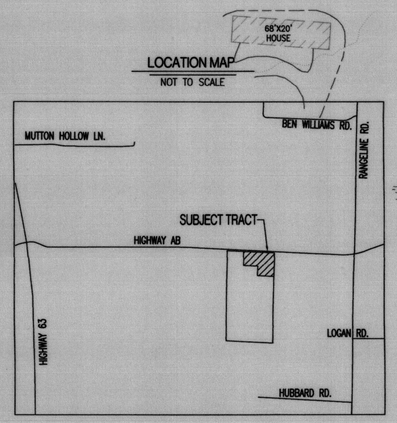
REVIEW PLAN

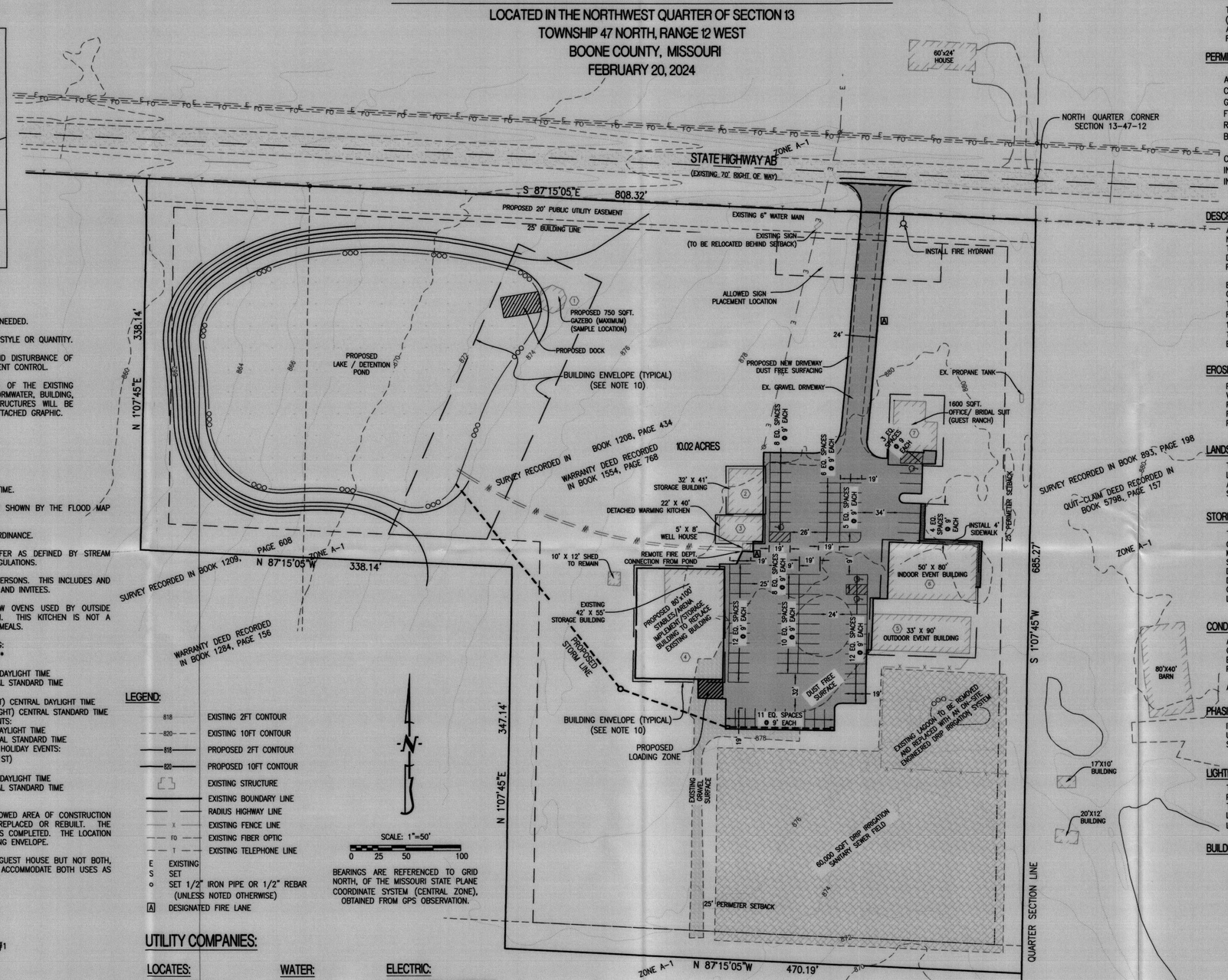
SHOW-ME FARMS EVENT CENTER

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13
TOWNSHIP 47 NORTH, RANGE 12 WEST
BOONE COUNTY, MISSOURI
FEBRUARY 20, 2024

Received
MAR 14 2024
Boone County
Resource Management

LOCATION MAP
NOT TO SCALE





LOT REQUIREMENTS:

1. THIS TRACT CONTAINS 10.02 ACRES.
2. THERE ARE NO INTERIOR LOT LINES. INTERIOR SETBACKS ARE NOT NEEDED.
3. LANDSCAPING WILL BE PROVIDED BY OWNER. NO RESTRICTIONS ON STYLE OR QUANTITY.
4. A STORMWATER CONTROL PLAN WILL BE REQUIRED FOR ANY LAND DISTURBANCE OF OVER 1 ACRE. THIS PLAN WILL ACCOUNT FOR EROSION AND SEDIMENT CONTROL.
5. ANY NEWLY CONSTRUCTED STRUCTURES AND OR MODIFICATIONS OF THE EXISTING BUILDINGS WILL REQUIRE ALL NECESSARY PERMITS, INCLUDING, STORMWATER, BUILDING, ELECTRICAL AND LAND DISTURBANCE. THE LOCATION OF ALL STRUCTURES WILL BE CONTAINED WITHIN THE BUILDING ENVELOPES AS SHOWN ON THE ATTACHED GRAPHIC.

NOTES:

1. THIS TRACT IS CURRENTLY ZONED A-1.
2. THIS TRACT IS OWNED BY FAIRWAY COMMERCIAL BUILDING, INC.
3. NO PUBLIC STREETS, DRIVES, OR ALLEYS ARE PROPOSED AT THIS TIME.
4. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD MAP PANEL NUMBER 29019C0400D, DATED MARCH 17, 2011.
5. THIS TRACTS IS SUBJECT TO THE BOONE COUNTY STORM WATER ORDINANCE.
6. NO PART OF THE TRACT IS LOCATED WITHIN THE STREAM BUFFER AS DEFINED BY STREAM BUFFER REGULATIONS, CHAPTER 26 OF BOONE COUNTY ZONING REGULATIONS.
7. OCCUPANCY LIMITS FOR THIS PROPERTY SHALL NOT EXCEED 199 PERSONS. THIS INCLUDES AND NOT LIMITED TO, EMPLOYEES, VOLUNTEER STAFF, TENANTS, GUESTS AND INVITEES.
8. THE WARMING KITCHEN IS DEFINED AS A KITCHEN WITH A FEW OVENS USED BY OUTSIDE CATERING TO KEEP FOOD WARM AND READY FOR CONSUMPTION. THIS KITCHEN IS NOT A COMMERCIAL GRADE KITCHEN USED FOR COOKING AND PREPARING MEALS.
9. HOURS OF OPERATION FOR EVENTS ARE LIMITED TO THE FOLLOWING:
   TYPICAL QUIET HOURS ARE FROM 12 A.M.(MIDNIGHT) TO 6 A.M.
   9.1. DAYTIME HOURS OF OPERATION ALLOWED ALL EVENTS:
   APRIL THROUGH OCTOBER, 6:00 AM TO 9:00 PM, CENTRAL DAYLIGHT TIME
   NOVEMBER THROUGH MARCH, 6:00 AM TO 7:00 PM, CENTRAL STANDARD TIME
   9.2. NIGHTTIME HOURS OF OPERATION FOR INDOOR EVENTS:
   APRIL THROUGH OCTOBER, 9:00 PM TO 12:00 AM (MIDNIGHT) CENTRAL DAYLIGHT TIME
   NOVEMBER THROUGH MARCH, 7:00 PM TO 12:00 AM (MIDNIGHT) CENTRAL STANDARD TIME
   9.3. NIGHTTIME HOURS OF OPERATION ALLOWED FOR OUTDOOR EVENTS:
   APRIL THROUGH MARCH, 9:00 PM TO 10:00 PM CENTRAL DAYLIGHT TIME
   NOVEMBER THROUGH MARCH, 7:00 PM TO 10:00 PM CENTRAL STANDARD TIME
   9.4. NIGHTTIME HOURS OF OPERATION ALLOWED FOR TWO SPECIFIC HOLIDAY EVENTS:
   TWO SPECIFIC HOLIDAYS ARE NEW YEARS DAY (JANUARY 1ST) AND INDEPENDENCE DAY (JULY 1-7)
   APRIL THROUGH OCTOBER, 9:00 PM TO 1:00 AM, CENTRAL DAYLIGHT TIME
   NOVEMBER THROUGH MARCH, 7:00 PM TO 1:00 AM, CENTRAL STANDARD TIME
10. BUILDING ENVELOPES SHOWN ARE INTENDED TO PROVIDE THE ALLOWED AREA OF CONSTRUCTION OR RECONSTRUCTION IF ANY BUILDING IS TO BE REMODELED, REPLACED OR REBUILT. THE FINAL GAZEBO LOCATION IS NOT KNOWN, UNTIL DETENTION POND IS COMPLETED. THE LOCATION OF THE PROPOSED GAZEBO WILL BE WITHIN THE IDENTIFIED BUILDING ENVELOPE.
11. THE GUEST HOUSE WILL BE USED FOR EITHER AN OFFICE OR A GUEST HOUSE BUT NOT BOTH, UNTIL SUCH TIME THAT A REDESIGN HAS BEEN CONSTRUCTION TO ACCOMMODATE BOTH USES AS OUTLINED IN THE BUILDING CODE.

LEGEND:

- 818 — EXISTING 2FT CONTOUR
- 820 — EXISTING 10FT CONTOUR
- 818 — PROPOSED 2FT CONTOUR
- 820 — PROPOSED 10FT CONTOUR
- EXISTING STRUCTURE
- EXISTING BOUNDARY LINE
- RADIUS HIGHWAY LINE
- X — EXISTING FENCE LINE
- FO — EXISTING FIBER OPTIC
- T — EXISTING TELEPHONE LINE
- E EXISTING
- S SET
- o SET 1/2" IRON PIPE OR 1/2" REBAR (UNLESS NOTED OTHERWISE)
- [A] DESIGNATED FIRE LANE

SCALE: 1"=50'
0 25 50 100

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

UTILITY REQUIREMENTS SUMMARY:

WATER:
WILL BE PROVIDED BY CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT #1

ELECTRIC:
WILL BE PROVIDED BY BOONE ELECTRIC COOPERATIVE.

TELEPHONE:
TELEPHONE WILL BE AT THE DISCRETION OF THE PROPERTY OWNER.

GAS:
INDIVIDUAL PROPANE TANKS CAN BE USED TO SUPPLY GAS, OR NATURAL GAS IF AVAILABLE.

FIRE PROTECTION:
WILL BE PROVIDED BY SOUTHERN BOONE COUNTY FIRE DISTRICT. A FIRE HYDRANT WILL BE INSTALLED ACROSS HIGHWAY AB ON THE EXISTING WATERLINE. IN ADDITION, A FIRE PROTECTION WATER SUPPLY POND WILL BE PROVIDED WITH A STAND PIPE CONNECTION FOR USE BY THE FIRE DEPARTMENT. SIGNS OR STRIPING WILL BE INSTALLED ALONG DESIGNATED FIRE LANES AS DEPICTED WITH [A].

WASTEWATER:
WILL BE PROVIDED BY PRIVATELY OWNED ONSITE WASTE SEWER SYSTEM. LAGOONS WILL NOT BE ALLOWED ON SUBJECT TRACT. ALL ENGINEERED SYSTEMS MUST COMPLY WITH THE SETBACK REQUIREMENTS DEFINED BY MISSOURI DEPARTMENT OF NATURAL RESOURCES AND BOONE COUNTY HEALTH DEPARTMENT.

UTILITY COMPANIES:

LOCATES:
MISSOURI ONE CALL INC.
1022 B NORTHEAST DRIVE
JEFFERSON CITY, MO 65109
1-800-344-7483

WATER:
CPWSD #1
1500 NORTH 7TH STREET
COLUMBIA, MO 65201
573-874-7325

ELECTRIC:
BOONE ELECTRIC COOPERATIVE
1413 RANGE LINE STREET
COLUMBIA, MO 65201
573-449-4181

APPROVED BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION
THIS _____ DAY OF _____, 2024.

_____
BOYD HARRIS, CHAIRPERSON

APROVED BY THE BOONE COUNTY COMMISSION THIS _____
DAY OF _____, 2024.

_____
KIP KENDRICK, PRESIDING COMMISSIONER

PARKING SUMMARY:		
GAZEBO:	600 SQUARE FEET (1 SPACE/300 SQFT.)	2 SPACES
STORAGE BUILDING:	1400 SQUARE FEET (1 SPACE/2000 SQFT.)	1 SPACES
WARMING KITCHEN:	950 SQUARE FEET (1 SPACE/300 SQFT.)	4 SPACES
STORAGE/STABLES BUILDING:	8000 SQUARE FEET (1 SPACE/300 SQFT.) (4000 - 1/300 & 4000 1/2000)	16 SPACES
OUTDOOR EVENT BUILDING:	3000 SQUARE FEET (1 SPACE/300 SQFT.)	10 SPACES
INDOOR EVENT BUILDING:	4000 SQUARE FEET (1 SPACE/100 SQFT.)	40 SPACES
OFFICE/BRIDAL SUITE:	1600 SQUARE FEET (1 SPACE/300 SQFT.)	6 SPACES
SPACES REQUIRED TOTAL:		79 SPACES
ADA ACCESSIBLE SPACES REQUIRED:		4 SPACES
SPACES PROVIDED:		81 SPACES
ADA ACCESSIBLE SPACES PROVIDED:		4 SPACES

SCOPE:

THE PURPOSE OF THIS PLAN IS TO REZONE FROM A-1 (AGRICULTURAL) TO REC-P (RECREATIONAL). THE PURPOSE IS TO RECYCLE AND RE-PURPOSE THE UNUSED STRUCTURES AND PARKING AREAS TO ACCOMMODATE EVENTS THAT WILL PROMOTE AND SHOWCASE THE FARMING LIFESTYLE SUCH AS, TRAINING, WEDDINGS, TRADE SHOWS, ETC.

PERMITTED USES:

AGRICULTURAL ACTIVITY
CLUB AND LODGE WITH INCIDENTAL FACILITIES
GUEST RANCH AND INCIDENTAL FACILITIES, INCLUDING STABLE AND CORRAL
FISHING OR FLY CASTING POND
RECEPTION FACILITY
BUSINESS OFFICE, INCIDENTAL TO MAIN USE

CONDITIONAL USES:
INCIDENTAL RETAIL SALES AND SERVICES ACCESSORY TO THE MAIN USE, NOT TO INCLUDE SWAP MEETS AND FLEA MARKETS.

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEYS RECORDED IN BOOK 1208, PAGE 434 AND BOOK 1209, PAGE 608 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1554, PAGE 768 AND BOOK 1284, PAGE 156 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY RIGHT OF WAY FOR STATE ROUTE AB, AT THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 1208, PAGE 434 AND WITH THE EAST LINE THEREOF, S 1°07'45"W, 685.27 FEET; THENCE LEAVING SAID EAST LINE, N 87°15'05"W, 470.19 FEET; THENCE N 1°07'45"E, 347.14 FEET; THENCE N 87°15'05"W, 338.14 FEET; THENCE N 1°07'45"E, 338.14 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE AB; THENCE WITH SAID RIGHT OF WAY LINE, S 87°15'05"E, 808.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.02 ACRES.

EROSION CONTROL PLAN:

PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT OF THE POND, THE OWNER OF THAT LOT WILL BE REQUIRED TO SUBMIT AN EROSION CONTROL PLAN OR STORMWATER POLLUTION PREVENTION PLAN THAT WILL SATISFY THE CURRENT REGULATIONS AND LAND DISTURBANCE REQUIREMENTS. ALL EROSION CONTROL MUST BE APPROVED BY THE DIRECTOR PRIOR TO PERMITTING.

LANDSCAPE AND BUFFERING PLAN:

THE LANDSCAPING WILL OFTEN CHANGE WITH THE SEASONS AND OR THE EVENTS. LANDSCAPING IS AT THE DISCRETION OF THE OWNER AND IS NOT REQUIRED FOR THIS SITE. ADDITIONAL BUFFERING IS NOT NEEDED DUE TO THE AGRICULTURAL NATURE OF THE SURROUNDING PROPERTY AND IS NOT REQUIRED FOR THIS SITE.

STORMWATER CONTROL PLAN:

THIS DEVELOPMENT IS SUBJECT TO STORMWATER MANAGEMENT REQUIREMENTS OF THE BOONE COUNTY STORMWATER ORDINANCE. THE OWNER(S) SHALL COMPLY WITH THE STORMWATER MANAGEMENT REQUIREMENTS OF THE BOONE COUNTY STORMWATER ORDINANCE. THE OWNERS SHALL BE ALLOWED TO REPAIR THE POND AND OR DETENTION AND RETENTION BASIN IF SO DESIRED. ALL STORMWATER MANAGEMENT TECHNIQUES USED MUST BE APPROVED BY THE DIRECTOR PRIOR TO PERMITTING, HOWEVER, IT IS UNDERSTOOD THAT THE DETENTION POND CAN AND WILL BE SHARED WITH THE FARMING OPERATION TO PROVIDE WATER TO CROPS AND LIVESTOCK AS NEEDED.

CONDITIONS:

ALL SITE DEVELOPMENT AND IMPROVEMENTS, WHETHER CURRENT OR IN THE FUTURE, SHALL COMPLY WITH THE CURRENT BOONE COUNTY ZONING REGULATIONS AND BUILDING CODE ENFORCEMENT. EACH SITE WILL BE REQUIRED TO HAVE PLANS APPROVED BY THE DIRECTOR PRIOR TO ISSUING BUILDING PERMITS FOR BUILDING CONSTRUCTION OR REMODELING.

ALL IDENTIFICATION SIGNS SHALL COMPLY WITH THE BOONE COUNTY ZONING REGULATIONS.

PHASING PLAN:

IT IS THE INTENT OF THE OWNER TO CREATE AN ADMINISTRATIVE SURVEY OF THIS TRACT UPON APPROVAL OF THE FINAL PLAN. THIS WILL BE DONE IN A SINGLE PHASE UNDER ONE SURVEY. ALL CONSTRUCTION WILL BE DONE UNDER A SINGLE PHASE.

LIGHTING PLAN:

THE LIGHTING WILL CONSIST OF WALL PACKS AROUND THE BUILDINGS FOR SECURITY. WALL PACKS WILL BE SHADED ADN FOCUSED INWARD AND DOWNWARD. THERE WILL BE NO MORE THAN FOUR DUSK TO DAWN LIGHTS STRATEGICALLY PLACED FOR SAFETY. ALL DUSK TO DAWN LIGHTING WILL BE AIMED DOWN AND AWAY FROM ANY NEIGHBORING HOMES. DECORATIVE LIGHTING AND/OR SOLAR LIGHTING CAN BE USED TO CREATE UNIQUE OR SEASONAL SETTINGS.

BUILDING SUMMARY:

ALL EXISTING AND PROPOSED BUILDINGS WILL BE BUILT WITHIN THE BUILDING ENVELOPES SHOWN. IF IN THE EVENT ANY BUILDING IS RAZED AND REPLACED ALL NEW BUILDINGS WILL BE RECONSTRUCTED WITHIN THE BUILDING ENVELOPES SHOWN. THE MAXIMUM BUILDING SIZES ALLOWED FOR EACH BUILDING IS AS FOLLOWS:

1. GAZEBO: 600 SQUARE FEET
2. STORAGE BUILDING: 1400 SQUARE FEET
3. DETACHED WARMING KITCHEN: 950 SQUARE FEET
4. STORAGE/IMPLEMENT BUILDING: 8000 SQUARE FEET (STABLE & RIDING ARENA)
5. OUTDOOR EVENT BUILDING: 3000 SQUARE FEET
6. INDOOR EVENT BUILDING: 4000 SQUARE FEET
7. OFFICE/BRIDAL SUITE: 1600 SQUARE FEET (GUEST RANCH)

THE EXISTING SHEDS ARE ON SKIDS AND NOT CONSIDERED PERMANENTLY PART OF THIS PLAN. ANY SHEDS USED WILL BE ON SKIDS AND NOT TO HAVE PERMANENT FOUNDATIONS. THE EXISTING WELL/PUMP HOUSE IS A UTILITY AND NOT INTENDED TO BE USED FOR EVENT ACTIVITIES.

STATE OF MISSOURI
DAVID THOMAS BUTCHER
NUMBER PLS-2002014095
PROFESSIONAL LAND SURVEYOR
3/13/24
DAVID T. BUTCHER
PROFESSIONAL LAND SURVEYOR
PLS - 2002014095

SHOW-ME FARMS EVENT CENTER REVIEW PLAN

LOCATED IN
SECTION 14, TOWNSHIP 47 NORTH, RANGE 13 WEST
BOONE COUNTY, MISSOURI

CORPORATE NUMBER: 2000151304

DATE:	SCALE:
2/20/2024	1" = 50'
PROJECT: 220348	DRAWN BY: JWS

CROCKETT ENGINEERING CONSULTANTS
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Columbia, Missouri 65203
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J0B#220348