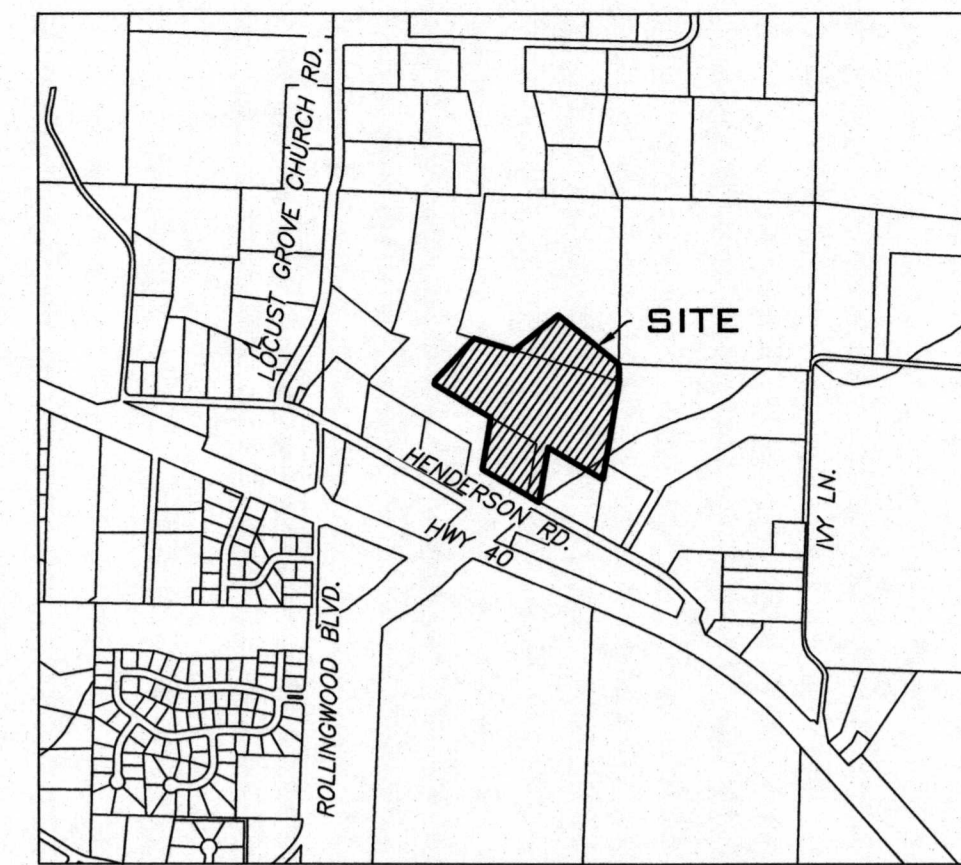
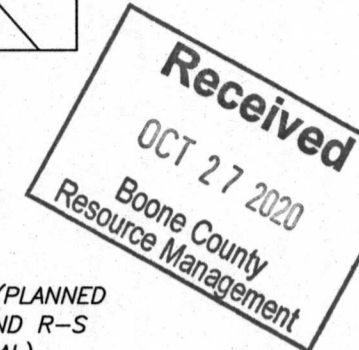


# TIGER ICE ML-P REVIEW PLAN



LOCATION MAP  
NOT TO SCALE



**OWNER**  
MD & B, LLC  
C/O ANDY JIRA  
7655 W SUGAR CREEK DR  
COLUMBIA, MO 65203

**SITE DATA**  
ACREAGE: 17.02 ACRES  
CURRENT ZONING: C-OP (PLANNED GENERAL COMMERCIAL), AND R-S (SINGLE-FAMILY RESIDENTIAL)  
REQUESTED ZONING: M-LP (PLANNED LIGHT INDUSTRIAL)

## FLOOD PLAIN STATEMENT

A PORTION OF THIS TRACT AS SHOWN GRAPHICALLY IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN BY FLOOD INSURANCE RATE MAP 29019C0255D, DATED MARCH 17, 2011.

## STREAM BUFFER STATEMENT

A TYPE-I STREAM BUFFER EXISTS ON THIS TRACT. THE STREAM BUFFER LIMITS SHOWN ON THIS TRACT ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 26 OF THE ZONING REGULATIONS OF BOONE COUNTY, MISSOURI. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.

## 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 STORMWATER BMP ON THE EAST SIDE OF PROPOSED LOT 301. RUNOFF REDUCTION INTENDED TO BE MET BY PRESERVED VEGETATION ON THE NORTHWEST PORTION OF PROPOSED LOT 301 AND ON THE NORTH PORTION OF PROPOSED LOT 302.

## 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 MEDIACOM/CENTURYLINK RESPECTIVELY DURING PREPARATION OF CONSTRUCTION PLANS.
- SOLID WASTE TO BE DUMPSTERS LOCATED ON THE WEST SIDE OF PROPOSED LOT 301 OR AS REQUIRED BY WASTE COLLECTION COMPANY.
- CONSTRUCTION IS PLANNED TO BE COMPLETED IN PHASES. SEE PHASING DETAIL AND NOTES ON SHEET 2.
- MAXIMUM BUILDING HEIGHT IS 45'.  
LAYOUT IS INTENDED TO COMPLY WITH ALL M-LP YARD REQUIREMENTS.  
YARD SETBACKS ARE AS FOLLOWS:  
M-LP BOUNDARY = 25'  
FRONT = 10'  
REAR = 10'  
SIDE = 0'
- ALLOWED USE LIST SHALL BE ALL PERMITTED USES FOR M-L LIGHT INDUSTRIAL DISTRICT AS LISTED IN SECTION 5A(19) OF THE ZONING ORDINANCE FOR BOONE COUNTY, MISSOURI.
- SANITARY SEWER FOR LOT 302 WILL BE A PRIVATE SUBSURFACE DRIP IRRIGATION SYSTEM.  
34,200 S.F. TOTAL BUILDING AREA  
-EMPLOYEES (SELF-STORAGE LEASING 1,000 SQFT) = 30 GPD  
-ASSUME 2 EMPLOYEES @ 15 GPD  
-CONTRACTOR STORAGE (12,550 SQFT) = 210 GPD  
-ASSUME 1 PERSON/300 SQFT = 42 PERSONS  
-5 GPD/PERSON = 210 GPD  
-SELF-STORAGE (21,650 SQFT) = 55 GPD  
-ASSUME 1 PERSON/2,000 SQFT = 11 PERSONS  
-5 GPD/PERSON = 55 GPD  
TOTAL FLOW = 295 GPD  
-0.05 GPD/SQFT (ASSUMED SOIL LOADING RATE)  
-295 GPD/ 0.05 GPD/SQFT = 5,900 S.F. DRIP FIELD REQUIRED WITH ROOM FOR EXPANSION
- LOT 302 IS CURRENTLY SERVED WITH A WELL MAINTAINED PRIVATE WASTEWATER SYSTEM AND NO CHANGES ARE PROPOSED.

**LEGEND**

TBR TO BE REMOVED

CO @ EXISTING FIRE HYDRANT

CO ● PROPOSED FIRE HYDRANT

FH ○ EXISTING GUY WIRE

FH ● PROPOSED GUY WIRE

○ CENTERLINE

0.000 SQUARE FEET

00.00 AC ACRES

X EXISTING FENCE

S PROPOSED FENCE

S EXISTING SANITARY LINE

S PROPOSED SANITARY LINE

W EXISTING WATER LINE

W PROPOSED WATER LINE

□ EXISTING STORM SEWER

□ 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

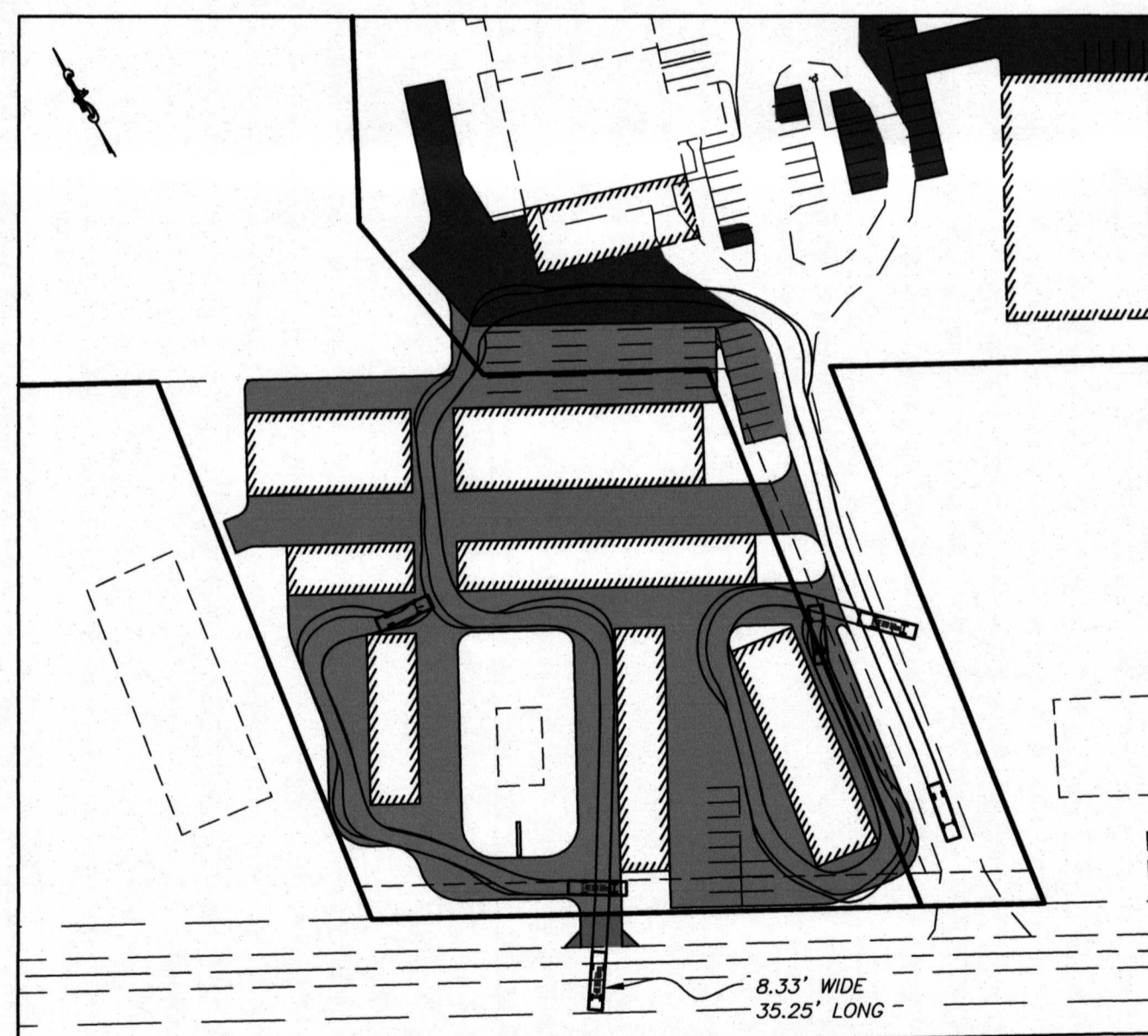
→ PROPOSED FLOW DIRECTION

■ PROPOSED ASPHALT PAVEMENT AS SHOWN ON EXISTING ML PLAN TO BE MADE DUST-FREE DURING LAST PHASE OF DEVELOPMENT

■ PROPOSED ASPHALT PAVEMENT

**IMPERVIOUS AREAS**

| SYMBOL                                   | ACRES | SQ. FT. |
|--|-------|---------|
| TOTAL SITE AREA                          | 17.02 | 741,435 |
| EXISTING IMPERVIOUS AREA                 | 1.70  | 74,205  |
| PROPOSED IMPERVIOUS AREA FROM EX ML PLAN | 2.21  | 96,360  |
| PROPOSED IMPERVIOUS AREA THIS PLAN       | 2.24  | 97,565  |
| TOTAL SITE IMPERVIOUS AREA               | 6.16  | 268,130 |



FIRE ACCESS DETAIL  
SCALE: 1" = 100'

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION THIS \_\_\_\_ DAY OF OCTOBER, 2020.

BOYD HARRIS, CHAIRMAN

ACCEPTED BY THE BOONE COUNTY COMMISSION THIS \_\_\_\_ DAY OF OCTOBER, 2020.

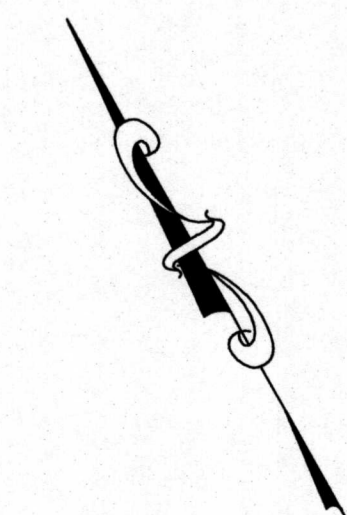
DANIEL ATWILL, PRESIDING COMMISSIONER

BRIANNA L. LENNON, COUNTY CLERK

## PROPERTY DESCRIPTION

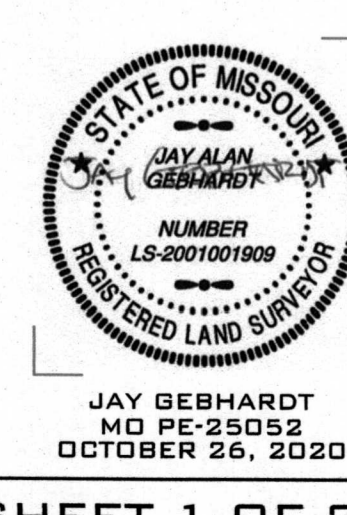
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH, RANGE 14 WEST, BOONE COUNTY, MISSOURI BEING ALL OF LOT ONE (1) OF MIDWAY COMMUNICATIONS SUBDIVISION PLAT 2 AS SHOWN IN PLAT BOOK 35, PAGE 24 AND AS DESCRIBED BY THE QUITCLAIM DEED RECORDED IN BOOK 4154, PAGE 128; ALSO THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 1878, PAGE 181 AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 2842, PAGE 106; ALSO BEING TRACT TWO (2) OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 3746, PAGE 189; ALL BEING RECORDS OF BOONE COUNTY, MISSOURI.

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 OF MIDWAY COMMUNICATIONS SUBDIVISION PLAT 2, THENCE ALONG THE WESTERLY LINE OF SAID LOT 1, N 08°04'55"E, 349.04 FEET; THENCE LEAVING SAID WESTERLY LINE OF LOT 1 TO A POINT ON THE SOUTHERLY LINE OF THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 1878, PAGE 181 AND ALONG THE LINES OF SAID TRACT FOR THE FOLLOWING FOUR (4) CALLS: N 61°27'55"W, 400.05; THENCE N 08°32'20"E, 26.24 FEET; THENCE N 44°29'35"E, 304.80 FEET; THENCE S 77°46'40"E, 261.92 FEET TO THE WEST CORNER OF TRACT 2 OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 3746, PAGE 189; THENCE ALONG THE LINES OF SAID TRACT FOR THE FOLLOWING THREE (3) CALLS: N 47°41'20"E, 356.41 FEET; THENCE S 53°19'30"E, 504.05 FEET; THENCE S 05°38'30"E, 85.78 FEET TO THE NORTHEASTERLY CORNER OF THE TRACT SHOWN IN ADMINISTRATIVE SURVEY RECORDED IN BOOK 1878, PAGE 181; THENCE ALONG THE LINES OF SAID TRACT FOR THE FOLLOWING THREE (3) CALLS: S 08°03'50"W, 624.99 FEET; THENCE N 61°27'55"W, 400.28 FEET; THENCE S 08°03'50"W, 348.86 FEET; THENCE N 61°29'40"W, 408.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.02 ACRES.



**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

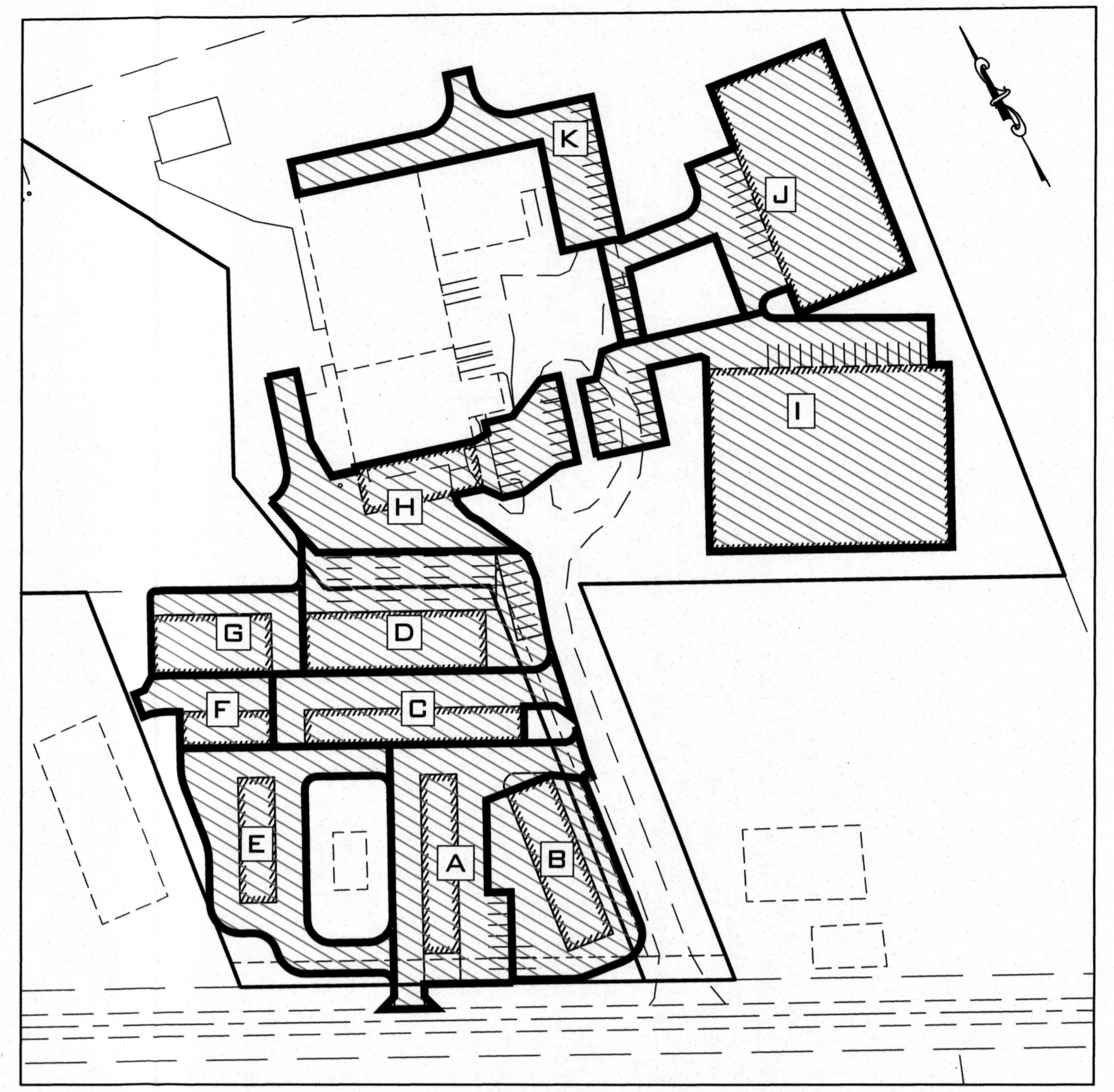
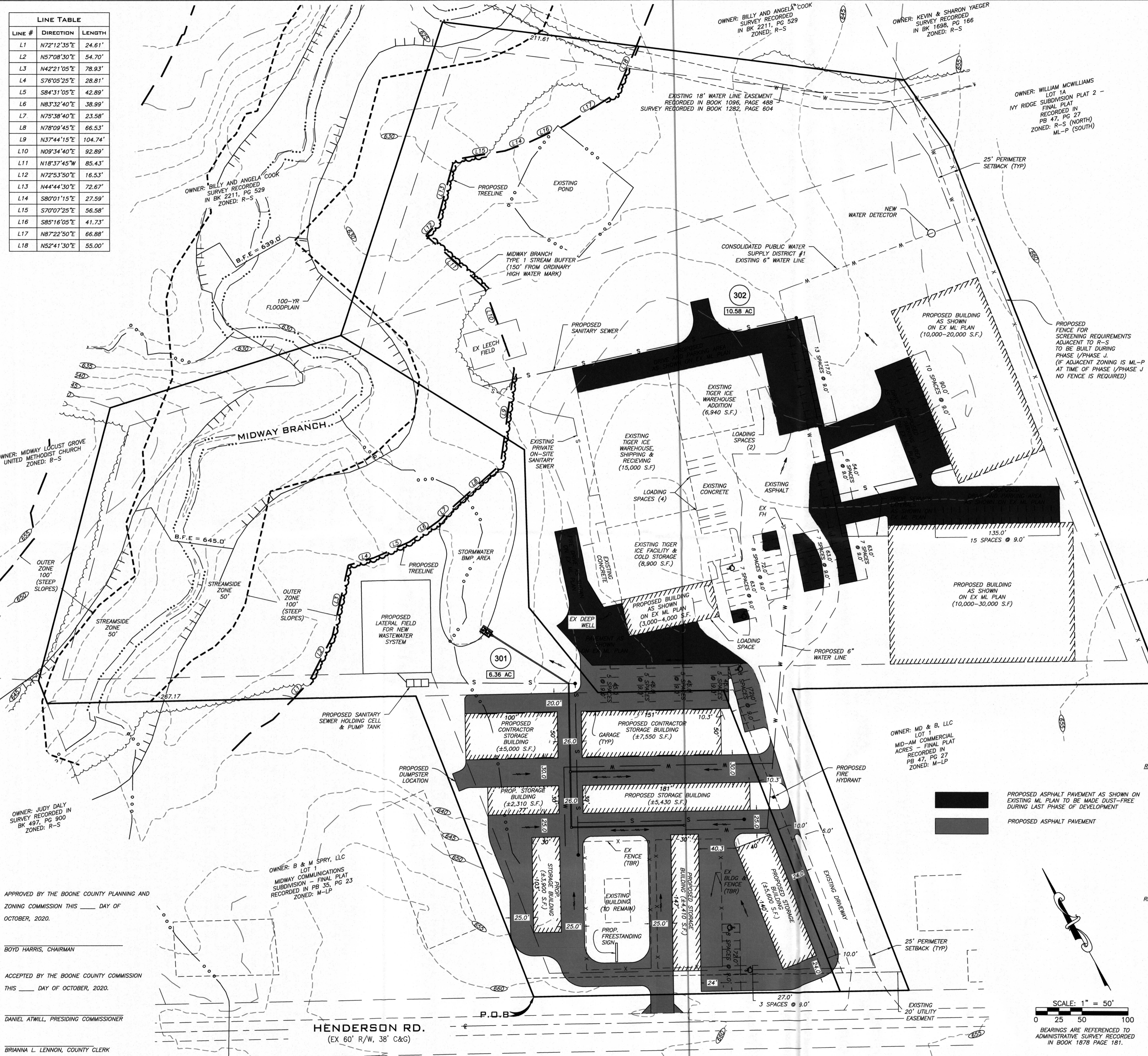
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0 50 100 200  
BEARINGS ARE REFERENCED TO ADMINISTRATIVE SURVEY RECORDED IN BOOK 1878 PAGE 181.



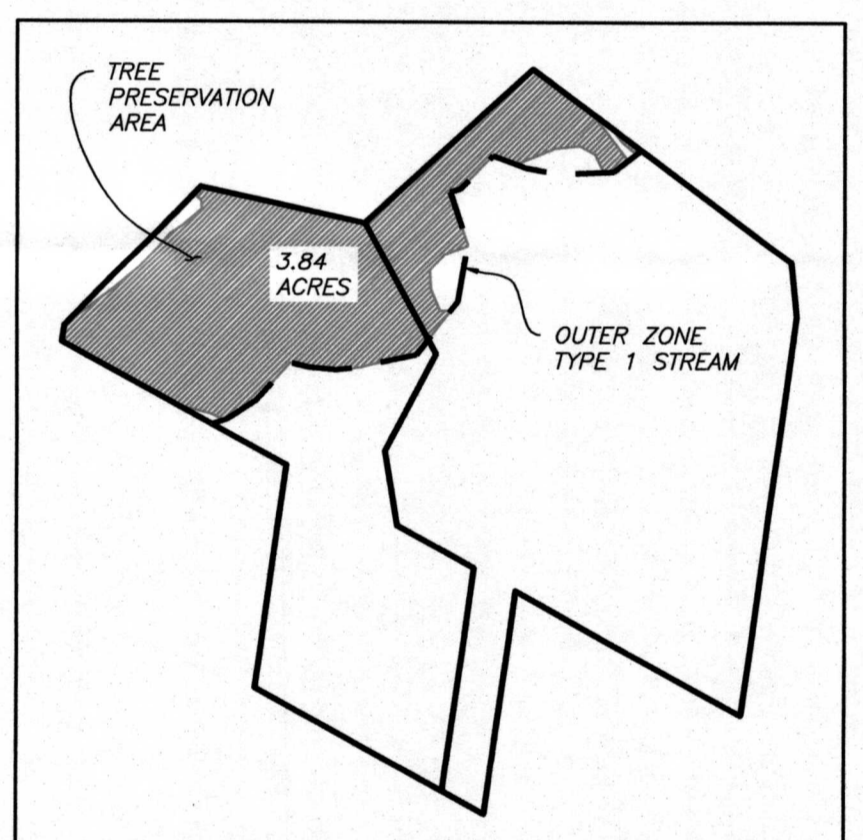
JAY BEBHARDT  
MO PE-25052  
OCTOBER 26, 2020



| LINE # | DIRECTION   | LENGTH  |
|--------|-------------|---------|
| L1     | N72°12'35"E | 24.61'  |
| L2     | N57°08'30"E | 54.70'  |
| L3     | N42°21'05"E | 78.93'  |
| L4     | S76°05'25"E | 28.81'  |
| L5     | S84°31'05"E | 42.89'  |
| L6     | N83°32'40"E | 38.99'  |
| L7     | N75°38'40"E | 23.58'  |
| L8     | N78°09'45"E | 66.53'  |
| L9     | N37°44'15"E | 104.74' |
| L10    | N09°34'40"E | 92.89'  |
| L11    | N18°37'45"W | 85.43'  |
| L12    | N72°53'50"E | 16.53'  |
| L13    | N44°44'30"E | 72.67'  |
| L14    | S80°01'15"E | 27.59'  |
| L15    | S70°07'25"E | 56.58'  |
| L16    | S85°16'05"E | 41.73'  |
| L17    | N87°22'50"E | 66.88'  |
| L18    | N52°41'30"E | 55.00'  |



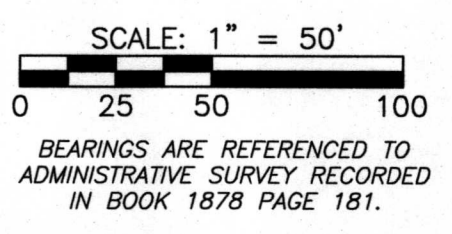
**PHASING DIAGRAM**  
SCALE: 1" = 100'  
PHASING NOTE: CONSTRUCTION IS PLANNED TO BE COMPLETED IN PHASES. EACH BUILDING AND ASSOCIATED PARKING/DRIVE MAY BE BUILT AS A SEPARATE PHASE. PHASING ORDER TO BE DETERMINED BY OWNER AND DOES NOT NECESSARILY REFLECT THE ALPHABETICAL LABELING.



**TREE PRESERVATION AREA**  
SCALE: 1" = 300'  
TREE PRESERVATION NOTE: ALL TREES WEST OF THE OUTER ZONE OF THE TYPE 1 STREAM BUFFER ARE TO BE PRESERVED.

**PARKING DATA**

|  |  |
|--|--|
| <b>REQUIRED FOR EXISTING ML PLAN:</b>                          | <b>REQUIRED PARKING ML PLAN ADDITION:</b>      |
| EXISTING ICE FACILITY & STORAGE (8,900 S.F.)                   | PROPOSED SELF-STORAGE - 1/2,000 S.F.           |
| PRODUCTION (5,550 S.F.) - 1/300 S.F. = 18.5 SPACES             | PHASE A (4,410 S.F.) = 2.2 SPACES              |
| STORAGE (3,350 S.F.) - 1/2,000 S.F. = 1.7 SPACES               | PHASE B (5,600 S.F.) = 2.8 SPACES              |
| EXISTING WAREHOUSE SHIPPING & RECEIVING (15,000 S.F.)          | PHASE C (5,430 S.F.) = 2.7 SPACES              |
| STORAGE (15,000 S.F.) - 1/2,000 S.F. = 7.5 SPACES              | PHASE E (3,900 S.F.) = 2.0 SPACES              |
| EXISTING WAREHOUSE SHIPPING & RECEIVING ADDITION (6,940 S.F.)  | PHASE F (2,310 S.F.) = 1.2 SPACES              |
| STORAGE (6,940 S.F.) - 1/2,000 S.F. = 3.5 SPACES               | PROPOSED CONTRACTOR STORAGE - 1/300 S.F.       |
| FUTURE ICE FACILITY & STORAGE EXPANSION - PHASE H (4,000 S.F.) | PHASE D (7,550 S.F.) = 25.2 SPACES             |
| PRODUCTION (4,000 S.F.) - 1/300 S.F. = 13.3 SPACES             | PHASE G (5,000 S.F.) = 16.7 SPACES             |
| FUTURE WAREHOUSE - PHASE I (30,000 S.F.)                       | REQUIRED ML PLAN ADDITION = 52.8 SPACES        |
| STORAGE (30,000 S.F.) - 1/2,000 S.F. = 15 SPACES               |  |
| FUTURE WAREHOUSE - PHASE J (20,000 S.F.)                       |  |
| STORAGE (20,000 S.F.) - 1/2,000 S.F. = 10 SPACES               |  |
| REQUIRED FOR EXISTING ML PLAN = 69.5 SPACES                    |  |
|  | <b>TOTAL REQUIRED ENTIRE SITE = 123 SPACES</b> |
|  | <b>TOTAL PROVIDED ENTIRE SITE = 133 SPACES</b> |
|  | LOT 301  |
|  | - 36 REGULAR SPACES                            |
|  | - 3 HANDICAPPED SPACES                         |
|  | - 14 GARAGE SPACES                             |
|  | LOT 302  |
|  | - 71 REGULAR SPACES                            |
|  | - 2 HANDICAPPED SPACES                         |
|  | - 7 LOADING SPACES                             |



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BRIANNA L. LENNON, COUNTY CLERK

HENDERSON RD.  
(EX 60° R/W, 38' C&G)

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