

REVIEW PLAN BUTCH'S INVESTMENTS 163

LOCATED IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 12 WEST,
BOONE COUNTY, MISSOURI



making lives better.

1901 PENNSYLVANIA AVE.
COLUMBIA, MO 65202
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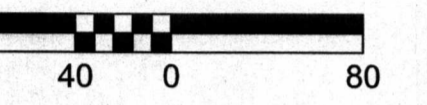
CERTIFICATE OF AUTHORITY
No. LS-2012009395

SURVEY PREPARED FOR:
BUTCH'S INVESTMENTS LLC

PROJECT NAME:
BUTCH'S INVESTMENTS ON 163

PROJECT LOCATION:
BOONE COUNTY, MISSOURI

McCLURE PROJECT No.
201212

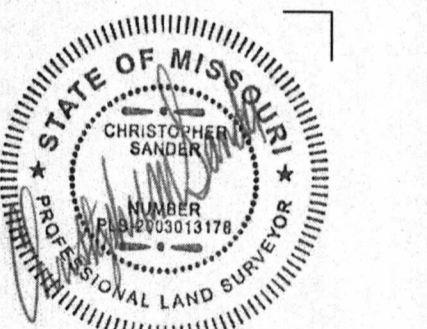


BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION, MODOT CORS VRS NETWORK, NAD83 (2011)

GENERAL LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
SECTION LINE	---
EASEMENT LINE	---
FIELD FENCE	---
ROAD CENTERLINE	---
FOUND RW MARKER	○
FOUND IRON PIPE/REBAR	●
FOUND DRILL HOLE	○
SET 1/2" REBAR	○
FOUND PLS CORNER	■
ABBREVIATIONS:	
RIGHT-OF-WAY	R/W
BOOK AND PAGE	BK, PG
RECORD	REC
POINT OF BEGINNING	POB
FOUND	FND
CENTERLINE	CL

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.



Christopher M. Sander
MO LS-2003013178
November 23, 2020

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI BEING ALL OF TRACT 11-A AND 11-B OF THE ADMINISTRATIVE SURVEY RECORDED IN BOOK 5088, PAGE 160 AND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 4529, PAGE 105, ALL OF THE BOONE COUNTY RECORDS.

STATEMENTS & NOTES:

- THIS TRACT DOES NOT LIE IN THE FLOODPLAIN AS SHOWN ON FIRM PANEL 29019C0360D DATED MARCH 17, 2011.
- WASTEWATER TREATMENT WITH SUBSURFACE SOIL DISPERSION SHALL BE INSTALLED AND DEDICATED TO BCBSD FOR MAINTENANCE AND OPERATION TO SERVE TRACT 11-A AND TRACT 11-B. TREATMENT SYSTEM TO BE LOCATED ON A LOT TO BE TRANSFERRED TO BCBSD WITH AN ACCESS EASEMENT FROM THE PUBLIC WAY DEDICATED TO BCBSD. CONSTRUCTION OF CAPACITY OF TREATMENT SYSTEM MAY BE PHASED TO MEET THE NEED OF BUILDINGS CONNECTED.
- ALL PARKING AND DRIVING AREAS SHALL HAVE A DUST FREE SURFACE. PARKING SPACES SHOWN ARE CONCEPTUAL IN NATURE. FINAL PARKING AND LOADING SPACES TO COMPLY WITH SECTION 14 OF THE BOONE COUNTY ZONING ORDINANCE.
- THIS TRACT IS CURRENTLY ZONED A-1, PROPOSED ZONING IS ML-P.
- ALLOWED USES:
 - WHOLESALE MERCHANDISING OR STORAGE WAREHOUSES (INCLUDING SELF-STORAGE MINI-WAREHOUSES)
 - CONTRACTOR'S BUILDINGS AND INDOOR STORAGE
 - MOVING, TRANSFER OR STORAGE
 - INDOOR SPORTS AND FITNESS INCLUDING SNACK BARS, LOUNGES, AMUSEMENT CENTERS, AND VIDEO ARCADES
 - DISPLAY AND SALESROOM
 - CLASSIC, COLLECTIBLE OR CUSTOM VEHICLE SALES PROVIDED THAT THERE IS NO OUTDOOR STORAGE
 - VEHICLE SALES SHALL BE LIMITED TO 25,000 SF
 - BECAUSE OF THE SENSITIVE NATURE OF THE WATERSHED, NO USE THAT PRIMARILY INVOLVES USE OR STORAGE OF PESTICIDE OR OTHER TOXIC MATERIALS SHALL BE ALLOWED
- EX. PERIMETER LANDSCAPE BUFFER AS SHOWN.
- ONE FREESTANDING MONUMENT SIGN AS SHOWN MAY BE CONSTRUCTED IN ACCORDANCE WITH SECTION 25 OF THE BOONE COUNTY ZONING ORDINANCE. DIRECTIONAL SIGNS MAY BE INSTALLED AS NEEDED. SIGN SHALL BE BACKLIT AND HAVE A MAXIMUM HEIGHT OF 12 FEET FROM ADJACENT GRADE.
- WATER MAIN EXTENSION OF THE CPWSD#1 SYSTEM SHALL BE INSTALLED AS NEEDED TO PROVIDE REQUIRED FIRE PROTECTION. ALL WATER MAIN CONSTRUCTION SHALL BE COORDINATED WITH DISTRICT REQUIREMENTS.
- TOTAL FLOOR AREA SHALL NOT EXCEED 115,000 SF. BUILDING HEIGHT OF BUILDING 2 AND 3 SHALL NOT EXCEED 45'. BUILDING HEIGHT OF BUILDING 1 SHALL NOT EXCEED 30'.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD.
- THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE. IT IS ANTICIPATED THAT BMPs SUCH AS TURF SWALES, EXTENDED DETENTION, DRY DETENTION, RUNOFF REDUCTION, OR BIO-RETENTION WILL BE UTILIZED TO TREAT AND REDUCE STORM WATER RUNOFF.
- THIS TRACT CONTAINS A TYPE II STREAM THAT ALSO HAS A LOSING STREAM SEGMENT DEFINED AS AN ENVIRONMENTALLY SENSITIVE AREA BY THE BOONE COUNTY STORMWATER ORDINANCE. THE STREAM BUFFER LIMIT SHOWN ON THIS PLAN IS INTENDED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 26 OF THE ZONING REGULATIONS OF BOONE COUNTY, MISSOURI. THE MINIMUM STREAM BUFFER WIDTH FOR THE LOSING STREAM SEGMENT IS TWICE THE MINIMUM WIDTH REQUIRED BY THE BOONE COUNTY STREAM BUFFER ORDINANCE. THEREFORE THE MINIMUM STREAM BUFFER WIDTH IN THE LOSING STREAM SEGMENT IS 100' ON EACH SIDE OF THE STREAM'S ORDINARY HIGH WATER MARK. ADDITIONAL BUFFER WIDTH IS INDICATED IN STEEP SLOPE AREAS. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.
- AN EROSION AND SEDIMENT CONTROL PLAN WILL BE PREPARED FOR REVIEW BY BOONE COUNTY RESOURCE MANAGEMENT PRIOR TO ANY DISTURBANCE ON THIS SITE.
- BUILDING EXPANSION MATERIALS AND ARCHITECTURAL FEATURES SHALL BE CONSISTENT WITH THE EXISTING BUILDING #4. APPROVED EXTERIOR BUILDING MATERIALS INCLUDE METAL PANELS, WAINSCOT PANELING, WOOD PANELS, STONE/BRICK LEDGES AND GLASS WINDOWS. METAL WALL PANELS HAVING AN EMBOSSED VERTICAL V-GROOVE PATTERN AND SEMI-CONCEALED FASTENERS. EXTERIOR FINISH SHALL INCLUDE A MINIMUM OF 2 COMPLEMENTARY TONES. EACH BUILDING SHALL INCLUDE AN ARCHITECTURAL CANOPY. BUILDING EXTERIOR SHALL INCLUDE A MINIMUM OF 3% GLASS.

PHASING PLAN

- PHASE 1 WILL INCLUDE THE CONSTRUCTION OF A DUST-FREE PARKING AND ASSOCIATED REMODEL OF BUILDING 4.
- PHASE 2 WILL INCLUDE BUILDING 3 AND ASSOCIATED PARKING.
- PHASE 3 WILL INCLUDE BUILDING 2 AND ASSOCIATED PARKING.
- PHASE 4 WILL INCLUDE BUILDING 1 AND ASSOCIATED PARKING.

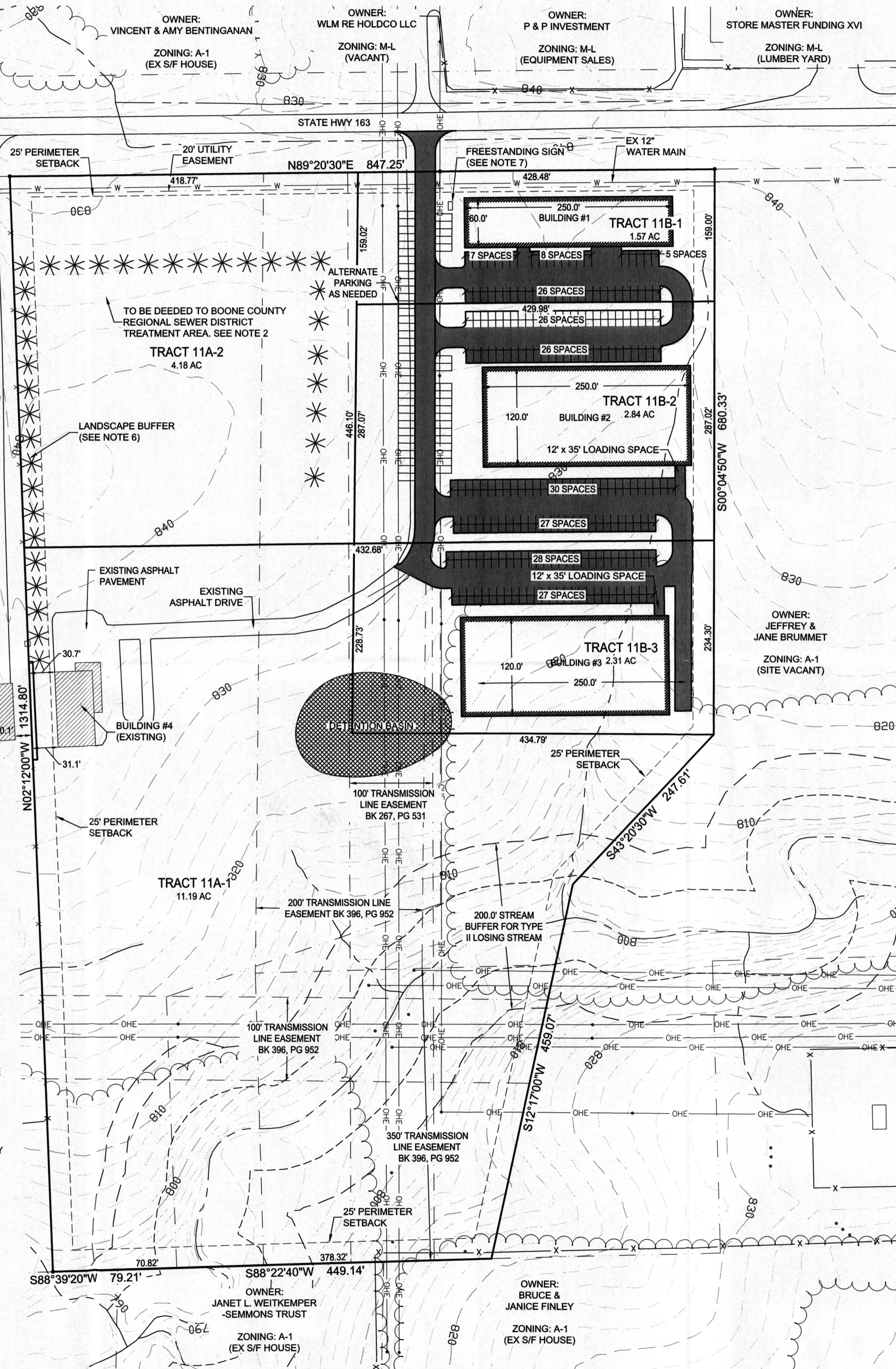
Received
NOV 24 2020
Boone County
Resource Management

APPROVED BY THE BOONE COUNTY PLANNING & ZONING COMMISSION ON THIS _____ DAY OF _____ 20__.

BOYD HARRIS, CHAIRPERSON

APPROVED BY THE BOONE COUNTY COMMISSION ON THIS _____ DAY OF _____ 20__.

DANIEL K. ATWILL, PRESIDING COMMISSIONER



PARKING DATA per ZONING ORDINANCE			
USE	SF	RATIO	REQUIRED
MAX OTHER NON RESIDENTIAL USE	80,000	1SP/ 300 SF	267
LOADING SPACE		3SP/ <175,000SF	2
PROPOSED PARKING			
PROPOSED PARKING (INCLUDING PARKING SHOWN AS ALTERNATE)			
SURFACE PARKING		184 SPACES	
ALTERNATE PARKING		83 SPACES	
TOTAL SPACES PROVIDED			267

- PROPOSED PARKING RATIOS:
- THE ADJACENT PLAN SHOWS THAT ADEQUATE SPACE EXISTS TO PROVIDE PARKING FOR THE MOST INTENSE ALLOWED DEVELOPMENT. IF LESS INTENSIVE USES OR SMALLER BUILDINGS ARE DEVELOPED, TOTAL PARKING SHALL BE PROVIDED AS IDENTIFIED IN THE PARKING CRITERIA MATRIX BELOW.
 - INDOOR VEHICLE SALES/STORAGE SPACE WILL PRIMARILY BE USED FOR STORAGE AND DISPLAY OF INVENTORY.
 - SINCE OUTDOOR STORAGE IS NOT ALLOWED, THE CONTRACTOR SHOP UNITS WILL BE PARTIALLY UTILIZED FOR STORAGE. AN AVERAGE SHOP WOULD LIKELY HAVE 4 EMPLOYEES WITH CUSTOMER VISITS BEING RARE.
 - INDOOR SPORTS AND CONTRACTOR SHOPS WILL GENERATE PARKING DEMAND AT OPPOSITE TIMES, SO SHARED USE OF PARKING IS LIKELY PROVIDING ADDITIONAL ASSURANCE THAT ADEQUATE PARKING IS PROVIDED.

PARKING CRITERIA MATRIX	
CONTRACTOR SHOPS	1 SP/ 500 SF
INDOOR VEHICLE SALES/STORAGE*	1 SP/ 1000 SF
INDOOR SPORTS TENNIS COURT	8 SP/ COURT
INDOOR SPORTS SOCCER FIELD	40 SP/ FIELD
STORAGE WAREHOUSE	1 SP/ 2000 SF
OTHER RECREATION	1 SP/ 300 SF

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