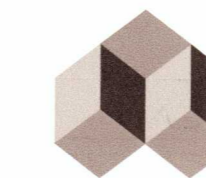
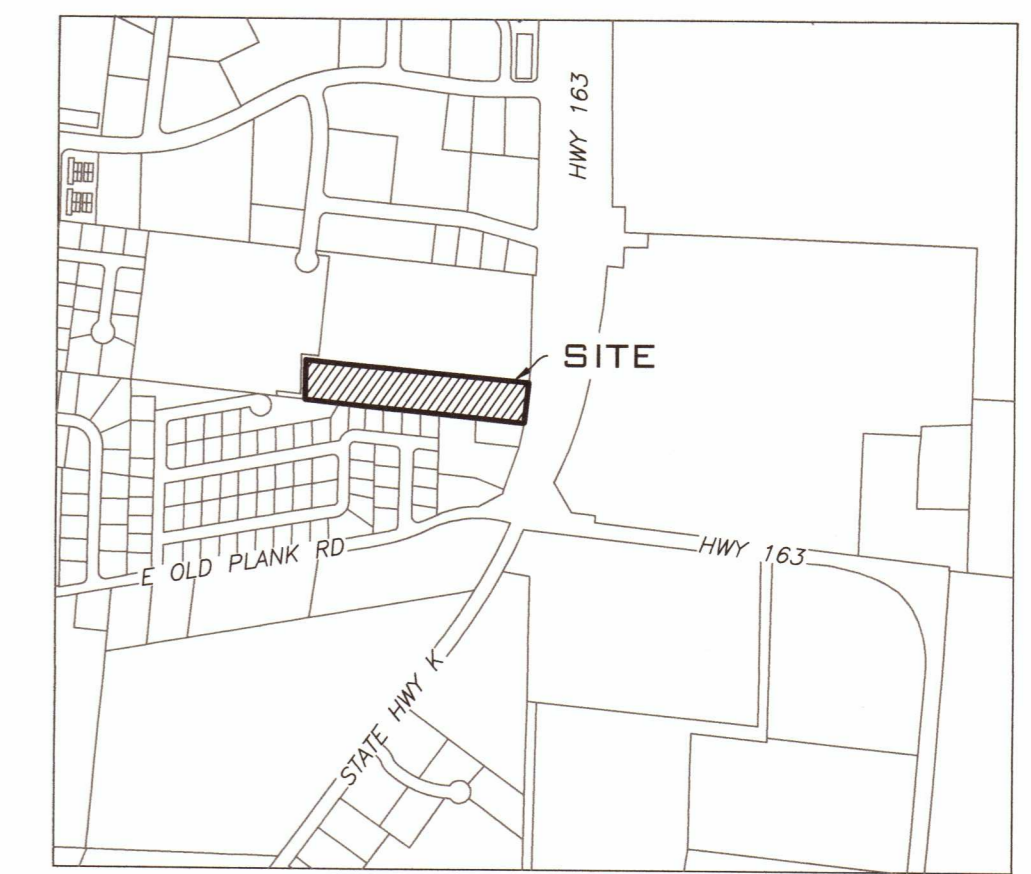


# ROCK BRIDGE BUSINESS PARK FINAL PLAN



**A CIVIL GROUP**  
CIVIL ENGINEERING - PLANNING - SURVEYING  
3401 BROADWAY BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
PH: (573) 817-5750, FAX: (573) 817-1677  
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115



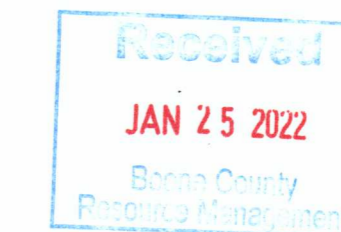
LOCATION MAP

**OWNER**

MBK INVESTMENTS LLC  
C/O: BRIAN KELLY, MATT KELLY  
3215 S PROVIDENCE RD STE 2  
COLUMBIA, MO 65203

**SITE DATA**

ACREAGE: 3.39 ACRES  
CURRENT ZONING: R-M  
(RESIDENTIAL MODERATE DENSITY)  
REQUESTED ZONING: M-LP  
(PLANNED LIGHT INDUSTRIAL)



**LEGEND**

- TBR TO BE REMOVED
- SF SQUARE FEET
- EXISTING POWER POLE
- ⊖ EXISTING GUY WIRE
- MH ● PROPOSED MANHOLE
- FH ● PROPOSED FIRE HYDRANT
- X --- EXISTING FENCE
- S --- PROPOSED FENCE
- S --- EXISTING SANITARY LINE
- S --- PROPOSED SANITARY LINE
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- S --- EXISTING STORM SEWER
- S --- PROPOSED STORM SEWER
- ○ ○ ○ EXISTING FLOWLINE OR WATER EDGE
- 700 --- EXISTING CONTOUR
- 700 --- PROPOSED CONTOUR
- --- EXISTING TREELINE
- --- PROPOSED TREELINE
- --- 100-YEAR FLOODPLAIN
- --- STREAM BUFFER STREAMSIDE ZONE
- --- STREAM BUFFER OUTER ZONE
- --- PROPOSED FLOW DIRECTION
- --- PROPOSED ASPHALT PAVEMENT

| IMPERVIOUS AREAS           |       |         |
|----------------------------|-------|---------|
| SYMBOL                     | ACRES | SQ. FT. |
| TOTAL SITE AREA            | 3.39  | 147,709 |
| EXISTING IMPERVIOUS AREA   | 0.28  | 12,360  |
| PROPOSED IMPERVIOUS AREA   | 2.04  | 88,645  |
| TOTAL SITE IMPERVIOUS AREA | 2.04  | 88,645  |

**PROPERTY DESCRIPTION**

A TRACT OF LAND LOCATED ON THE NORTH ONE HUNDRED SIXTY-THREE (163) FEET OF TRACTS #1, #2, AND #3 OF A SURVEY RECORDED IN BOOK 316, PAGE 586, RECORD OF BOONE COUNTY, MISSOURI, AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 48, RANGE 13, BOONE COUNTY, MISSOURI, BEING ALL OF LOT 1 DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 5172, PAGE 27.

**LANDSCAPING NOTES**

A LANDSCAPE BUFFER IS REQUIRED FOR PROPERTY LINES ADJACENT TO RESIDENTIAL ZONED PROPERTIES. TREES ON THE SOUTH PROPERTY LINE SHALL BE EVERGREEN, SPACED 15' MAX APART. TREES ON THE NORTH PROPERTY LINE SHALL BE DECIDUOUS AND SHALL BE SPACED 20' APART MAX. A VARIANCE BY THE BOARD OF ADJUSTMENT HAS GRANTED MODIFYING THE SOUTH PERIMETER SETBACK TO 10'

**FLOOD PLAIN STATEMENT**

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED IN BOONE COUNTY ORDINANCE 22-1A, PER THE FEMA FIRM PANEL 29019C0290E, DATED APRIL, 2017.

**STREAM BUFFER STATEMENT**

A TYPE-II STREAM BUFFER EXISTS ON THIS TRACT. THE STREAM BUFFER LIMITS SHOWN ON THIS TRACT ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 28 OF THE ZONING REGULATIONS OF BOONE COUNTY, MISSOURI. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY ALLOWED BY THE REGULATION.

**EROSION AND SEDIMENTATION PLAN**

A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND EROSION SEDIMENT CONTROL PLAN WILL BE PREPARED FOR THIS SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOONE COUNTY STORMWATER ORDINANCE WHEN CONSTRUCTION PLANS ARE COMPLETED. ANTICIPATED BMP'S INCLUDE DIVERSION BERMS, SILT FENCE AND PRESERVED VEGETATION.

**STORMWATER MANAGEMENT**

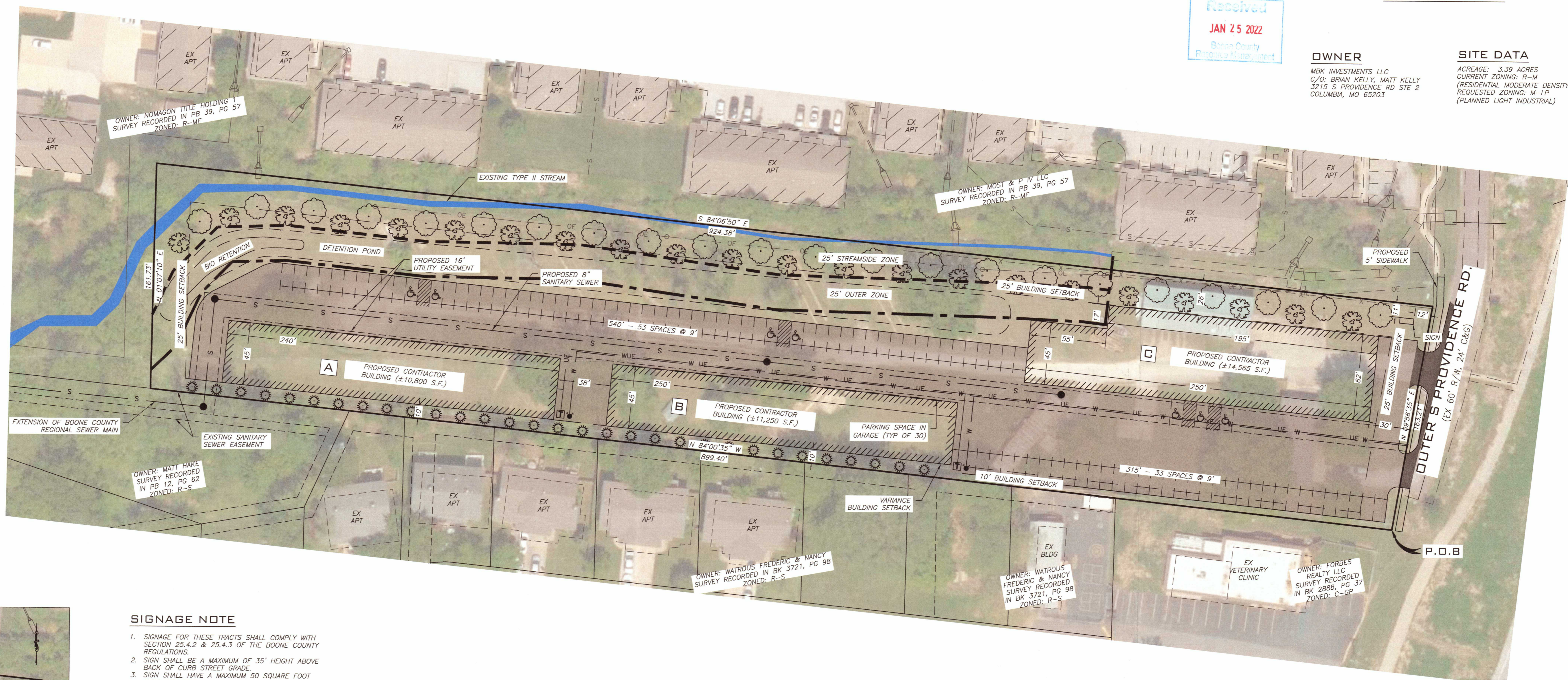
THIS LOT IS SUBJECT TO THE CURRENT BOONE COUNTY STORMWATER ORDINANCE.

STORMWATER DETENTION REQUIREMENTS AND WATER QUALITY REQUIREMENTS ARE INTENDED TO BE MET BY A DETENTION POND WITH BIO RETENTION ON THE BOTTOM OF THE DETENTION POND.



FIRE ACCESS DETAIL

SCALE: 1" = 50'



**SIGNAGE NOTE**

- SIGNAGE FOR THESE TRACTS SHALL COMPLY WITH SECTION 25.4.2 & 25.4.3 OF THE BOONE COUNTY REGULATIONS.
- SIGN SHALL BE A MAXIMUM OF 35' HEIGHT ABOVE BACK OF CURB STREET GRADE.
- SIGN SHALL HAVE A MAXIMUM 50 SQUARE FOOT AREA PER SIDE.
- LOCATION SHOWN IS APPROXIMATE.

**PARKING DATA**

REQUIRED PARKING ML PLAN:  
PROPOSED CONTRACTOR BUILDINGS - 1/300 S.F.  
(36,615 S.F.) = 123 SPACES  
TOTAL SPACES REQUIRED = 123 SPACES  
TOTAL SPACES PROVIDED = 123 SPACES  
- 86 REGULAR SPACES  
- 7 HANDICAPPED VAN ACCESSIBLE SPACES  
- 30 GARAGE SPACES

**ALLOWED USE LIST**

- CONTRACTOR BUILDINGS A, B & C;
- CONTRACTOR BUILDING AND STORAGE (NO OUTDOOR STORAGE)
- VETERINARY OFFICE OR CLINIC, ANIMAL HOSPITAL, INDOOR KENNELS
- MEETING SOUND PROOFING AS STATED IN C/O NEIGHBORHOOD USES
- MOVING, TRANSFER OR STORAGE PLANS NOT INCLUDING SOLID WASTE, COMPOSTING, OR RECYCLING TRANSFER STATION
- MANUFACTURING AND ASSEMBLY OF METALS, WOOD OR FIBERGLASS PRODUCTS
- PERMANENT FIREWORKS STAND OR STORE
- AUTOMOBILE REPAIR

**GENERAL NOTES**

- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
- SIZE, NATURE AND LOCATION OF ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL PURPOSES ONLY AND MAY BE REFINED ON FINAL CONSTRUCTION DOCUMENTS. ELECTRIC, GAS AND TELECOMMUNICATIONS TO BE COORDINATED WITH BOONE ELECTRIC, AMEREN AND MEDICOM/CENTURYLINK RESPECTIVELY DURING PREPARATION OF CONSTRUCTION PLANS.
- SOLID WASTE TO BE DUMPSTERS LOCATED ON THE PARKING LOT OR AS REQUIRED BY WASTE COLLECTION COMPANY.
- MAXIMUM BUILDING HEIGHT IS 45'.
- LAYOUT IS INTENDED TO COMPLY WITH ALL ML-P YARD REQUIREMENTS.  
YARD SETBACKS ARE AS FOLLOWS:  
ML-P BOUNDARY = 25' - VARIANCE GRANTED BY CASE# 2021-005 ON SOUTH BOUNDARY TO ALLOW 10' SETBACK.  
FRONT = 25'  
REAR = 25'  
NORTH SIDE = 25'  
SOUTH SIDE = 10'
- SANITARY SEWER FOR THE CONTRACTOR/SELF-STORAGE LOT WILL BE A PUBLIC SEWER EXTENSION FROM EXISTING MAIN NEAR SOUTHWEST CORNER OF PROPERTY.
- ALL EXTERIOR LIGHTS SHALL BE MOUNTED ON THE BUILDINGS AND SHALL BE INWARD AND DOWNWARD FACING.

SCALE: 1" = 40'  
0 20 40 80

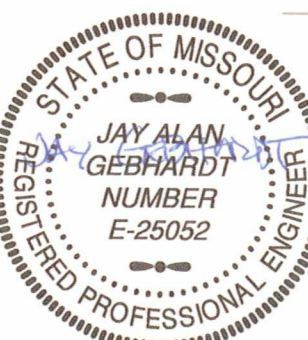
APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS \_\_\_ DAY OF FEBRUARY, 2022.

BOYD HARRIS, CHAIRMAN

ACCEPTED BY THE BOONE COUNTY COMMISSION THIS \_\_\_ DAY OF FEBRUARY, 2022.

DANIEL ATWILL, PRESIDING COMMISSIONER

BRIANNA L. LENNON, COUNTY CLERK



JAY GEBHARDT  
MD PE-25052  
JANUARY 24, 2022