

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

September 23, 2019

Stan Shawver
Boone County Resource Management
801 E. Walnut Rm. 315
Columbia, MO 65201

RE: 40 & J Development – Review Plan

Mr. Shawver:

On behalf of 40 & J Development, LLC and 40-J Farms LLC, I would like to take this opportunity to submit the rezoning request and M-LP Review Plan for the 40 & J Development. This development contains 192.75 acres of land, has parcel numbers 15-200-03-00-002.01 01, 15-200-03-00-002.02 01 & 15-200-03-00-002.03 01, and is generally located at the southeast corner of the intersection of U.S. Highway 40 & State Route J.

The tract is currently zoned A-2 with a requested rezoning to M-LP as part of this application. As shown on the plan, phase 1 will consist of a 300,000 sq. ft. distribution and warehouse building with associated parking lots and drive lanes. Phase two is currently showing a 700,000 sq. ft. addition onto the distribution and warehouse building. Phase two will also consist of a 100,000 sq. ft. light industrial building and a 150,000 sq. ft. office building throughout three floors. Parking and additional driving lanes would be associated with each building addition.

With this letter, please find the following:

- 17 copies of the Review Plans
- Application and \$550 Fee

Should you have any questions about this application, please feel free to contact me.

Sincerely,

Crockett Engineering Consultants, LLC



Tim Crockett