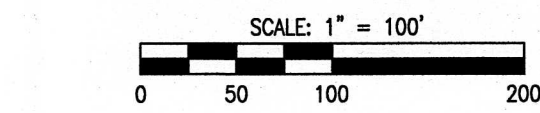


NOTES

1. THERE WILL BE A 20' UTILITY EASEMENT AND A 25' BUILDING LINE ALONG MEYER INDUSTRIAL DRIVE.
2. THERE WILL BE A MINIMUM 16' WIDE EASEMENT DEDICATED FOR ALL SANITARY SEWER AND STORM SEWER LINES.
3. STREET RIGHT-OF-WAY WAS DEDICATED BY CONCORDE SOUTH PLAT 2.
4. CONTOUR INTERVAL IS TWO (2) FEET.
5. THERE SHALL BE NO STREET CONNECTION BETWEEN LOT 7 AND TRACT 5 OF THE SURVEY RECORDED IN BOOK 4251, PAGE 31.



BEARINGS ARE REFERENCED TO GRID NORTH FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS, USING GRS MONUMENT 80-15 AS REFERENCE.

PROPOSED PARKING

PARKING REQUIREMENTS: TO PROVIDE PARKING SPACES AS PER SECTION 14 OF THE BOONE COUNTY ZONING REGULATIONS.

EXISTING UTILITIES

SEWER: BOONE COUNTY REGIONAL SEWER DISTRICT
GRAVITY SEWER EXTENSION TO LOT 7A AND FORCE MAIN ADJACENT TO LOT 7B
WATER: CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT #1 - AN 8" WATER LINE ALONG MEYER INDUSTRIAL DR.
ELECTRIC: BOONE-ELECTRIC COOP - 3 PHASE ELECTRIC IS UNDERGROUND ALONG MEYER INDUSTRIAL DRIVE

DESCRIPTION OF PROPERTY

LOT 7 OF CONCORDE SOUTH PLAT 2, RECORDED IN PLAT BOOK 47, PAGE 3, BEING PART OF PARCEL 5 OF THE TRACTS DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 4938, PAGE 92 AND LOCATED IN THE WEST HALF OF SECTION 3 AND IN THE EAST HALF OF SECTION 4, BOTH IN TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI.

EROSION AND SEDIMENTATION PLAN

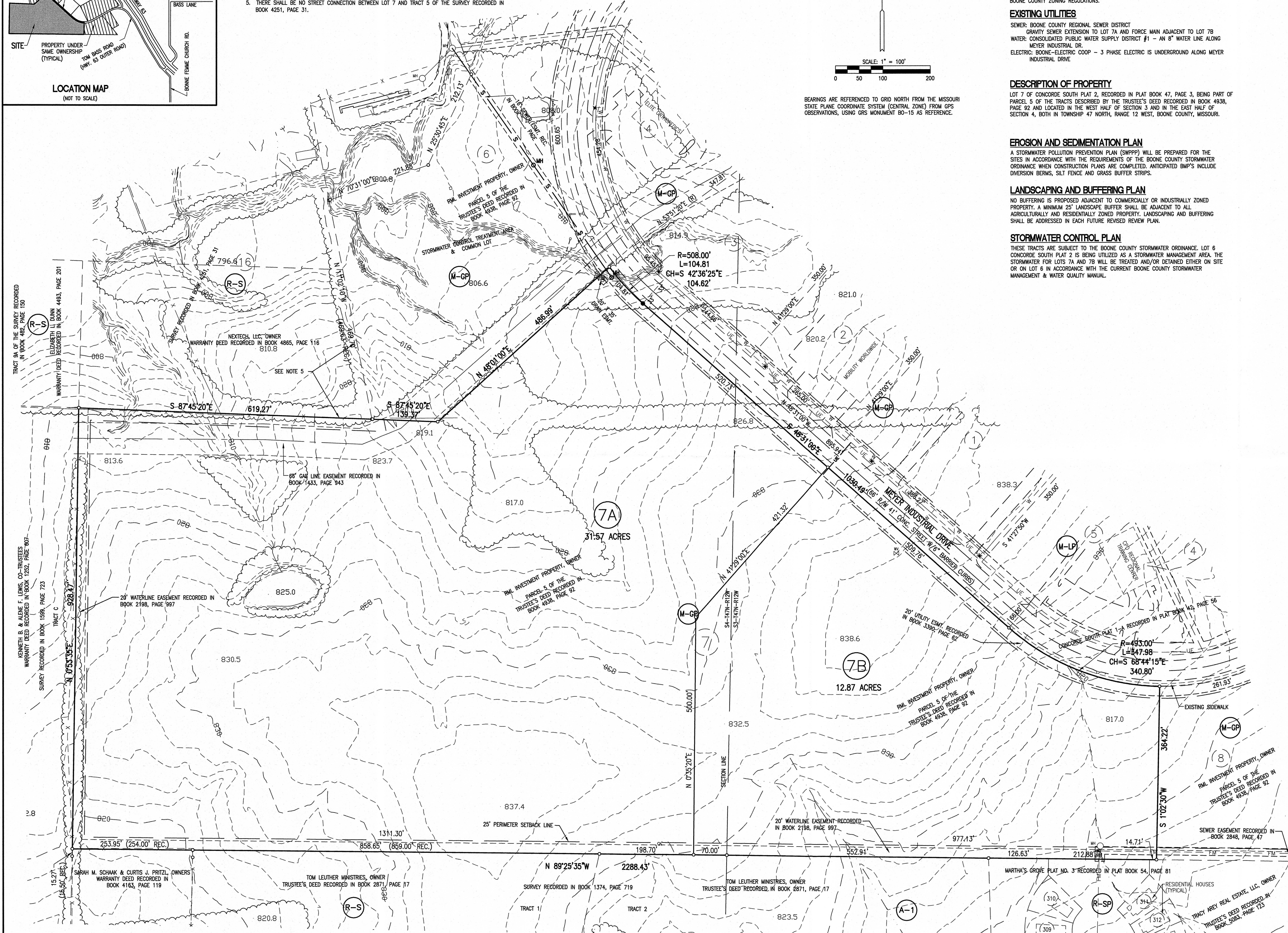
A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED FOR THE SITES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOONE COUNTY STORMWATER ORDINANCE WHEN CONSTRUCTION PLANS ARE COMPLETED. ANTICIPATED BMP'S INCLUDE DIVERSION BERMS, SILT FENCE AND GRASS BUFFER STRIPS.

LANDSCAPING AND BUFFERING PLAN

NO BUFFERING IS PROPOSED ADJACENT TO COMMERCIAL OR INDUSTRIALLY ZONED PROPERTY. A MINIMUM 25' LANDSCAPE BUFFER SHALL BE ADJACENT TO ALL AGRICULTURALLY AND RESIDENTIALLY ZONED PROPERTY. LANDSCAPING AND BUFFERING SHALL BE ADDRESSED IN EACH FUTURE REVISED REVIEW PLAN.

STORMWATER CONTROL PLAN

THESE TRACTS ARE SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE. LOT 6 CONCORDE SOUTH PLAT 2 IS BEING UTILIZED AS A STORMWATER MANAGEMENT AREA. THE STORMWATER FOR LOTS 7A AND 7B WILL BE TREATED AND/OR DETAINED EITHER ON SITE OR ON LOT 6 IN ACCORDANCE WITH THE CURRENT BOONE COUNTY STORMWATER MANAGEMENT & WATER QUALITY MANUAL.



OWNER / DEVELOPER

RML INVESTMENT PROPERTIES LLC
302 CAMPUSVIEW DR., SUITE 106
COLUMBIA, MISSOURI 65201

SITE DATA

CURRENT DEED: TRUSTEE'S DEED RECORDED IN BOOK 4938, PAGE 92
ZONING: EXISTING M-GP
ACREAGE: 44.44 ACRES
LOCATION: SECTIONS 3 & 4, T47N, R12W
BOONE COUNTY, MO

PHASING PLAN

PHASE 1: CREATE LOTS 7A AND 7B.

FUTURE PHASES: TO BE DETERMINED BY FUTURE REVISED REVIEW AND FINAL PLANS.

THE INTENT OF THIS PLAN IS TO ESTABLISH THE LIST OF ALLOWED USES FOR THE PROPERTY. THEREFORE, DEVELOPMENT OF ANY OF THE LOTS WILL REQUIRE A REVISED REVIEW PLAN AND FINAL PLAN TO ESTABLISH THE REQUIRED SITE PARAMETERS AND CONFIRM THE AVAILABILITY OF EXISTING AND PROPOSED INFRASTRUCTURE. THE FOLLOWING LIST OF USES IS DIVIDED INTO USES THAT WILL BE ALLOWED AT PRESENT (SUBJECT TO CONFIRMING INFRASTRUCTURE AVAILABILITY THROUGH THE REVIEW/FINAL PLAN PROCESS) AND USES THAT WILL BE ALLOWED IN THE FUTURE (WHEN INFRASTRUCTURE CAPACITIES (PRIMARILY SANITARY SEWER) ARE INCREASED TO ACCOMMODATE THE PROPOSED USES). IN ALL CASES, A REVISED REVIEW/FINAL PLAN WILL BE REQUIRED PRIOR TO THE DEVELOPMENT OF ANY OF THE PROPOSED LOTS.

M-GP ZONING CONDITIONAL USE:

(SUBJECT TO CONDITIONAL USE PERMIT)

WHOLESALE STORAGE OF GASOLINE;

M-LP ZONING CONDITIONAL USES:

(SUBJECT TO CONDITIONAL USE PERMIT)

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, DESKS, MACHINERY AND HARDWARE PRODUCTS, SHEET-METAL PRODUCTS, AND VITREOUS ENAMELED PRODUCTS;

M-LP ZONING ALLOWED USES:

AGRICULTURAL ACTIVITY; MANUFACTURE OR ASSEMBLY OF WOOD PRODUCTS, SUCH AS BOXES, FURNITURE, CABINETS, BASKETS AND OTHER WOOD PRODUCTS OF SIMILAR NATURE; RECYCLING CENTER FOR METAL CONTAINERS HAVING A CAPACITY OF LESS THAN FIVE GALLONS AND FOR GLASS, PAPER, PLASTIC AND ALUMINUM; WHOLESALE MERCHANDISING OR STORAGE WAREHOUSES AND FENCED OUTDOOR STORAGE AREAS (INCLUDING SELF-STORAGE MINI-WAREHOUSES); CONTRACTORS' BUILDINGS OR STORAGE YARDS; BUS BARN OR LOTS; MOVING, TRANSFER OR STORAGE PLANTS; TRUCK TERMINAL; AUTOMOBILE REPAIR SHOP; DISPLAY AND SALESROOM; FARM IMPLEMENTS, SALE AND REPAIR; SEASONAL TEMPORARY FIREWORKS STAND; NEW OR USED CARS, MOBILE HOMES, TRAVEL TRAILER OR BOAT SALES OR STORAGE LOT; WATER TOWER; MECHANICAL TREATMENT PLANT OR SEWAGE LAGOON WHERE NOT APPROVED UNDER COUNTY SUBDIVISION REGULATIONS; PORTABLE CONCRETE PLANT USED FOR A SPECIFIC CONSTRUCTION PROJECT; AUTOMOBILE PARKING LOT, EXCEPT NO DISABLED, WRECKED OR JUNKED MOTOR VEHICLES SHALL BE PERMITTED; ANY INDUSTRIAL USE WHICH THE COMMISSION DETERMINES IS OF A CHARACTER SIMILAR TO THOSE LISTED ABOVE.

ALLOWED USES AS INFRASTRUCTURE (SANITARY SEWER) ALLOWS:

MANUFACTURE OR ASSEMBLY OF MEDICAL AND DENTAL EQUIPMENT, DRAFTING, OPTICAL AND MUSICAL INSTRUMENTS, WATCHES, CLOCKS, TOYS, GAMES AND ELECTRICAL OR ELECTRONIC APPARATUS; PREPARATION, PROCESSING OR BOTTLING OF FOOD OR BEVERAGE PRODUCTS SUCH AS BAKERY PRODUCTS, CANDY MANUFACTURE, DAIRY PRODUCTS AND ICE CREAM, FRUIT AND VEGETABLE PROCESSING AND CANNING AND PROCESSING OF FISH, MEAT AND POULTRY PRODUCTS, BUT NOT THE SLAUGHTERING OF POULTRY OR ANIMALS; MANUFACTURE OF TEXTILE PRODUCTS SUCH AS RUGS, MATTRESSES, PILLOWS, QUILTS, MILLINERY, HOSIERY, CLOTHING AND FABRICS, PRINTING AND FINISHING OF TEXTILES AND FIBERS INTO FABRIC GOODS; COMPOUNDING OF COSMETICS, TOILETRIES, DRUGS AND PHARMACEUTICAL PRODUCTS; PHOTOGRAPHIC PROCESSING OR BLUEPRINTING, PRINTING AND PUBLISHING; FORGES AND BLACKSMITHING; MONUMENT OR MARBLE WORKS; VETERINARY OFFICE OR CLINIC, ANIMAL HOSPITAL OR KENNELS; AMUSEMENT CENTERS AND VIDEO ARCADES; AUTOMOBILE SERVICE STATION; BAR OR TAVERN; BOWLING ALLEY OR BILLIARD PARLOR; FARM STORE OR FEED STORE; FROZEN FOOD LOCKER; LABORATORY, RESEARCH, EXPERIMENTAL OR TESTING, BUT NOT TESTING COMBUSTION ENGINES OR EXPLOSIVES; RADIO OR TELEVISION BROADCASTING STATION OR STUDIO; RECEPTION FACILITY; RENTAL AGENCY; DYING, CLEANING, LAUNDRY, PRINTING, PAINTING, PLUMBING, TINSMITHING, TIRE SALES AND SERVICES, UPHOLSTERING AND OTHER GENERAL SERVICE OR REPAIR ESTABLISHMENT OF SIMILAR CHARACTER; DRIVE-IN OR WALK-IN, CARRY-OUT ESTABLISHMENT, INCLUDING RESTAURANT AND THEATRE; LUMBERYARD AND BUILDING MATERIALS; TRUCK STOP AND ASSOCIATED USES; TRUCK TERMINAL; RESIDENTIAL USES WHEN ON THE SECOND FLOOR OR ABOVE; PERMANENT FIREWORKS STAND OR STORE; MORTUARY; PERSONAL SERVICES USES, EXCLUDING MASSAGE PARLORS, BUT INCLUDING BARBER SHOP, BEAUTY PARLOR, PHOTOGRAPHIC OR ART STUDIO, LAUNDRY OR DRY CLEANING RECEIVING STATION AND OTHER USES OF A SIMILAR CHARACTER; PRIVATE SCHOOL; PRIVATE CLUB OR LODGE; 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; SELF-SERVICE LAUNDRY OR CLEANING ESTABLISHMENT; PLACE OF WORSHIP; BANK OR FINANCIAL INSTITUTION, DRIVE-IN OR OTHERWISE; OFFICE OR OFFICE BUILDING; MEDICAL, DENTAL AND PSYCHIATRIC OFFICES AND OUT-PATIENT CLINICS, PROVIDED THAT RETAIL SALES SHALL BE LIMITED TO THOSE ITEMS WHICH ARE PROFESSIONALLY ADJUSTED OR FITTED ON THE PREMISES; PUBLIC BUILDINGS ERECTED BY ANY PUBLIC AGENCY.

LEGEND

- EXISTING PROPERTY CORNER
- UE — PROPOSED UNDERGROUND ELECTRIC
- S — PROPOSED SANITARY SEWER
- MH — PROPOSED SANITARY MANHOLE
- W — PROPOSED WATERLINE
- UT — EXISTING UNDERGROUND TELEPHONE
- S — EXISTING SANITARY SEWER
- W — EXISTING WATERLINE
- G — EXISTING GAS LINE
- UE — EXISTING UNDERGROUND ELECTRIC
- FM — EXISTING FORCE MAIN
- X — EXISTING STORM SEWER
- X — EXISTING FENCE
- FLOWLINE — FLOWLINE
- MH — EXISTING SANITARY MANHOLE
- V — EXISTING WATER VALVE
- H — EXISTING FIRE HYDRANT

FLOOD PLAN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29019C0295E, DATED APRIL 19, 2017.

STREAM BUFFER STATEMENT

NO PART OF THIS TRACT IS LOCATED WITHIN A STREAM BUFFER AS DEFINED IN THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY, MISSOURI ZONING REGULATIONS.

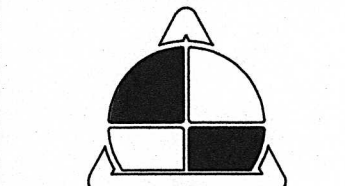
RECEIVED AND ACCEPTED BY THE BOONE COUNTY COMMISSION THIS DAY OF NOVEMBER, 2022.

DAN ATWILL, PRESIDING COMMISSIONER

BRIANNA LENNON, COUNTY CLERK

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING THIS DAY OF NOVEMBER, 2022.

BOYD HARRIS, CHAIRPERSON



ALLSTATE CONSULTANTS

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COLUMBIA, MO 65201
(573) 875-8799

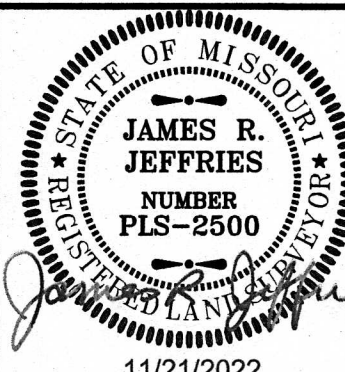
P.O. BOX 156, 30601 HIGHWAY 5
MARCELINE, MO 64668
(660) 376-2941

410 SE THIRD ST., SUITE 103C
LEE'S SUMMIT, MO 64063
(816) 895-2310

MISSOURI STATE CERTIFICATE OF AUTHORITY #200704004

REUSE OF THIS DRAWING IN ANY MANNER IS STRICTLY PROHIBITED WITHOUT THE WRITTEN APPROVAL OF ALLSTATE CONSULTANTS LLC.

PRELIMINARY PLAT/REVIEW PLAN
LOT 7 CONCORDE SOUTH PLAT 2
BOONE COUNTY, MISSOURI



DATE
NOVEMBER 21, 2022

REVISED:

JOB NUMBER
22245.01

SCALE
1"=150'

SHEET

1

