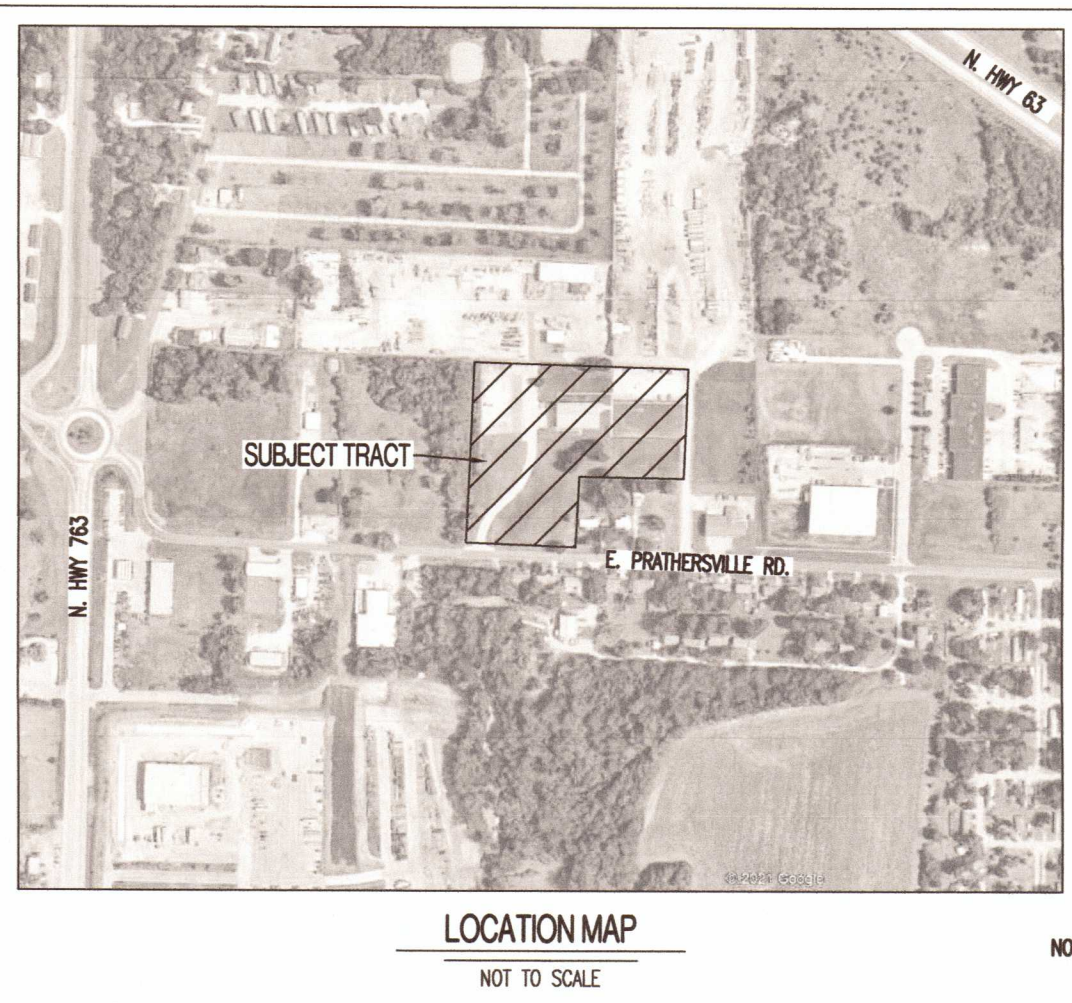
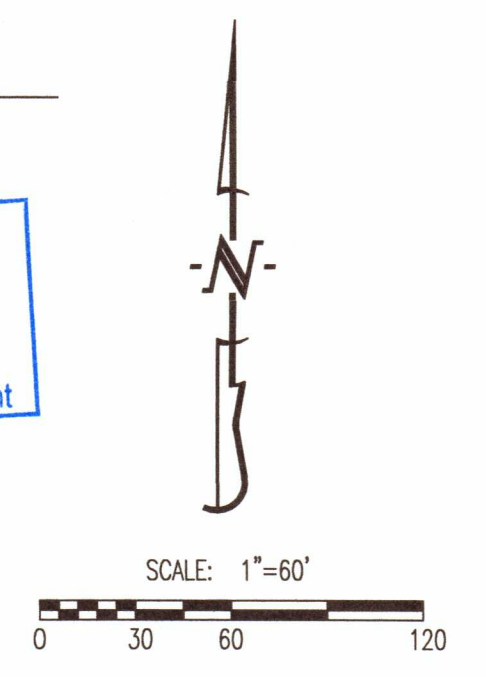
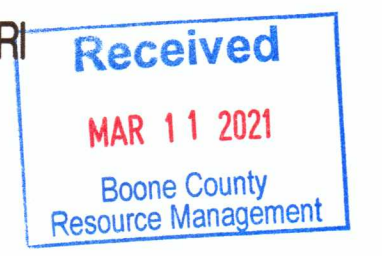


# REVIEW M-LP PLAN FOR CLUB CAR WASH HEADQUARTERS

SECTION 19, TOWNSHIP 49, RANGE 12  
PRATHERSVILLE, BOONE COUNTY, MISSOURI  
MARCH 2021  
SHEET 1 OF 2



- LEGEND:**
- 805 EXISTING 2FT CONTOUR
  - 820 EXISTING 10FT CONTOUR
  - 000 HIGH WATER LEVEL
  - INNER STREAMSIDE BUFFER
  - OUTER STREAMSIDE BUFFER
  - 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
  - LOT NUMBER
  - PROPOSED PAVEMENT
  - PROPOSED STORMWATER BMP AREA
  - EXISTING TREELINE
  - FENCE

**FLOOD PLAIN STATEMENT:**  
THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN BY BOONE COUNTY FIRM PANEL # 29019C0165D DATED MARCH 17, 2011.

**STREAM BUFFER STATEMENT:**  
PART OF THIS TRACT IS LOCATED WITHIN A REGULATED TYPE II OUTER STREAM BUFFER AS IDENTIFIED BY BOONE COUNTY, MISSOURI.

**PURPOSE:**  
THE PURPOSE AND INTENT OF THIS PLAN IS TO SHOW ADDITION OF A WAREHOUSE BUILDING.

**SIGNAGE:**  
A PROPOSED MONUMENT SIGN LOCATION

**LEGAL DESCRIPTION:**  
A 7.89 ACRE TRACT LOCATED IN SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT, THE NORTHEAST CORNER OF A SURVEY RECORDED IN BOOK 347, PAGE 719 OF THE BOONE COUNTY RECORDS, SAID POINT BEING ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 19 AND ON THE EAST LINE OF BOONE COUNTY SURVEY #7614 AND BEING THE POINT OF BEGINNING; THENCE N 89°30'35"W, WITH THE NORTH LINE OF SAID SURVEY RECORDED IN BOOK 374, PAGE 719, 105.31 FEET; THENCE S 0°21'40"W, WITH THE WEST LINE OF SAID SURVEY, 203.70 FEET TO A POINT ON THE SOUTH LINE OF TRACT 10 OF BOONE COUNTY SURVEY #7614; THENCE N 87°42'55"W, WITH THE SOUTH LINE OF SAID TRACT 10, 246.77 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 10; THENCE N 87°42'55"W, WITH THE SOUTH LINE OF TRACT 11 OF SAID SURVEY, 111.50 FEET; THENCE N 0°24'00"E, 590.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 11; THENCE S 87°42'55"E, WITH THE NORTH LINE OF SAID TRACT 11, 111.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT 11; THENCE S 87°42'55"E, WITH THE NORTH LINE OF SAID TRACT 10, 352.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 10; THENCE S 87°42'55"E 246.38 FEET; THENCE S 1°40'30"W 378.42 FEET; THENCE N 88°08'00"W ALONG THE PROJECTED LINE OF TRACT 11 OF SAID SURVEY A DISTANCE OF 237.90 FEET; THENCE S 0°24'00"W, WITH THE EAST LINE OF TRACT 10 AND THE WEST LINE OF THE EAST HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 19 TO THE POINT OF BEGINNING, AND CONTAINING 7.89 ACRES MORE OR LESS.

**OWNER:**  
CAPITAL LAND INVESTMENTS  
221 BOLIVAR ST. STE 400  
JEFFERSON CITY, MISSOURI 65101

**PURCHASER/DEVELOPER:**  
RBHQ LLC  
1213 OLD HWY 63 STE. 101  
COLUMBIA, MISSOURI 65201

- NOTES:**
- WATER DISTRIBUTION TO BE PROVIDED BY CITY OF COLUMBIA.
  - SANITARY SEWER PROVIDED BY EXISTING BCSD LINE ON THE PROPERTY.
  - THE EXISTING ZONING OF THIS TRACT IS M-LP.
  - THIS TRACT CONTAINS 7.89 ACRES.
  - ELECTRIC DISTRIBUTION PROVIDED BY BOONE ELECTRIC.
  - THERE SHALL BE A 25' PERIMETER SETBACK ALONG ALL SIDES OF THIS TRACT.
  - THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45'.
  - THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
  - ALL SIGNAGE SHALL CONFORM TO BOONE COUNTY ZONING REGULATIONS.
  - EXISTING UTILITIES, SITE FEATURES, AND MISCELLANEOUS COMPONENTS MAY BE REMOVED, REPLACED, UPGRADED, & ADDED AS DETAILED DESIGN PROGRESSES IN THE DEVELOPMENT OF THE SITE PLAN AT THE DISCRETION OF THE DIRECTOR OF RESOURCE MANAGEMENT.
  - SQUARE FOOTAGE OF PROPOSED BUILDING IS APPROXIMATE AND THE FINAL AREA MAY VARY SLIGHTLY.
  - EXISTING GRAVEL SURFACED AREA. THIS GRAVEL AREA SHALL BE CONVERTED TO A DUST FREE SURFACE AS PART OF THE SCHEDULE OF COMPLIANCE OF THE BUILDING PERMIT FOR THE PROPOSED WAREHOUSE BUILDING.
  - AREA TO BE USED AS EXTERIOR STORAGE. THIS AREA SHALL BE GENERALLY BEHIND THE PROPOSED WAREHOUSE BUILDING.
  - AREA TO BE USED AS OVERFLOW PARKING.

**PARKING:**

<b>OFF-STREET PARKING REQUIREMENTS:</b>	
EXISTING 2-STORY BUILDING: 21,120 SQ.FT. 21,120 SQ.FT. OFFICE @ 1 SPACE/300 SQ.FT. =	71 SPACES
PROPOSED BUILDING: 20,000 SQ.FT. (MAXIMUM) 19,700 SQ.FT. WAREHOUSE @ 1 SPACE/2,000 SQ.FT. = 300 SQ.FT. OFFICE @ 1 SPACE/300 SQ.FT. =	10 SPACES 1 SPACES
TOTAL SPACES REQUIRED =	82 SPACES
TOTAL SPACES PROVIDED =	93 SPACES
<b>OFF-STREET LOADING REQUIREMENTS:</b>	
MANUFACTURING OR INDUSTRIAL USE - 1 SPACE/10,000 SQ.FT. 19,700 SQ. FT. = 2 SPACES REQUIRED 2 SPACES PROVIDED	

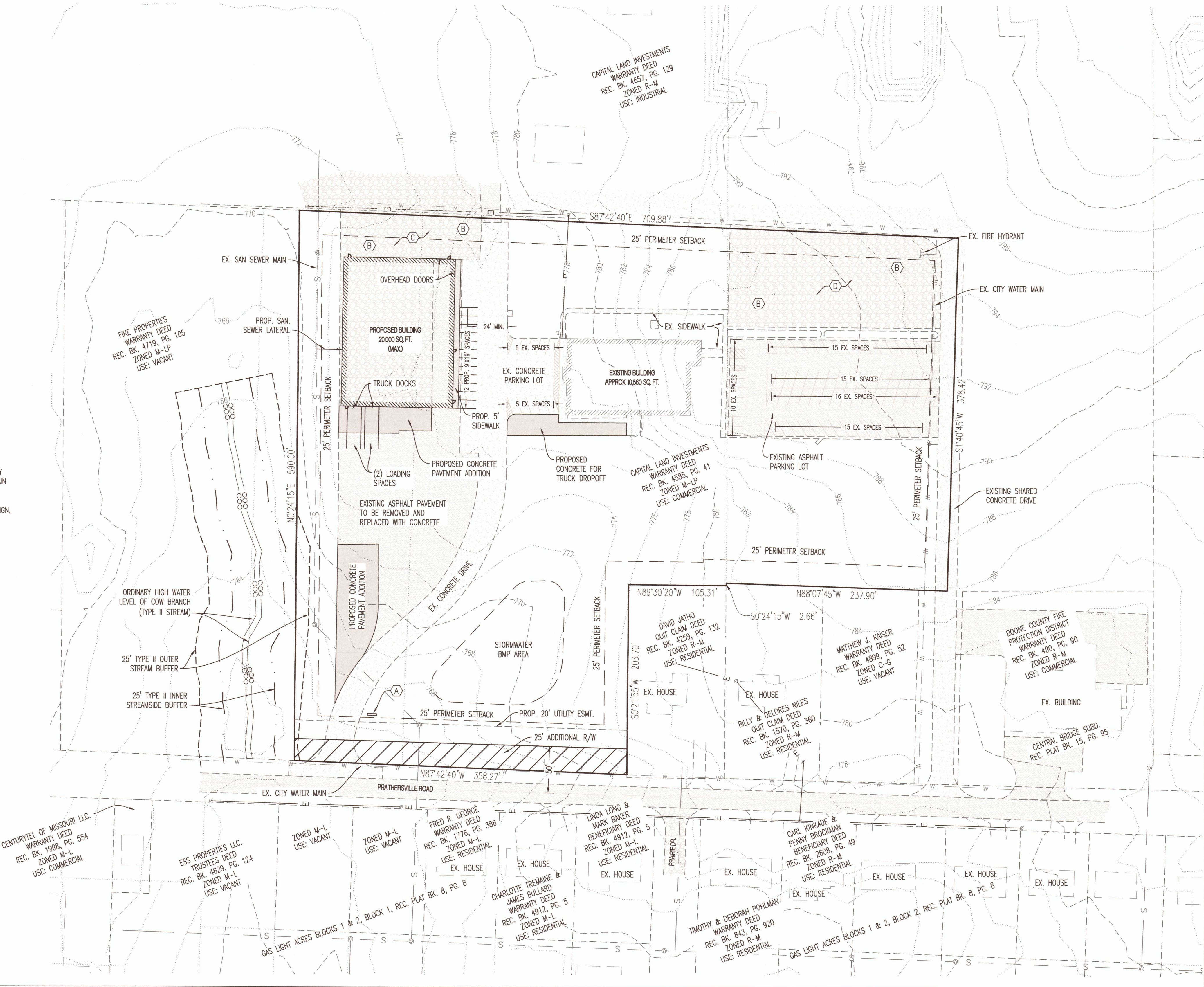
**STORMWATER CONTROL PLAN:**  
THIS DEVELOPMENT IS SUBJECT TO THE STORMWATER MANAGEMENT REQUIREMENTS OF THE BOONE COUNTY STORMWATER ORDINANCE. IT IS THE INTENT OF THIS DEVELOPMENT TO FULLY COMPLY WITH THE BOONE COUNTY STORMWATER REGULATIONS AND MANUAL. TO COMPLY, THIS DEVELOPMENT MAY UTILIZE BIORETENTION 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.

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

**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, REMOVED AND VACATED AS NEEDED.

**ALLOWED USES:**  
OFFICE  
WAREHOUSE/STORAGE  
EXTERIOR STORAGE AREAS

**PHASING PLAN:**  
THIS DEVELOPMENT IS TO BE DONE IN A SINGLE PHASE.



THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

03/11/2021  
ANDREW T. GREENE, 2022000043

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

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

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

DAN ATWILL - PRESIDING COMMISSIONER

BRIANNA L. LENNON - COUNTY CLERK

BOYD HARRIS - CHAIRPERSON