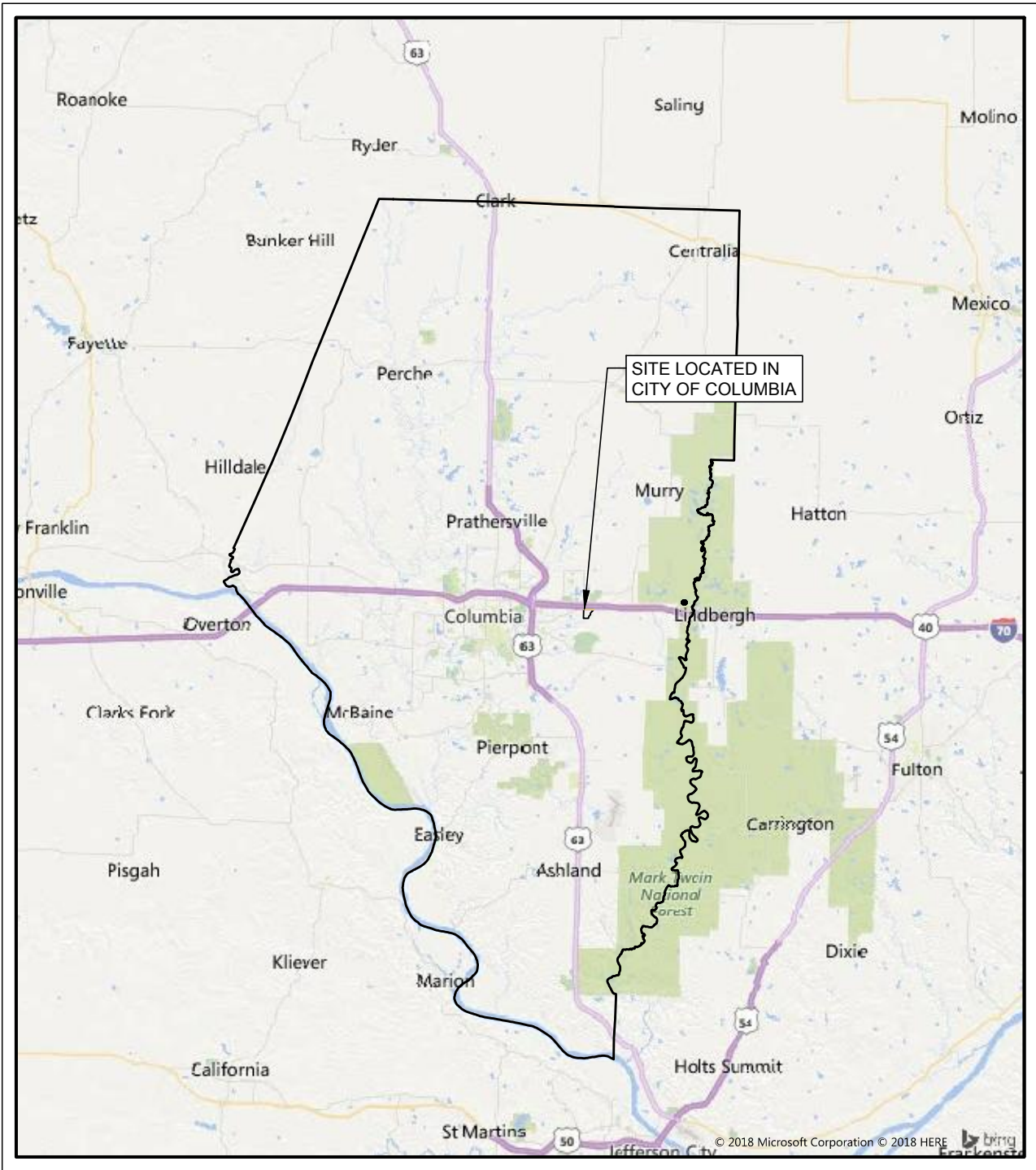


MISSOURI STATE MAP
NOT TO SCALE



BOONE COUNTY MAP
NOT TO SCALE

CYPRESS CREEK RENEWABLES, LLC

TRUMAN SOLAR PD PLAN

6200 EAST I-70 DRIVE SE
COLUMBIA, MISSOURI 65201

DRAWING LIST		
Sheet Number	Drawing Number	Sheet Title
1	Z 1.0	Cover Sheet
2	Z 2.0	Existing Site Plan
3	Z 3.0	Zoning Site Plan
4	Z 4.0	Stormwater Management Plan
5	Z 5.0	Landscape Plan
6	Z 6.0	Zoning Details

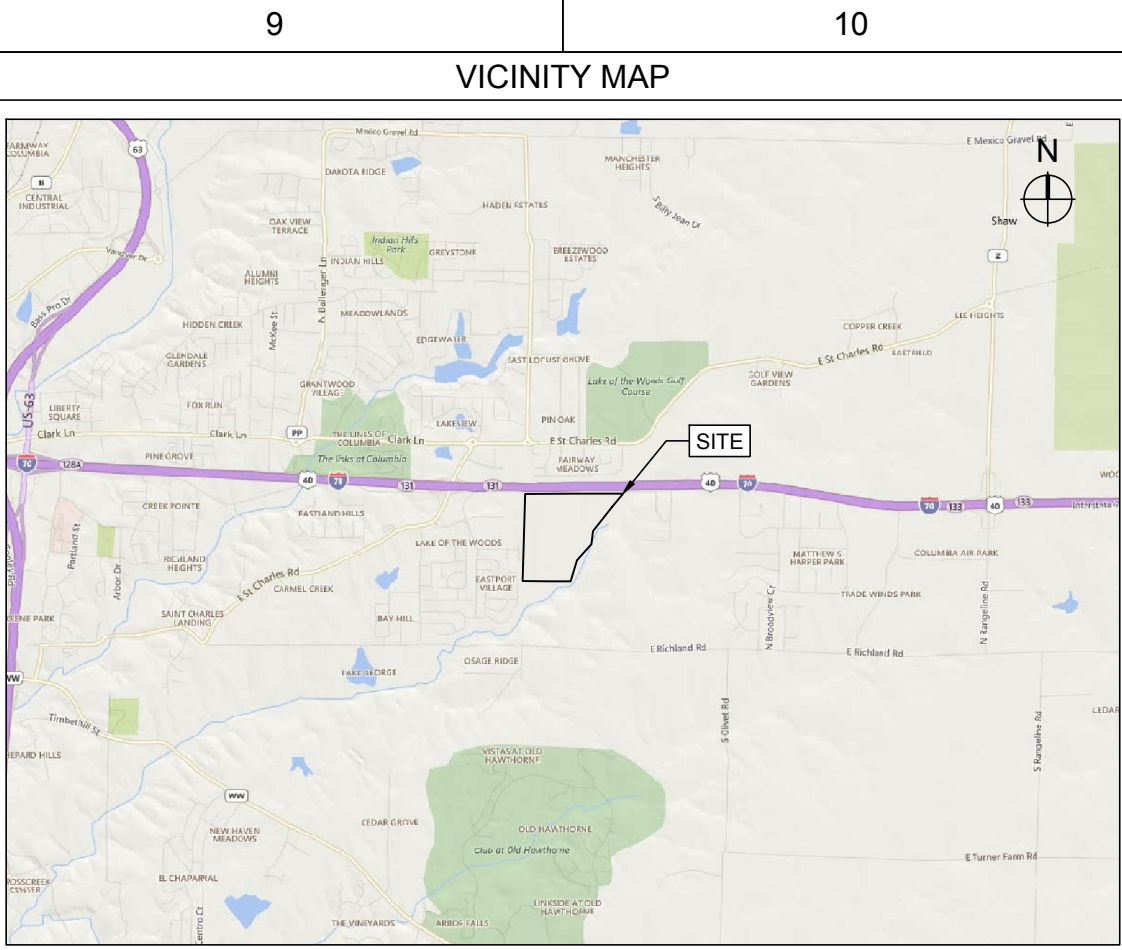
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS
____ DAY OF _____, 2018.

RUSTY STRODTMAN - CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS
____ DAY OF _____, 2018.

BRIAN TREECE - MAYOR

SHEELA AMIN - CITY CLERK



SCALE 1" = 5000'

SITE DATA			
PIN # 1731300000010001 1730300000010001	PROPERTY OWNER DUNLOP DEVELOPMENT LLC	SITE ADDRESS 6200 EAST I-70 DRIVE SE	SURVEY DATA T 48N, R 12W SECTION 11
ZONING CITY OF COLUMBIA	CURRENT ZONING A - AGRICULTURAL	CURRENT LAND USE AGRICULTURAL	PROPERTY AREA ± 140.29 AC
ZONING REQUESTED PD - PLANNED DEVELOPMENT	PROPOSED LAND USE SOLAR ENERGY SYSTEM	PRELIMINARY DISTURBED AREA ± 70 AC	PRELIMINARY SOLAR AREA ± 57 AC
LEASED AREA ± 93.85 AC		***PRELIMINARY ARE SUBJECT TO CHANGE***	
PARCEL LINE SETBACKS MIN. FRONT YARD 25 FT MIN. SIDE YARD 25 FT MIN. REAR YARD 25 FT		REQUIRED BUILDING HEIGHT MAX 35 FT	

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 - ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
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EXISTING CONDITIONS		PROPOSED CONDITIONS	
100 YEAR FLOOD ZONE	100	EASEMENTS	
BUILDING SETBACK		EQUIPMENT PAD	
EASEMENTS		LIMIT OF DISTURBANCE	LoD
EDGE OF PAVEMENT		ELECTRICAL (OVERHEAD)	OHE
ELECTRICAL (OVERHEAD)	OHE	ELECTRICAL (UNDERGROUND)	UG
FENCE	X	PROJECT AREA	
MAJOR CONTOURS		PROPERTY LINE	
MINOR CONTOURS		RIGHT-OF-WAY	R/W
STREAM		SECURITY FENCE	
JURISDICTIONAL POND		WOOD FENCE	
PROPERTY LINES		UNLEASED AREA	
RAILROAD		SITE ACCESS	
STRUCTURES		VEGETATIVE BUFFER	
TREELINE		SEEDED AREA	
SIGNIFICANT TREE		STORMWATER FLOW DIRECTION	
SIGNIFICANT TREE PRESERVED		TRAIL EASEMENT AREA	
		CLIMAX FOREST AREA	
		DESIGNATED TREE PRESERVATION LOT	

GRAPHIC SCALE

NOT TO SCALE

NORTH

CYPRESS CREEK RENEWABLES
3250 OCEAN PARK BLVD. :: SUITE 355 :: SANTA MONICA, CA 90405
555 S. MAIN ST. :: SUITE 300 :: NEW YORK, NY 10038
35-A SWIFT RD. :: #350 :: PLATTSBURGH, NY 12081

MICHAEL J. CARUSO
PE-2010019515
0117-2015
ZONING DRAWING - NOT RELEASED FOR CONSTRUCTION

AECOM
100 N. Broadway, 20th Floor
St. Louis, Mo. 63102
314 425-0100 (phone)
314 425-0462 (fax)

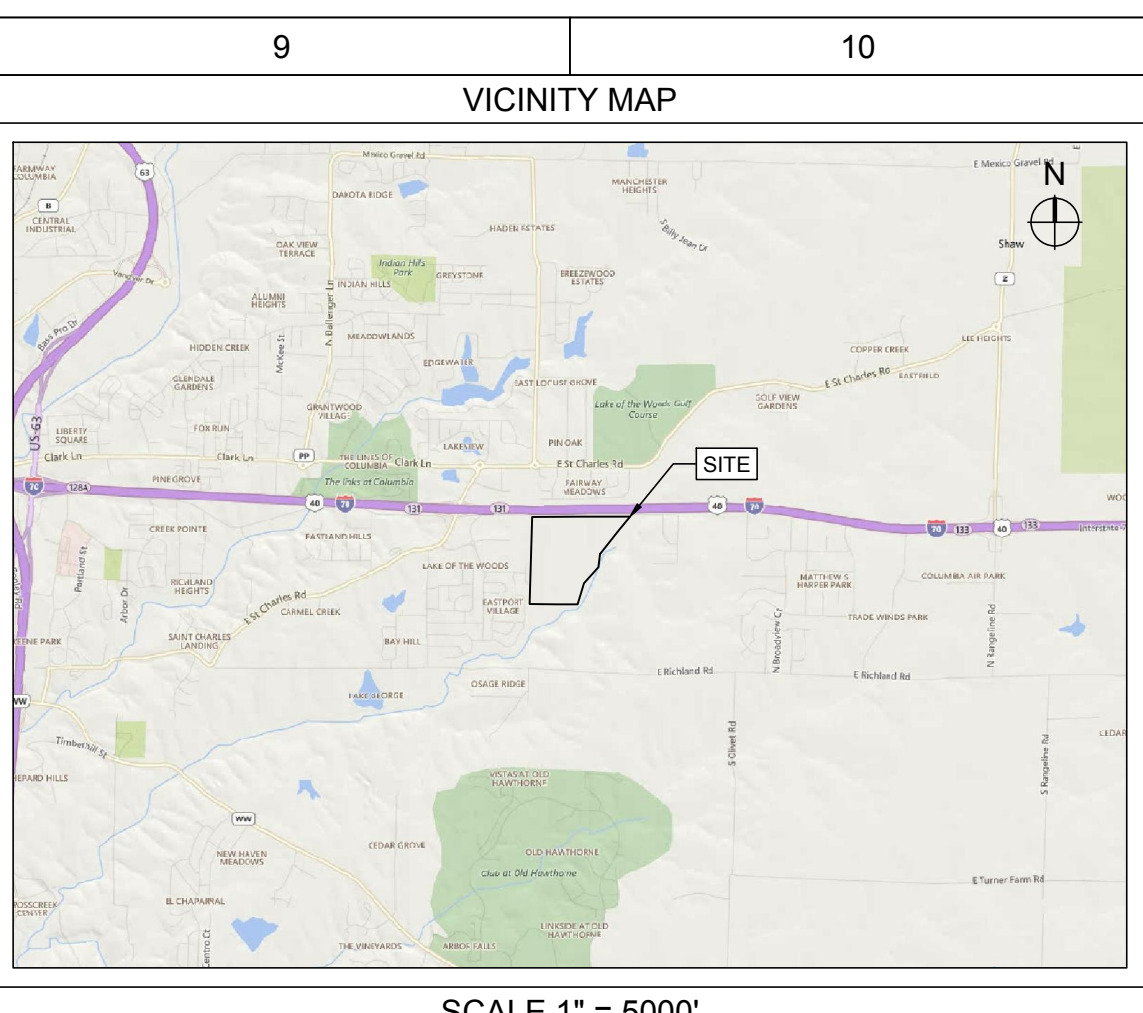
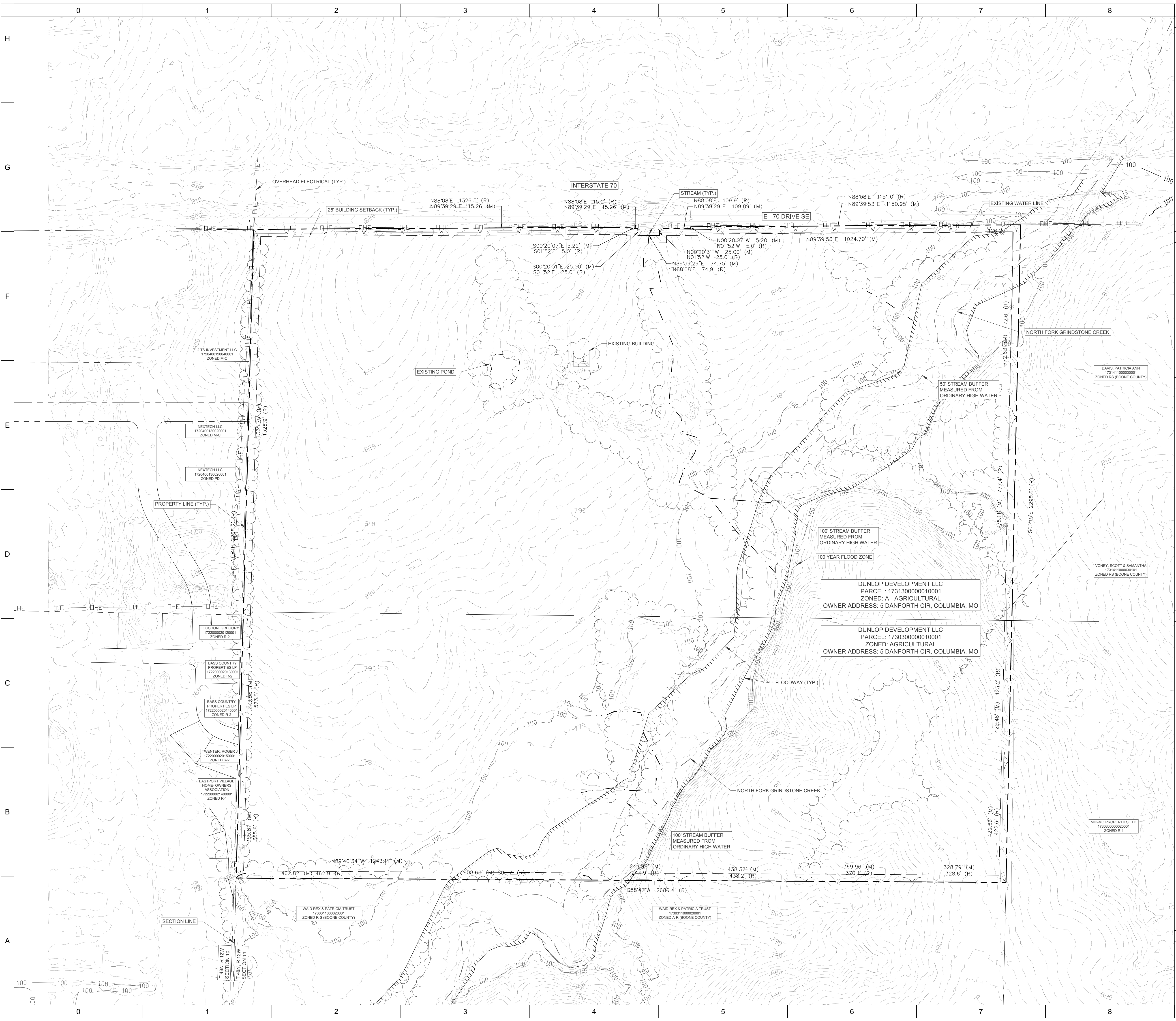
NO.	DATE	DESCRIPTION
A	02-27-18	ISSUED FOR ZONING REVIEW
B	05-09-18	ZONING REVIEW RE SUBMITTAL
C	07-05-18	ZONING REVIEW RE SUBMITTAL
D	07-25-18	ADDRESS ZONING REVIEW COMMENTS
E	08-03-18	ADDRESS ZONING REVIEW COMMENTS
F	08-17-18	ADDRESS CITY COMMENTS
G	08-17-18	PLT STAMP

CARDINAL: 8/17/2018 2:21 PM TRUMAN, SITE PLAN-NO VEGETATIVE BUFFERING

TRUMAN SOLAR
PD PLAN
EAST I-70 DRIVE SE
COLUMBIA, MISSOURI 65201

DATE:	08-17-18
DRAWN BY:	MJC
CHECKED BY:	AP

ZONING
COVER SHEET
Z 1.0



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PARCEL LINE SETBACKS MIN. FRONT YARD 25 FT MIN. SIDE YARD 25 FT MIN. REAR YARD 25 FT		BUILDING HEIGHT MAX 35 FT	

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EASEMENTS	LIMIT OF DISTURBANCE
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RAILROAD	SITE ACCESS
STRUCTURES	VEGETATIVE BUFFER
TREELINE	SEEDING AREA
SIGNIFICANT TREE	STORMWATER FLOW DIRECTION
SIGNIFICANT TREE PRESERVED	TRAIL EASEMENT AREA
	CLIMAX FOREST AREA
	DESIGNATED TREE PRESERVATION LOT

GRAPHIC SCALE

1" = 150'

NORTH

N

CYPRESS CREEK RENEWABLES

3250 OCEAN PARK BLVD. SUITE 355 SANTA MONICA, CA 90405
551 S. MAIN ST. SUITE 303 DALLAS, TX 75201
35-A SWIFT RD. #330 PLATTSBURGH, NY 12201

STATE OF MISSOURI

MICHAEL J. CARUSO

PROFESSIONAL ENGINEER

ZONING DRAWING - NOT RELEASED FOR CONSTRUCTION

AECOM

100 N. Broadway, 20th Floor
St. Louis, Mo 63102
314 425-0100 (phone)
314 425-0462 (fax)

TRUMAN SOLAR PD PLAN

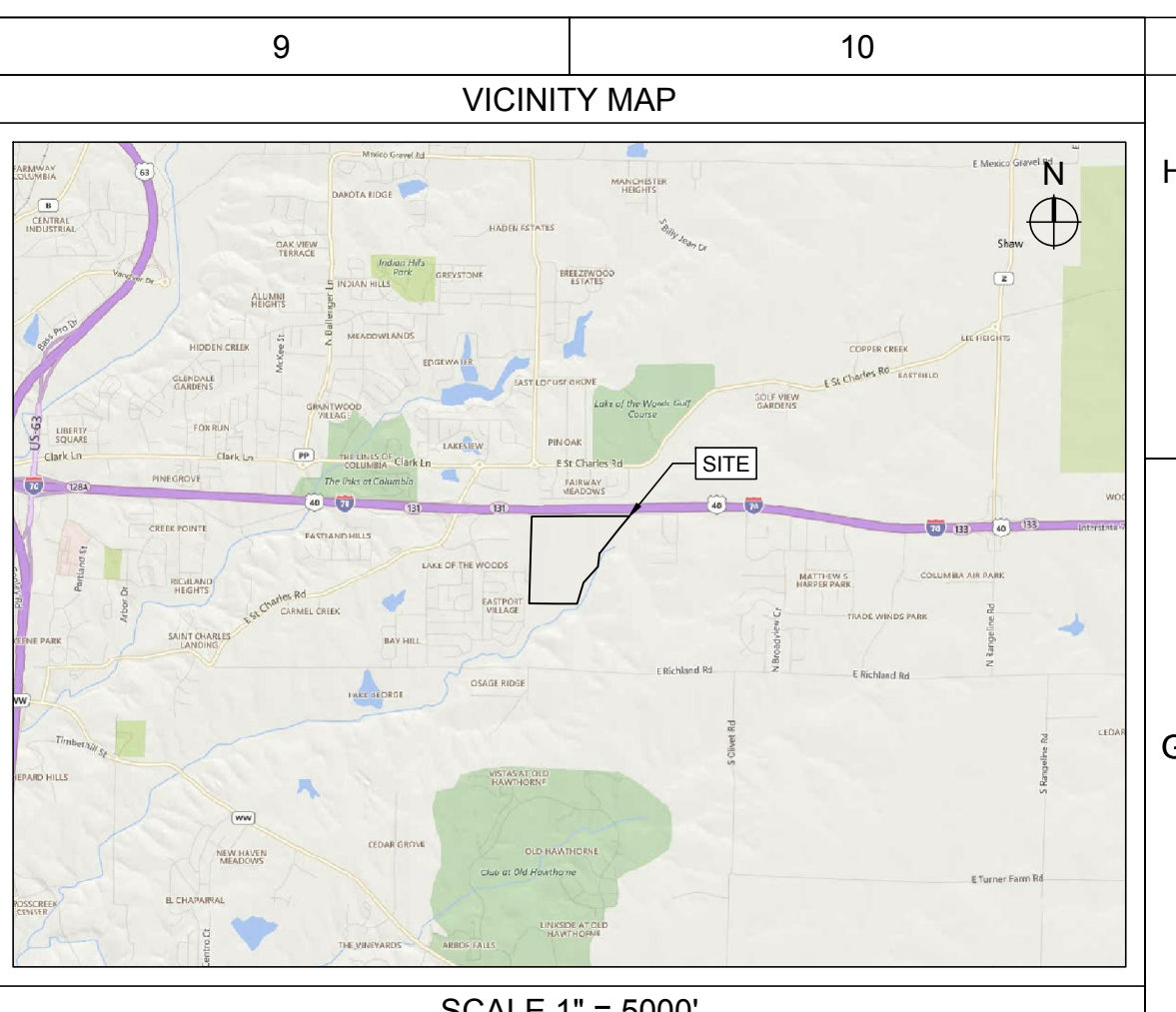
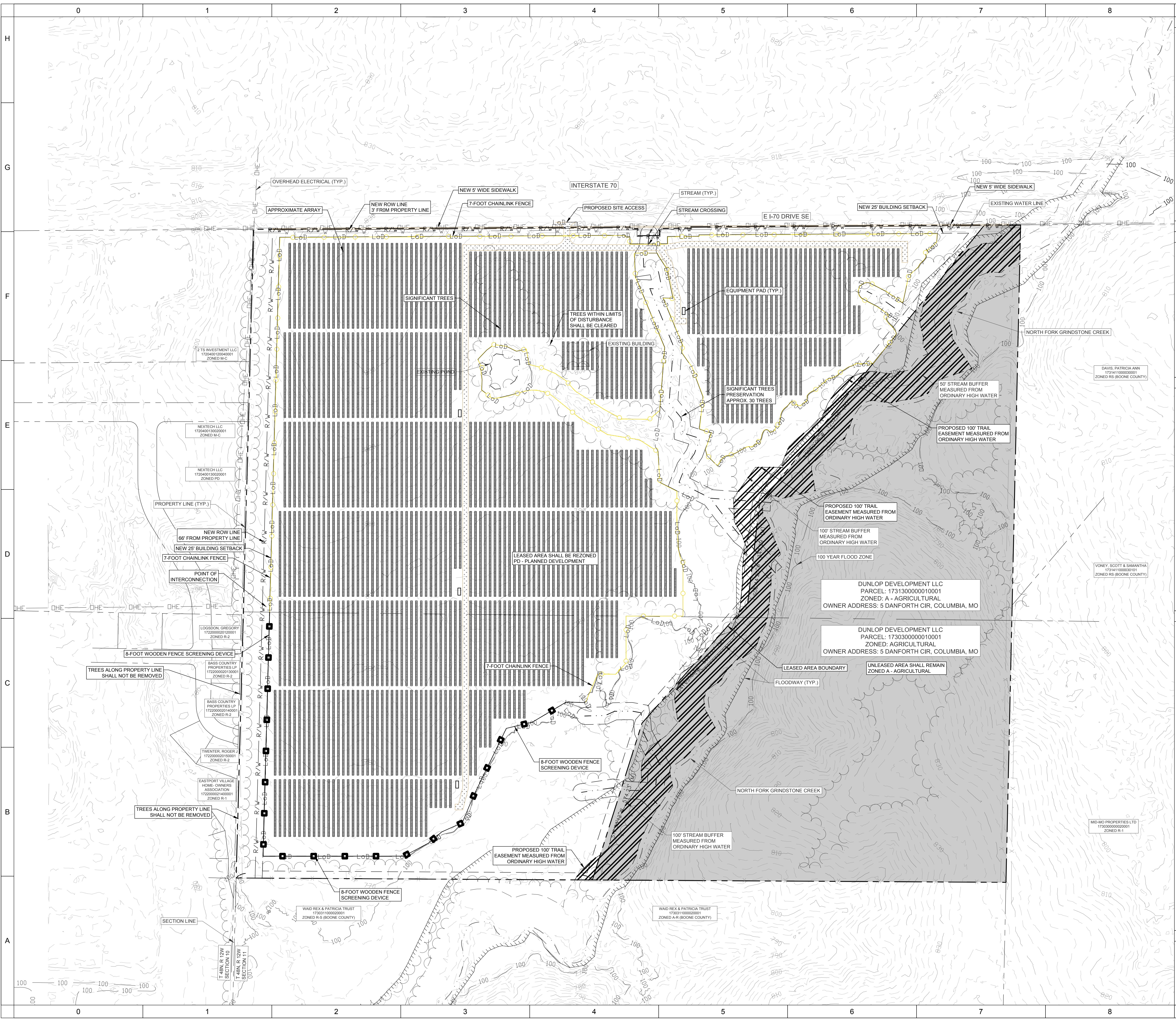
EAST I-70 DRIVE SE

COLUMBIA, MISSOURI 65201

DATE: 08-17-18
DRAWN BY: MJC
CHECKED BY: AP

ZONING EXISTING SITE PLAN

Z 2.0



SITE DATA			
PIN # 1731300000010001 1730300000010001	PROPERTY OWNER DUNLOP DEVELOPMENT LLC	SITE ADDRESS 6200 EAST I-70 DRIVE SE	SURVEY DATA T 48N, R 12W SECTION 11
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LEASED AREA ± 93.85 AC			
PRELIMINARY ARE SUBJECT TO CHANGE			
PARCEL LINE SETBACKS		REQUIRED	BUILDING HEIGHT
MIN. FRONT YARD		25 FT	MAX 35 FT
MIN. SIDE YARD		25 FT	
MIN. REAR YARD		25 FT	

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SIGNIFICANT TREE PRESERVED	TRAIL EASEMENT AREA
	CLIMAX FOREST AREA
	DESIGNATED TREE PRESERVATION LOT

GRAPHIC SCALE

1" = 150'

NORTH

N

DATE: 08-17-18

DRAWN BY: MJC

CHECKED BY: AP

ZONING SITE PLAN

Z 3.0

CYPRESS CREEK RENEWABLES

3250 OCEAN PARK BLVD. SUITE 355 SANTA MONICA, CA 90405
5555 STATE ST. SUITE 303 DUBLIN, CA 94568
35-A SWIFTED BLVD. #350 PLATTSBURGH, NY 12601

STATE OF MISSOURI

MICHAEL J. CARUSO

PROFESSIONAL ENGINEER

ZONING DRAWING - NOT RELEASED FOR CONSTRUCTION

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CONSULTANT

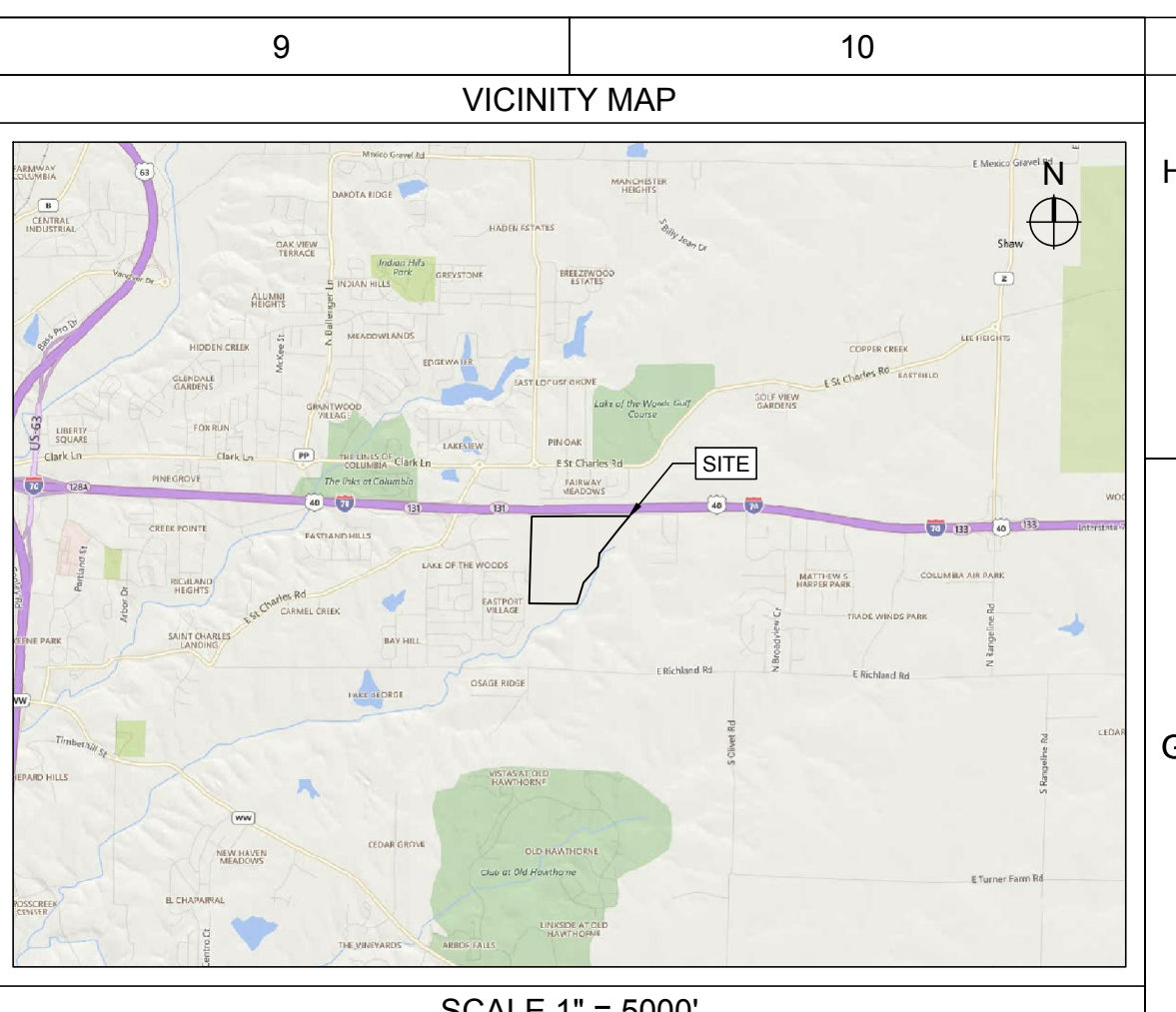
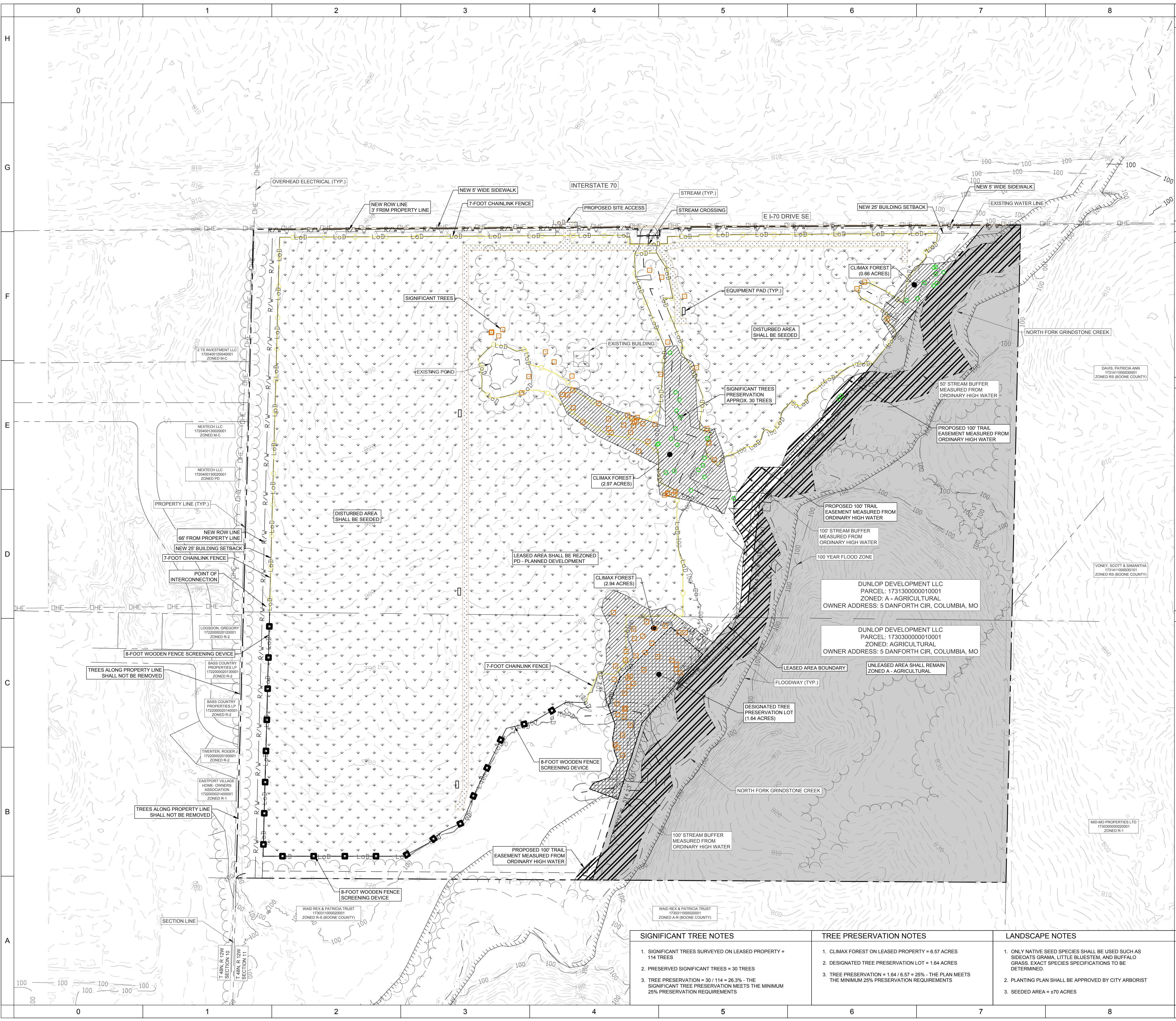
AECOM

100 N. Broadway, 20th Floor
St. Louis, Mo. 63102
314 429-0100 (phone)
314 425-0462 (fax)

TRUMAN SOLAR PD PLAN

EAST I-70 DRIVE SE

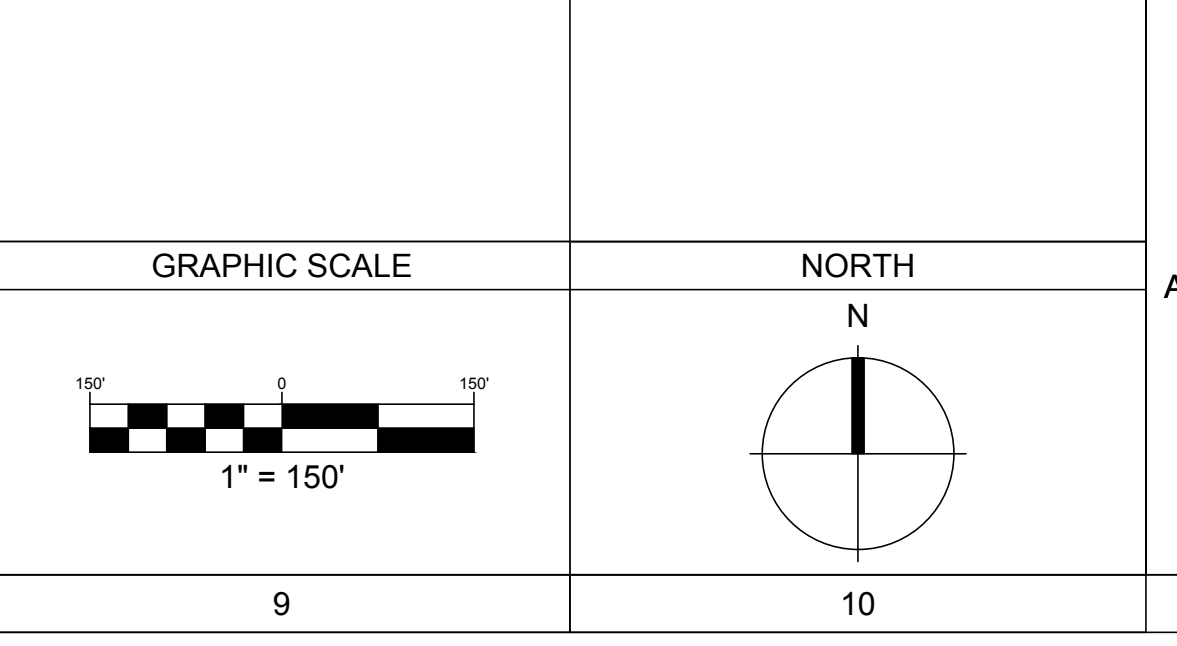
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	DESIGNATED TREE PRESERVATION LOT



SIGNIFICANT TREE NOTES	TREE PRESERVATION NOTES	LANDSCAPE NOTES
1. SIGNIFICANT TREES SURVEYED ON LEASED PROPERTY = 114 TREES	1. CLIMAX FOREST ON LEASED PROPERTY = 6.57 ACRES	1. ONLY NATIVE SEED SPECIES SHALL BE USED SUCH AS SIDEOATS GRAMA, LITTLE BLUESTEM, AND BUFFALO GRASS. EXACT SPECIES SPECIFICATIONS TO BE DETERMINED.
2. PRESERVED SIGNIFICANT TREES = 30 TREES	2. DESIGNATED TREE PRESERVATION LOT = 1.64 ACRES	2. PLANTING PLAN SHALL BE APPROVED BY CITY ARBORIST
3. TREE PRESERVATION = 30 / 114 = 26.3% - THE SIGNIFICANT TREE PRESERVATION MEETS THE MINIMUM 25% PRESERVATION REQUIREMENTS	3. TREE PRESERVATION = 1.64 / 6.57 = 25% - THE PLAN MEETS THE MINIMUM 25% PRESERVATION REQUIREMENTS	3. SEEDED AREA = 470 ACRES

3250 OCEAN PARK BLVD. SUITE 355 SANTA MONICA, CA 90405
555 S. MAIN ST. SUITE 303 DULUTH, GA 30030
35-A SWIFT RD. #350 PLATTSBURGH, NY 12901

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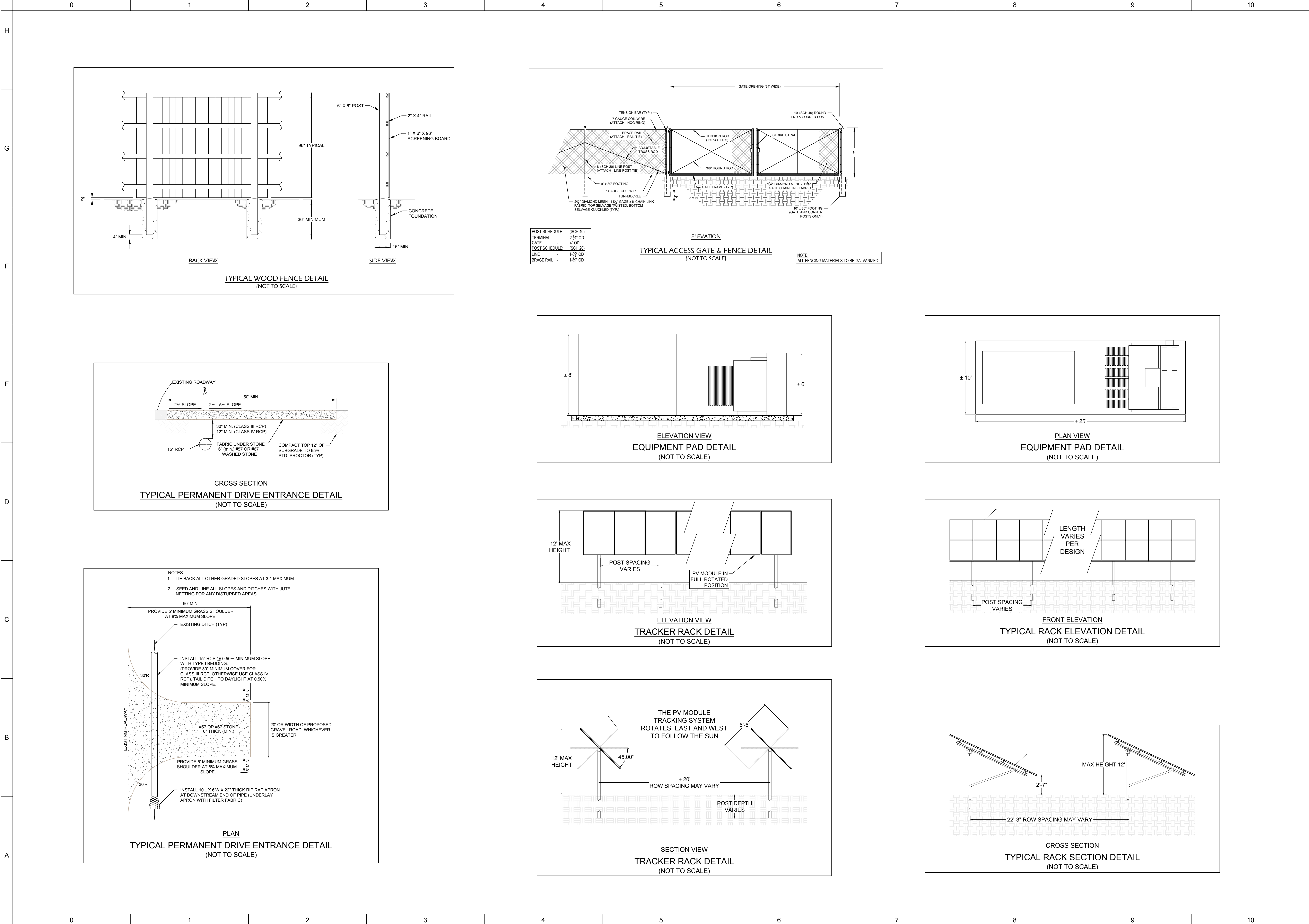
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St. Louis, Mo. 63102
314 425-0100 (phone)
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TRUMAN SOLAR PD PLAN
EAST I-70 DRIVE SE
COLUMBIA, MISSOURI 65201

DATE:	08-17-18
DRAWN BY:	MJC
CHECKED BY:	AP

ZONING
LANDSCAPE PLAN
Z 5.0



CYPRESS CREEK
RENEWABLES

3250 OCEAN PARK BLVD. SUITE 355 SANTA MONICA, CA 90405
551 S. LAFAYETTE AVE. SUITE 300 DUNELAND, NJ 07001
35-A SWIFTBILT BLVD. #530 PLATTSBURGH, NY 12901

SEAL

ZONING DRAWING - NOT RELEASED FOR CONSTRUCTION

SEAL

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CONSULTANT

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NO.	DATE	REVISIONS	DESCRIPTION
A	02-27-18		ISSUED FOR ZONING REVIEW
B	05-16-18		ZONING REVIEW RE SUBMITTAL
C	07-09-18		ADDRESS ZONING REVIEW COMMENTS
D	07-23-18		ADDRESS FINAL REVIEW COMMENTS
E	08-03-18		ADDRESS CITY COMMENTS
F	08-17-18		ADDRESS CITY COMMENTS
			PLT STAMP

CONSULTANT: 8/17/2018 2:20 PM TRUMAN, SITE PLAN-NO VEGETATIVE BUFFERING

TRUMAN SOLAR
PD PLAN

EAST I-70 DRIVE SE
COLUMBIA, MISSOURI 65201

DATE: 08-17-18
DRAWN BY: MJC
CHECKED BY: AP

ZONING
DETAILS

Z 6.0