

CITY OF COLUMBIA  
MUNICIPAL SERVICES CENTER  
SOUTH

CONCEPT MASTER PLAN

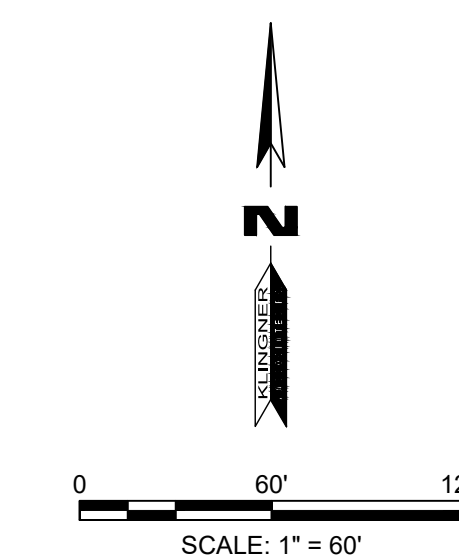
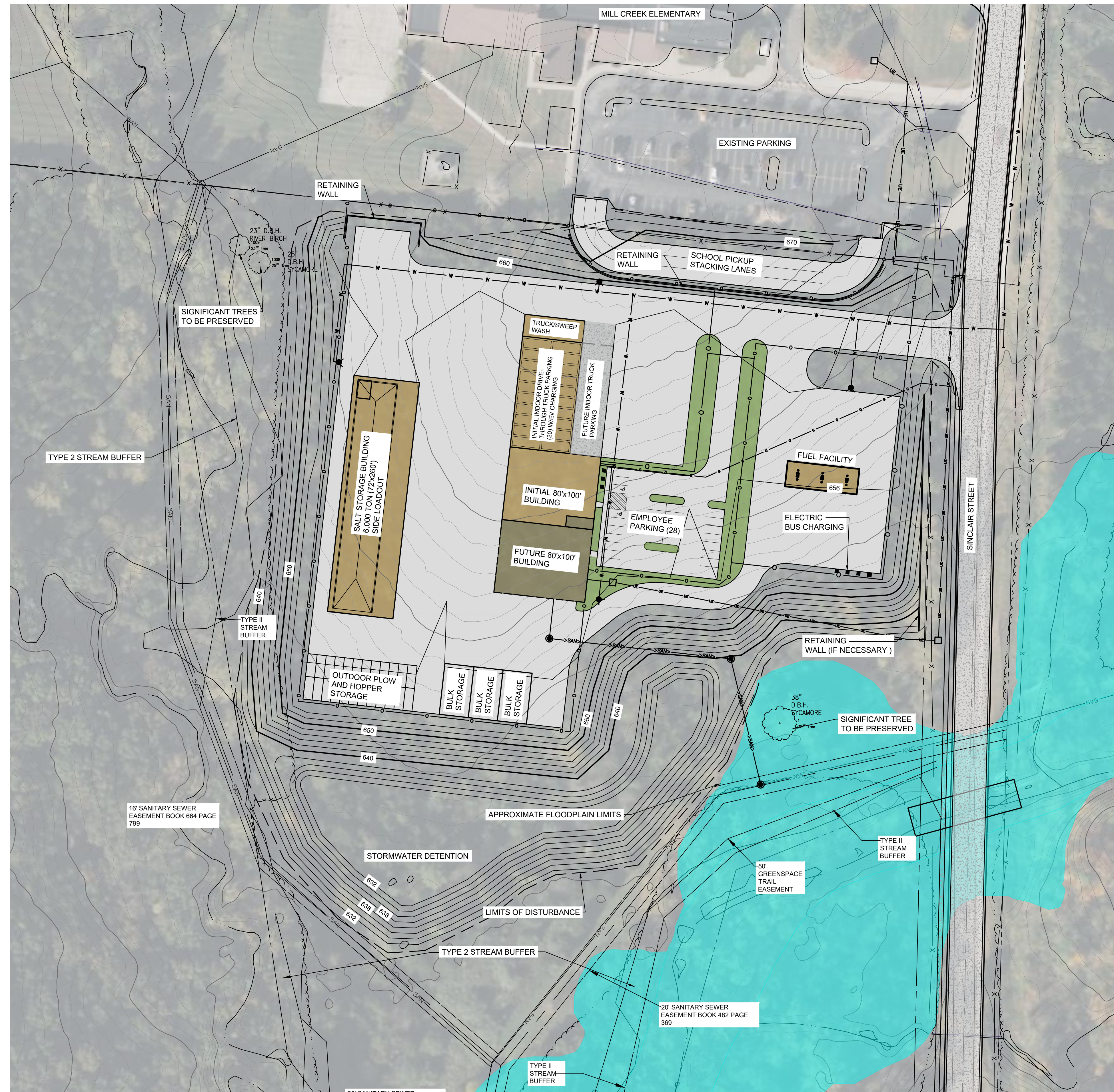
FEBRUARY 2024

**NARRATIVE:**

THE FULL MASTER PLAN INCLUDES THE INITIAL PHASE SALT STORAGE BUILDING ALONG WITH NEW MAINTENANCE BUILDINGS AND A FUEL CANOPY.

BELOW ARE SOME KEY ITEMS:

- |  |  |
|--|--|
| 1) SALT STORAGE BUILDING SIZE:   | 18,720 SF (72' x 260')                     |
| 2) SALT STORAGE VOLUME:  | 6,000 TON                                  |
| 3) INDOOR TRUCK PARKING W/VEV CHARGING:  | 20 TRUCKS (FUTURE EXPANSION 10 ADDITIONAL) |
| 4) MAINTENANCE BUILDING:   | 8,000 SF (80' x 100')                      |
| 5) FUTURE MAINTENANCE BUILDING EXPANSION:  | 8,000 SF (80' x 100')                      |
| 6) OUTDOOR PLOW AND HOPPER STORAGE:  | SPACE TO ACCOMMODATE AS NEEDED             |
| 7) BULK STORAGE:   | TONNAGE AS NEEDED BASED ON PRODUCT         |
| 8) APPROXIMATE AREA DISTURBED:   | 10.7 ACRES                                 |
| 9) APPROXIMATE CUBIC YARDS OF EARTHWORK:   | 70,000                                     |
| 10) FACILITY WILL UTILIZE CITY UTILITIES.  |  |
| 11) A TREE AUDIT WAS COMPLETED BY THE CITY AND SIGNIFICANT TREES WILL BE PRESERVED.  |  |
| 12) THE ADJACENT FLOOD PLAIN AND STREAM BUFFER CORRIDORS WILL BE PRESERVED.  |  |
| 13) ROOF OF BUILDINGS, WHERE POSSIBLE, WILL BE DESIGNED TO SUPPORT PHOTOVOLTAIC PANELS FOR ELECTRIC GENERATION ON SITE.      |  |
| 14) POSSIBLE FUTURE SCHOOL PICK UP STACKING LANES PROVIDED TO RELIEVE CONGESTION ON SINCLAIR STREET DURING SCHOOL DISMISSAL. |  |



**KLINGNER**  
& ASSOCIATES, P.C.  
Engineers • Architects • Surveyors  
www.klingner.com

Columbia, Missouri  
3622 Endeavor Ave., Ste 117  
573.355.5988

Quincy, IL Hannibal, MO  
Burlington, IA Galesburg, IL Pella, IA  
Davenport, IA Carbondale, IL