

LOCATION MAP  
NOT TO SCALE

**OWNER:**  
ALLEN INVESTMENT HOLDINGS, LLC  
700 FAY ST.  
COLUMBIA, MISSOURI 65201

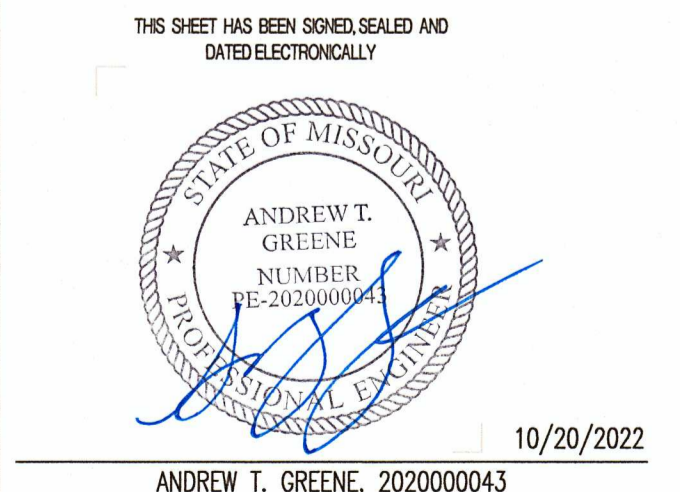
- NOTES:**
- WATER DISTRIBUTION TO BE PROVIDED BY CONSOLIDATED WATER DISTRICT #1.
  - AN EXISTING SANITARY SEWER FORCE MAIN EXISTS NEAR THE NORTHWEST CORNER OF THIS PROPERTY. THIS DEVELOPMENT WILL CONNECT TO THAT SEWER AND HAS SEWER CAPACITY PURCHASED.
  - THE EXISTING ZONING OF THIS TRACT IS M-LP.
  - THIS TRACT CONTAINS 11.23 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 40'.
  - THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
  - THE DRIVEWAY CONNECTION TO TOM BASS ROAD HAS BEEN APPROVED BY MODOT.
  - 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 FOOTAGES OF PROPOSED BUILDINGS ARE APPROXIMATE AND THE FINAL AREA MAY VARY SLIGHTLY.

**PHASING PLAN:**  
THIS PROJECT SHALL BE DEVELOPED IN MULTIPLE PHASES.

THE 6,000 SQ.FT. BUILDING WITH TRUCK LOADING DOCK SHALL BE THE FIRST PHASE. THE OTHER BUILDINGS LABELED AS "FUTURE" MAY BE CONSTRUCTED IN FUTURE PHASES. ANY BUILDINGS CONSTRUCTED IN THE FUTURE SHALL HAVE ADEQUATE PARKING FACILITIES CONSTRUCTED AT THE SAME TIME BASED ON THE USE OF THE ASSOCIATED BUILDINGS.

**LANDSCAPE AND BUFFERING PLAN:**  
A 25 FOOT PERIMETER SETBACK IS PROVIDED ALONG THE PROPERTY BOUNDARY.

THE STREAM BUFFER TO THE WEST OF THIS PROPERTY PROVIDES A SIGNIFICANT, NATURAL VEGETATIVE SCREEN AND BUFFER.



PREPARED BY:  
**CROCKETT**  
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**REQUESTED ALLOWED USES:**  
OFFICE  
SMALL BATCH DISTILLERY (APPROXIMATE WEEKLY PRODUCTION IS 500 GALLONS)  
BOTTLING WORKS  
BAR OR TAVERN (LIMITED TO A TASTING ROOM ASSOCIATED WITH A BOTTLING WORKS WITH AN OCCUPANCY LIMITED TO 20 PATRONS TOTAL)  
WAREHOUSE/STORAGE (INCIDENTAL TO A DIFFERENT PRIMARY USE, WAREHOUSE/STORAGE MAY NOT BE A PRIMARY USE ON THIS SITE)  
EXTERIOR STORAGE AREAS (SHIPPING CONTAINERS STORING FINISHED PRODUCT, PROTECTED FROM SPILLAGE DIRECTLY INTO THE ENVIRONMENT)

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

**LEGEND:**

---805---	EXISTING 2FT CONTOUR
---820---	EXISTING 10FT CONTOUR
---	CURB
-S-	EXISTING SANITARY SEWER
-S-	PROPOSED SANITARY SEWER
⊙	MANHOLE/CLEANOUT
-W-	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
---	FENCE

**PARKING:**

**OFF-STREET PARKING REQUIREMENTS:**

PHASE 1 BUILDING		
3,000 SQ.FT. WAREHOUSE @ 1 SPACE/2,000 SQ.FT. =	2 SPACES	
3,000 SQ.FT. MANUFACTURING @ 1 SPACE/300 SQ.FT. =	10 SPACES	
FUTURE BUILDING A		
3,750 SQ.FT. WAREHOUSE @ 1 SPACE/2,000 SQ.FT. =	2 SPACES	
3,750 SQ.FT. MANUFACTURING @ 1 SPACE/300 SQ.FT. =	13 SPACES	
FUTURE BUILDING B		
3,000 SQ.FT. DISTILLERY & TASTING ROOM @ 1 SPACE/300 SQ.FT. =	10 SPACES	
FUTURE BUILDING C		
2,400 SQ.FT. WAREHOUSE @ 1 SPACE/2,000 SQ.FT. =	2 SPACES	
FUTURE BUILDING D		
2,400 SQ.FT. WAREHOUSE @ 1 SPACE/2,000 SQ.FT. =	2 SPACES	
TOTAL SPACES REQUIRED =	41 SPACES	
TOTAL SPACES PROVIDED =	41 SPACES	

**OFF-STREET LOADING REQUIREMENTS:**

MANUFACTURING OR INDUSTRIAL USE - 1 SPACE/10,000 SQ.FT.	1 SPACE REQUIRED
9,750 SQ. FT. =	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.

**SPILL PROTECTION NOTE:**  
SPILL PROTECTION FOR THE DUMPSTER AND EXTERIOR STORAGE AREAS WILL BE PROVIDED. EXACT DESIGN/CONFIGURATION SHALL BE DETERMINED DURING THE DETAILED SITE DESIGN PROCESS AND SHALL BE SUBJECT TO THE DIRECTOR OF RESOURCE MANAGEMENT'S APPROVAL.

**FLOOD PLAN STATEMENT:**  
THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAN AS SHOWN BY BOONE COUNTY FIRM PANEL # 29019C0295E DATED APRIL 19, 2017.

**STREAM BUFFER STATEMENT:**  
PART OF THIS TRACT IS LOCATED WITHIN A REGULATED STREAM BUFFER AS IDENTIFIED BY BOONE COUNTY. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.

**PURPOSE:**  
THE PURPOSE AND INTENT OF THIS PLAN IS TO SHOW THE DEVELOPMENT OF THE SITE INTO A BOTTLING WORKS, STORAGE AND DISTILLERY FACILITY.

**SIGNAGE:**  
(A) PROPOSED MONUMENT SIGN LOCATION

**LEGAL DESCRIPTION:**  
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING ALL OF THE LAND DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 3391, PAGE 178 AND BEING ALL OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 3373, PAGE 49 AND CONTAINING 11.23 ACRES.

**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.

# REVIEW M-LP PLAN FOR ALLENS ORDINARY

SECTION 3, TOWNSHIP 47, RANGE 12  
COLUMBIA, BOONE COUNTY, MISSOURI  
OCTOBER 2022

