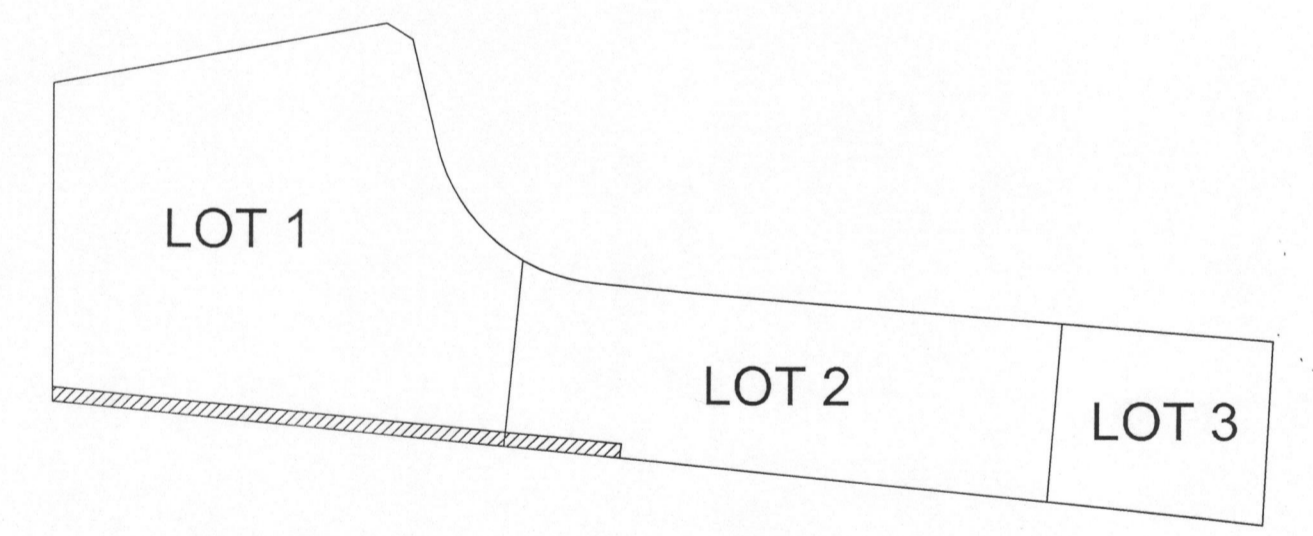
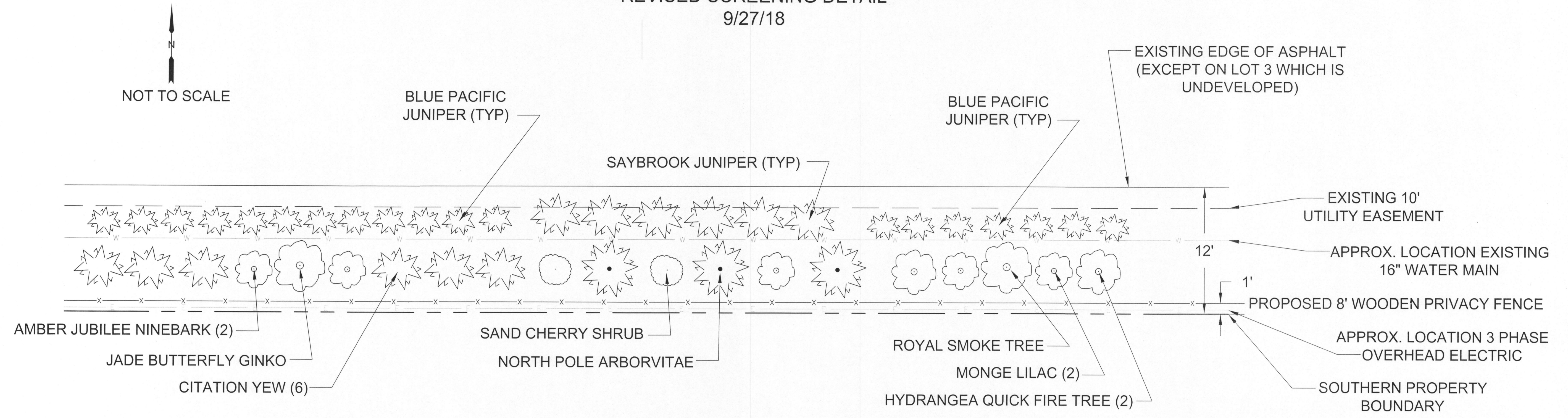


UNIVERSITY SUBARU
(FORMERLY UNIVERSITY CHRYSLER)
PLANNED DEVELOPMENT PLAN - MAJOR AMENDMENT
1200 I-70 DRIVE SW
REVISED SCREENING DETAIL
9/27/18



NOTE: THIS DETAIL IS ONLY INTENDED TO REPLACE THE SOUTHERN BUFFER/SCREENING DETAIL FROM THE ORIGINALLY APPROVED C-P PLAN (CIRCA 1972) FOR UNIVERSITY SUBARU BEING THE SOUTHERN 12' OF LOT 1 AND THE WESTERN 97' OF THE SOUTHERN 12' OF LOT 2, HUFF SUBDIVISION BLOCK 3 RECORDED IN PLAT BOOK 24, PAGE 24 OF THE BOONE COUNTY, MISSOURI RECORDS AS SHOWN ON THE ABOVE DIAGRAM. THERE IS AN EXISTING WOODEN PRIVACY FENCE AND ESTABLISHED LANDSCAPING ALONG THE REMAINDER OF THE SOUTHERN PROPERTY LINES UNDER CONTIGUOUS OWNERSHIP THAT WILL NOT BE CHANGED UNDER THIS AMENDMENT.

OWNER:
D&D INVESTMENTS OF COLUMBIA, LLC
1200 I-70 DRIVE SW
COLUMBIA, MO 65203

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

_____, CHAIR

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE ____ DAY OF _____, 2018.

BRIAN TREECE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

KEY FEATURES:

- ALL LANDSCAPING WITHIN REVISED SOUTHWESTERN BUFFER AREA (AS SHOWN ON DIAGRAM TO THE RIGHT) TO MEET CITY OF COLUMBIA CODE SECTION 29.-4.4 REQUIREMENTS.
- 4 PLANT CATEGORIES: ORNAMENTAL TREES (< 20' MATURITY, 4' MIN AT TIME OF PLANTING), CONIFERS (6' MIN AT TIME OF PLANTING), SHRUBS (MIN 5 GAL, AT LEAST 25% FLOWERING), GROUND COVER (AT LEAST 50% OF BUFFER AREA LIVING MATERIAL - THE LOWER GROWING JUNIPERS SPREAD AS GROUND COVER)
- REMAINDER TO EITHER BE TURF, MULCH OR DECORATIVE ROCK
- ALL PLANT SPECIES TO MEET CITY ORDINANCE TO BE SELECTED FROM CITY PREFERENCE DOCUMENT. SPECIES SHOWN IN DETAIL ARE EXAMPLES OF ACCEPTABLE VARIETIES GIVEN THE UTILITIES IN THE AREA.
- 1 TREE/200 SQ FT OF BUFFER (BUFFER IMPROVEMENT AREA APPROX. 475'x10' =4750 ->24 TREES (COMBINATION OF DECIDUOUS ORNAMENTAL AND CONIFERS)
- EXISTING TREES IN GOOD HEALTH AT LEAST 5" IN DIAMETER MAY BE RETAINED AND MAY BE CREDITED TOWARDS THE 24 TREES
- THIS DETAIL IS INTENDED TO BE SCHEMATIC IN NATURE WITH THE EXACT DESIGN TO BE FIELD ADJUSTED TO WORK AROUND EXISTING TREES TO BE RETAINED
- BUFFER AT LEAST 10' IN WIDTH
- TREES NO CLOSER THAN 5' TO PROPERTY LINE
- 8' PRIVACY FENCE (WOODEN)

9/27/18	CLL	REVISE PER CITY COMMENT	CLL
9/21/18	CLL	REVISE PER CITY COMMENTS	CLL
Date	By	Description	Appvd/By
PROJECT UNIVERSITY SUBARU, 1200 I-70 DR. SW, COLUMBIA, MO			
SHEET TITLE REVISED SOUTH PROPERTY LINE LANDSCAPING EDGE BUFFER DETAIL			
DATE: 9/27/18	LUEBBERT ENGINEERING		JOB NO. 278116
DR BY: CLL			SHEET
CHKD BY: CLL	304 TRAMS COURT	(573) 291-6567	1
	JEFFERSON CITY	MISSOURI 65101	1