HEAT, OR GLARE, THAN THAT WHICH IS GENERALLY ASSOCIATED WITH LIGHT INDUSTRIES OF THE TYPES SPECIFICALLY PERMITTED BELOW:

PROCESSING AND CANNING AND PROCESSING OF FISH, MEAT AND POULTRY PRODUCTS, BUT NOT THE SLAUGHTERING OF POULTRY OR ANIMALS



APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF ____

BOYD HARRIS - CHAIRPERSON