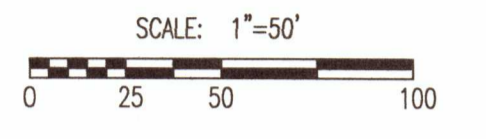
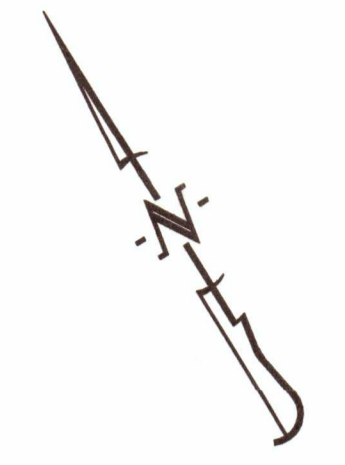


# REVIEW M-LP PLAN/PRELIMINARY PLAT WW COMMERCIAL

SECTIONS 16, TOWNSHIP 48, RANGE 12  
BOONE COUNTY, MISSOURI  
MARCH, 2021  
SHEET 1 OF 2

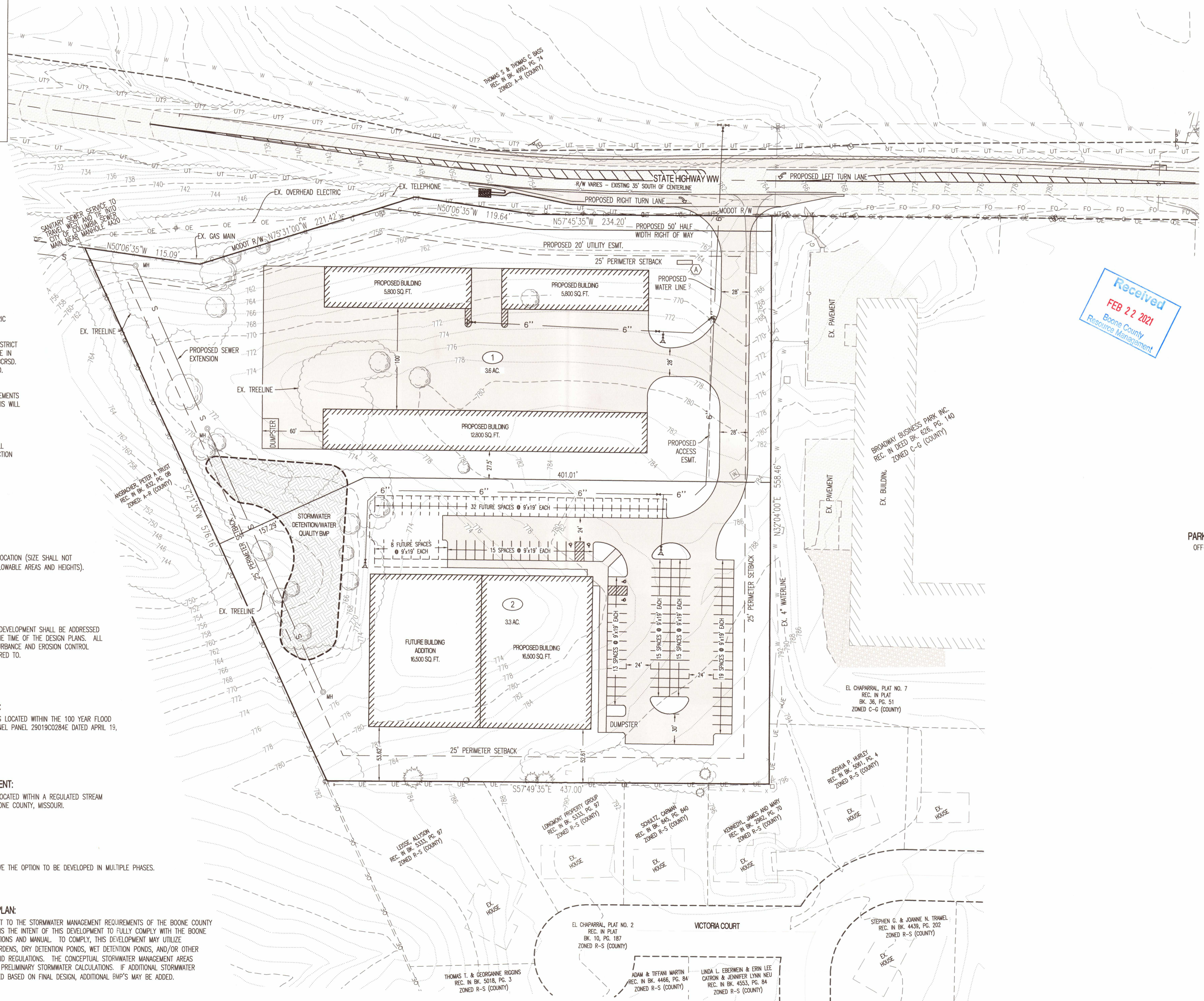
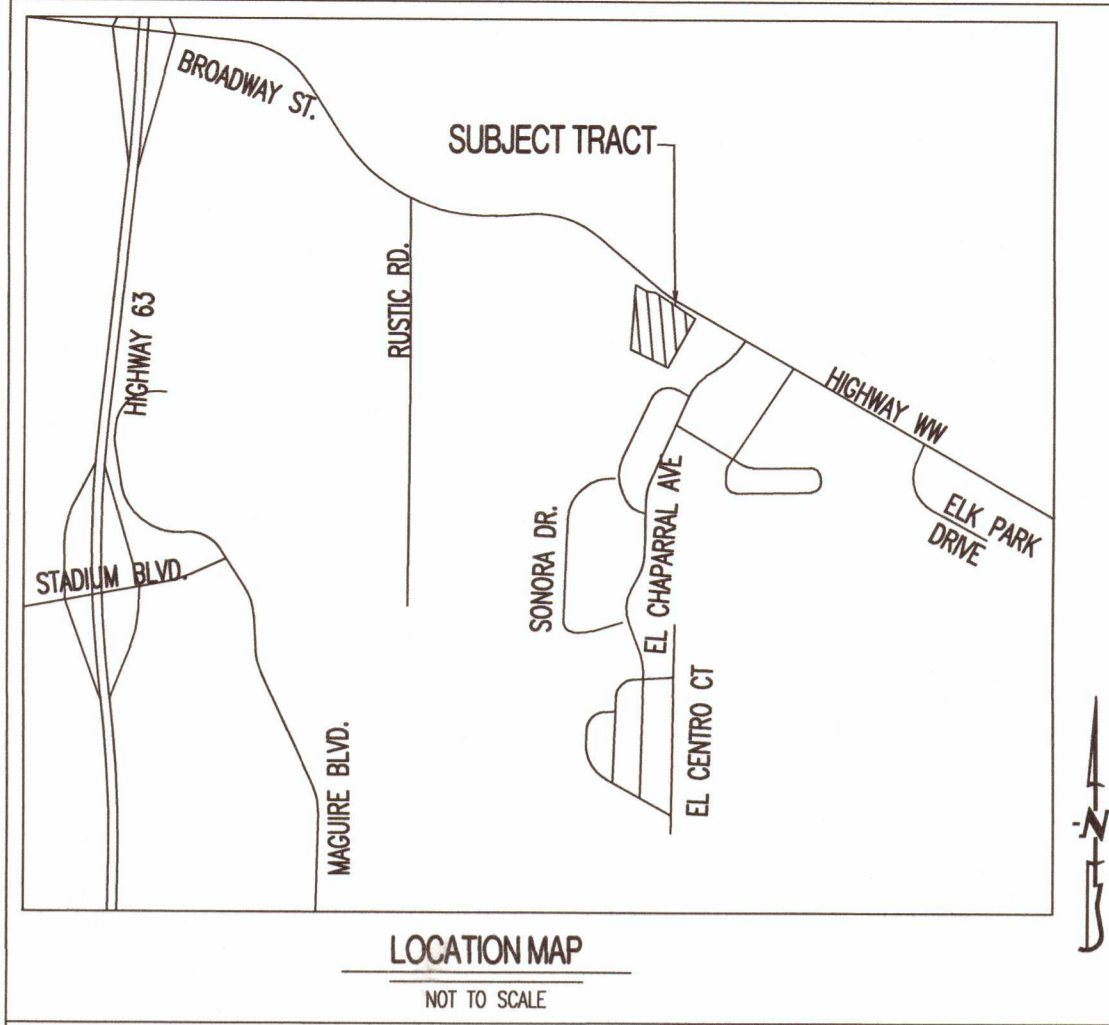


### LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING 7.07 ACRES, MORE OR LESS, LOCATED IN THE EASTERN HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 12 WEST, OF THE FIFTH PRINCIPAL MERIDIAN IN BOONE COUNTY MISSOURI, AS SHOWN AND DESCRIBED BY THE SURVEY THEREOF RECORDED JUNE 15, 1970 AS DOCUMENT NO. 3080 IN BOOK 388, PAGE 414, RECORDS OF BOONE COUNTY, MISSOURI. OWNERSHIP DEED INFORMATION RECORDED IN BOOK 4822, PAGE 23, RECORDS OF BOONE COUNTY, MISSOURI

### OWNER:

OLD HAWTHORNE DEVELOPMENT  
6221 EAST BROADWAY  
COLUMBIA, MISSOURI 65201



- NOTES:**
1. WATER DISTRIBUTION TO BE PROVIDED BY CONSOLIDATED WATER DISTRICT #9.
  2. THE EXISTING ZONING OF THIS PROPERTY IS M-LP.
  3. THIS PLAN CONTAINS 7.07 ACRES.
  4. ELECTRIC DISTRIBUTION PROVIDED BY BOONE ELECTRIC.
  5. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45'.
  6. THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
  7. ALL SIGNAGE SHALL CONFORM TO BOONE COUNTY ZONING REGULATIONS.
  8. TRACT IS SUBJECT TO EASEMENTS OF RECORD IN PWS WATERLINE EASEMENT AND BOONE ELECTRIC POWERLINE EASEMENT.
  9. SANITARY SEWER FOR THIS SITE IS UNDER THE DIRECTION OF BOONE COUNTY REGIONAL SEWER DISTRICT BUT THESE LOTS WILL CONNECT TO CITY OF COLUMBIA SEWER FACILITIES. SAID SERVICE SHALL BE IN ACCORDANCE WITH A CONNECTION AGREEMENT BETWEEN THE APPLICANT, CITY OF COLUMBIA AND BCRSD. THIS AGREEMENT HAS BEEN COMPLETED AND IS ON RECORD AS CITY OF COLUMBIA ORDINANCE NO. 024081 AND COUNCIL BILL NO. B 332-19.
  10. ANY EXISTING UTILITIES LOCATED ON THE SUBJECT SITE AFTER PLATING AND LOCATED WITHIN EASEMENTS WILL BE PROPERLY PROTECTED. SHOULD ANY OF THE EXISTING UTILITIES NEED TO BE MOVED, THIS WILL BE DONE AT THE EXPENSE OF THE DEVELOPER.
  11. ENTRANCE ONTO HIGHWAY WW TO BE DESIGNED AS PER MODOOT STANDARDS.
  12. 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 AND SHALL BE APPROVED BY THE DIRECTOR OF RESOURCE MANAGEMENT.

- LEGEND:**
- 805--- EXISTING 2FT CONTOUR
  - 820--- EXISTING 10FT CONTOUR
  - CURB
  - - - - - EXISTING SANITARY SEWER
  - - - - - PROPOSED SANITARY SEWER
  - MANHOLE/CLEANOUT
  - - - - - PROPOSED WATERLINE
  - - - - - PROPOSED LIGHT POLE
  - PROPOSED FIRE HYDRANT
  - - - - - EXISTING STORM SEWER
  - - - - - PROPOSED STORM SEWER
  - - - - - BUILDING LINE
  - - - - - EASEMENT
  - XXX LOT NUMBER
  - PROPOSED PAVEMENT
  - PROPOSED STORMWATER BMP AREA
  - - - - - EXISTING TREELINE
  - - - - - EXISTING FENCE
  - - - - - FLOODWAY
  - - - - - 100 YEAR FLOOD PLAIN
  - EXISTING TREE

**SIGNAGE:**

(A) PROPOSED MONUMENT SIGN LOCATION (SIZE SHALL NOT EXCEED COUNTY MAXIMUM ALLOWABLE AREAS AND HEIGHTS).

**EROSION CONTROL PLAN:**

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

**FLOOD PLAIN STATEMENT:**

NO PORTION OF THIS TRACT IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN BY FIRM PANEL 29019C0284E DATED APRIL 19, 2017.

**STREAM BUFFER STATEMENT:**

NO PART OF THIS TRACT IS LOCATED WITHIN A REGULATED STREAM BUFFER AS IDENTIFIED BY BOONE COUNTY, MISSOURI.

**PHASING PLAN:**

THIS DEVELOPMENT SHALL HAVE THE OPTION TO BE DEVELOPED IN MULTIPLE PHASES.

**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. 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, ADDITIONAL BMP'S MAY BE ADDED.

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 West Nifong Boulevard, Building #1  
Columbia, Missouri 65203  
(573) 447-0292  
www.crockettengineering.com



**PURPOSE:**

THE PURPOSE AND INTENT OF THIS PLAN IS TO REPRESENT THE DEVELOPMENT OF THIS SITE AS CONTRACTOR STORAGE FACILITIES ON LOT 1 AND A GYM FACILITY ON LOT 2.

- ALLOWED USES WITHIN THE DEVELOPMENT ARE AS FOLLOWS:**
1. 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.
  2. RESTAURANTS
  3. WHOLESALE ESTABLISHMENT OR WAREHOUSE (INCLUDING SELF-STORAGE MINI-WAREHOUSE) IN A COMPLETELY ENCLOSED BUILDING
  4. OFFICE OR OFFICE BUILDING
  5. GYM AND INDOOR RECREATIONAL FACILITIES
  6. CONTRACTOR'S BUILDINGS AND STORAGE YARDS

**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 AND REMOVED AS NEEDED.

**PARKING:**

OFF-STREET PARKING REQUIREMENTS:  
NONRESIDENTIAL BUILDING - 1 SPACE PER 300 SQ. FT. OF FLOOR AREA  
PROPOSED 16,500 SQ. FT. = 55 SPACES

FUTURE BUILDING - 1 SPACE PER 300 SQ. FT. OF FLOOR AREA  
PROPOSED 16,500 SQ. FT. = 55 SPACES

110 TOTAL SPACES REQUIRED  
117 TOTAL SPACES SHOWN

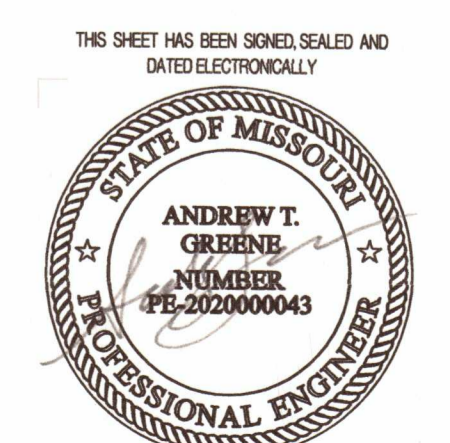
APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

BOYD HARRIS - CHAIRPERSON

APPROVED BY THE BOONE COUNTY COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

DAN ATWILL, PRESIDING COMMISSIONER

BRIANNA LENNON - COUNTY CLERK



02/22/2021  
ANDREW T. GREENE, 202000043