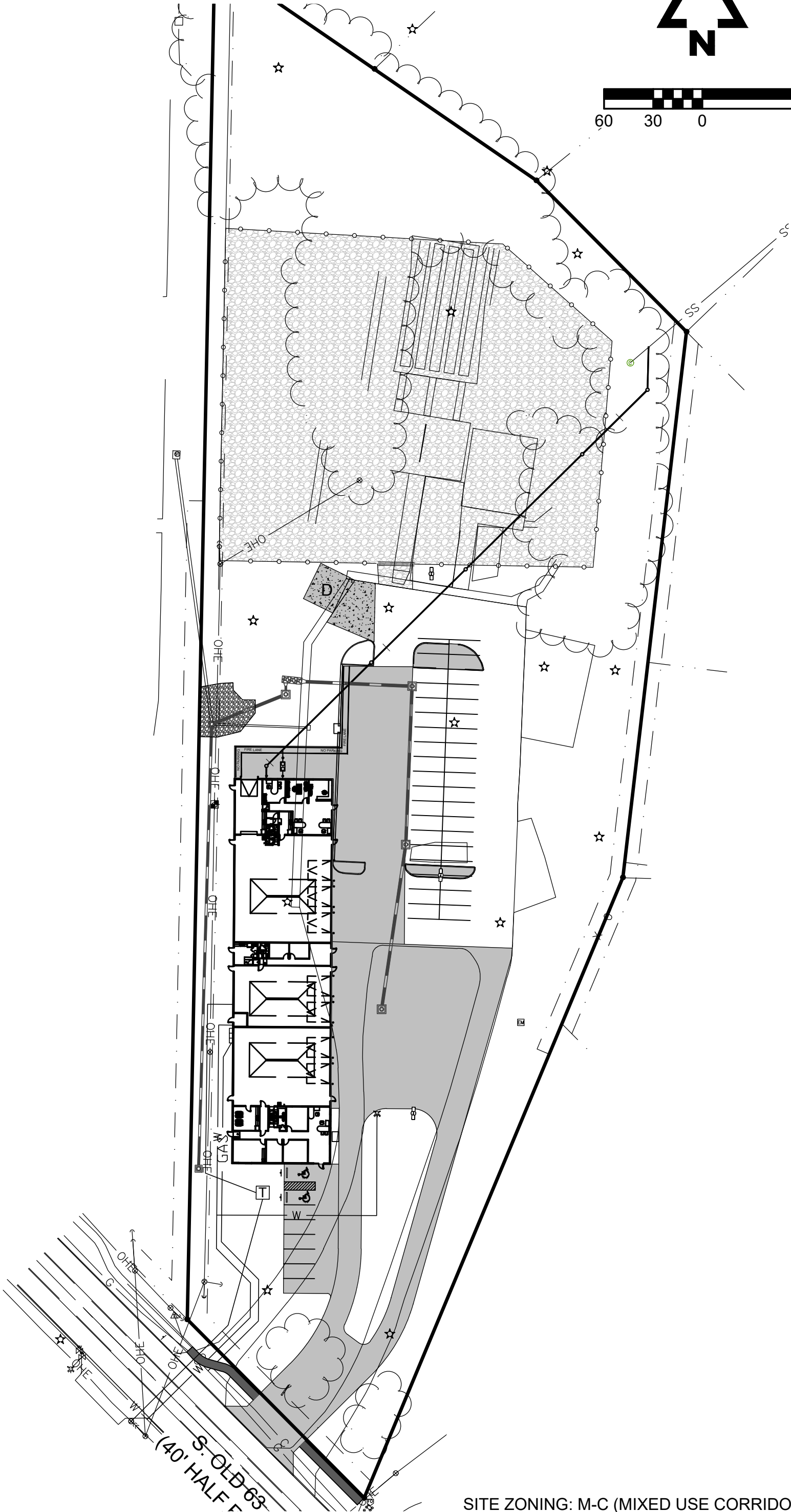
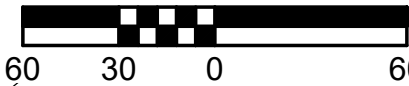
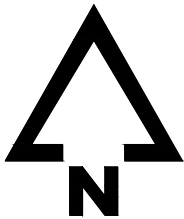




NEW CONCRETE



OUTDOOR STORAGE AREA



ENGINEER
RAF

CHECKED BY

NO.

DATE

BY

LANIER LANDSCAPE
FACILITY

COLUMBIA, MO

3/3/2022



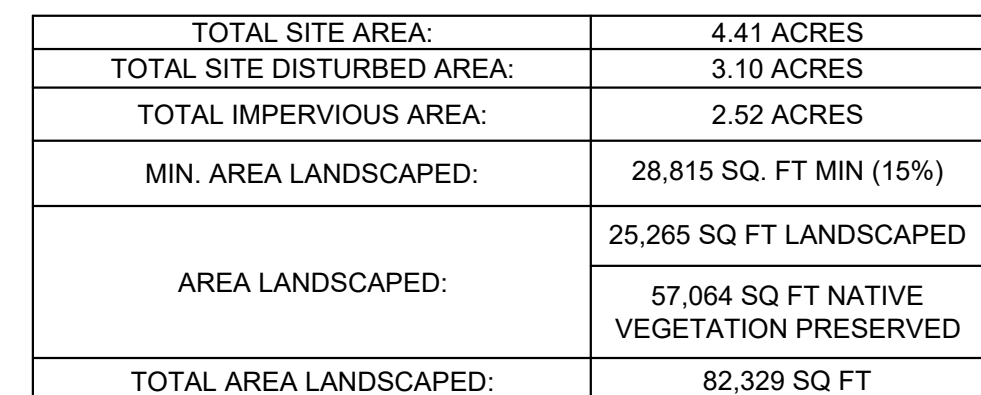
NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

DRAWING NO.

SHEET NO.

OF

SITE ZONING: M-C (MIXED USE CORRIDOR)



2 PLANT LEGEND

LANDSCAPE REQUIREMENTS			
PER THE COLUMBIA, MISSOURI UNIFIED DEVELOPMENT ORDINANCE: PER SECTION 29.4.4 -			
STREET TREES	REQUIREMENT	PROVIDED	
OLD HWY 63	1 TREE PER 60 LF (13 LF)	3 TREES REQUIRED (3 PROVIDED)	
INTERIOR PARKING LOT	REQUIREMENT	PROVIDED	
NEW PAVED AREA	1 TREE PER 4000SF OF PAVED AREA (40,039 SF)	10 TREES REQUIRED (10 PROVIDED)	
TREE PRESERVATION CSDOTS			
PRESERVED TREE CANOPY (RHH)	NUMBER OF PRESERVED TREES	REDUCTION IN NUMBER OF REQUIRED TREES	
0'-6"	0	6	
6'-12"	2	4	
		TOTAL REDUCTION = 10	
PROPERTY EDGE BUFFER REQUIREMENTS			
PER THE COLUMBIA, MISSOURI UNIFIED DEVELOPMENT ORDINANCE: PER SECTION 29.4.4 -			
PROPERTY LOCATION	SCREEN LEVEL REQUIREMENT	PROVIDED	
NORTH	360' TOTAL FRONTAGE 118' OF FRONTAGE PRESERVES EXISTING VEGETATION	BUFFER OF MAINTAINED EXISTING VEGETATION REQUESTED IN USE1 OF NEW BUFFER	
EAST (M-4 C ZONING)	250' OF FRONTAGE (LEVEL SCREENING REQUIRED) (250' X 10' WIDE BUFFER=2,500 SF)	13 TREES REQUIRED (7 PROVIDED, 6 REDUCTION CREDIT) SHRUBS/LANTS OVER 50% OF REMAINING AREA 25% OF SHRUBS/LANTS TO BE FLOWERING 8' TALL SCREENING DEVICE (BERM WITH SHRUBS)	
EAST (RMF ZONING, RADIO TOWER USE)	NONE REQUIRED	EXISTING BERM AND VEGETATION MAINTAINED	
WEST	LEVEL 1 (313' FRONTAGE X 6' WIDE BUFFER)=1,878 SF LEVEL 3 (331' FRONTAGE (307' IS EX. VEGETATION PRESERVED) (25' FRONTAGE X 10' WIDE BUFFER=7,500 SF)	10 TREES REQUIRED (6 PROVIDED, 4 REDUCTION CREDIT) SHRUBS/LANTS OVER 50% OF REMAINING AREA 25% OF SHRUBS/LANTS TO BE FLOWERING 8' TALL SCREENING DEVICE (SHRUBS)	