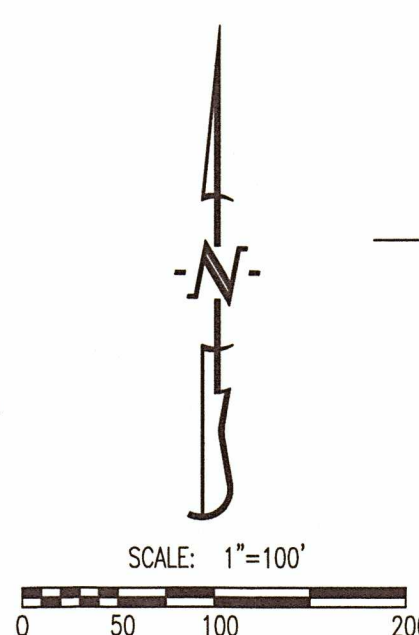


Received
OCT 10 2024
Boone County
Resource Management

LEGEND:

- 805--- EXISTING 2FT CONTOUR
---820--- EXISTING 10FT CONTOUR
---000--- HIGH WATER LEVEL
--- --- INNER STREAMSIDE BUFFER
--- --- OUTER STREAMSIDE BUFFER
--- --- CURB
---S--- EXISTING SANITARY SEWER
---S--- PROPOSED SANITARY SEWER
---W--- MANHOLE/CLEANOUT
---W--- PROPOSED WATERLINE
---L--- PROPOSED LIGHT POLE
---F--- PROPOSED FIRE HYDRANT
---XXX--- EASEMENT
---XXX--- LOT NUMBER
--- --- PROPOSED PAVEMENT
--- --- EXISTING CONCRETE
--- --- PROPOSED STORMWATER BMP AREA
--- --- EXISTING TREELINE
--- --- FENCE
--- --- EXISTING TREE
--- --- EXISTING STORM SEWER
--- --- PROPOSED STORM SEWER
--- --- BUILDING LINE



PRELIMINARY PLAT/REVIEW M-LP PLAN FOR
HALLSVILLE INDUSTRIAL PID

SECTION 27, TOWNSHIP 50, RANGE 12
COLUMBIA, BOONE COUNTY, MISSOURI
SEPTEMBER 23, 2024

OWNER:
MOORE BUNTON PROPERTIES LLC
107 MASON CT
HALLSVILLE, MO 65255

OWNER:
ROUTE B INDEPENDENT CHURCH
11700 N RTE B
HALLSVILLE, MO 65255

THIS SHEET HAS BEEN SIGNED, SEALED AND
DATED ELECTRONICALLY



10/08/2024

TIMOTHY D. CROCKETT, 200400077

PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

1000 West Nifong Boulevard, Building #1
Columbia, Missouri 65203
(314) 447-0292

www.crockettengineering.com

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.

PHASING:

IT IS THE INTENT TO DEVELOP THIS SITE AS A SINGLE PHASE. FINAL USES MAY DETERMINE THAT A SMALLER BUILDING AND/OR SMALLER PARKING LOTS ARE NEEDED WHICH SHALL BE ALLOWED.

LANDSCAPING:

LANDSCAPING IS AS SHOWN BY THE PLAN. A BUFFER OF TREES IS PROPOSED ALONG THE WEST SIDE OF LOT 1 ADJACENT TO THE CHURCH TRACT (LOT 2) AS WELL AS ALONG THE SOUTH SIDE OF LOT 1 TO BUFFER THE TRACT TO THE SOUTH. THE BUFFER STRIPS SHALL BE TREES A MINIMUM OF SIX FEET IN HEIGHT AT THE TIME OF PLANTING. TREES SHALL BE WHITE PINES, ARBORVITAE, NORWAY SPRUCE, EASTERN RED CEDAR, OR A COMBINATION THEREOF. TREES SHALL IN AN OFFSET MANNER TO MAXIMIZE SCREENING POTENTIAL. SPACES SHALL BE 50 TREES PROVIDE 80% OPACITY WITHIN TWO GROWING SEASONS. ANY DEAD, DYING, OR DAMAGED TREE SHALL BE REPLACED WITH LIKE KIND DURING SPRING CLEANUP. AS PART OF THE FINAL SITE DEVELOPMENT PLANS, A SPECIFIC LANDSCAPING PLAN SHALL BE SUBMITTED AND SUBJECT TO APPROVAL BY THE DIRECTOR OF RESOURCE MANAGEMENT.

EROSION CONTROL PLAN:

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.

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:

- UTILITIES & UTILITY EASEMENTS CAN BE ADDED, REMOVED AND VACATED AS NEEDED.
- BUILDING SIZE AND LOCATION CAN CHANGE AS LONG AS THE GROSS BUILDING FOOTPRINT DOES NOT EXCEED 250,000 SQUARE FOOT AND IS LOCATED WITHIN THE BUILDING FOOTPRINT AS SHOWN.
- EMPLOYEE PARKING AREAS, TRUCK PARKING AREAS, RAILROAD SPUR LINES, TRAILER DOCK SPACES, ETC. CAN BE REDUCED FROM WHAT IS SHOWN ON PLAN AS LONG AS WHAT IS PROPOSED MEETS COUNTY REGULATIONS WITH REGARDS TO PARKING.

ALLOWED USES:

- OFFICE WHEN USED IN CONJUNCTION WITH ANOTHER ALLOWED USE.
- WAREHOUSE/STORAGE
- RESTAURANT AND CAFETERIAS WHEN MEALS ARE BEING PREPARED FOR ON-SITE EMPLOYEES.
- WHOLESALE ESTABLISHMENT OR WAREHOUSE (INCLUDING SELF-STORAGE MINI-WAREHOUSE) IN A COMPLETELY ENCLOSED BUILDING
- RAILROAD SPUR TRACKS AND TRUCK TERMINAL
- AGRICULTURAL ACTIVITY
- RECYCLING CENTER FOR METAL CONTAINERS HAVING A CAPACITY OF LESS THAN FIVE GALLONS AND FOR GLASS, PAPER, PLASTIC AND ALUMINUM
- MOVING, TRANSFER OR STORAGE PLANTS
- PLACE OF WORSHIP
- FENCED EXTERIOR STORAGE AREA AS SHOWN ON GRAPHIC

CONDITIONAL USES (MUST BE APPLIED FOR AND OBTAINED SEPARATELY):

MANUFACTURE OR ASSEMBLY OF METAL OR FIBERGLASS PRODUCTS; SUCH AS BOATS, VEHICLES, FARM EQUIPMENT, AUTO OR MACHINE PARTS, SATELLITE RECEIVERS, NAILS, BOLTS, NUTS, SCREWS AND RIVETS, ORNAMENTAL IRON PRODUCTS, FIREARMS, ELECTRICAL APPLIANCES, TOOLS, DIES, MACHINERY AND HARDWARE PRODUCTS, SHEET-METAL PRODUCTS, AND VITREOUS ENAMELED PRODUCTS.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 50 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1677, PAGE 804 AND THE QUIT-CLAIM DEED RECORDED IN BOOK 5533, PAGE 143 AND BEING ALL OF TRACTS 1 AND 2 OF THE SURVEY RECORDED IN BOOK 1690, PAGE 274.

FLOOD PLAIN STATEMENT:

THIS LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY FIRM PANEL # 29019C0160D DATED MARCH 17, 2011 & # 29019C0180E DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT:

THIS LOT IS NOT LOCATED WITHIN A REGULATED STREAM BUFFER AS IDENTIFIED BY BOONE COUNTY, MISSOURI.

PURPOSE:

THE PURPOSE AND INTENT OF THIS PLAN IS TO BRING THE SITE INTO CONFORMANCE WITH ZONING AND LAND USE REGULATIONS.

SIGNAGE:

- (A) PROPOSED MONUMENT SIGN LOCATION (SIZE SHALL NOT EXCEED COUNTY MAXIMUM ALLOWABLE AREAS AND HEIGHTS).
- (B) PROPOSED DIRECTION AND USAGE SIGNING. (SIZE SHALL NOT EXCEED COUNTY MAXIMUM ALLOWABLE AREAS AND HEIGHTS).

NOTES:

- WATER DISTRIBUTION TO BE PROVIDED BY PUBLIC WATER SUPPLY DISTRICT NO.4 ANY UPGRADES THAT ARE REQUIRED WILL BE AT THE DEVELOPER'S EXPENSE.
- INTERNAL WATERLINES, FIRE LINES, AND FIRE HYDRANTS WILL BE DESIGNED PRIOR TO APPROVAL OF CONSTRUCTION DOCUMENTS. LOCATION AND SIZE OF ALL WATERLINES AND FIRE HYDRANTS SHALL BE APPROVED BY PUBLIC WATER SUPPLY DISTRICT NO.4 AND THE BOONE COUNTY FIRE PROTECTION DISTRICT.
- SANITARY SEWER WILL BE PROVIDED BY THE BOONE COUNTY REGIONAL SEWER DISTRICT UPON DEVELOPMENT. CURRENTLY THE CHURCH (LOT 2) IS SERVED BY A DNR PERMITTED LAGOON AS SHOWN. THIS WILL BE REPLACED BY A BORSO FACILITY ONCE DEVELOPED.
- SANITARY SEWER FOR THIS DEVELOPMENT TO BE PROVIDED BY A CENTRAL DRIP IRRIGATION FACILITY THAT WILL BE DEDICATED TO THE BOONE COUNTY REGIONAL SEWER DISTRICT STANDARDS AND REGULATIONS.
- ALL SEWER DESIGN, SIZING, AND PLACEMENT WOULD BE DONE AT THE TIME OF FINAL SITE DESIGN. ALL SEWER DESIGN WOULD BE IN ACCORDANCE WITH BOONE COUNTY REGIONAL SEWER DISTRICT STANDARDS AND REGULATIONS.
- THE EXISTING ZONING OF THIS LOT IS A-2 (PENDING REZONING TO M-LP PER THIS PLAN).
- THE FINAL LOT SIZE OF LOT 3 MAY VARY DEPENDING ON THE FINAL SANITARY SEWER DESIGN. IT IS THE INTENT TO DEDICATE LOT 3 TO THE BOONE COUNTY REGIONAL SEWER DISTRICT ALONG WITH THE SANITARY SEWER SYSTEM.
- THESE LOTS CONTAIN A TOTAL OF 51.81 ACRES.
- ELECTRIC DISTRIBUTION PROVIDED BY BOONE ELECTRIC.
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45'.
- THIS LOT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
- ENTRANCE ONTO ROUTE B TO BE DESIGNED AND PERMITTED PER MODOT REQUIREMENTS.
- THE EXTERIOR LIGHTING SHALL MINIMIZE THE OFF SITE IMPACT OF THAT LIGHTING BY ORIENTING ALL LIGHTING INWARDS AND DOWNWARDS. A LIGHTING PLAN SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS SUBJECT TO APPROVAL BY THE DIRECTOR OF RESOURCE MANAGEMENT.
- THE PROPOSED BUILDING MAY BE SINGLE STORY, SINGLE STORY WITH MEZZANINE, OR TWO STORY AS LONG AS THE TOTAL FLOOR AREA FOR ALL LEVELS DOES NOT EXCEED THE MAXIMUM LIMIT OF 250,000 SQUARE FEET.
- THE INTENT OF THIS PLAN IS TO HAVE ACCESS FROM ROUTE B WITH EMERGENCY ONLY ACCESS ONTO PARKS LANE. PER THE TRAFFIC STUDY, IMPROVEMENTS TO ROUTE B WOULD BE NECESSARY BUT NO IMPROVEMENTS TO PARK LANE WOULD BE NEEDED. SHOULD ACCESS NOT BE OBTAINED FROM MODOT ONTO ROUTE B, PRIMARY ACCESS WOULD COME OFF OF PARKS LANE. IF DONE, PARKS LANE WOULD NEED TO BE UPGRADED FROM ROUTE B TO THE EAST SIDE OF THE PROPOSED ENTRANCE TO THIS PROPERTY TO ABONE COUNTY COMMERCIAL/INDUSTRIAL ROADWAY CROSS-SECTION. IMPROVEMENTS TO ROUTE B AND PARKS LANE WOULD ALSO BE NEEDED AS IDENTIFIED BY THE TRAFFIC STUDY.
- ACCESS TO LOT 3 FROM A PUBLIC RIGHT-OF-WAY SHALL BE GRANTED TO THE BOONE COUNTY REGIONAL SEWER DISTRICT BY MEANS OF SEPARATE DOCUMENT AT THE TIME OF FINAL PLAT AND/OR FINAL PLAN.

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 L. LENNON - COUNTY CLERK

PARKING REQUIREMENTS:

LOT 1 & 3:

BUILDING 1
WAREHOUSE: 225,000 SQ.FT. @ 1 SPACE/2000 SQ.FT. = 113 SPACES
OFFICE/MANUFACTURING: 25,000 SQ.FT. @ 1 SPACE/300 SQ.FT. = 84 SPACES

TOTAL SPACES REQUIRED = 197 SPACES
TOTAL SPACES PROVIDED = 200 SPACES

LOT 2:

CHURCH
PLACE OF WORSHIP: 1 SPACE PER FOUR SEATS IN THE MAIN AUDITORIUM

TOTAL SPACES REQUIRED = 88 SPACES
TOTAL SPACES PROVIDED = 97 SPACES