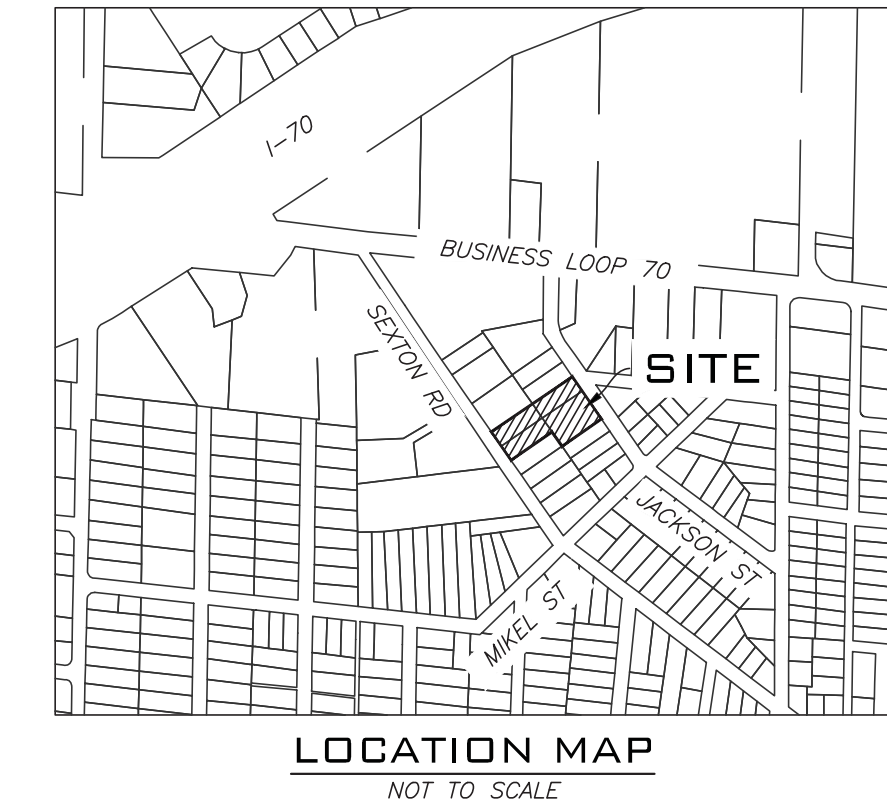


JACKSON-SEXTON ARTISAN INDUSTRIES PD PLAN

LOTS 29, 30, 50, 51 AND 52 OF MIKEL'S
SUBDIVISION
RECORDED IN PLAT BOOK 2, PAGE 9
COLUMBIA, BOONE COUNTY, MISSOURI



SITE DATA

ACREAGE: 1.15 ACRES
SECTION-TOWNSHIP-RANGE: SW 1/4
25-48-13
ZONING:
LOTS 29, 51 & 52
PD (PREVIOUS C-P BY CITY
ORDINANCE #: 019169)
LOTS 30 & 50
M-C

OWNER

M-COB INVESTMENTS, LLC
2005 RAINWOOD DR
COLUMBIA, MO 65203
C/O TREVOR ROBINSON

LEGAL DESCRIPTION

LOTS 29, 30, 50, 51 AND 52 OF MIKEL'S SUBDIVISION, COLUMBIA, MISSOURI
RECORDED IN PLAT BOOK 2, PAGE 9 OF THE BOONE COUNTY RECORDS.

GENERAL NOTES

- THE PD PORTION OF THIS SITE WAS ZONED PD PER CITY ORDINANCE # 019169 DATED 09/06/06.
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
- ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY AND MAY BE REFINED ON FINAL CONSTRUCTION DOCUMENTS.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ALL SIDEWALKS AND CURB RAMPS (EXISTING AND PROPOSED) SHALL BE IMPROVED AND/OR CONSTRUCTED TO CONFORM WITH ADA.

SIGNAGE NOTE

- EXTERIOR SIGNAGE:
- MONUMENT SIGN ALONG SEXTON RD, BEING A MAXIMUM OF 32 SQUARE FEET AREA AND MAXIMUM 6' HEIGHT.
MONUMENT SIGN 1: 32 S.F. MAX EACH SIDE
 - MONUMENT SIGN ALONG JACKSON ST, BEING A MAXIMUM OF 32 SQUARE FEET AREA AND MAXIMUM 6' HEIGHT.
MONUMENT SIGN 2: 32 S.F. MAX EACH SIDE
 - BUILDING WALL SIGNS BEING A MAXIMUM OF 32 SQUARE FEET AREA EACH, ON EAST SIDE OF BUILDING FACING JACKSON ST AND WEST SIDE OF BUILDING FACING SEXTON RD.
- DIRECTIONAL SIGNS AS ALLOWED IN M-C DISTRICTS.
- ALL SIGNAGE TO BE COMPLIANT AS APPLICABLE WITH SECTION 29-4.8 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

LIGHTING NOTE

- 20 FOOT MAXIMUM LIGHT POLE HEIGHT
- LIGHT POLES SHALL BE FULL-CUTOFF SHOEBOX FIXTURES, INWARD AND DOWNWARD DIRECTED. THE LIGHT POLES MAY BE RELOCATED BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH SECTION 29-4.5 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- NUMBER AND LOCATIONS HAVE BEEN SHOWN FOR SCHEMATIC REFERENCE. FINAL LOCATION AND NUMBER OF POLES SUBJECT TO APPROVED LIGHTING PLAN, IN ACCORDANCE WITH ALL APPLICABLE CODES, AT THE TIME OF BUILDING PERMITTING

PARKING DATA

- REQUIRED:
- SEXTON:
RETAIL - 1 SPACE/300 SQ. FT.
7208 SQ. FT. = 24.02 SPACES
- JACKSON:
RETAIL - 1 SPACE/300 SQ. FT.
6,943 SQ. FT. = 23.14 SPACES
- 47.16 = 48 SPACES (2 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, WITH 1 TO BE VAN ACCESSIBLE);
4 REQUIRED BICYCLE SPACES. (MAY BE COUNTED TOWARDS TOTAL REQUIRED SPACES)
- TOTAL REQUIRED = 44 SPACES
- PROVIDED:
- SEXTON
6 REGULAR SPACES
4 GARAGE SPACES
1 HANDICAP SPACE (OF WHICH IS VAN ACCESSIBLE)
- JACKSON
30 REGULAR SPACES
4 GARAGE SPACES
1 HANDICAP SPACE (OF WHICH IS VAN ACCESSIBLE)
- TOTAL PROVIDED = 46 SPACES + 4 BICYCLE SPACES

LEGEND

MH	EXISTING SANITARY MANHOLE
FH	EXISTING FIRE HYDRANT
EW	EXISTING GUY WIRE
LP	EXISTING LIGHT POLE
LP	PROPOSED LIGHT POLE
TS	EXISTING TELEPHONE SERVICE
EM	EXISTING ELECTRIC METER
GM	EXISTING GAS METER
WM	EXISTING WATER METER
CB	EXISTING CABLE BOX
ET	EXISTING ELECTRIC TRANSFORMER
PE	PROPOSED ELECTRIC TRANSFORMER
TE	EXISTING TELEPHONE BOX
UP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
SS	EXISTING STREET SIGN
0,000	SQUARE FEET
00.00 AC	ACRES
X	EXISTING FENCE
UE	EXISTING UNDERGROUND ELECTRIC
UE	PROPOSED UNDERGROUND ELECTRIC
OE	EXISTING OVER-HEAD ELECTRIC
UT	EXISTING UNDERGROUND TELEPHONE
OT	EXISTING OVER-HEAD TELEPHONE
FO	EXISTING FIBER OPTIC CABLE
G	EXISTING GAS
S	EXISTING SANITARY
S	PROPOSED SANITARY LATERAL
W	EXISTING WATER MAIN
W	PROPOSED WATER SERVICE
SS	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
CATV	EXISTING CABLE TELEVISION
FO	EXISTING FLOWLINE OR WATER EDGE
7600	EXISTING CONTOUR
---	EXISTING TREELINE
---	PAVEMENT
---	SIDEWALK

IMPERVIOUS AREAS

SYMBOL	ACRES	SQ. FT.
TOTAL SITE AREA	1.15	50094
TOTAL IMPERVIOUS AREA	0.90	39288

STORMWATER MANAGEMENT

THIS SITE QUALIFIES AS REDEVELOPMENT PER THE DEFINITION OF REDEVELOPMENT IN SECTION 12A-87 OF THE CITY OF COLUMBIA CODE OF ORDINANCES ((1)EXPANDS DEVELOPMENT, (2) IS ON A SITE THAT HAS NOT BEEN SUBDIVIDED AFTER SEPTEMBER 4, 2012, AND (3)(G) IS ON A SITE THAT IS ONE ACRE OR MORE THAT HAS AN IMPERVIOUS SURFACE OF MORE THAN TWELVE PERCENT OF THE SITE).

DUE TO THE EXISTENCE OF A CRITICAL DOWNSTREAM LOCATION (80-009) AS SHOWN ON THE "CRITICAL DOWNSTREAM LOCATION MAP" THIS SITE HAS BEEN SPECIALLY REGULATED BY THE CITY PUBLIC WORKS DEPARTMENT FOR DETENTION REQUIREMENTS. THIS REQUIRES FULL DETENTION FOR ALL NEW IMPERVIOUS AREAS AS WELL AS DETENTION FOR 1/4 OF THE EXISTING IMPERVIOUS AREA.

STORMWATER QUALITY REQUIREMENTS FOR THE SITE ARE REGULATED BY FIGURE 6.8.1 IN THE STORMWATER MANAGEMENT & WATER QUALITY MANUAL "STORMWATER MANAGEMENT IN REDEVELOPMENT". FOR THIS SITE, IMPERVIOUS AREA IS INCREASED BY MORE THAN 20,000 SQ.FT. AND THUS AN L.O.S. OF 3.0 SHALL BE REQUIRED FOR ALL NEW IMPERVIOUS AREAS BEING ADDED TO SITE.

THESE PLANS ARE INTENDED TO CONFORM WITH THE CITY OF COLUMBIA STORMWATER ORDINANCE, SECTION 12A AND THE STORMWATER MANAGEMENT & WATER QUALITY MANUAL.

STORMWATER DETENTION AND WATER QUALITY MEASURES ARE INTENDED TO BE ACHIEVED USING UNDERGROUND STORAGE CHAMBERS WITH AN ISOLATOR ROW. EXACT SYSTEM, LOCATION AND SIZE TO BE DETERMINED ON FINAL CONSTRUCTION PLANS.

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM ARTICLE X-STREAM BUFFER REQUIREMENTS, PER SECTION 12A-232 (A)(2) CITY OF COLUMBIA ORDINANCES WHICH STATES THAT "THIS ARTICLE APPLIES TO ALL LAND IN THE CITY EXCEPT... (2) LAND INCLUDED IN A PRELIMINARY OR FINAL PLAT APPROVED BEFORE JANUARY 2, 2007."

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED IN CITY ORD. 29-2.3 (D)(4), PER THE BOONE COUNTY FIRM PANEL #29019C0280C, DATED APRIL 19, 2017.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ___ DAY OF _____, 2020.

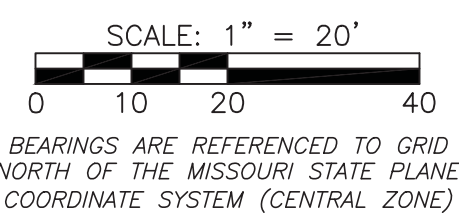
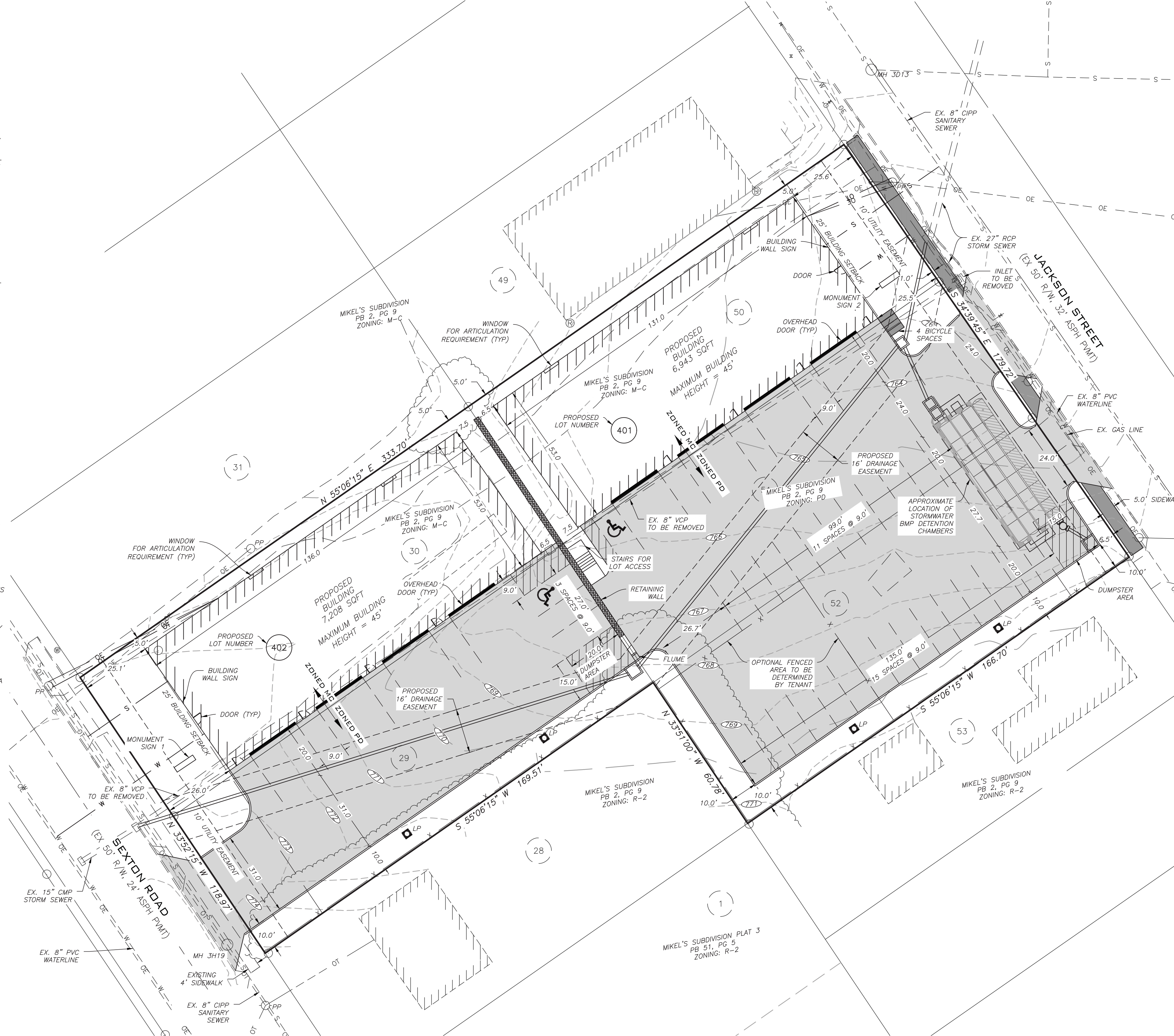
SARA LOE, CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA

THIS ___ DAY OF _____, 2020.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



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OWNER/DEVELOPER:
M-COB INVESTMENTS, LLC
2005 RAINWOOD DR
COLUMBIA, MO 65203
TREVOR ROBINSON
(672) 864-8884

2/25/20	CITY OF COLUMBIA	WSS
1/27/20	ORIGINAL	WSS

REVISIONS

JACKSON-SEXTON
ARTISAN INDUSTRIES
 JACKSON ST. AND SEXTON RD.
 PD PLAN

A CIVIL GROUP
-CIVIL ENGINEERING-
-PLANNING-
-SURVEYING-

3401 BROADWAY
BUSINESS PARK COURT
SUITE 1105
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.

PROJECT # MCR019.01
DRAWING # MCR019-01 PD PLAN

DRAWN BY: WSS
SHEET C101

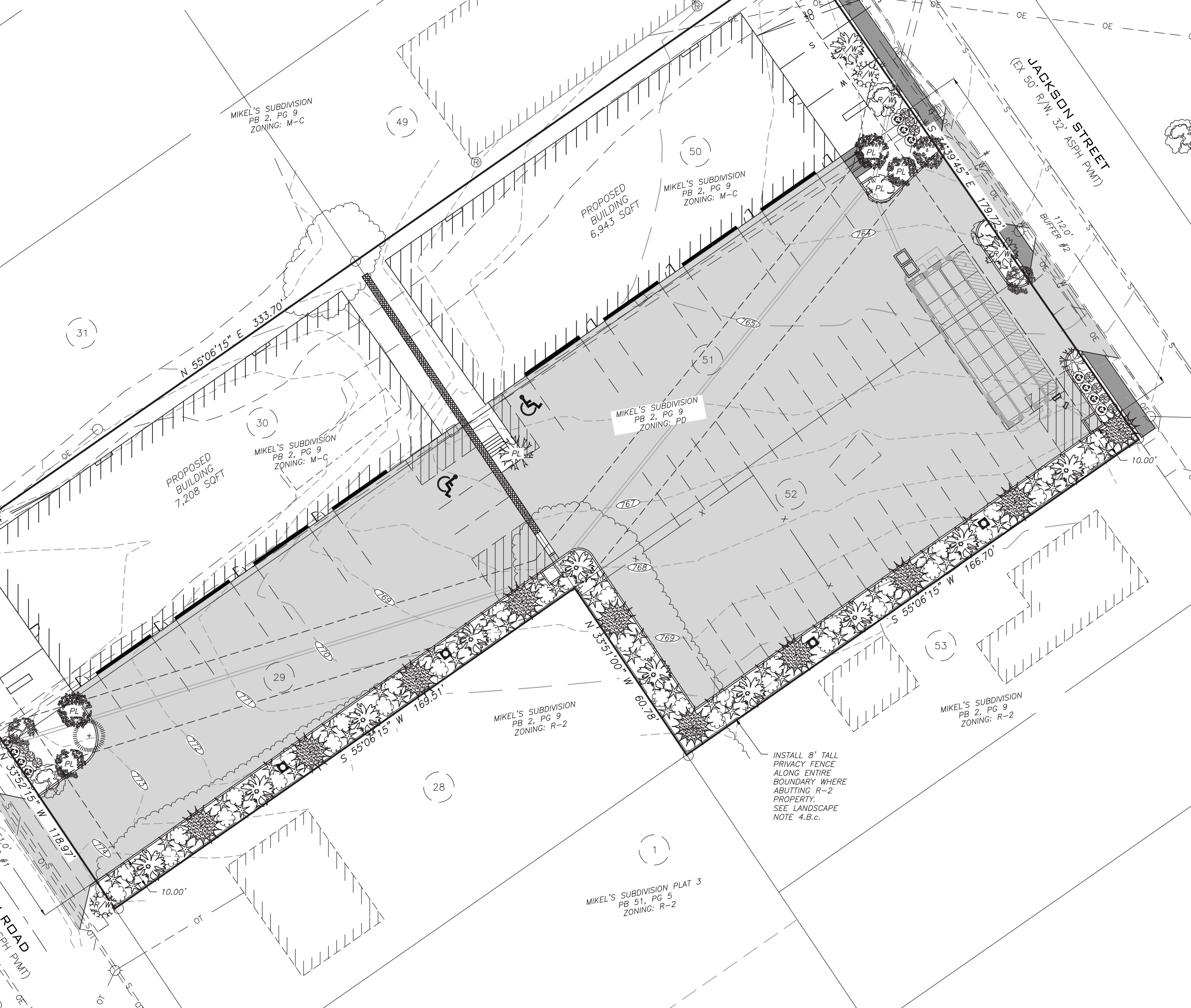
SHEET 1 OF 2

CITY CASE # 20-___ MCR019.01

LANDSCAPING NOTES

- PROPOSED AREAS**
TOTAL AREA OF SITE = 1.15 AC. = 50,094 SQ.FT.
TOTAL BUILDING AREA = 14,151 SQ.FT. (28.2%)
TOTAL PARKING PAVED AREA = 24,765 SQ.FT. (49.4%)
TOTAL RET WALL/STAIRS AREA = 372 SQ.FT. (0.7%)
TOTAL IMPERVIOUS AREA = 39,288 SQ.FT. (78.4%)
TOTAL AREA OF OPEN SPACE/LANDSCAPING = 10,806 SQ.FT. (21.6%)
- TREE PRESERVATION:**
NO CLIMAX FOREST EXISTS ON SITE.
- STREET FRONTAGE LANDSCAPING:**
 - IN ACCORDANCE WITH SECTION 29-4.4(D)(1) ALL PARKING PAVED AREAS MORE THAN 40 FEET IN LENGTH WITHIN 25 FEET OF STREET RIGHT-OF-WAY SHALL BE IMPROVED WITH A LANDSCAPING BUFFER STRIP SIX-FOOT WIDE IN ACCORDANCE WITH PROVISIONS OF SECTION 4.4(E)(2). TWO STRIPS OF LAND ON THIS SITE MEET THIS CRITERIA. SEE NOTE 5 BELOW FOR COMPLIANCE WITH THIS REQUIREMENT.
 - IN ACCORDANCE WITH SECTION 29-4.4(D)(2) STREET TREE LANDSCAPING SHALL BE INSTALLED AS FOLLOWS:
SEXTON RD. FRONTAGE = 119 L.F.
1 TREE / 40 FT = 119/40 = 2.98 OR 3 TOTAL TREES
30% LARGE TREES = 0.9 OR 1 TREE
REMAINING TREE VARIETIES (MIN 2 DIFFERENT SPECIES) = 2 TREES
- PROPERTY EDGE BUFFERING:**
 - THE PROPERTY ADJACENT TO THE NORTH OF THE SUBJECT PROPERTY DOES NOT REQUIRE PROPERTY EDGE BUFFERING. IN ACCORDANCE WITH TABLE 4.4-4 OF THE UDC, NO BUFFER REQUIRED AT COMMERCIAL TO COMMERCIAL TRANSITION.
 - THE PROPERTIES ADJACENT TO THE SOUTH OF THE SUBJECT PROPERTY ARE ZONED R-2. THIS PROPERTY EDGE REQUIRES A LEVEL 3 BUFFER. IN ACCORDANCE WITH TABLE 4.4-4 OF THE UDC, A 10-FOOT WIDE LANDSCAPE BUFFER AND AN EIGHT-FOOT TALL SCREENING DEVICE IS REQUIRED AT COMMERCIAL TO SINGLE FAMILY TRANSITION.
LANDSCAPING BUFFER
B.a. LANDSCAPE BUFFER SHALL BE DESIGN SO THAT AT LEAST 80% OPACITY IS ACHIEVED, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN ONE FOOT AND FIVE FEET ABOVE GRADE AT THE TIME OF INSTALLATION.
B.b. THE LANDSCAPE BUFFER SHALL INCLUDE THE FOLLOWING PLANT MIX
B.b.a. 4 CATEGORIES CONTAINED IN SECTION 29-4.4(C)(6). 4 CATEGORIES ARE GRASS, SHRUBS, CONIFERS, AND MEDIUM SHADE TREE
B.b.b. 1 TREE / 10' HEIGHT, 2" CALIBER AT TIME OF INSTALLATION REQUIRED FOR EVERY 200 SQ. FT. OF BUFFER AREA.
TOTAL BUFFER AREA = 397' X 10' = 3970/200 = 19.85 = 20 TREES (CONIFERS)
B.b.c. SHRUBS AND FLOWERING PLANTS THAT COVER A MINIMUM OF 50% OF THE REMAINING AREA WITH A MINIMUM OF 25% OF THAT PLANT MATERIAL BEING IN FLOWERING SHRUBS
50% AREA = 3970*0.5 = 1985 S.F. TOTAL AREA SHRUBS
AT 1 SHRUB/25 S.F. = 1985/25 = 80 SHRUBS
25% AREA = 3970*0.25 = 993 S.F. T.A. FLOWERING SHRUBS
AT 1 SHRUB/25 S.F. = 993/25 = 40 SHRUBS
- RIGHT-OF-WAY BUFFERING:**
IN ACCORDANCE WITH SECTIONS 29-4.4(D)(1) AND 29-4.4(E)(2) TWO SIX-FOOT WIDE LANDSCAPE BUFFER STRIPS HAVE BEEN PROVIDED ON THIS SITE. EACH BUFFER STRIP SHALL PROVIDE AT LEAST 80% OPACITY, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN ONE FOOT AND FIVE FEET ABOVE GRADE AT THE TIME OF INSTALLATION, AND SHALL CONTAIN A MINIMUM FOUR CATEGORIES OF PLANTING MATERIAL AS CONTAINED IN SECTION 29-4.4(C)(6). BUFFER STRIP SPECIFICATIONS DETAILED BELOW:
BUFFER_ZONE_1 (SEXTON RD. - 51 L.F.):
51' LENGTH * 6' WIDTH = 306 S.F. BUFFER AREA
CATEGORY 1: 306 S.F./200 S.F. = 1.53 TREES, 2 TREES PROVIDED
CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 25 S.F. SHRUBS
CATEGORY 3: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 25 S.F. SHRUBS
CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 153 SQ. FT.
SHRUBS AND FLOWERING PLANTS THAT COVER A MINIMUM OF 50% OF THE REMAINING AREA WITH A MINIMUM OF 25% OF THAT PLANT MATERIAL BEING IN FLOWERING SHRUBS
50% AREA = 306*0.5 = 153 S.F. TOTAL AREA SHRUBS
AT 1 SHRUB/25 S.F. = 153/25 = 7 SHRUBS
25% AREA = 306*0.25 = 77 S.F. T.A. FLOWERING SHRUBS
AT 1 SHRUB/25 S.F. = 77/25 = 4 SHRUBS
PERCENTAGE TREES IN BUFFER_ZONE_1
TOTAL TREES IN BUFFER = 2
2 TREES X 0.3 MED TREES = 0.6 TREES (1 MEDIUM SHOWN)
2 TREES X 0.3 LARGE TREES = 0.6 TREES (1 LARGE SHOWN)

- BUFFER_ZONE_2 (JACKSON ST. - 112 L.F.):**
112' LENGTH * 6' WIDTH = 672 S.F. BUFFER AREA
CATEGORY 1: 672 S.F./200 S.F. = 3.36 TREES, 4 TREES PROVIDED
CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 25 S.F. SHRUBS
CATEGORY 3: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 25 S.F. SHRUBS
CATEGORY 4: TURF GRASS - MINIMUM 50% AREA COVERAGE = 336 SQ. FT.
SHRUBS AND FLOWERING PLANTS THAT COVER A MINIMUM OF 50% OF THE REMAINING AREA WITH A MINIMUM OF 25% OF THAT PLANT MATERIAL BEING IN FLOWERING SHRUBS
50% AREA = 672*0.5 = 336 S.F. TOTAL AREA SHRUBS
AT 1 SHRUB/25 S.F. = 336/25 = 14 SHRUBS
25% AREA = 672*0.25 = 168 S.F. T.A. FLOWERING SHRUBS
AT 1 SHRUB/25 S.F. = 168/25 = 7 SHRUBS
PERCENTAGE TREES IN BUFFER_ZONE_2
TOTAL TREES IN BUFFER = 4
4 TREES X 0.3 MED TREES = 1.2 TREES (2 MEDIUM SHOWN)
4 TREES X 0.3 LARGE TREES = 1.2 TREES (2 LARGE SHOWN)
4 TREES X 0.3 ONE SPECIES = 1.2 TREES (MAX OF ANY ONE SPECIES SHOWN IS 1 < 1.2 OKAY)
- PARKING AREA LANDSCAPING:**
 - IN ACCORDANCE WITH SECTION 4.4(F)(4), 1 TREE REQUIRED PER EVERY 4,000 SQ. FT. OF PARKING PAVED AREA. PARKING PAVED AREA = 24,765 SQ. FT. / 4,000 = 6.2 OR 7 TREES REQUIRED.
 - IN ACCORDANCE WITH SECTION 4.4(F)(5), OF THE 7 TREES REQUIRED ABOVE, A MINIMUM OF 30% SHALL BE MEDIUM SHADE TREES, AND A MINIMUM OF 40% SHALL BE LARGE SHADE TREES.
B.A. 7 TREES X 0.3 MEDIUM TREES = 2.1 (3 SHOWN)
B.B. 7 TREES X 0.4 LARGE TREES = 2.8 (3 SHOWN)
B.C. 7 TREES X 0.4 ONE SPECIES = 2.8 (MAX OF ANY ONE SPECIES SHOWN IS 2 < 2.8 OK)
 - 3 MEDIUM SHADE TREES, 3 LARGE SHADE TREES AND 1 ORNAMENTAL TREES, FOR A TOTAL OF 7 TREES SHOWN PROVIDED ON THE SITE. DESIGNATED AS "PL" ON PLAN.
- PRESERVATION OF EXISTING LANDSCAPING:**
NO PRESERVATION OF EXISTING LANDSCAPING IS PROPOSED. NO SIGNIFICANT TREES EXIST ON SITE. NO CLEARING OF TREES IS PROPOSED.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS, GIVEN THE MINIMUM REQUIREMENTS DESCRIBED ABOVE ARE MET.**
- LANDSCAPING CONTRACTOR MAY SUBMIT TO CITY ARBORIST ALTERNATE PLANTING LAYOUTS, TREE, SHRUB AND FLOWER MATERIALS OR SPECIES FOR APPROVAL PRIOR TO INSTALLATION, PROVIDED ANY REVISIONS COMPLY WITH THE CURRENT LANDSCAPING REQUIREMENTS.**



JACKSON-SEXTON ARTISAN INDUSTRIES

PD PLAN

LOTS 29, 30, 50, 51 AND 52 OF MIKEL'S
SUBDIVISION
RECORDED IN PLAT BOOK 2, PAGE 9
COLUMBIA, BOONE COUNTY, MISSOURI

LANDSCAPING TABLE					
SYMBOL	QUANTITY	COMMON NAME (SCIENTIFIC NAME)	CONTAINER/SIZE	SPACING	CATEGORY
STREET FRONTAGE					
	3	KENTUCKY COFFEETREE ESPRESSO (GYMNOCLADUS DIOICA)	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	3	AMERICAN HOLLY (LLEX OPACA 'CROONENBURG')	2" CAL - B&B	15' CENTERS	CONIFER OR UPRIGHT EVERGREEN TREE - MATURE HEIGHT >10'
	2	SUGAR TYME CRABAPPLE (MALLUS SUTZGAM)	4' HEIGHT	15' CENTERS	ORNAMENTAL TREE - MATURE HEIGHT < 20'
PROPERTY EDGE BUFFERING					
	10	EMERALD GREEN ARBORVITAE (THUJA OCCIDENTALIS)	2" CAL - B&B 10" HEIGHT	15' CENTERS	CONIFER OR UPRIGHT EVERGREEN TREE - MATURE HEIGHT >10'
	10	AMERICAN HOLLY (LLEX OPACA 'CROONENBURG')	2" CAL - B&B 10" HEIGHT	15' CENTERS	CONIFER OR UPRIGHT EVERGREEN TREE - MATURE HEIGHT >10'
	40	NINEBARK (PHYSCARPUS OPULIFOLIUS)	24"	5' CENTERS	DECIDUOUS FLOWERING SHRUB VARIETY 1
	40	SPICE BUSH (LINDERA BENZONI)	5 GAL	5' CENTERS	DECIDUOUS/EVERGREEN SHRUB VARIETY 2
RIGHT-OF-WAY BUFFERING					
	1	RED MAPLE "SUN VALLEY" (ACER RUBRUM)	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	1	KENTUCKY COFFEETREE ESPRESSO (GYMNOCLADUS DIOICA)	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	1	EMER II - ALLEE ELM (ULMUS PARVIFOLIA - EMER II)	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	2	EUROPEAN HORNBEAM (CARPINUS BETULUS)	2" CAL - B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	1	DURA-HEAT RIVER BIRCH (BETULA NIGRA)	2" CAL - B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	11	BLACK CHOKEBERRY (ARONIA MELANOCARPA)	24"	5' CENTERS	DECIDUOUS FLOWERING SHRUB VARIETY 1
	10	TOR BIRCHLEAF SPIREA (SPIRAEA BETULIFOLIA)	5 GAL	5' CENTERS	DECIDUOUS/EVERGREEN SHRUB VARIETY 2
PARKING LOT					
	2	RED MAPLE "SUN VALLEY" (ACER RUBRUM)	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	1	EMER II - ALLEE ELM (ULMUS PARVIFOLIA - EMER II)	2" CAL - B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE - MATURE HEIGHT >45'
	2	EUROPEAN HORNBEAM (CARPINUS BETULUS)	2" CAL - B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	1	DURA-HEAT RIVER BIRCH (BETULA NIGRA)	2" CAL - B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE - MATURE HEIGHT 30'-45'
	1	OKLAHOMA REDBUD (CERCIS CANADENSIS)	4' HEIGHT	15' CENTERS	ORNAMENTAL TREE - MATURE HEIGHT < 20'

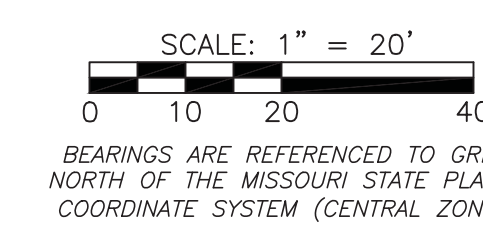
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2020.

SARA LOE, CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA THIS ____ DAY OF _____, 2020.

BRIAN TREECE, MAYOR

SHEELA AMIN, CITY CLERK



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MICHAEL ROBINSON
(672) 864-6884

DATE	DESCRIPTION	BY
2/25/20	CITY OF COLUMBIA	WSS
1/27/20	ORIGINAL	WSS

JACKSON-SEXTON ARTISAN INDUSTRIES
 JACKSON ST. AND SEXTON RD.
PD 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.

PROJECT # MCR019.01
DRAWING # MCR019-01 PD PLAN
DRAWN BY: WSS
SHEET C201
SHEET 2 OF 2

CITY CASE # 20-- MCR019.01