



SITE DATA
 ZONING: REC
 TOTAL TRACT ACREAGE: 1.1 ACRES
 ADDRESS: 11505 S. SMITH HATCHERY RD.

OWNER
 MUDDY MO LANDING, LCC
 C/O RICHARD KING
 109 W PARKWAY
 COLUMBIA, MO 65203

CONTRACTOR
 HUEBERT BUILDERS, LLC
 C/O WAYNE HUEBERT
 3407 BERRYWOOD DR.
 COLUMBIA, MO 65201
 573-449-4996

PROPERTY DESCRIPTION
 A TRACT OF LAND DESCRIBED BY A QUIT-CLAIM DEED RECORDED IN BOOK 488, PAGE 517, STATED BY SAID DEED TO BE IN THE MIDDLE PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND ACTUALLY BEING PART OF PART OF SPANISH GRANT #1726 (ALSO KNOWN AS NEW MADRID CLAIM #1726), SAID TRACT OF LAND IS THAT PART OF THE TRACT DESCRIBED BY SAID QUIT-CLAIM DEED LYING NORTH OF THE WESTERLY EXTENSION OF THE LINE BETWEEN BOONE COUNTY SURVEYS #4749 AND #5150, WEST OF THE M-K-T RAILROAD RIGHT-OF-WAY, NOW THE KATY TRAIL STATE PARK, AND EAST OF THE EAST BANK OF THE MISSOURI RIVER, KNOWN AS THE HIGH BANK, AND BEING THE FIRST PART OF THAT DESCRIBED BY A GENERAL WARRANTY DEED RECORDED IN BOOK 4872, PAGE 92, ALL OF THE RECORDS OF BOONE COUNTY, MISSOURI.

TEMPORARY SITE BENCHMARK
 1/2" IRON REBAR
 LOCATED 30' SOUTH OF THE INTERSECTION BETWEEN THE KATY TRAIL AND COOPER'S LANDING ACCESS ENTRANCE.
 ELEVATION = 574.06'

FLOOD PLAIN STATEMENT
 THIS TRACT IS LOCATED WITHIN THE 100-YR FLOODPLAIN ZONE AE, AS SHOWN BY THE BOONE COUNTY FLOOD INSURANCE RATE MAP #29019C0335E DATED APRIL 19, 2017.

- LEGEND**
- ▲ PRIMITIVE CAMPING
 - ▲ GLAMPING TENT CAMPS
 - RV RV OR TENT CAMPING
 - TRLR FIFTH WHEEL TRAILER OR TENT CAMPING
 - EXISTING DRIP IRRIGATION FIELD
 - EXISTING CONCRETE PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED SIDEWALK

CONDITION USES PROPOSED:

USES ALLOWED IN REZONING

- AGRICULTURE ACTIVITY
- CLUB AND LODGE WITH INCIDENT FACILITIES
- GOLF AND BASEBALL DRIVING RANGE
- FISHING OR FLY-FISHING POND
- MARINA
- GOLF COURSE, INCLUDING MINIATURE GOLF COURSES
- PITCH AND PUTT COURSE
- SKATING RINK
- GUEST RANCH (WITH CONDITIONS)
- SWIMMING POOL, SWIMMING PARK
- TENNIS COURT
- RECEPTIONS FACILITY
- OTHER SIMILAR RECREATION USES

CONDITIONAL USES: REQUESTED

- INCIDENTAL RETAIL SALES AND SERVICES, ACCESSORY TO MAIN USE (MARINA)
- RESTAURANT CAFETERIA AND BARS HEN INCIDENTAL TO RECREATION USES ON THE PROPERTY (MARINA)
- (INCIDENTAL FOOD TRUCKS)
- TRAVEL TRAILER PARK, MARINA

PARKING REQUIRED

1,800 SQ FT ± /300 = 6 SPACES PLUS 10 SPACES IN ADDITION TO ANY PARKING SPACES REQUIRED BY STRUCTURES ASSOCIATED WITH USE.
 16 TOTAL SPACES REQUIRED
 2 VAN ACCESSIBLE SPACES PROVIDED

X:\Project\MMOL - Muddy Mo Landing - Richard King\MMOL24-01 Revisions-Conditional Use Permit-Cooper's Landing Muddy Mo Landing-Richard King Drawings\MMOL24-01 SITE PLAN.dwg Site Plan

CALL OR CLICK 3 DAYS BEFORE YOU DIG!
1-800-DIG-RITE or 811
 www.mo1call.com

MISSOURI ONE CALL

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NO.	DATE	DESCRIPTION	BY
B16/24		ORIGINAL	KBD

REVISIONS

MUDDY MO LANDING
COOPER'S LANDING
G.U.P. SITE 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: 2001006116

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

STATE OF MISSOURI
 JAY ALAN GEBHARDT
 LICENSE NUMBER E-25052
 REGISTERED PROFESSIONAL ENGINEER

JAY A GEBHARDT
 MO PE-25052
 August 16, 2024

PROJECT # MMOL24-01
 DRAWING # MMOL24-01 SITE PLAN
 DRAWN BY: KBD
SHEET C100
 SHEET 1 OF 1

