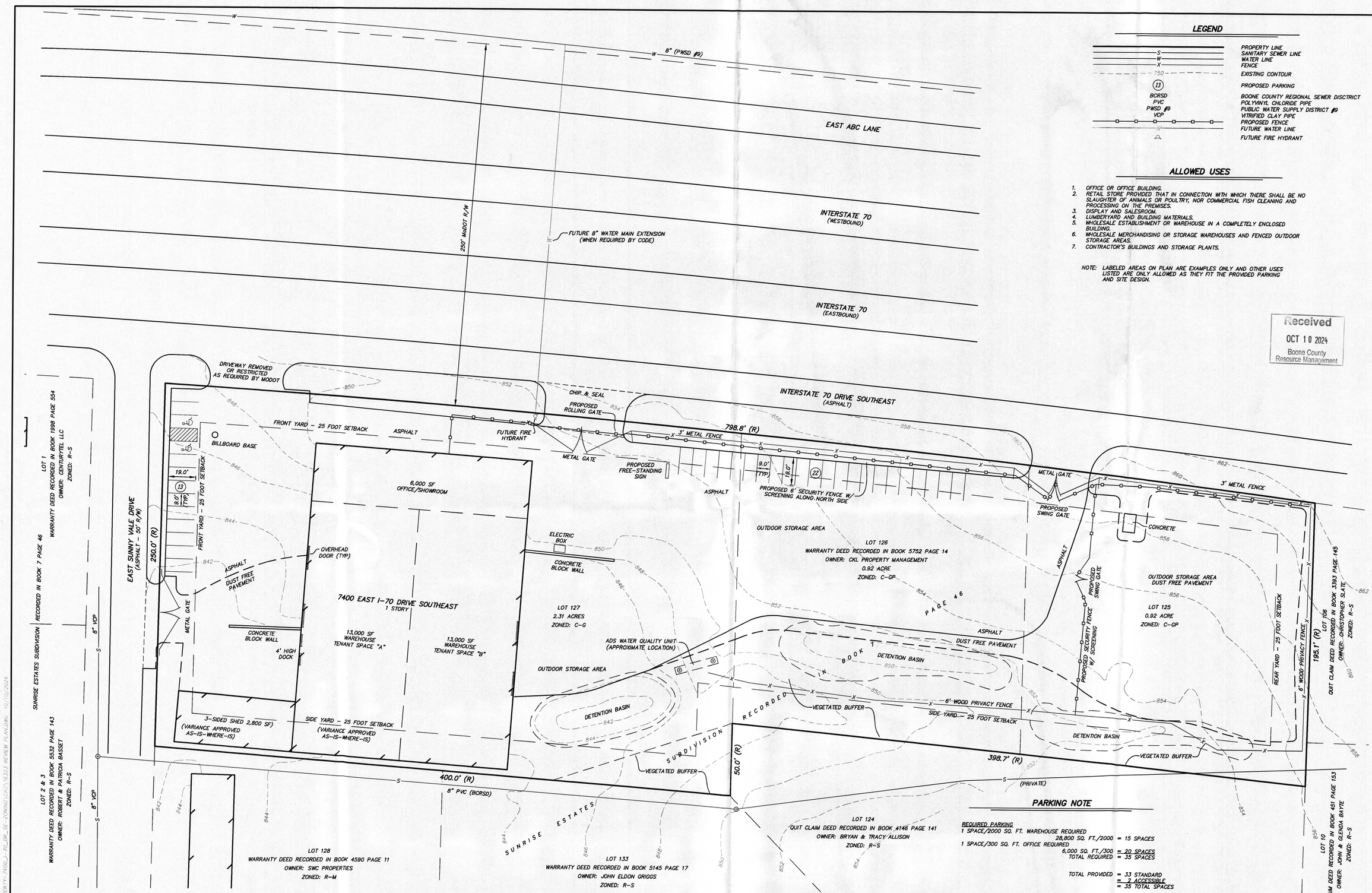

LEGEND

	PROPERTY LINE
S	SANITARY SEWER LINE
W	WATER LINE
X	FENCE
750	EXISTING CONTOUR
13	PROPOSED PARKING
BCRSD PVC	BOONE COUNTY REGIONAL SEWER DISCTRICT POLYVINYL CHLORIDE PIPE
PWSD #9 VCP	PUBLIC WATER SUPPLY DISTRICT #9 VITRIFIED CLAY PIPE
	PROPOSED FENCE
W	FUTURE WATER LINE
	FUTURE FIRE HYDRANT

ALLOWED USES

1. OFFICE OR OFFICE BUILDING.
2. RETAIL STORE PROVIDED THAT IN CONNECTION WITH WHICH THERE SHALL BE NO SLAUGHTER OF ANIMALS OR POULTRY, NOR COMMERCIAL FISH CLEANING AND PROCESSING ON THE PREMISES.
3. DISPLAY AND SALESROOM.
4. LUMBERYARD AND BUILDING MATERIALS.
5. WHOLESALE ESTABLISHMENT OR WAREHOUSE IN A COMPLETELY ENCLOSED BUILDING.
6. WHOLESALE MERCHANDISING OR STORAGE WAREHOUSES AND FENCED OUTDOOR STORAGE AREAS.
7. CONTRACTOR'S BUILDINGS AND STORAGE PLANTS.

NOTE: LABELED AREAS ON PLAN ARE EXAMPLES ONLY AND OTHER USES LISTED ARE ONLY ALLOWED AS THEY FIT THE PROVIDED PARKING AND SITE DESIGN.

Received
OCT 10 2024
Boone County Resource Management

PARKING NOTE

REQUIRED PARKING
1 SPACE/2000 SQ. FT. WAREHOUSE REQUIRED
28,800 SQ. FT./2000 = 15 SPACES
1 SPACE/300 SQ. FT. OFFICE REQUIRED
6,000 SQ. FT./300 = 20 SPACES
TOTAL REQUIRED = 35 SPACES

TOTAL PROVIDED = 33 STANDARD
= 2 ACCESSIBLE
= 35 TOTAL SPACES

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0305, DATED APRIL 19, 2017.

LANDSCAPE BUFFERING NOTE

THE EXISTING SCREENING FENCE AND VEGETATIVE BUFFER WILL BE MAINTAINED AS SHOWN ON THE PLAN. A NEW SECURITY FENCE WITH INTERNAL SCREENING IS PROPOSED ALONG PORTIONS OF THE NORTH SIDE.

LEGAL DESCRIPTION

LOTS NUMBERED ONE HUNDRED TWENTY-FIVE (125), ONE HUNDRED TWENT-SIX (126) AND ONE HUNDRED TWENTY-SEVEN (127) OF THE REPLAT OF SUNRISE ESTATES SUBDIVISION AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 7, PAGE 46, RECORDS OF BOONE COUNTY, MISSOURI.

EROSION SEDIMENTATION CONTROL NOTE

NO PROPOSED EARTHWORK ON THIS PROJECT.

STORMWATER CONTROL NOTES

1. THE EXISTING STORMWATER DETENTION AND WATER QUALITY FEATURES WILL BE MAINTAINED.
2. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
3. NO PART OF THIS TRACT IS LOCATED WITHIN A STREAM BUFFER AS DEFINED IN THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY, MISSOURI ZONING REGULATIONS.

SHEET INDEX

C1.01	REVIEW PLAN
C1.02	ADJACENT PROPERTIES

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2024.

_____
BOYD HARRIS, CHAIRPERSON

APPROVED BY THE BOONE COUNTY COMMISSION THIS _____

_____
KIP KENDRICK, PRESIDING COMMISSIONER

_____
BRIANNA L. LENNON, COUNTY CLERK

ESS
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www.ess-inc.com
MO Engineering Corp. # 2004005018

N
0 1"
SCALE: 1" = 30'

PID REVIEW PLAN
7400 EAST I-70 SOUTHEAST
COLUMBIA, BOONE COUNTY, MO

10/9/2024
STATE OF MISSOURI
BENJAMIN A. ROSS
NUMBER E-30054
REGISTERED PROFESSIONAL ENGINEER
Benjamin A. Ross

BENJAMIN A. ROSS REGISTERED PROFESSIONAL ENGINEER E-30054

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date
OCTOBER 9, 2024

Revised

Design: BR Drawn: CGH

REVIEW PLAN

Sheet
C1.01

ES&S PROJECT NO. 16323

P:\GENERAL PROJECTS\16323 CKL PROPERTY MGMT_PLAN SET ZONING\C1.01 REVIEW PLAN.DWG 10/10/2024